

FINAL PLAT
POPEYE'S CANADIAN HEIGHTS 6TH ADDITION
 A REPLAT OF A PART OF LOT 1, BLOCK 19 OF
 CANADIAN HEIGHTS 6TH ADDITION
 A PART OF THE N.W. QUARTER, SECTION 29, T12N-R5W, I.M.
 CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

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 Canadian County, OK
 K.L.J.
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LEGAL DESCRIPTION
 A tract of land being a part of Lot One (1), Block Nineteen (19), CANADIAN HEIGHTS 6TH ADDITION, to the City of Yukon, Canadian County, Oklahoma, according to the recorded plat thereof, also lying and being in the Northwest Quarter (NW/4) of Section Twenty-nine (29), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma and being more particularly described as follows:
 Beginning at a point 860.22 feet South 00°17'45" East and 110.00 feet North 89°42'15" East of the Northwest Corner of said NW/4 of Section 29, T12N-R5W, said point being in Lot 1, Block 19 and being a point on the East line of a strip of land taken by the State of Oklahoma as ex rel Department of Highway of the State of Oklahoma in Canadian County District Court Case No. 20603, Journal Entry filed November 16, 1966 in Book 410, page 58 (prior to the plat of CANADIAN HEIGHTS 6TH ADDITION);
 Thence continuing North 89°42'15" East a distance of 175.00 feet to a point;
 Thence South 00°17'45" East a distance of 150.00 feet to a point;
 Thence South 89°42'15" West a distance of 175.00 feet to a point on the aforesaid East line of a strip taken by the State of Oklahoma;
 Thence, an said line North 00°17'45" West, a distance of 150.00 feet to the Point or Place of Beginning.
 Containing an area of 26,250 square feet or 0.6026 acres, more or less.

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 certifies that the records of said county show that the Title to the land shown on the Final Plat of POPEYE'S CANADIAN HEIGHTS 6TH ADDITION, an addition to the City of Yukon, Oklahoma is vested in Charles G. Roberts and Tyla E. Roberts, husband and wife, on the 17th day of NOVEMBER, 2015, and that 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 owners thereof, that taxes are paid for the year of 2015 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, and mineral conveyances or record.
 In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 17th day of NOVEMBER, 2015.
 Assistant-Secretary
 BY: Joe J. Struckle, Assistant-Secretary, VICE PRESIDENT

STATE OF OKLAHOMA
 COUNTY OF CANADIAN
 Before me, the undersigned, a notary public in and for the county and state on the 17th day of NOVEMBER, 2015, personally appeared CHARLES G. ROBERTS and TYLA E. ROBERTS, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, 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 corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.
 My Commission Expires: 2-23-2019
 My Commission Number: 03001482
 Notary Public

