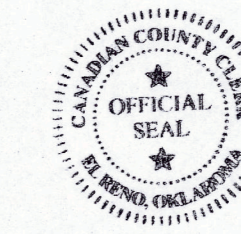


FINAL PLAT

THE COMMONS OF YUKON IV

A TRACT OF LAND BEING A REPLAT OF LOTS 1, 2, 3, 4 & 5, BLOCK 2, THE COMMONS OF YUKON II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

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Filed: 11-06-2025
09:58:19 AM
Canadian County, OK



OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT COY PROPERTIES LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS TO ALL OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF, AND THE ONLY PERSON, FIRM OR CORPORATION HAVING TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE FINAL PLAT OF THE COMMONS OF YUKON IV, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA.

THEY FURTHER CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS OR CORPORATIONS WHO HAVE ANY RIGHT, TITLE OR INTEREST TO THE LAND INCLUDED IN THE ABOVE MENTIONED FINAL PLAT, AND THEY DO HEREBY DEDICATE THE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON SAID FINAL PLAT TO THE USE OF THE PUBLIC, FOR DRAINAGE AND UTILITY PURPOSES FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES.

SIGNED BY THE OWNER THIS 18th DAY OF October, 2025. COY PROPERTIES LLC

Glenn C. Bodin, Manager

STATE OF OKLAHOMA )
COUNTY OF Canadian )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 18th DAY OF October, 2025, PERSONALLY APPEARED GLENN C. BODIN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS MANAGER, AND DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND SEAL THIS 18th DAY OF October, 2025.

MY COMMISSION EXPIRES: 01/20/2027
MY COMMISSION NO.: 15000877

CERTIFICATION OF PLANNING COMMISSION:

SAID CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF YUKON, OKLAHOMA, HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF THE COMMONS OF YUKON IV, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, AT A MEETING THE 21st DAY OF October, 2025.

Chairman of Planning Commission

CERTIFICATE OF CITY CLERK:

I, Ashley Ferry, CITY CLERK OF THE CITY OF YUKON, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS ON UN-MATURED INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF THE COMMONS OF YUKON IV, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS 17th DAY OF October, 2025.

Ashley Ferry, City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL:

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YUKON THAT THE DEDICATIONS SHOWN ON THE FINAL PLAT OF THE COMMONS OF YUKON IV, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ARE HEREBY ACCEPTED.

ADOPTED BY THE COUNCIL OF THE CITY OF YUKON THIS 17th DAY OF October, 2025.

Ashley Ferry, City Clerk

Mayor

COUNTY TREASURER'S CERTIFICATE:

I, Sarah Ward, DO HEREBY CERTIFY THAT I AM THE DULY QUALIFIED COUNTY TREASURER OF CANADIAN COUNTY AND THAT THE TAX RECORDS OF SAID COUNTY SHOW THAT ALL TAXES FOR THE YEAR 2024 AND PRIOR YEARS ARE PAID ON THE FINAL PLAT OF THE COMMONS OF YUKON IV, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICES OF THE COUNTY TREASURER GUARANTEEING THE CURRENT YEAR'S TAXES.

IN WITNESS THEREOF SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 16th DAY OF November, 2025.

Sarah Ward, Chief Deputy, County Treasurer

BONDED ABSTRACTOR'S CERTIFICATE:

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES IN AND FOR CANADIAN COUNTY AND STATE OF OKLAHOMA, HEREBY CERTIFY THAT AS OF September 25, 2025, THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND SHOWN ON THE FINAL PLAT OF THE COMMONS OF YUKON IV, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, IS VESTED IN COY PROPERTIES LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS TO ALL OF THE LAND SHOWN HEREON. THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK THEREOF, THAT THE TAXES ARE PAID FOR THE YEAR 2024 AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND AND NO TAX DEEDS ARE ISSUED TO ANY PERSON, THAT THERE ARE NO LIENS, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE FINAL PLAT, EXCEPT MORTGAGES, RIGHTS-OF-WAY, EASEMENTS, WATER RIGHT CONVEYANCES, AND MINERAL CONVEYANCES OF RECORD.

