

**OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
The Undersigned, DEVELOPMENT23, LLC do(es) hereby certify that they are the owners of the legal title and the only persons, firms, corporations or trusts having any right, title or interest, in and to the land shown on the annexed map or plat and does further certify:

- That as owners of the title to said land which is shown on the annexed plat of STONEGATE OFFICE PARK, A Re-Plat of lots 1, 2 & 3, Block 5 YUKON PARKWAY WEST PHASE V, being a part of the SE/4 of Section 30, T12N, R5W, I.M. City of Yukon, Canadian County, Oklahoma hereby dedicate the streets, avenues and drives as shown on said plat or map, for the use of the public and its successors and or assigns and guarantees clear title to the land so dedicated and has caused the same to be released of all encumbrances so that the title is clear except as shown on the Bonded Abstractor's Certificate.
- That the areas indicated on said plat or map as "Utility Easements" are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi-public utility function or service, above or beneath the surface of the ground, with rights of ingress or egress at any time for the purpose of installation, repair, maintenance, operation and removal of any public or quasi-public utility.

Witness our hands on the 1 day of APRIL 2016.

DEVELOPMENT23, LLC  
BY: [Signature]  
TITLE: MANAGER

STATE OF OKLAHOMA )  
                                  )SS:  
COUNTY OF OK )

Before me, the undersigned Notary Public, in and for said County and State on this 1st day of April, 2016, personally appeared Development 23, LLC - Manager known to me 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:  
2-17-2018  
DATE

[Signature]  
NOTARY PUBLIC  
#06001899

**LEGAL DESCRIPTION**

ALL of Lots One (1) through Three (3), inclusive of Block Five (5) of YUKON PARKWAY WEST PHASE V, according to the recorded plat thereof. Said Tract contains 170,744 Square Feet or 3.92 Acres more or less.

**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.

STATE OF OKLAHOMA )  
                                  )SS:  
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 31st day of March, 2016.

MY COMMISSION EXPIRES:  
March 28, 2019

[Signature]  
NOTARY PUBLIC  
#03005138

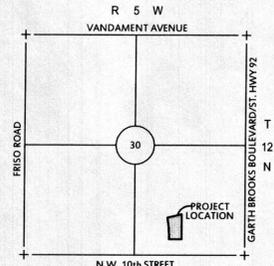
**CITY PLANNING COMMISSION APPROVAL**

[Signature] Chairperson  
I, Larry Taylor, Planning Director of the City of Yukon, do certify that the Yukon Planning Commission duly approved this plat on the 14th day of March, 2016.

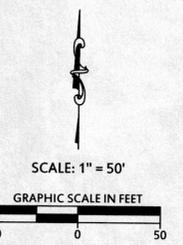
[Signature]  
PLANNING DIRECTOR  
Chairman

FINAL PLAT  
OF  
**STONEGATE OFFICE PARK**  
A RE-PLAT OF LOTS 1, 2 & 3, BLOCK 5  
YUKON PARKWAY WEST PHASE V  
A PART OF THE SE/4 OF SECTION 30, T12N, R5W, I.M.  
YUKON, CANADIAN COUNTY, OKLAHOMA

