

LEGAL DESCRIPTION

A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian in the City of Yukon, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

Commencing at the Southeast Corner of said Southeast Quarter (SE/4) at a Chiseled "X" found in place; thence

N.00°05'30"W. along the East line of said Southeast Quarter (SE/4) a distance of 1197.03 feet; thence

S.89°54'30"W. a distance of 60.00 feet to a point on the present Westerly Right of Way line of State Highway 92 (a.k.a. Garth Brooks Boulevard); being the Point of Beginning; thence

S.89°54'30"W. along the South line of said tract herein described, same being coincident with the North line of Block 2 of FIRST NATIONAL OFFICE PARK SECTION TWO filed in the office of the Canadian County recorder in Book 8, Page 151 a distance of 483.96 feet to a 3/8" Iron Bar stamped "Hale-Buckley" found in place, further described as being a point on the East line of Block 1 of STONE CREEK ADDITION, filed in the office of the Canadian County recorder in Book 8, Page 354; thence

N.00°05'30"W. along the West line of said tract herein described a distance of 426.74 feet to the Northwest corner, being coincident with the Northeast corner of said STONE CREEK ADDITION, marked by a 3/8" Iron Bar stamped "LS 1510" found in place; thence

N.89°54'30"E. along the North line of said tract herein described a distance of 205.08 feet to a point; thence

N.00°05'30"W. a distance of 22.72 feet to the Southwest corner of Lot 1, Block 2 of GARTH BROOKS COMMERCIAL PARK PHASE III, filed in the office of the Canadian County recorder in Book 9, Page 251, marked by a 3/8" Iron Bar stamped "LS 1510" found in place; thence

N.89°54'30"E. along the North line of said tract herein described, same being coincident with the South line of said Lot 1, Block 2, a distance of 278.88 feet to the Northeast corner of said tract, same being the Southeast corner of said Lot 1, Block 2, and a point on said present Westerly Right of Way line of State Highway 92 (a.k.a. Garth Brooks Boulevard);

Thence S.00°05'30"E. along the East line of said tract herein described, a distance of 449.46 feet to the Point of Beginning;

Said parcel contains 212,863 Square Feet or 4.8867 Acres, more or less.

Basis of Bearing: S.00°05'30"E., the East line of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian.

CITY PLANNING COMMISSION APPROVAL

I, LARRY TAYLOR, Planning Director of the City of Yukon, do certify that the Oklahoma City Planning Commission duly approved this plat on the 14 day of JANUARY, 2013.

Larry Taylor
PLANNING DIRECTOR

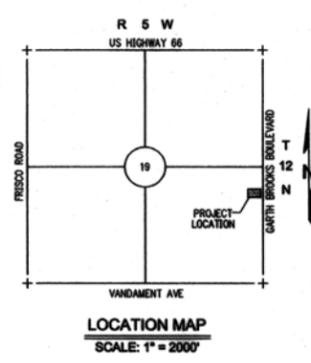
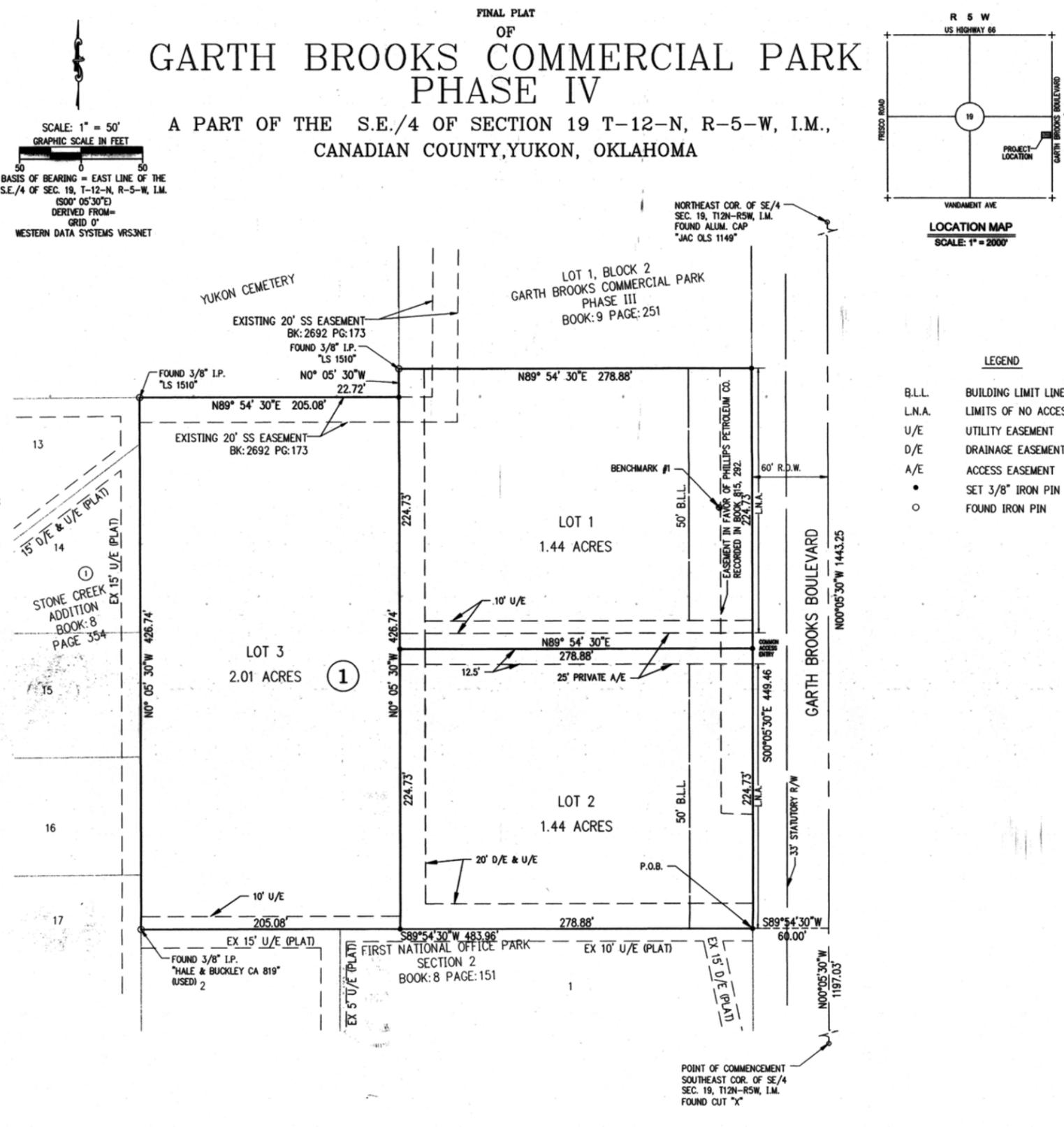
CERTIFICATE OF CITY CLERK

