

OWNER'S CERTIFICATE AND DEDICATION

FINAL PLAT
COOPER PARK
A PART OF THE NE/4, SEC. 21, T12N, R5W, I.M.
CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

The Undersigned, individuals & entities do 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.

Witness our hands on this 18th day of May, 1998.
The Yukon Municipal Authority, A Public Trust
City of Yukon
By: James D. Crosby, City Manager/Treasurer
By: Yukon National Bank, Bank Vice President

STATE OF OKLAHOMA
COUNTY OF Oklahoma) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 18th day of May, 1998, personally appeared Jim Crosby, City Manager/Treasurer, and James D. Crosby, City Manager/Treasurer, as Vice-Pres.

WITNESS my hand and notarial seal the day and year last above written.
My Commission Expires the 29 day of Jan 1999.
Notary Public

CERTIFICATE OF COUNTY TREASURER

David T. Radcliff, do hereby certify that I am 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 1997 and prior years on the land shown on the annexed plat of Cooper Park, an addition to the City of Yukon in Canadian County, State of Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, warranting payment of the current year's taxes.

David T. Radcliff
County Treasurer

CITY PLANNING COMMISSION APPROVAL

I, Mike Sears, Chairman of the Yukon Planning Commission Certify that the Commission duly approved this plat on the 14 day of April, 1998.

Mike Sears
Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

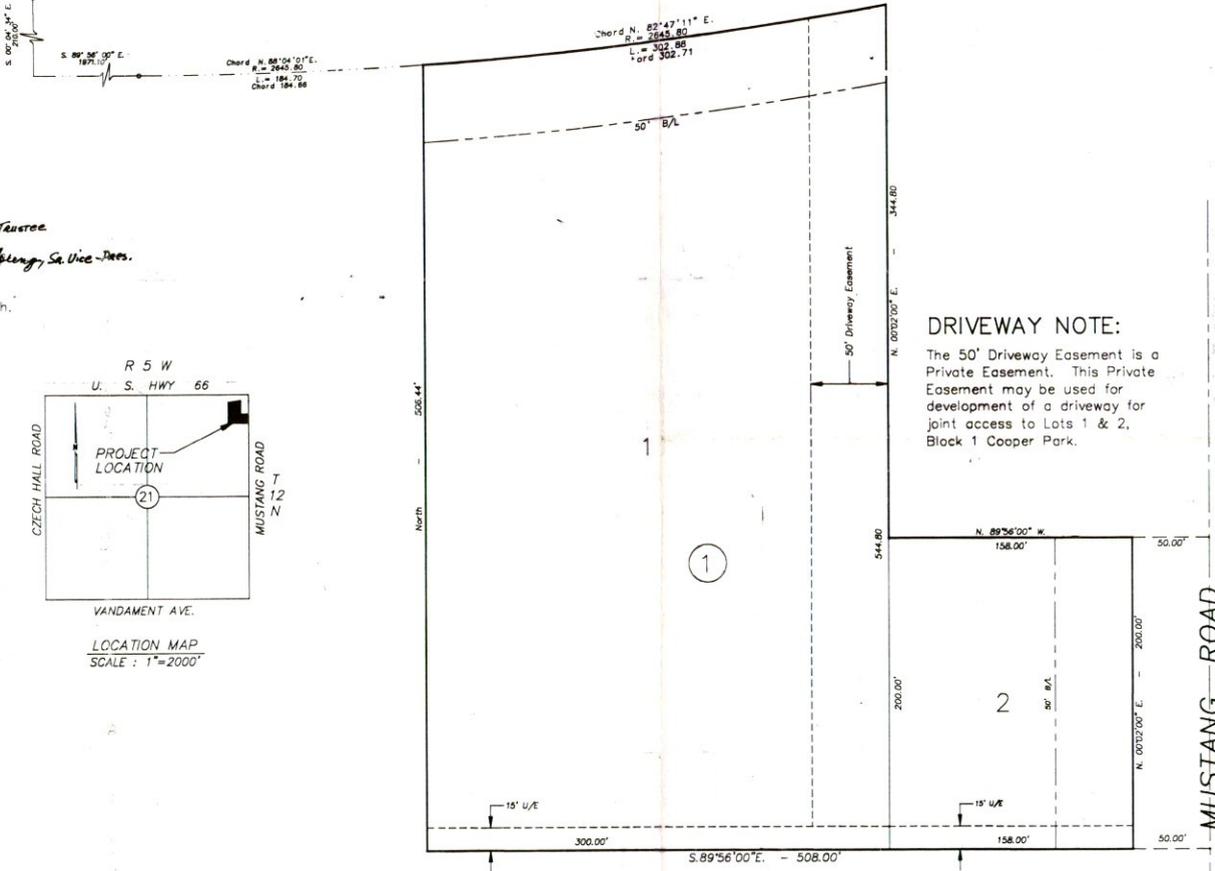
BE IT HEREBY RESOLVED by the City Council of the City of Yukon, Oklahoma, that the dedications shown of the annexed plat of Cooper Park are hereby accepted.

