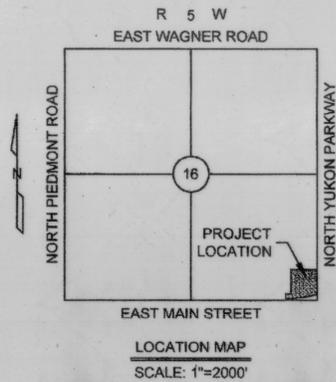
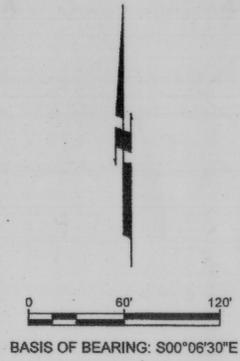


# FINAL PLAT of YUKON CROSSING

BEING A PART OF THE SE/4, SEC.16, T12N, R5W, I.M.  
AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA



**\*\*\*\*\* NOTE \*\*\*\*\***

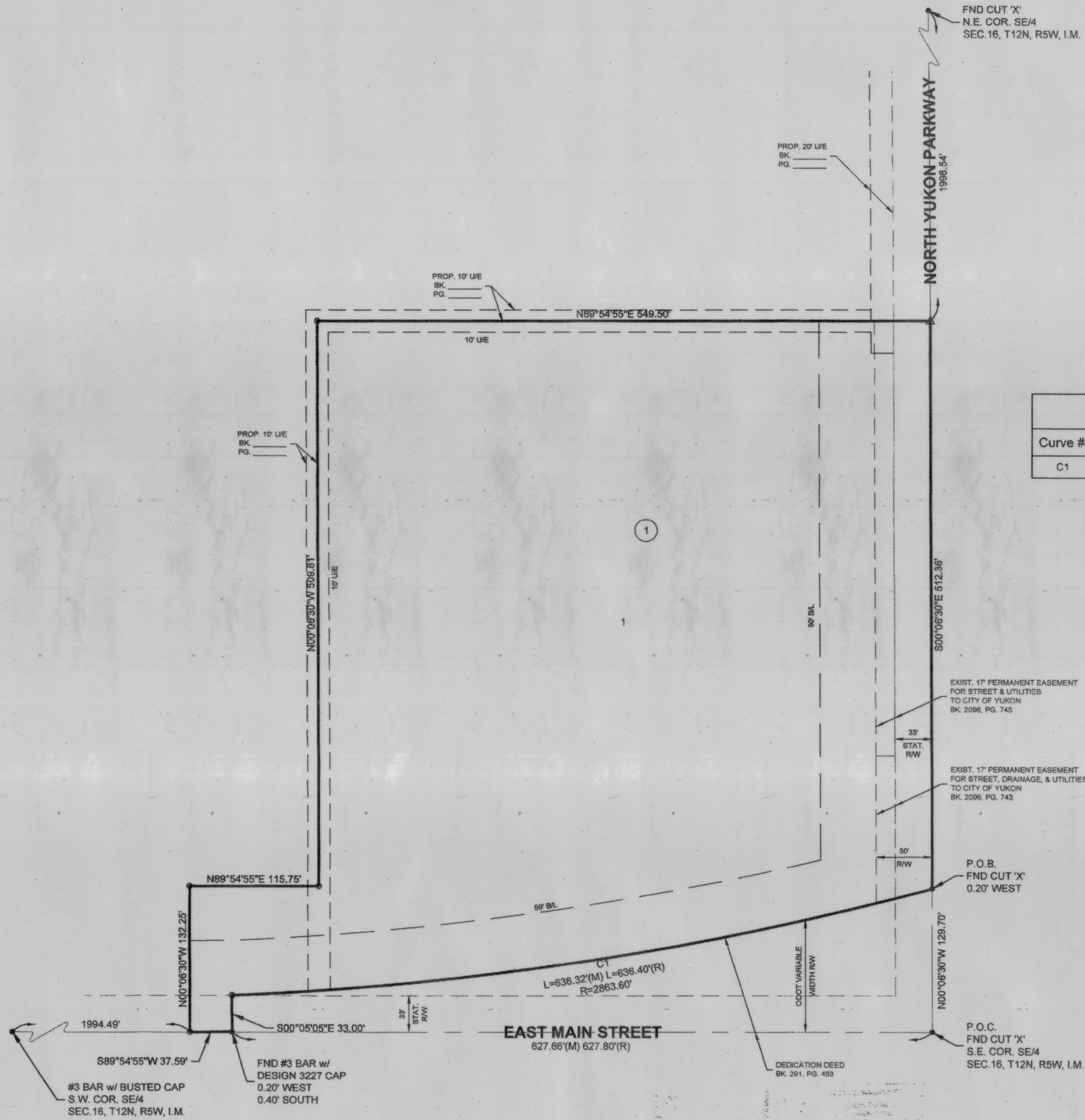
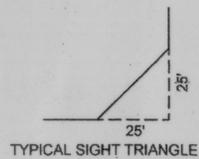
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

