

FINAL PLAT of CEDAR RIDGE OFFICE PARK SECTION 1

BEING A REPLAT OF A PORTION OF YUKON INDUSTRIAL PARK
A PART OF THE N.E. 1/4, SEC. 28, T12N, R5W, I.M.
AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

REGISTERED SURVEYOR'S CERTIFICATE

I, Robert R. Hume, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of CEDAR RIDGE OFFICE PARK SECTION 1, an addition to the City of Yukon, Canadian County, Oklahoma, consisting of 1 sheet, represents a careful survey made under my supervision on the 28 day of April, 2005, 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 28 day of April, 2005.

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

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

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.

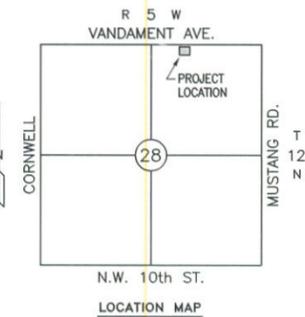
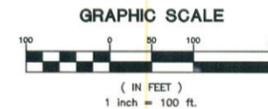
Witness my hand and seal this 28 day of April, 2005.

My Commission Expires: 4-21-07
My Commission No.: 63006753
Robert R. Hume
Notary Public

LEGAL DESCRIPTION

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, in Canadian County, Oklahoma, and a part of YUKON INDUSTRIAL PARK, an addition to the City of Yukon, as recorded in Book 3, Page 63 of Plats, said tract being more particularly described as follows:

COMMENCING at the Northwest Corner of said Northeast Quarter (NE/4);
THENCE North 90°00'00" East, along the North line of said Northeast Quarter (NE/4), a distance of 675.00 feet;
THENCE South 00°00'51" West, a distance of 50.00 feet to the POINT OF BEGINNING;
THENCE North 90°00'00" East, parallel to said North line, a distance of 250.00 feet;
THENCE South 00°00'00" East, perpendicular to said North line, a distance of 178.19 feet;
THENCE North 90°00'00" East, parallel to said North line, a distance of 34.13 feet;
THENCE South 00°00'00" East, perpendicular to said North line, a distance of 148.31 feet;
THENCE North 90°00'00" East, parallel to said North line, a distance of 27.58 feet;
THENCE South 00°00'00" East, perpendicular to said North line, a distance of 103.66 feet;
THENCE North 89°59'09" West, a distance of 41.82 feet;
THENCE South 00°00'51" West, a distance of 0.75 feet;
THENCE North 89°59'09" West, a distance of 270.00 feet;
THENCE North 00°00'51" East, a distance of 430.84 feet to the POINT OF BEGINNING.
Said tract of land containing 119,220 square feet or 2.7369 acres, more or less.



LINE TABLE		
LINE	LENGTH	BEARING
L1	34.13'	N90°00'00"E
L2	27.58'	N90°00'00"E

EASEMENT TABLE		
LINE	LENGTH	BEARING
E1	51.54'	N14°02'10"E
E2	55.49'	N00°00'00"E



Doc#: P 2005 18
Bk&Pg: PL 9 59
Filed: 05-19-2005 MRL
11:28:22 AM PL
Canadian County, OK

FINAL PLAT of CEDAR RIDGE OFFICE PARK SECTION 1

Johnson & Associates, Inc.
100 E. California Ave. - Third Floor
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078
Certificate of Authorization #1484 Exp. Date: 06-30-2005
• ENGINEERS • SURVEYORS • PLANNERS •

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Paul Cohagan hereby certifies that he is the owner of, and the only person, firm or corporation having title or interest in and to the land shown on the Final Plat of Cedar Ridge Office Park Section 1, an addition to the City of Yukon, 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 Cedar Ridge Office Park Section 1, an addition to the City of Yukon, being a part of the Northeast Quarter Section 28, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma.