Approved by the Council of the City of Yukon, Oklahoma, this 21st day of June, 1998.

ATTEST:
CITY OF YUKON, OKLAHOMA
Attest City Clerk - Larry Taylor Mayor

S. H. 66

N.W. Corner N.E. 1/4
Section 21, T.12 N., R. 5 W., I.M.



DRIVEWAY NOTE:

The 50' Driveway Easement is a Private Easement. This Private Easement may be used for development of a driveway for joint access to Lots 1 & 2, Block 1 Cooper Park.

Notes:

- 1. The basis for bearings shown on the attached Plat of Survey, were based upon the recorded Warranty Deed for the original tract which used the South Right-of-way Line of State Highway 66 to be S.89°56'00"E.
2. This Plat meets the Minimum Technical Standards as adopted by The Board of Registration for Professional Engineers and Land Surveyors for The State of Oklahoma.
3. B.L.L. - Building Limit Line
4. R.O.W. - Right-of-way
5. U/E - Utility Easement



BONDED ABSTRACTER'S CERTIFICATE

STATE OF OKLAHOMA
COUNTY OF CANADIAN) SS

The Undersigned, duly qualified abstracter in and for said County and State, hereby certifies that according to the records of said County, title to the land included in the annexed plat of Cooper Park to the City of Yukon, Canadian County, Oklahoma, appears to be vested in The Yukon Municipal Authority, a Public Trust and that on the 19th day of May, 1998, all lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages taxes or other encumbrances, except mortgages of record, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person.

ATTEST:
WARRANTY Title & Abstract, Inc.
Deann Kottmann, Assistant Secretary
Mark A. Bilbey, Vice President

STATE OF OKLAHOMA
COUNTY OF) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this day of 1998, personally appeared MARK A. Bilbey, Vice president of WARRANTY Title & Abstract, Inc. to me known to be the identical person who executed the within and foregoing instrument and he acknowledged to me that he executed the same as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written.
My Commission Expires the 7 day of March 1999.
Notary Public

SURVEYOR'S CERTIFICATE

I, James S. Yager, Registered Land Surveyor No. 1006 in the State of Oklahoma, hereby certify that the annexed plat (consisting of one sheet) of a plat of Cooper Park, an addition to the City of Yukon, Canadian County, Oklahoma, represents a careful survey thereof made under my supervision on the day of February 20, 1998, and that all of the monuments shown hereon actually exist and their positions are correctly shown. I further certify that this plat complies with the requirements of Oklahoma Senate Bill No. 377, Section 518, as amended. Date signed: 4-13-98

STATE OF OKLAHOMA
COUNTY OF) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 10th day of June, 1998, personally appeared James S. Yager to me known to be the identical person who executed the within and foregoing instrument executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notaries seal the day and year last above written.
My Commission Expires the 10th day of June 1998-2001.
Notary Public

LEGAL DESCRIPTION

A part of the Northeast Quarter of Section 21, T. 12 N., R. 5 W., I.M., Yukon, Canadian County, Oklahoma, being more particularly described as follows:
COMMENCING at the Northwest Corner of the Northeast Quarter of said Section 21, thence S.00°04'34"E., along the West Line of the Northeast Quarter of said Section 21, a distance of 210.00 feet to the South Right-of-way Line of State Highway Number 66 (previously U.S. Highway Number 66); thence S.89°56'00"E., along the South Right-of-way Line of State Highway Number 66 (previously U.S. Highway Number 66), a distance of 1971.10 feet to a point of curvature; thence Northeast, along the South Right-of-way Line of State Highway Number 66 (previously U.S. Highway Number 66), on a curve to the left having a radius of 2645.80 feet and whose chord bears N.88°04'01"E., an arc distance of 184.70 feet to THE POINT OF BEGINNING; thence continuing along the South Right-of-way Line of State Highway Number 66 (previously U.S. Highway Number 66), Northeast, on a curve to the left having a radius of 2645.80 feet and whose chord bears N.82°47'19"E., with a chord distance of 302.71 feet, an arc distance of 302.88 feet; thence S.00°02'00"W., and parallel with the East Line of the Northeast Quarter of said Section 21, a distance of 344.80 feet; thence S.89°56'00"E., and parallel with the North Line of the Northeast Quarter of said Section 21, a distance of 208.00 feet to the East Line of the Northeast Quarter of said Section 21; thence S.00°02'00"W., along the East Line of the Northeast Quarter of said Section 21, a distance of 200.00 feet; thence N.89°56'00"W., and parallel with the North Line of the Northeast Quarter of said Section 21, a distance of 508.00 feet; thence North, a distance of 506.44 feet to the point or place of beginning.

James S. Yager

Registered Professional Land Surveyor
Certificate of Authorization Number 2778 Expires: 30 June 1999
1212 South Air Depot * Number 19 Suite 102
Midwest City, Oklahoma 73110
Telephone: 405-737-3412/Fax: 405-737-4215
Revised: 4-13-98
Revised: 4-10-98



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