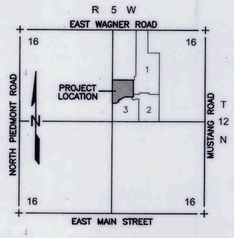
FINAL PLAT
OF
RIVER MESA
SECTION 4
A PART OF THE NE/4 OF SECTION 16, T12N, R5W, I.M.
YUKON, CANADIAN COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

Doc#:P 2025 39
Bk&Pg:PL 10 187-188
Filed:12-22-2025 TMH
02:55:01 PM PL
Canadian County, OK

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Manco Enterprises, LLC., an Oklahoma limited liability company, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 6th day of October, 2025. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

Manco Enterprises, LLC.
an Oklahoma limited liability company

Howard L. Manwarran, Manager

STATE OF OKLAHOMA)
) SS:
COUNTY OF ~~CLEVELAND~~ OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this 6th day of October, 2025, personally appeared ~~Howard L Manwarren~~ to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
February 06, 2027

NOTARY PUBLIC, #23001735

LEGAL DESCRIPTION

A tract of land situated within the Northeast Quarter (NE/4) of Section Sixteen (16), Township Twelve North (T12N), Range Five West (R5W), Indian Meridian (I.M.), Yukon, Canadian County, Oklahoma, more particularly described as follows, to wit:

COMMENCING at the Northwest corner of said NE/4; thence
N89°58'30"E along the North line of said NE/4 a distance of 620.94 feet; thence
S00°02'35"E a distance of 1319.96 feet to the POINT OF BEGINNING, same being a point on the exterior boundary line of RIVER MESA SECTION 1, according to the recorded plat thereof; thence along said exterior boundary line the following Three (3) courses:

1. S00°01'20"E a distance of 120.22 feet; thence
2. S89°58'40"W a distance of 29.63 feet; thence
3. S00°01'20"E a distance of 478.01 feet to a point on the exterior boundary line extended of RIVER MESA SECTION 3, according to the recorded plat thereof; thence along said exterior boundary line the following Eight (8) courses:

1. S89°58'40"W a distance of 189.64 feet to the beginning of a curve to the left; thence
2. 184.49 feet along the arc of said curve having a radius of 230.00 feet, subtended by a chord of 179.59 feet which bears S66°59'54"W; thence
3. N89°51'07"W a distance of 32.58 feet; thence
4. S55°10'37"W a distance of 50.00 feet to the beginning of a curve to the left; thence
5. 18.21 feet along the arc of said curve having a radius of 175.46 feet, subtended by a chord of 18.20 feet which bears S37°47'45"E; thence
6. S01°12'17"E a distance of 36.15 feet to the beginning of a curve to the right; thence
7. 128.37 feet along the arc of said curve having a radius of 170.00 feet, subtended by a chord of 125.34 feet which bears S68°17'24"W; thence
8. S89°55'22"W a distance of 50.00 feet; thence

N00°21'03"W a distance of 793.46 feet; thence
N89°57'25"E a distance of 617.37 feet to the POINT OF BEGINNING.

Said tract contains 393,076 Sq Ft or 9.02 Acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, LEE ALLEN SCHROEDER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

LEE ALLEN SCHROEDER, PS 1502

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this 30th day of September, 2025, personally appeared LEE ALLEN SCHROEDER, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
March 28, 2027

NOTARY PUBLIC, #03005138

NOTES

1. This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying 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.

2. Monuments shall be as follows:
   Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or
   3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"

3. Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

4. A sidewalk shall be constructed by the developer along streets and across common area that abut the streets. A sidewalk shall be constructed by the builder on each lot where it abuts a local and/or a collector street. 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.