CERT-NY REV 12-2007

**LEGEND:**

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- NR = NOT RADIAL
- B/L = BUILDING LIMIT LINE
- D & U/E = DRAINAGE & UTILITY EASEMENT
- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- L.N.A. = LIMITS OF NO ACCESS
- (M) = MEASURED
- (R) = RECORDED

- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- △ DENOTES SET CST NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED



Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	636.32'	2863.60'	319.48'	635.01'	S81°09'22\"W	012°43'54\"

FINAL PLAT  
of  
**YUKON CROSSING**


**Johnson & Associates, Inc.**  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
(405) 235-0075      FAX (405) 235-8078  
Certificate of Authorization #1484      Exp. Date: 05-30-2016  
 ENGINEERS • SURVEYORS • PLANNERS

FINAL PLAT  
of  
**YUKON CROSSING**

Doc# P 2014 9  
Bk# Pg: PL 9 387-388  
Filed: 04-17-2014  
03:05:17 PM  
Canadian County, OK

BEING A PART OF THE SE/4, SEC.16, T12N, R5W, I.M.  
AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That YUKON CROSSING LLC, hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of YUKON CROSSING, an addition to the City of Yukon, Canadian County, Oklahoma. They have caused the same to be surveyed and platted into lots, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of YUKON CROSSING, an addition to the City of Yukon, being a part of the Southeast Quarter (SE/4), Section Sixteen (16), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all street rights-of-way and utility easements as shown on said Final Plat to the use of the public, for public streets, public drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Signed by the MANAGER this 31<sup>st</sup> day of MARCH, 2014.

YUKON CROSSING LLC

By: Rod Baker  
ROD BAKER, MANAGER

STATE OF OKLAHOMA  
COUNTY OF OK SS

Before me, the undersigned, a notary public in and for said county and state on this 31 day of March, 2014, personally appeared ROD BAKER, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its MANAGER, 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 company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 31 day of March, 2014.

My Commission Expires: Richard McCombs  
My Commission No.: Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, Larry Taylor, Planning Director for the City of Yukon, hereby certify that the City of Yukon Planning Commission duly approved the Final Plat of YUKON CROSSING, an addition to the City of Yukon, Canadian County, Oklahoma at a meeting the 13 day of February, 2014.

Larry Taylor  
Planning Director

CERTIFICATE OF CITY CLERK

I, Douglas A. Shivers, City Clerk of the City of Yukon, Canadian County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmaturing installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of YUKON CROSSING, an addition to the City of Yukon, Canadian County, Oklahoma.

Signed by the City Clerk this 2<sup>nd</sup> day of APRIL, 2014.

Douglas A. Shivers  
City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Yukon that the dedication shown on the Final Plat of YUKON CROSSING, an addition to the City of Yukon, Canadian County, Oklahoma is hereby accepted.

Adopted by the Council of the City of YUKON Oklahoma City this 4<sup>th</sup> day of MARCH, 2014.

Douglas A. Shivers City Clerk  
Tom Hume Mayor

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of YUKON CROSSING, an addition to the City of Yukon, Canadian County, Oklahoma is vested in YUKON CROSSING LLC, on the 24<sup>th</sup> day of March, 2014, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, 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 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 of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this 1<sup>st</sup> day of April, 2014.