IN WITNESS THEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 2nd DAY OF October, 2025.

First American Title Insurance Co.
Steve Wampler, Authorized Signer

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

I, DAMON K. DURHAM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FINAL PLAT OF THE COMMONS OF YUKON IV, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, CONSISTING OF 2 SHEETS, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION ON THE 15th DAY OF October, 2025, AND THAT THE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTS.

I FURTHER CERTIFY THAT THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION 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.

WITNESS MY HAND AND SEAL THIS 15th DAY OF October, 2025.

Damon K. Durham, P.L.S. NO. 1521, Durham Surveying, Inc.

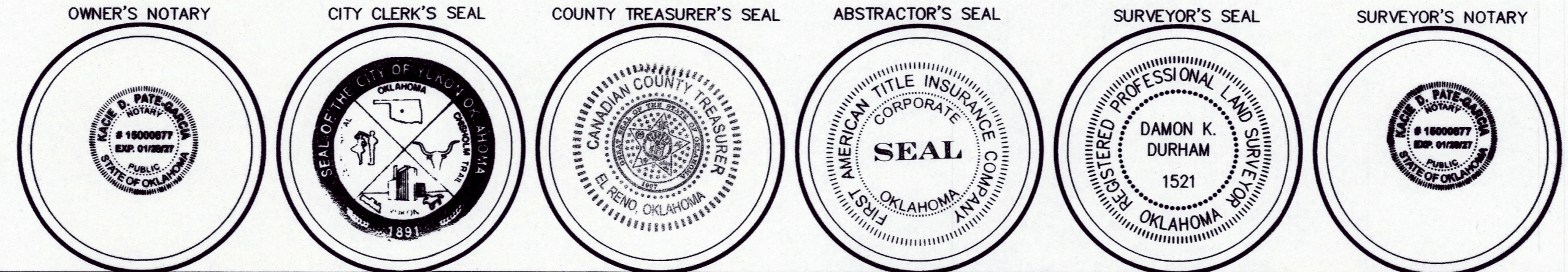
STATE OF OKLAHOMA )
COUNTY OF CANADIAN )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAMON K. DURHAM, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 18th DAY OF October, 2025.

My Commission Expires: 01/20/2027
My Commission No.: 15000877

DURHAM SURVEYING, INC.
1800 SOUTH SARA ROAD, YUKON, OK 73099
Phone (405) 265-3404
Fax (405) 265-0649
ddurham@durhamsurveying.com



