

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, **JAMES C. NILES and MARY KAY NILES**, as joint tenants with full rights of survivorship certify that they are the owner of all the land included in the annexed plat and LEGACY LAKES PHASE II are the only entities having any right, title or interest to the land shown and known as LEGACY LAKES PHASE II, a subdivision of part of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, (I.M.), Yukon, Canadian County, Oklahoma and that the plat of LEGACY LAKES PHASE II, represents a survey of the above described property made with our consent.

The undersigned does hereby further certify that it is the owners of the land and the only companies, corporation, partnerships, persons or entities having any right, title or interest in and to the land included in said annexed plat, except as set forth in the bonded abstractor's certificate, and does hereby create as private rights-of-way for the use of the owners of lots in LEGACY LAKES PHASE II, those areas designated "PRIVATE STREET" on the face of said plat.

The undersigned does hereby grant the City of Yukon an easement over and across said private streets for the purpose of a fire lane and use by the City of Yukon police for police protection purposes, and for garbage services. The undersigned does herewith dedicate all utility easements of LEGACY LAKES PHASE II shown of said plat to the public for utility purposes and in this connection does authorize any franchised utility company, including the City of Yukon to use as much of the private street area for utility purposes as is needed to install and maintain paving, water, sewer, electric, gas, telephone, cable television and other utility lines. The undersigned has cause to provide streets and all utility easements to be released from and all encumbrances, so that title is clear to said streets and easements.

Witnessed by our hand(s) this 15th day of May, 2014.

BY: James C. Niles MARY KAY NILES, OWNER
Mary Kay Niles JAMES C. NILES, OWNER

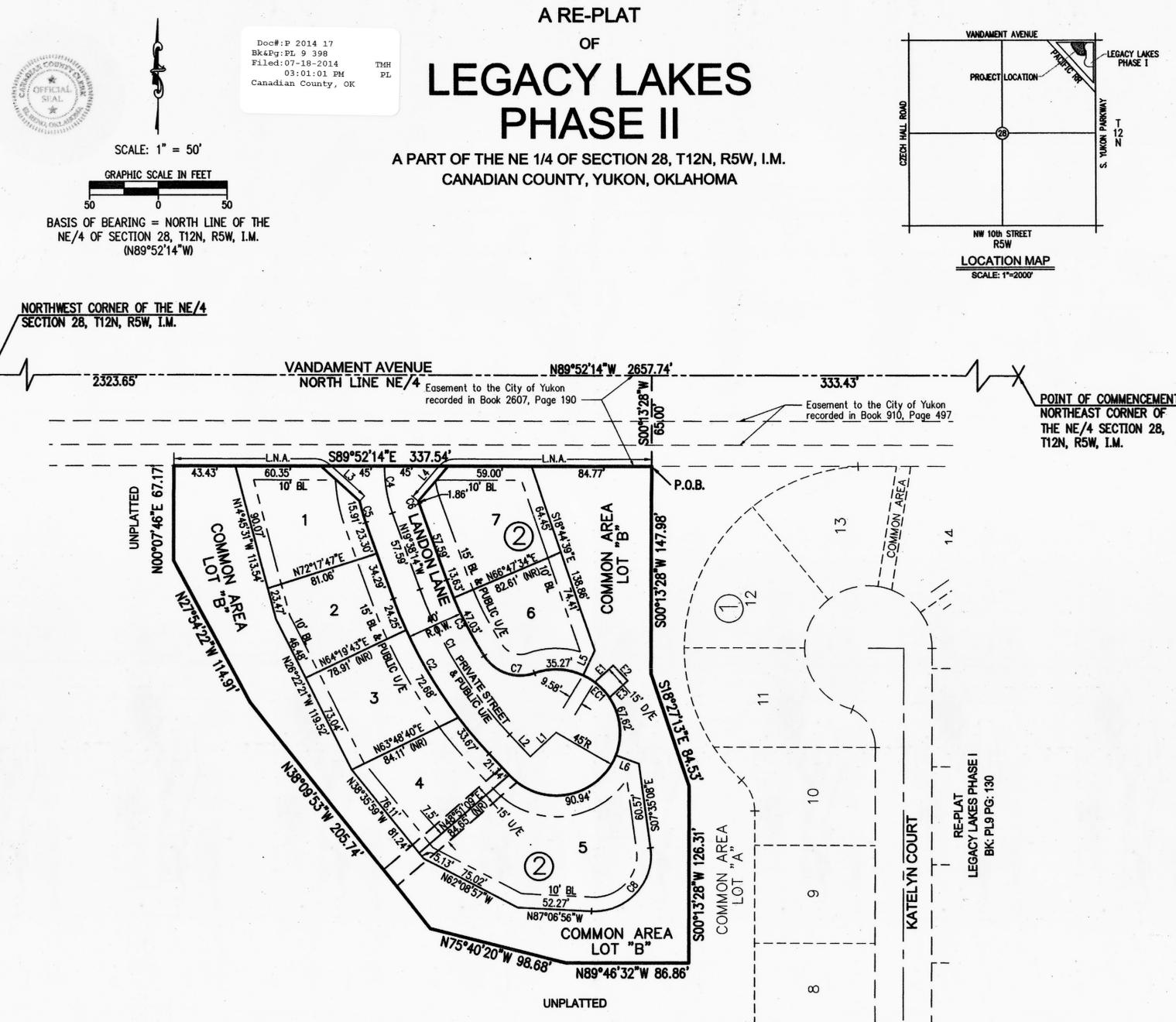
STATE OF OKLAHOMA)
 COUNTY OF CLEVELAND)
 Before me, the undersigned Notary Public, in and for said County and State on this 15th day of May, 2014, personally appeared JAMES C. NILES and MARY KAY NILES to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.
 MY COMMISSION EXPIRES: June 2, 2015
June E. Young
 NOTARY PUBLIC
 #11004011