I, Dave Surveys, 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 unmaturing 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 27th day of FEBRUARY, 2013.

Dave Surveys
CITY CLERK

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 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.
2. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAILS WITH WASHER FOR ALL PAVING
3. PROPERTY CORNER MONUMENTS SHALL BE:
3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
4. BENCHMARK #1: Set 3/8" IP w/ Control Point Cap
Northing=181237.19
Easting=2039781.79
Elevation=1336.53 (NAVD 88)



BONDED ABTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA)
COUNTY OF) SS

The undersigned, duly qualified abstractor in and for the said County and State, hereby certifies that according to the records of said County, title to the land included in the annexed plat of "GARTH BROOKS COMMERCIAL PARK PHASE IV" to the City of Yukon, Canadian County, Oklahoma, appears to be vested in John M. Coffey an individual, ~~successor to the John M. Coffey Revocable Trust, dated 4/26/2011, James H. Milligan, Trustee of the James H. Milligan 1987 Trust, Successor to Milligan Enterprises, LLC, Successor to Redhawk Enterprises, LLC and Ronald H. White, an individual, and that on the 27th day of February, 2013, all lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes or other encumbrances, except mortgages of record, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person. Taxes are paid for 2012 and prior years.~~

Executed at Ed Reno, Canadian County, Oklahoma, on this 5th day of February, 2013.

FIRST AMERICAN TITLE & TRUST COMPANY
BY: *Jay J. Scheller*
VICE PRES.

COUNTY TREASURER'S CERTIFICATE

I, Carlynn H. Beck, 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 2012 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 year taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of Ed Reno, OKLAHOMA, this 16th day of February, 2013.

Carlynn H. Beck
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 5TH day of FEBRUARY, 2013.

D. R. Ash
ATTORNEY CITY CLERK

[Signature]
MAYOR

LAND SURVEYOR'S CERTIFICATE

I, JENNIFER L. WHITEY, do hereby certify that I am a REGISTERED 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.

J. Whitey
JENNIFER L. WHITEY R.L.S. 1517

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared JENNIFER L. WHITEY, to me known to be the identical person who executed the above instrument and acknowledged to me that she executed the same as her free and voluntary act and deed. Given under my hand and seal this 5th day of February, 2013.

MY COMMISSION EXPIRES:
March 28, 2015
[Signature]
NOTARY PUBLIC
#03005138



FINAL PLAT TO SERVE
GARTH BROOKS COMMERCIAL PARK PHASE IV

214 E. Main
Oklahoma City, Oklahoma 73104

Crafton Tull
architecture | engineering | surveying
405.787.4270 | 405.787.4274
www.craftontull.com

SHEET NO.: 2 of 2
DATE: 01/18/13
PROJECT NO.: 126084-00
PD-2228