

# FINAL PLAT OF KINGSRIDGE ADDITION SEC. 2 BEING A PART OF THE S.W./4 OF SEC. 22, T-12-N, R-5-W, I.M. YUKON, CANADIAN COUNTY, OKLAHOMA

2000021515  
STATE OF OKLAHOMA } SS  
CANADIAN COUNTY }  
Filed for record 08/17/2000  
at 10:30 A.M. and recorded in  
Book 256 Page 285  
Fee \$ 25.00  
MARK MISHOE  
County Clerk  
By [Signature] Deputy



### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That UNITED INVESTMENTS, AN OKLAHOMA GENERAL PARTNERSHIP, does hereby certify that they are the owners of and the only persons, firms, or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 15 day of September, 2000.  
convenants, reservations, and restrictions for this addition are contained in a separate instrument.

UNITED INVESTMENTS,  
AN OKLAHOMA GENERAL PARTNERSHIP

[Signature]  
JIM WEAVER, GENERAL PARTNER

STATE OF Oklahoma } SS:  
COUNTY OF Canadian }

Before me, the undersigned Notary Public, in and for said County and State on this 25 day of September, 2000, personally appeared JIM WEAVER being General Partner of UNITED INVESTMENTS, AN OKLAHOMA GENERAL PARTNERSHIP, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to be that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said General Partnership, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

April 9, 2004

[Signature]  
NOTARY PUBLIC

### LAND SURVEYOR'S CERTIFICATE

I, RICHARD G. MOORE, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat correctly represents a careful survey made under my direction, and that the monuments shown hereon actually exist and their positions are correctly shown.

[Signature]  
RICHARD G. MOORE, L.S. 140

STATE OF OKLAHOMA } SS:  
COUNTY OF OKLAHOMA }

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared RICHARD G. MOORE, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal this 12 day of September, 2000.

MY COMMISSION EXPIRES:

April 9, 2004

[Signature]  
NOTARY PUBLIC

### LEGAL DESCRIPTION

A part of the Southwest Quarter (SW/4), of Section Twenty Two (22), Township Twelve North (T-12-N), Range Five West (R-5-W), of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4;  
thence S 89°44'37" E, along the South line of said SW/4, a distance of 2665.84 feet, to the Southeast corner of said SW/4;  
thence N 00°08'25" W, along the East line of said SW/4, a distance of 339.76 feet, to the POINT OF BEGINNING;  
thence N 89°44'37" W, a distance of 178.60 feet;  
thence N 00°15'23" E, a distance of 20.25 feet;  
thence N 89°44'37" W, a distance of 1082.65 feet, to a point on a curve;  
thence Northeastly along a curve to the right having a radius of 292.12 feet, said curve being subtended by a chord having a bearing of N 23°53'46" E and length of 26.24, for an arc distance of 26.25 feet;  
thence N 26°28'12" E, a distance of 262.42 feet, to a point of curvature;  
thence Northeastly along a curve to the left having a radius of 151.10 feet, said curve being subtended by a chord having a bearing of N 13°21'47" E and a length of 159.70, for an arc distance of 161.10 feet;  
thence N 00°15'23" E, a distance of 206.23 feet;  
thence S 89°44'37" E, a distance of 1094.16 feet, to a point on the East line of said SW/4;  
thence S 00°08'25" E, along the East line of said SW/4, a distance of 641.50 feet, to the POINT OF BEGINNING, containing 16.36 acres, more or less.

### 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 UNITED INVESTMENTS, AN OKLAHOMA GENERAL PARTNERSHIP, that on the 15 day of September, 2000, 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 2000, 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 16 day of September, 2000.

[Signature]  
ASST. SECRETARY

[Signature]  
VICE-PRESIDENT

STATE OF OKLAHOMA } SS:  
COUNTY OF \_\_\_\_\_ }

Before me, the undersigned Notary Public, in and for said County and State personally appeared \_\_\_\_\_ of CANADIAN VALLEY ABSTRACT COMPANY, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

MY COMMISSION EXPIRES:

\_\_\_\_\_  
NOTARY PUBLIC

### COUNTY TREASURER'S CERTIFICATE

I, [Signature], 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 \_\_\_\_\_, 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 16 day of September, 2000.

[Signature]  
COUNTY TREASURER

### CITY PLANNING COMMISSION APPROVAL

I, [Signature], Chairman of the City Planning Commission for the CITY OF YUKON, STATE OF OKLAHOMA, hereby certify that the said commission duly approved the annexed plat on this 14 day of August, 2000.