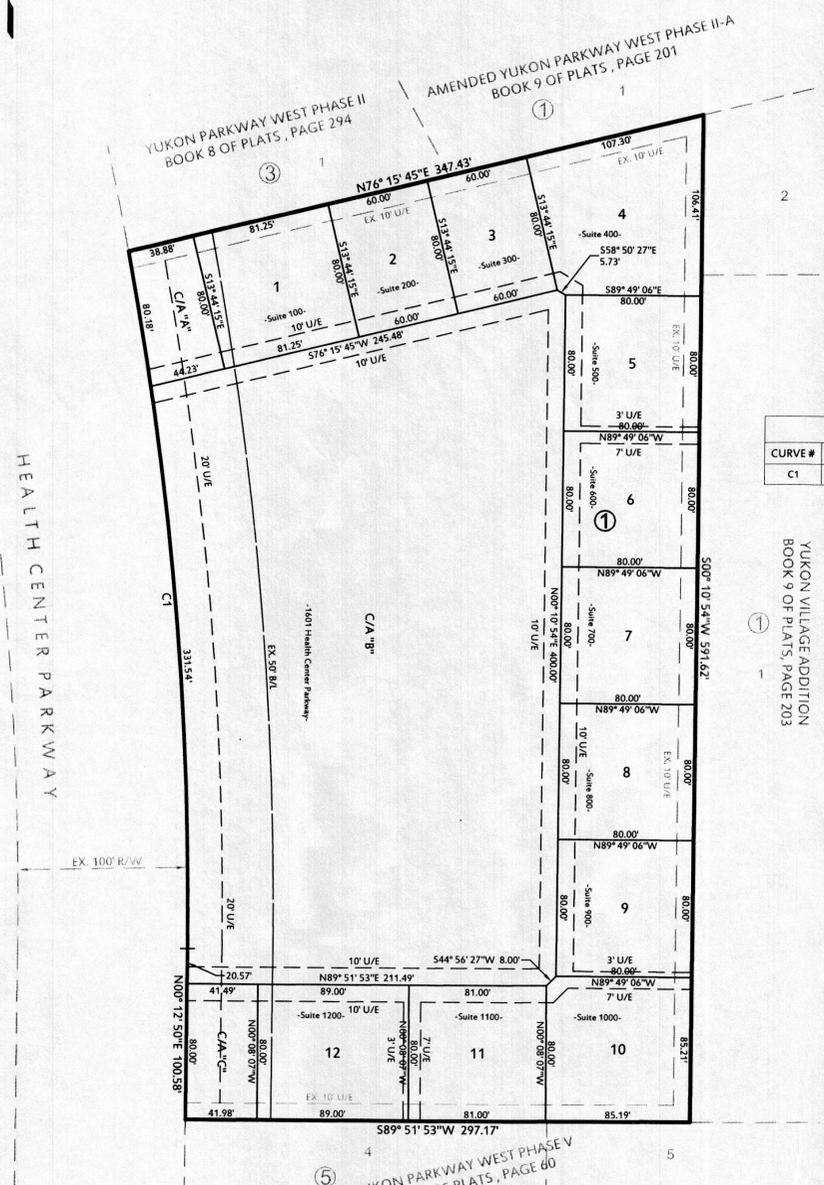
Doc# P 2016 19  
Bk# 9: PL 9 520  
Filed: 05-19-2016  
02:51:41 PM  
Canadian County, OK



LOCATION MAP  
SCALE: 1" = 2000'



SCALE: 1" = 50'  
BASIS OF BEARING = EAST LINE OF LOTS 1-3  
BLOCK 5, YUKON PARKWAY WEST PHASE V  
(S00°10'54"W)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	411.72'	2114.34'	011°09'26"	N05°25'11"W	411.07'

**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 DEVELOPMENT23, LLC, that on the 28 day of March, 2016 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 2015 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 1 day of April, 2016

FIRST AMERICAN TITLE & TRUST COMPANY

[Signature]  
JOE F. STAVELLE  
VICE PRESIDENT

**COUNTY TREASURER'S CERTIFICATE**

I, Carlye Cook, 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 2015, 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 19 day of May, 2016

[Signature]  
COUNTY TREASURER  
By Ariana Ramsey

**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 April, 2016

ATTEST:  
[Signature]  
CITY CLERK

[Signature]  
MAYOR

**CERTIFICATE OF CITY CLERK**

I, Debra Mack 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 5th day of April, 2016.

[Signature]  
CITY CLERK

**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 SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
- CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:  
MAGNETIC NAIL WITH WASHER FOR ALL PAVING
- PROPERTY CORNER MONUMENTS SHALL BE:  
3/8" IRON ROD WITH A PLASTIC CAP
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF YUKON STANDARDS AND SPECIFICATIONS
- A SEPARATE INSTRUMENT "RESTRICTIVE COVENANT" IS A PART OF THIS SUBDIVISION.

LEGEND	
B/L	BUILDING LIMIT LINE
EX.	EXISTING
C/A	COMMON AREA
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

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 TO SERVE  
STONEGATE OFFICE PARK

214 E. Main  
Oklahoma City, Oklahoma 73104

**Crafton Tull**  
architecture | engineering | surveying  
405.787.6270 | 405.787.6271  
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SHEET NO.: 1 OF 1  
DATE: 03/31/16  
PROJECT NO.: 116018-00