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

FINAL PLAT

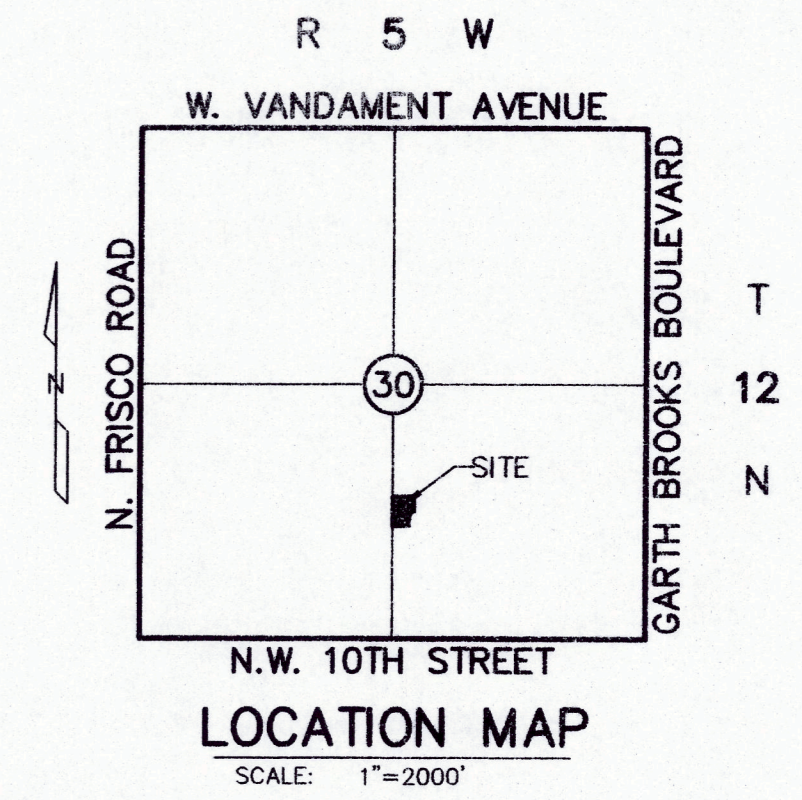
# THE COMMONS OF YUKON IV

A TRACT OF LAND BEING A REPLAT OF LOTS 1, 2, 3, 4 & 5, BLOCK 2, THE COMMONS OF YUKON II, AN ADDITION TO THE CITY OF YUKON, AND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

**DEVELOPER:**  
COY PROPERTIES LLC  
P.O. BOX 851354  
YUKON, OKLAHOMA 73085  
(405) 323-0696

**ENGINEER:**  
GRUBBS CONSULTING, LLC  
1800 S. SARA ROAD  
YUKON, OKLAHOMA 73099  
(405) 265-0641  
FAX: (405) 265-0649