COUNTY TREASURER'S CERTIFICATE
 I, Carolyn M Leck, 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 2013, 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 14 day of July, 2014.
Carolyn M Leck by Kim Arnold
 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 3RD day of JUNE, 2014.
 ATTEST:
D.A. St. CITY CLERK
Mayor MAYOR

CITY PLANNING COMMISSION APPROVAL
 I, Lacey Taylor, Planning Director of the City of Yukon, do certify that the City of Yukon Planning Commission duly approved this plat on the 14 day of April, 2014.
Lacey Taylor
 PLANNING DIRECTOR

CERTIFICATE OF CITY CLERK
 I, DOUGLAS SHIVERS, 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 unreturned 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 3RD day of JUNE, 2014.
D.A. St.
 CITY CLERK



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S46°58'45"W	25.00'
L2	N43°01'15"W	21.34'
L3	N47°47'58"W	37.31'
L4	N40°01'11"E	32.58'
L5	S25°06'16"W	19.56'
L6	S69°38'21"E	17.45'

LINE TABLE (EASEMENT)

NUMBER	BEARING	DISTANCE
E1	N47°10'55"E	17.57'
E2	N43°01'15"W	15.00'
E3	N47°10'55"E	17.56'
E4	N42°45'33"W	21.12'

CURVE TABLE

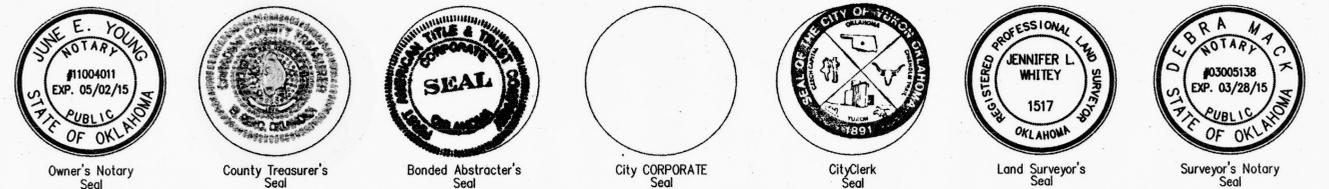
NUMBER	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	300.00'	122.44'	62.082	S31°19'45"E	121.59'
C2	320.00'	130.60'	66.221	S31°19'45"E	129.69'
C3	280.00'	60.65'	30.445	S25°50'34"E	60.53'
C4	100.00'	34.50'	17.423	S08°45'14"E	34.33'
C5	120.00'	15.91'	7.968	S15°50'19"E	15.90'
C6	80.00'	1.86'	0.931	S18°58'15"E	1.86'
C7	30.00'	40.71'	24.186	S70°55'28"E	37.66'
C8	40.00'	70.14'	48.069	N42°38'58"E	61.49'