He further certifies that he is the owner of and the only person, firm or corporation who has any right, title or interest to the land included in the above mentioned Final Plat, and he does hereby dedicate the public easements as shown on said Final Plat to the use of the public, for public utility easements 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 4th day of MAY, 2005.

He further certifies that the Private Drive Easement designated on said plot is not dedicated to the public as public streets and will be maintained by the private property owners within the subdivision, but said easement shall always remain accessible to police, fire, and other official vehicles of all state, federal, county and city agencies. Every deed shall clearly acknowledge said easement is private and not maintained by the City of Yukon.

BY: *Paul Cohagan*
Paul Cohagan

STATE OF OKLAHOMA
COUNTY OF Canadian SS:

Before me, the undersigned, a notary public within and for said county and state, personally appeared Paul Cohagan, 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 4th day of MAY, 2005.

My Commission Expires: MAY 21, 2006
My Commission No.: 6006639
Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, Patrick Bumpas, of the City Planning Commission, of the City of Yukon hereby certify that the said Planning Commission duly approved the recorded Final Plat of Cedar Ridge Office Park Section 1, an addition to the City of Yukon, Oklahoma at a meeting on the 9th day of May, 2005.

Patrick Bumpas
Chairman

CERTIFICATE OF CITY CLERK

I, Patricia G. Harjo, 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 unsecured 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 Cedar Ridge Office Park Section 1, to the City of Yukon, Oklahoma.

Signed by the City Clerk this 17 day of May, 2005.

Patricia G. Harjo
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 Cedar Ridge Office Park Section 1, an addition to the City of Yukon is hereby accepted.

Adopted by the Council of the City of Yukon this 17 day of May, 2005.

Patricia G. Harjo
City Clerk
Bob Bradway
Mayor

COUNTY TREASURER'S CERTIFICATE

I, David T. Radcliff, 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 2004 and prior years are paid on the Final Plat of Cedar Ridge Office Park Section 1, an addition to the City of Yukon, Oklahoma that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this 14th day of May, 2005.

David T. Radcliff
County Treasurer

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 Cedar Ridge Office Park Section 1, an addition to the City of Yukon, is vested in Paul Cohagan on the 4th day of April, 2005, there are no actions pending or judgments of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2004 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 whereof, said Bonded Abstractor has caused this instrument to be executed this 4th day of May, 2005.