5. Class 'C' roofing materials are required on all structures.

6. The Landscape Ordinance of the City of Yukon will be adhered to.

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in Manco Enterprises, LLC., an Oklahoma limited liability company, that on the 23rd day of September, 2025 there are no actions pending or judgements of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and 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 one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 3rd day of October, 2025

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA

AUTHORIZED SIGNER

COUNTY TREASURER'S CERTIFICATE

I, Sarah Ward for Jay K. Arnold, do hereby certify that I am the duly elected, qualified and acting County Treasurer of CANADIAN COUNTY, STATE of OKLAHOMA, that the tax records of said County show all taxes are paid for the year 2025, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of EL RENO, OKLAHOMA, this 22nd day of December, 2025.

Sarah Ward, Chief Deputy
COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of YUKON, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of YUKON, OKLAHOMA, this 16th day of December, 2025.

ATTEST:
Ashley Furry
CITY CLERK

MAYOR

CERTIFICATE OF CITY CLERK

I, Ashley Furry, City Clerk of the CITY of YUKON, STATE of OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this 16th day of December, 2025.

Ashley Furry
CITY CLERK

CITY PLANNING COMMISSION APPROVAL

I, Jarrick Wright, Chairman of the City Planning Commission for the City of Yukon, State of Oklahoma, hereby certify that the said Commission duly approved the annexed plat on the 17 day of December, 2025.

PLANNING DIRECTOR

Owner's Notary Seal

County Treasurer's Seal

Bonded Abstractor's Seal

City CORPORATE Seal

City Clerk Seal

Land Surveyor's Seal

Surveyor's Notary Seal

FINAL PLAT
RIVER MESA SECTION 4

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 OF 2
DATE: 09/30/25
PROJECT NO.: 22605400

DRAWING LOCATION: (WORKING DRAWINGS)\SURVEY\DWG\FINAL PLAT\FINAL PLAT.DWG
PRINTED: Oct 2, 2025 - 1:55:31 PM

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OF
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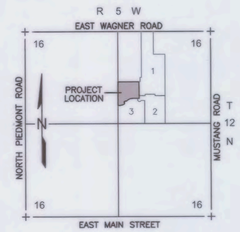
YUKON, CANADIAN COUNTY, OKLAHOMA

SCALE: 1" = 60'