CURVE TABLE (EASEMENT)

NUMBER	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
EC1	45.00'	15.07'	7.61'	N43°04'42"W	15.00'

LEGEND

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



A RE-PLAT OF LEGACY LAKES PHASE II
 A PART OF THE NE 1/4 OF SECTION 28, T12N, R5W, I.M.
 CANADIAN COUNTY, YUKON, OKLAHOMA

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 JAMES C. NILES and MARY KAY NILES, that on the 15th day of May, 2014, there are no actions pending or judgments 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 2013, 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 20th day of May, 2014.

FIRST AMERICAN TITLE & TRUST COMPANY
Jay A. Scheller
 VICE-PRESIDENT

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.

Jennifer L. Whitey
 JENNIFER L. WHITEY, P.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 14th day of May, 2014.

MY COMMISSION EXPIRES: March 28, 2015
Debra Mack
 NOTARY PUBLIC
 #03005138

LEGAL DESCRIPTION

A tract of land situate within a part of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian (I.M.), Yukon, Canadian County, Oklahoma, being more particularly described as follows:

- COMMENCING at the Northeast corner of the NE/4; thence N89°52'14"W along the North line of said NE/4 a distance of 333.43 feet; thence S00°13'28"W a distance of 65.00 feet to the Northwest corner of COMMON AREA LOT 'A' in the Re-Plat of LEGACY LAKES PHASE I according to the recorded plat thereof, being coincident with a point on the South Right of Way line of Vandament Avenue, being the POINT OF BEGINNING; thence along the West line of COMMON AREA LOT 'A' the following Three (3) courses:
1. S00°13'28"W a distance of 147.98 feet; thence
 2. S18°27'13"E a distance of 84.53 feet; thence
 3. S00°13'28"W a distance of 126.31 feet; thence
- N89°46'32"W a distance of 86.86 feet; thence
 N75°40'20"W a distance of 98.68 feet; thence
 N38°09'53"W a distance of 205.74 feet; thence
 N27°54'22"W a distance of 114.91 feet; thence
 N00°07'46"E a distance of 67.17 feet to a point on said South Right of Way line of Vandament Avenue; thence
 S89°52'14"E along said Right of Way line a distance of 337.54 feet to the POINT OF BEGINNING.
- Said tract contains 96,681 Square Feet or 2.219 acres, more or less.

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 NAIL WITH WASHER STAMPED "CTA CA973"
 3. PROPERTY CORNER MONUMENTS SHALL BE:
 3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
4. MAINTENANCE OF THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
5. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL INTERIOR STREETS AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. CLASS C OR BETTER ROOFING MATERIALS REQUIRED.
7. MAINTENANCE EASEMENTS OF 5-FEET SHALL BE PROVIDED ALONG ANY LOT LINE ADJACENT TO A ZERO-LOT-LINE SETBACK.
8. THE 20' SETBACK FOR THE GARAGE SHALL BE FROM THE FACE OF THE GARAGE TO ANY PROPERTY LINE TO WHICH IS IT ORIENTED, FRONT OR SIDE.
9. MAINTENANCE OF ANY PRIVATE STREET WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

A RE-PLAT OF LEGACY LAKES PHASE II
 214 E. Main
 Oklahoma City, Oklahoma 73104
Crafton Tull
 architecture | engineering | surveying
 405.787.6270 | 405.787.6271
 www.craftontull.com

SHEET NO.: 1 of 1
 DATE: 05/14/14
 PROJECT NO.: 13603900

TYPICAL BLOCK CORNER

DRAWING BY: LAND SURVEYOR, OKLAHOMA STATE BOARD OF REGISTRATION