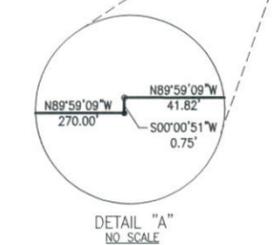
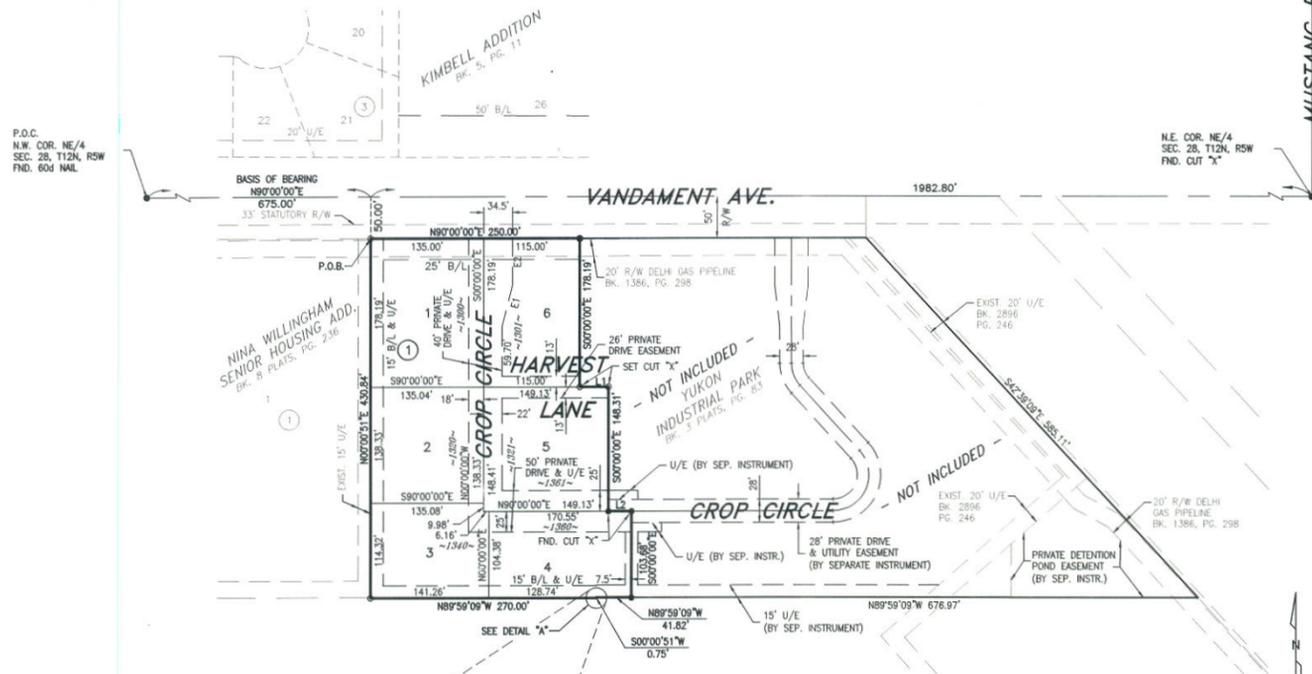
Dona R. Strubel
BY: Dona R. Strubel
Vice-President

STATE OF OKLAHOMA

COUNTY OF Canadian SS:

Before me, the undersigned, a notary public in and for said county and state on this 4th day of May, 2005, personally appeared Dona R. Strubel 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 she executed the same as her 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 year last above written.

My Commission Expires: 05/21/07
My Commission No.: 6006639
Notary Public



- NOTES:
- SIDEWALK SHALL BE REQUIRED TO BE SHOWN ON EACH BUILDING PERMIT APPLICATION (FOR LOTS ADJOINING VANDAMENT AVE.) AND MUST BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - THE DRIVEWAY/ACCESS EASEMENT SHOWN HEREON IS PRIVATE AND IS NOT MAINTAINED BY THE CITY OF YUKON, BUT WILL REMAIN OPEN OR ACCESSIBLE FOR EMERGENCY VEHICLES AND PUBLIC UTILITY VEHICLES. THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE DRIVEWAY/ACCESS EASEMENT AND ALL COMMON AREAS WITHIN THE CEDAR RIDGE OFFICE PARK ADDITION.
 - ALL LOTS SHOWN WITHIN THE LIMITS OF THE FINAL PLAT OF CEDAR RIDGE OFFICE PARK HAVE LEGAL FRONTAGE ON AND TAKE ACCESS FROM THE PRIVATE DRIVEWAY/ACCESS AND PUBLIC UTILITY EASEMENT AS SHOWN.
 - COMMON AREAS WILL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. ONCE ESTABLISHED THROUGH PLATTING, THESE COMMON AREAS SHALL NOT CHANGE.
- 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

OWNER'S NOTARY	ABSTRACTOR AMERICAN GUARANTY TITLE CO. SEAL OKLAHOMA	ABSTRACTOR'S NOTARY	CITY CLERK SEAL OF THE CITY OF YUKON, OKLAHOMA	COUNTY TREASURER	SURVEYOR PROFESSIONAL LAND SURVEYOR ROBERT R. HUME SEAL	SURVEYOR'S NOTARY ZACHARY JOHNSON NOTARY PUBLIC SEAL STATE OF OKLAHOMA
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******* NOTE *******
THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH BY 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, SEPTEMBER 27TH, 1993.