

FINAL PLAT WESTPORT OFFICE PARK

BEING A PART OF THE SE/4 OF SEC. 19, T.12N., R.5W., I.M.
CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

**OWNER'S CERTIFICATION AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:**

That I/we, the undersigned, Bryant Steven Ventures, LLC, do hereby certify that we are the owner(s) of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of WESTPORT OFFICE PARK, a subdivision of a part of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Five (5) West, of the Indian Meridian to the City of Yukon, Canadian County, Oklahoma and have caused the said premises to be surveyed and platted into lots, blocks, streets and easements, as shown on said annexed plat, said annexed plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of WESTPORT OFFICE PARK. Bryant Steven Ventures, LLC, dedicates all streets and easements shown on said annexed plat to the public for public highways, streets and easements, for themselves, their successors and assigns forever and has caused the same to be released from all rights easement and encumbrances except as shown in the bonded abstractor's certificate.

Signed this 3 day of October, 2024.

Bryant Steven Ventures, LLC

KEVIN FOUTS, MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF Oklahoma)

Before me, the undersigned, a Notary Public in and for said County and State, on this 3 day of October, 2024, personally appeared Kevin Fouts, as Manager for Bryant Steven Ventures, LLC, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed.

NOTARY PUBLIC

My Commission Expires: 12-01-27

COUNTY TREASURER'S CERTIFICATE

I, Jay K. Arnold, hereby certify that I am the duly elected and acting County Treasurer of Canadian County, State of Oklahoma, that the tax records of said county show all taxes paid for the year 2024 and all prior years are paid on the land shown on the annexed plat of WESTPORT OFFICE PARK, an addition to the City of Yukon, Canadian County, Oklahoma, and that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this 4 day of October, 2024.

COUNTY TREASURER

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of WESTPORT OFFICE PARK a subdivision of a part of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Five (5) West, of the Indian Meridian to the City of Yukon, Canadian County, Oklahoma appears to be vested in Bryant Steven Ventures, LLC, on this 18 day of September, 2024, unencumbered by pending actions, judgements, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this this 3 day of October, 2024.

SUSAN WALCHUP
AUTHORIZED OFFICER
FIRST AMERICAN TITLE INSURANCE COMPANY

LICENSED LAND SURVEYOR

I, Lee Martin, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of WESTPORT OFFICE PARK an addition to the City of Yukon, Canadian County, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on this 24 day of September, 2024, and that monuments shown thereon actually exist and their positions are correctly shown, that this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors, and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

LEE MARTIN
LICENSED LAND SURVEYOR

STATE OF OKLAHOMA)
) SS
COUNTY OF Oklahoma)

Before me, the undersigned, a Notary Public in and for said County and State, on this 24 day of September, 2024, personally appeared Lee Martin, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed.

NOTARY PUBLIC

My Commission Expires: 12-01-27

wallace design collective, pc
structural civil landscape survey
410 north walrus avenue, suite 200
oklahoma city, oklahoma 73104
405.236.5858 - 800.364.5858
wallace.design
ok 03 1460 eip 05.30.25

CERTIFICATE OF PLANNING COMMISSION

I, David Wright, Planning Director of the City of Yukon, do certify that the said Planning Commission duly approved the final plat of WESTPORT OFFICE PARK, to the City of Yukon, Oklahoma, this 2 day of October, 2024.

PLANNING DIRECTOR

ACCEPTANCE OF DEDICATIONS BY CITY COUNCIL

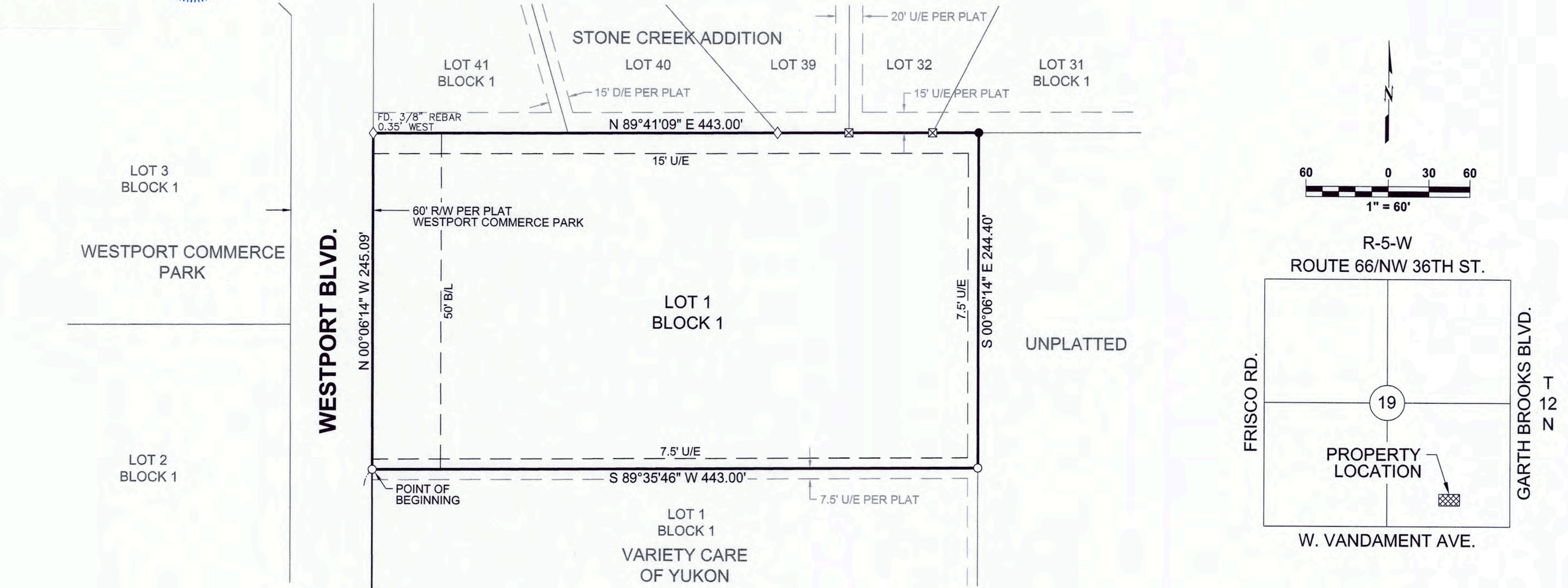
Be it resolved by the City Council of the City of Yukon, Oklahoma that the dedications shown on the annexed plat of WESTPORT OFFICE PARK to the City of Yukon, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Yukon, on this 1st day of OCTOBER, 2024.