SUBDIVISION CONTAINS:  
TWO (2) LOTS IN  
ONE (1) BLOCKS  
GROSS SUBDIVISION AREA: ±60,034 SQ. FT.  
OR ±1.37 ACRES



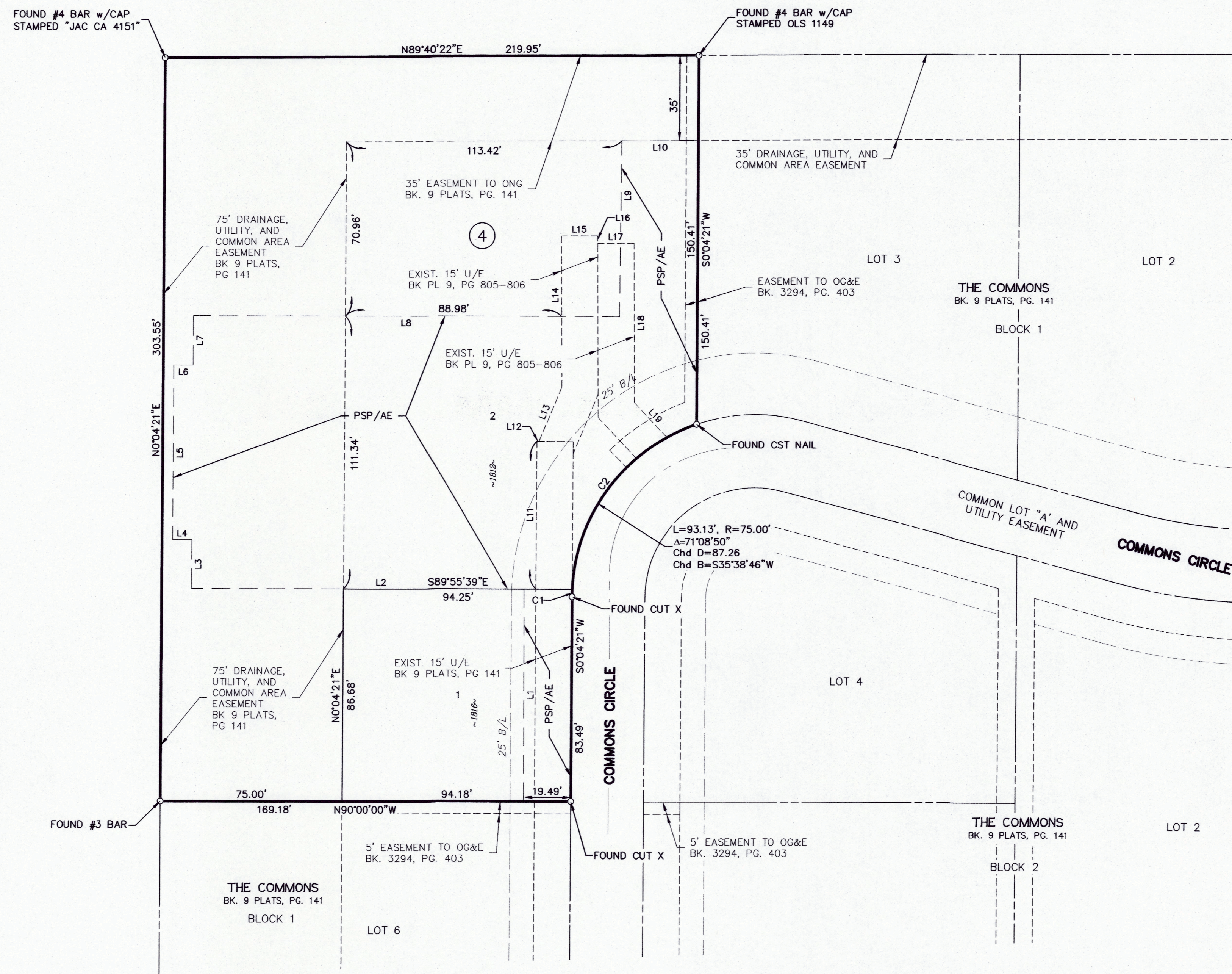
**PLAT NOTES**

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION 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.

LOT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	75.00'	3.07'	2°20'44"	S1°14'43"W	3.07'
C2	75.00'	90.06'	68°48'06"	S36°48'08"W	84.75'

PSP/AE LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S0°11'03"E	86.58'
L2	S89°55'39"E	136.93'
L3	S0°04'21"W	20.00'
L4	S89°55'39"E	8.00'
L5	S0°04'21"W	71.34'
L6	N89°55'39"W	8.00'
L7	S0°04'21"W	20.00'
L8	N89°55'39"W	175.53'
L9	S0°29'04"W	71.75'
L10	S89°40'22"W	31.53'

U/E LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	N0°04'21"E	60.57'
L12	S89°55'39"E	0.79'
L13	N22°42'56"E	24.06'
L14	N0°26'41"W	61.41'
L15	N89°33'19"E	15.00'
L16	S0°26'41"E	3.09'
L17	N89°33'19"E	15.00'
L18	S0°26'41"E	64.79'
L19	S43°30'46"E	19.48'



CA=COMMON AREA  
PG=PAGE  
BK=BOOK  
ROW = RIGHT-OF-WAY  
LNA = LIMITS OF NO ACCESS  
B/L = BUILDING LINE  
PSP/AE = PRIVATE SHARED PARKING & ACCESS EASEMENT  
U/E = PUBLIC UTILITY EASEMENT  
D/E = PUBLIC DRAINAGE EASEMENT  
D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT  
ESMT = EASEMENT  
○ = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED  
● = SET #3 BAR W/ CAP STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED  
① = BLOCK NO.

**DURHAM SURVEYING, INC.**  
1800 SOUTH SARA ROAD, YUKON, OK 73099  
Phone (405) 265-3404  
Fax (405) 265-0649  
ddurham@durhamsurveying.com  
CERTIFICATE OF AUTHORIZATION NO. 5313  
EXPIRATION DATE: JUNE 30, 2026

**RUBBS CONSULTING, LLC**  
CIVIL ENGINEERING & LAND PLANNING  
1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
Fax: (405) 265-0649  
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 08/30/26