First American Title & Trust Co.  
Jay J. Scheller  
Vice President

STATE OF OKLAHOMA  
COUNTY OF CANADIAN SS

Before me, the undersigned, a notary public in and for said county and state on this 1<sup>st</sup> day of April, 2014, personally appeared Jay J. Scheller to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice President, 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.

Witness my hand and seal this 1<sup>st</sup> day of April, 2014.

My Commission Expires: 2-23-2015  
My Commission No.: 03001482

COUNTY TREASURER'S CERTIFICATE

I, Carolyn M Leck, do hereby certify that I am the duly qualified and acting County Treasurer of Canadian County and that the tax records of said county show that all taxes for the year 2013 and prior years are paid on the Final Plat of YUKON CROSSING, an addition to the City of Yukon, Canadian County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this 17 day of April, 2014.

Carolyn M Leck by Ken Ansel  
County Treasurer

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Robert R. Hume, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of YUKON CROSSING, an addition to the City of Yukon, Canadian County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the 17 day of March, 2014, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that 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.

Witness my hand and seal this 26 day of March, 2014.

Robert R Hume  
Robert R. Hume, P.L.S. No. 1531

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA SS

Before me, the undersigned, a notary public within and for said county and state, personally appeared Robert R. Hume, 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.

Witness my hand and seal this 26 day of March, 2014.

My Commission Expires: 2/28/15  
My Commission No.: 11001735

PROPERTY DESCRIPTION

A tract of land being a part of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°06'30" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 129.70 feet to a point on the North right-of-way line of State Highway 66 (East Main Street), said point being the POINT OF BEGINNING;

THENCE along and with the North right-of-way line of State Highway 66 (East Main Street) the following two (2) calls:

1. On a curve to the right having a radius of 2,863.60 feet, a chord bearing of South 81°09'22" West, a chord length of 635.01 feet and an arc length of 636.32 feet (636.40 feet record);
2. South 00°05'05" East, a distance of 33.00 feet to a point on the South line of said Southeast Quarter (SE/4);

THENCE South 89°54'55" West, along and with the South line of said Southeast Quarter (SE/4), a distance of 37.59 feet;

THENCE North 00°06'30" West, departing said South line, parallel with the East line of said Southeast Quarter (SE/4), a distance of 132.25 feet;

THENCE North 89°54'55" East, parallel with the South line of said Southeast Quarter (SE/4), a distance of 115.75 feet;

THENCE North 00°06'30" West, parallel with the East line of said Southeast Quarter (SE/4), a distance of 509.81 feet;

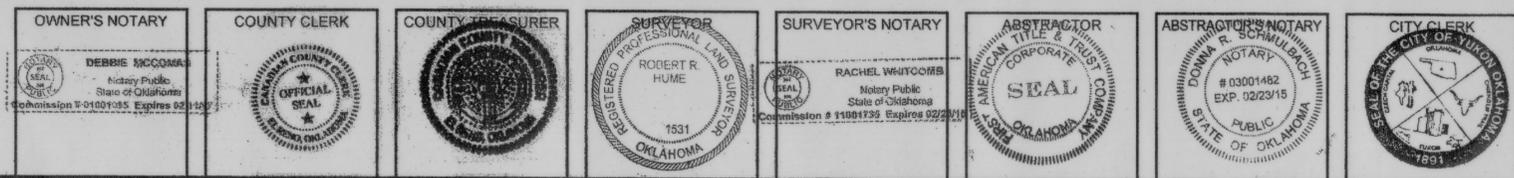
THENCE North 89°54'55" East, parallel with the South line of said Southeast Quarter (SE/4), a distance of 549.50 feet to a point on the East line of said Southeast Quarter (SE/4);

THENCE South 00°06'30" East, along and with the East line of said Southeast Quarter (SE/4), a distance of 512.36 feet to the POINT OF BEGINNING.

Containing 324,541 square feet or 7.4504 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

This property description was prepared on the 17 day of March, 2014, by Robert R. Hume, Licensed Professional Surveyor, No. 1531.



FINAL PLAT  
of  
**YUKON CROSSING**

Johnson & Associates, Inc.  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078  
Certificate of Authorization #1484 Exp. Date: 06-30-2015  
ENGINEERS • SURVEYORS • PLANNERS