[Signature]  
CHAIRMAN

### 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 2 day of September, 2000.

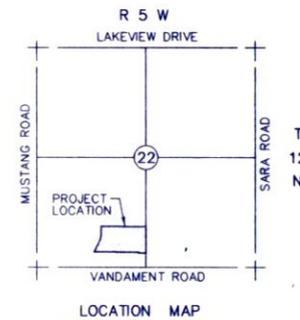
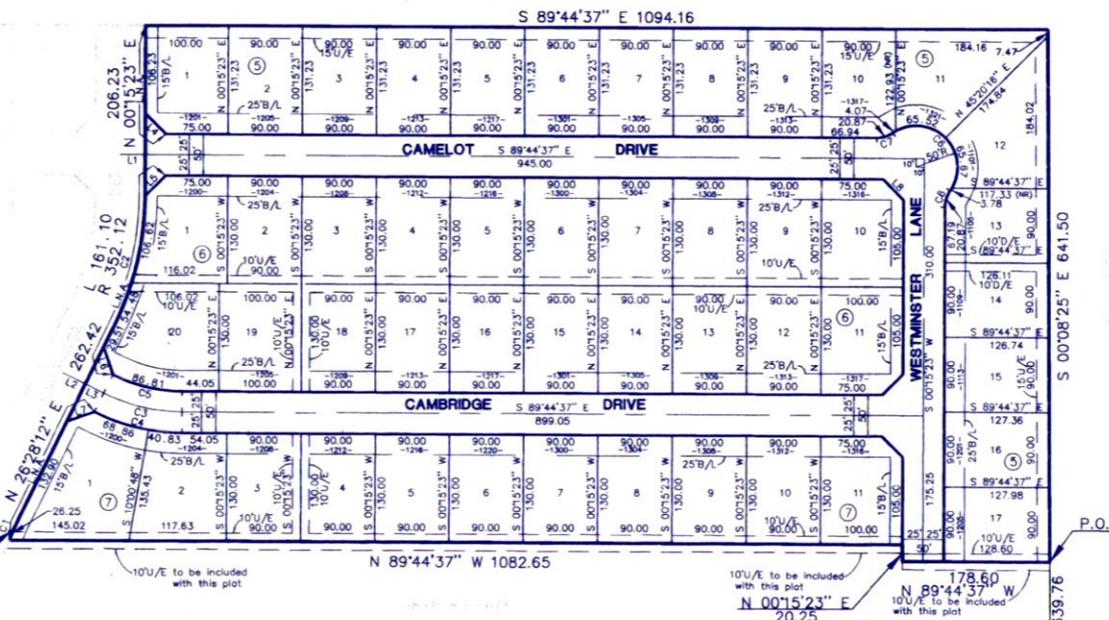
ATTEST:  
[Signature]  
CITY CLERK

[Signature]  
MAYOR

### CERTIFICATE OF CITY CLERK

I, [Signature], 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 5 day of September, 2000.

[Signature]  
CITY CLERK



SCALE: 1"=100'

TYPICAL BLOCK CORNER

### LEGEND

- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- B/L = BUILDING LINE
- L.N.A. = LIMITS OF NO ACCESS
- (NR) = NONRADIAL LINE

CURVE TABLE					
NUMBER	DELTA	TANGENT	RADIUS	LENGTH	CHORD
C1	05°06'52"	13.13	292.12	26.25	26.24
C2	26°12'49"	81.98	352.12	161.10	159.70
C3	26°12'49"	50.00	214.75	98.25	97.39
C4	26°12'49"	55.82	238.75	109.69	108.73
C5	26°12'49"	44.18	189.75	86.81	86.06
C6	159°19'53"	274.20	50.00	138.04	98.38
C7	34°39'56"	10.77	34.50	20.87	20.56
C8	34°39'56"	10.77	34.50	20.87	20.56

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 89°44'37" E	30.00
L2	S 63°31'48" E	30.00
L3	S 63°31'48" E	25.00
L4	N 44°44'37" W	35.36
L5	S 45°15'23" W	35.36
L6	N 18°31'48" W	35.36
L7	S 71°28'12" W	35.36
L8	S 44°44'37" E	35.36

- NOTE: A sidewalks are to be provided on each lot of KINGSRIDGE ADDITION prior to the issuance of an OCCUPANCY PERMIT.
- NOTE: All COMMON AREAS, including islands and/or Medians within street right-of-way are to be owned and maintained by a Property Owners Association.
- NOTE: A Gravel Construction Entrance is to be installed and maintained, by Developer, from the dead end of Kingsridge Drive to Vandamst. Entrance to remain in place until permanent entrance is constructed. Entrance will remain open or accessible to emergency vehicles.

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.

FINAL PLAT OF  
KINGSRIDGE ADDITION SEC. 2  
DESIGN ENGINEERS, INC.  
1814 GREENBRIAR PLACE  
OKLAHOMA CITY, OKLA.  
(405) 691-6333  
CA 1020, EXP. 6-30-01