GRAPHIC SCALE IN FEET

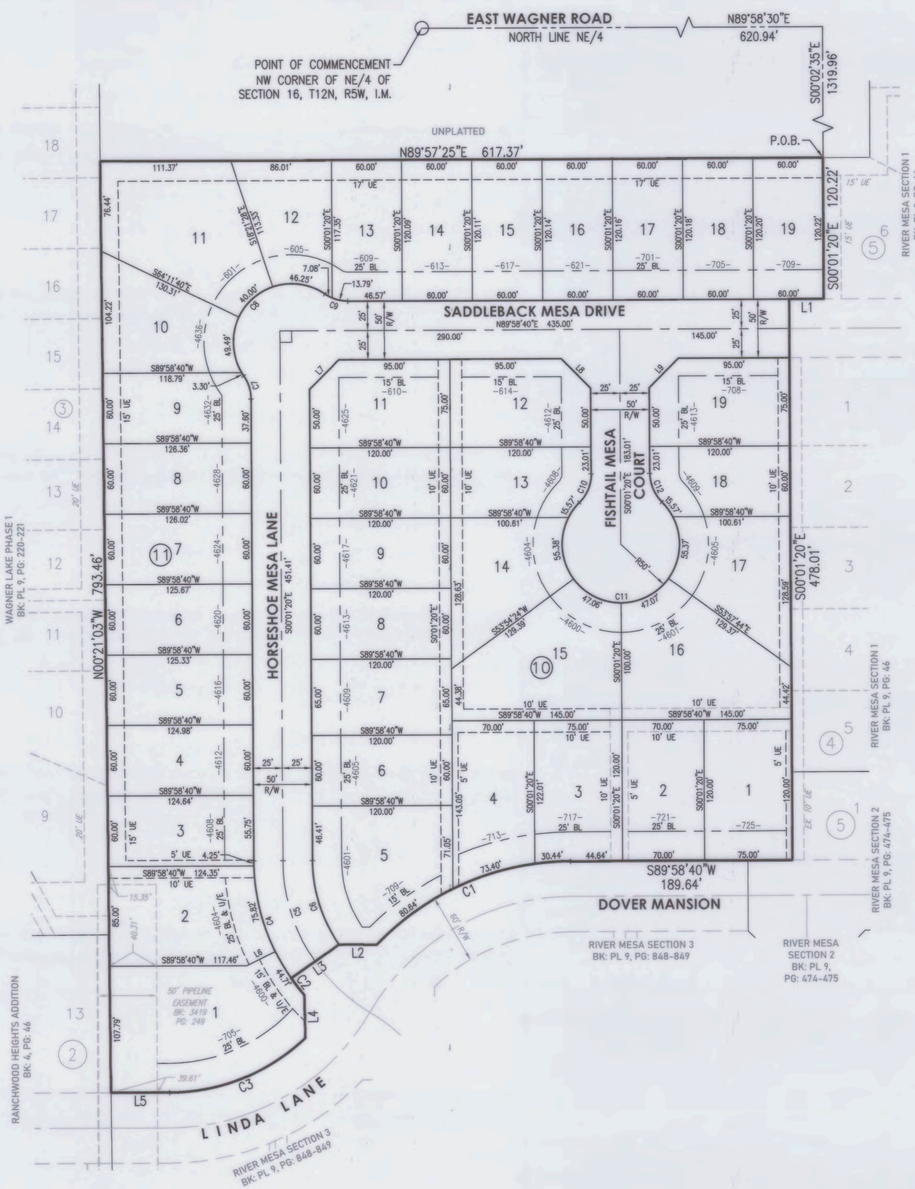
60 0 60

BASIS OF BEARING = NORTH LINE OF THE NE/4 OF SECTION 16, T12N, R5W, I.M. (N89°58'30"E)



LOCATION MAP

SCALE: 1" = 2000'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	29.63'	S89° 58' 40"W
L2	32.58'	N89° 51' 07"W
L3	50.00'	S55° 10' 37"W
L4	36.15'	S01° 12' 17"E
L5	50.00'	S89° 55' 22"W
L6	27.07'	S63° 49' 56"W
L7	35.36'	N44° 58' 40"E
L8	35.36'	S45° 01' 20"E
L9	35.36'	S44° 58' 40"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	184.49'	230.00'	045°57'33"	S66° 59' 54"W	179.59'
C2	18.21'	175.46'	005°56'45"	S37° 47' 45"E	18.20'
C3	128.37'	170.00'	043°15'56"	S68° 17' 24"W	125.34'
C4	106.57'	175.46'	034°48'03"	S17° 25' 21"E	104.94'
C5	91.39'	150.46'	034°48'03"	S17° 25' 21"E	89.99'
C6	76.20'	125.46'	034°48'03"	S17° 25' 21"E	75.04'
C7	20.87'	34.50'	034°39'56"	N17° 21' 18"W	20.56'
C8	139.04'	50.00'	159°19'53"	S44° 58' 40"W	98.38'
C9	20.87'	34.50'	034°39'56"	S72° 41' 22"E	20.56'
C10	27.24'	34.50'	045°14'23"	N22° 35' 52"E	26.54'
C11	236.04'	50.00'	270°28'46"	N89° 58' 40"E	70.41'
C12	27.24'	34.50'	045°14'23"	S22° 38' 32"E	26.54'

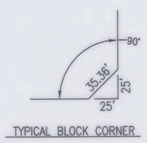
LEGEND

P.O.B.	POINT OF BEGINNING
EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
(NR)	NONRADIAL LINE
L.N.A.	LIMITS OF NO ACCESS

ADDRESSES

Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

TYPICAL EYEBROW



TYPICAL BLOCK CORNER

FINAL PLAT
RIVER MESA SECTION 4

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

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