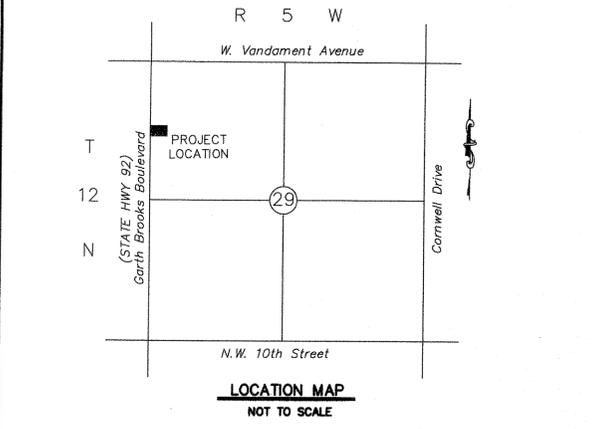
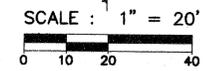
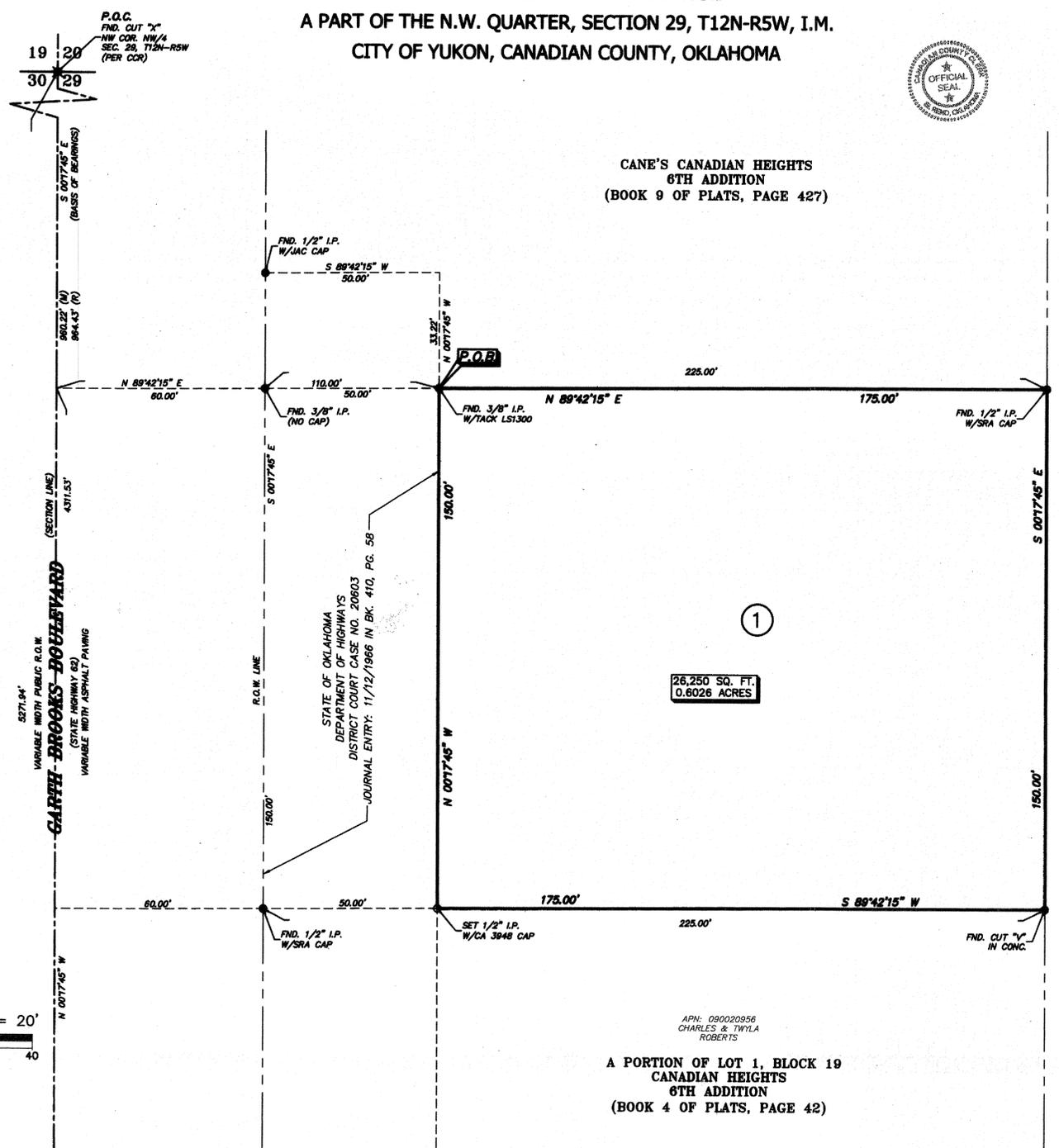
REGISTERED SURVEYOR'S CERTIFICATE
 I, James M. Powers, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of POPEYE'S CANADIAN HEIGHTS 6TH ADDITION, an addition to the City of Yukon, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 8th day of December, 2014 and that monuments shown thereon 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 Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.
 James M. Powers, PLS, RPLS, C.F.S.
 PLS No. 1484

STATE OF OKLAHOMA
 COUNTY OF OKLAHOMA
 Before me, the undersigned, a notary public in and for the county and state on the 5th day of NOVEMBER, 2015, personally appeared JAMES M. POWERS to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, 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 corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.
 My Commission Expires: July 7, 2017
 My Commission Number: 05006174
 Notary Public

NOTES
 1. The bearing of S 00°17'45" E, per a recorded deed, as shown on the West line of the NW/4 of Section 29, T12N-R5W, was used as the basis of bearing for the purpose of this survey.
 2. Reference Documents:
 a) Final Plat of CANE'S CANADIAN HEIGHTS 6TH ADDITION, to the City of Yukon, Canadian County, Oklahoma recorded in Document #2015 5, Book of Plats No. 3, Page 427.
 b) Warranty Deed Joint Tenancy, filed 4/12/2012 in Document No. R20128598, Book RB 3873, Page 1086, Canadian County, Oklahoma.
 3. Per this plat, access along Garth Brooks Boulevard fronting this lot is restricted to one driveway or access point with a minimum width of 24 feet.