ATTEST:
CITY CLERK

MAYOR

Doc#: P 2024 26
Bk&Pg: PL 10 98
Filed: 10-04-2024 09:51:40 AM
Canadian County, OK

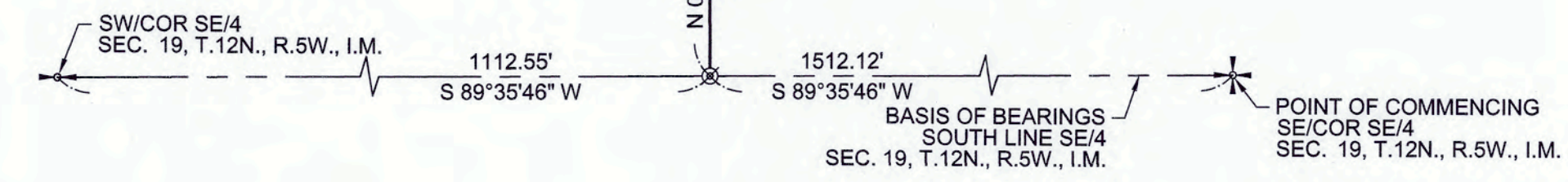


LEGAL DESCRIPTION:

A part of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:
Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said Section Nineteen (19);
THENCE South 89°35'46" West along the south line of said Southeast Quarter (SE/4), a distance of 1512.12 feet to the Southeast corner of WESTPORT COMMERCE PARK, according to the recorded plat thereof;
THENCE North 00°06'14" West along the east right of way of Westport Boulevard, also being the east line of said WESTPORT COMMERCE PARK, a distance of 444.00 feet to the POINT OF BEGINNING;
THENCE continuing North 00°06'14" West along said east right of way of Westport Boulevard, a distance of 245.09 feet to the southwest corner of Lot Forty-one (41), Block One (1), STONE CREEK ADDITION, according to the recorded plat thereof;
THENCE North 89°41'09" East along the south line of said STONE CREEK ADDITION, a distance of 443.00 feet;
THENCE South 00°06'14" East a distance of 244.40 feet;
THENCE South 89°35'46" West parallel with the south line of said Southeast Quarter (SE/4), a distance of 443.00 feet to the POINT OF BEGINNING.

NOTES:

1. A sidewalk shall be constructed by the developer along Westport Boulevard. The sidewalk is required at the building permit stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Yukon.
2. A private stormwater detention facility shall be constructed prior to the issuance of a Certificate of Occupancy from the City of Yukon. Detention facility maintenance shall be the responsibility of the property owner.



LEGEND	
B/L	BUILDING LINE
D/E	DRAINAGE EASEMENT
R/W	RIGHT OF WAY
U/E	UTILITY EASEMENT

MONUMENTATION	
+	SECTION CORNER
•	QUARTER CORNER
○	SET 1/2" REBAR W/ C.A. #1460 CAP
⊗	FOUND MAG NAIL W/ C.A. #1460 TAG
⊙	FOUND 1/2" REBAR W/ C.A. #1460 CAP
⊚	FOUND 3/8" REBAR W/ L.S. #1510 CAP
◇	FOUND 3/8" REBAR

OWNERS' NOTARY: PURVI PATE, #23015702, EXP. 12/04/27, STATE OF OKLAHOMA

ABSTRACTOR: SEAL, FIRST AMERICAN TITLE INSURANCE COMPANY, OKLAHOMA

COUNTY TREASURER: JAY K. ARNOLD, CANADIAN COUNTY, OKLAHOMA

CITY CLERK: CITY OF YUKON, OKLAHOMA

SURVEYOR: LEE MARTIN, 2004, PROFESSIONAL LAND SURVEYOR, OKLAHOMA

SURVEYOR'S NOTARY: PURVI PATE, #23015702, EXP. 12/04/27, STATE OF OKLAHOMA