LEGEND
 W/ = WITH
 FND. = FOUND
 CONC. = CONCRETE
 CCR = CORNER RECORD REFERENCE
 R.O.W. = RIGHT OF WAY
 P.O.B. = POINT OF BEGINNING

RED PLAINS SURVEYING COMPANY
 Prepared By:
 Red Plains Surveying Company
 1917 S. Harvard Avenue, Oklahoma City, OK 73128
 Phone: 405-603-7842 / Fax: 405-603-7852
 Email: Comments@rpsurveying.com
 Certificate of Authorization #3948 - Expires: 6/30/2015



OWNER'S CERTIFICATE AND DEDICATION
 Know All Men by These Presents:
 That the undersigned, Charles G. Roberts and Tyla E. Roberts, husband and wife, hereby certifies that we are the owners of, and the only persons, firm or corporation having any right, title or interest in, and to the land shown on the Final Plat of POPEYE'S CANADIAN HEIGHTS 6TH ADDITION, an addition to the City of Yukon, Oklahoma.
 We do hereby dedicate all right-of-way, alleys and easements, as shown on said Final Plat to the public for streets, fire protection, utility and drainage easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements, and encumbrances, in witness whereof the undersigned this instrument to be executed this 17th day of NOVEMBER, 2015.
 Charles G. Roberts
 Tyla E. Roberts

STATE OF OKLAHOMA
 COUNTY OF OKLAHOMA
 Before me, the undersigned, a notary public in and for the county and state on the 17th day of NOVEMBER, 2015, personally appeared Charles G. Roberts and Tyla E. Roberts, husband and wife, to me known to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument, 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 corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.
 My Commission Expires: 04/02/17
 My Commission Number: 13603090
 Notary Public

CERTIFICATE CITY CLERK
 I, Doug Shivers, 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 unimproved installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the POPEYE'S CANADIAN HEIGHTS 6TH ADDITION, an addition to the City of Yukon, Oklahoma.
 Signed by the City Clerk this 17th day of NOVEMBER, 2015.
 City Clerk

CERTIFICATE OF PLANNING COMMISSION
 I, Larry Taylor, Chair of the City Planning Commission of the City of Yukon, Oklahoma, hereby certify that the said Planning Commission duly approved the Final Plat of POPEYE'S CANADIAN HEIGHTS 6TH ADDITION, an addition to the City of Yukon, Oklahoma, at a meeting the 17th day of NOVEMBER, 2015.
 Chair

COUNTY TREASURER'S CERTIFICATE
 I, Carolyn M. Leek, do hereby certify that I am the duly qualified and acting County Treasurer of Canadian County, Oklahoma, that the tax records of said county show that all taxes for the year 2015 and prior years are paid on the Final Plat of POPEYE'S CANADIAN HEIGHTS 6TH ADDITION, an addition to the City of Yukon, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the current year's taxes.
 In witness whereof, said County Treasurer has caused this instrument to be executed this 3rd day of NOVEMBER, 2015.
 County Treasurer

ACCEPTANCE OF DEDICATION BY CITY COUNCIL
 Be it resolved by the Council of the City of Yukon, Oklahoma, that the dedications shown on the Final Plat of POPEYE'S CANADIAN HEIGHTS 6TH ADDITION, an addition to the City of Yukon, Oklahoma, are hereby accepted.
 Adopted by the Council of the City of Yukon, Oklahoma, this 17th day of NOVEMBER, 2015.
 City Clerk

P.O.C.
 FND. CUT TY
 NW COR. NW/4
 SEC. 29, T12N-R5W
 (PER CCR)

FND. MAG. NAIL
 SW COR. SW/4
 SEC. 29, T12N-R5W
 (PER CCR)

