

2:49 March 8 02
 3:17
 Judge Charles D. ...
 Doc# 2002006671

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY :
 That Claud A. Cypert and Betty K. Cypert (Husband and Wife), certify that they are the owners of all the land included in the annexed plot and they are the only entities having any right, title or interest to the land shown and known as "KINGSWAY SECTION II", a subdivision of a part of the Southwest Quarter (SW/4) of Section Twenty-two (22), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma and that the plot of "KINGSWAY SECTION II", represents a survey of the above described property made with our consent, and that we hereby dedicate to the public use streets shown on said annexed plot, that the easements shown on the annexed plot are created for the installation and maintenance of the public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs and assigns 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. Covenants, restrictions, and reservations for the addition are contained on a separate instrument and will be filed subsequently.

Witnessed by our hand(s) this 26th day of February 2002
 Betty K. Cypert
 Claud A. Cypert

STATE OF OKLAHOMA SS
 COUNTY OF LOGAN

Before me, the undersigned, a Notary Public, in and for the said County and State, on this 26th day of February, 2002, Personally appeared Claud A. Cypert, to me known to be the identical person who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free and voluntary act and deed, and as the free and voluntary act and deed for the use and purposes therein set forth.

Signed this 26th day of February, 2002.
 Notary Public
 My Commission expires: July 31st, 2007

STATE OF OKLAHOMA SS
 COUNTY OF LOGAN

Before me, the undersigned, a Notary Public, in and for the said County and State, on this 26th day of February, 2002, Personally appeared Betty K. Cypert, to me known to be the identical person who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free and voluntary act and deed, and as the free and voluntary act and deed for the use and purposes therein set forth.

Signed this 26th day of February, 2002.
 Notary Public
 My Commission expires: July 31st, 2007

CERTIFICATE OF COUNTY TREASURER

I, David T. Randle, 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 2000 and prior years on the land shown on the annexed plot of "KINGSWAY SECTION II" 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, guaranteeing payment of the current year's taxes.
 IN WITNESS WHEREOF said County Treasurer has caused this instrument to be executed at the City of Yukon, Canadian County, State of Oklahoma, this 8th day of March, 2002.

David T. Randle
 County Treasurer by David T. Randle, Deputy

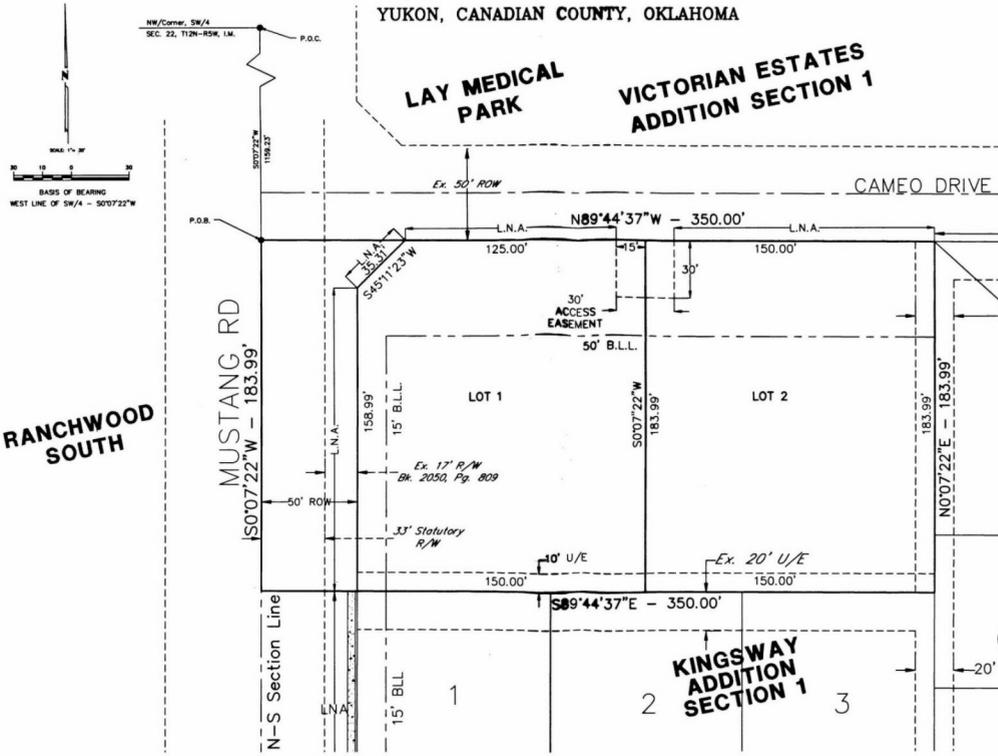
ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the City Council of the City of Yukon, Oklahoma, that the dedications shown of the annexed plot of KINGSWAY SECTION II are hereby accepted. Approved by the Council of the City of Yukon, this 6th day of February, 2001.

CITY OF YUKON, OKLAHOMA
David Thomas
 Mayor

RANCHWOOD SOUTH

FINAL PLAT
KINGSWAY ADDITION
SECTION II
 BEING A PART OF THE SW/4, SECTION 22, TOWNSHIP 12 NORTH, RANGE 5 WEST I.M.
 YUKON, CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A part of the Southwest Quarter (SW/4) of Section Twenty-two (22), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:
 Commencing at the Northwest corner of the SW/4, Section 22, T12N, R5W, I.M.
 Thence S0°07'22"W along the West line of the SW/4 of Section 22, a distance of 158.99' to the Point of Beginning; Thence continuing S0°07'22"W along the West line of said SW/4 a distance of 183.99'; Thence S89°44'37"E along the North line of Lots 1 thru 3 Block 2 in Kingsway Addition Section 1 a distance of 350.00'

Thence N0°07'22"E and parallel with the West line of said SW/4 and along the West line of Lots 5 and 6, Block 2 in Kingsway Addition Section 1 a distance of 183.99'; Thence N89°44'37"W a distance of 350.00' to a point on the West line of said SW/4 and the Point of Beginning;
 Containing 64,397.9137 square feet or 1.4784 acres more or less.

LEGEND

- LNA = Limits of No Access
- BLL = Building Limit Line
- UE = Utility Easement
- POC = Point of Commencement
- POB = Point of Beginning

OWNER: CLAUD CYPERT, 10820 RUSTLER LANE, YUKON, OK. 73069
DATE: 09/27/01
SUBDIVIDER: CLAUD CYPERT, 10820 RUSTLER LANE, YUKON, OK. 73069

CERTIFICATE OF CITY CLERK

I, Patricia G. Hargis, City Clerk of the City of Yukon, Oklahoma, hereby certify that I have examined the records of said City and find that all delinquent payments on unamortized instalments upon special assessment have been paid in full and that there are no special assessments procedures now pending against the land shown on the Final Plat of KINGSWAY SECTION II, to the City of Yukon, Oklahoma.
 Signed by the City Clerk this day of February, 2001.
Patricia G. Hargis
 City Clerk

BONDED ABSTRACTER'S CERTIFICATE

STATE OF OKLAHOMA)
 COUNTY OF CANADIAN) SS
 The Undersigned, duly qualified abstractor 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 KINGSWAY SECTION II, to the City of Yukon, Canadian County, Oklahoma, appears to be vested in Claud A. Cypert and Betty K. Cypert (husband and wife) and that on this 26th day of February, 2002, all lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes or other encumbrances 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 person, except mortgages of record.
 EXECUTED AT El Reno, Canadian County, Oklahoma, on this 27 day of February 2002.

WARRANTY TITLE AND ABSTRACT, INC.

Joseph A. Schiller
 Vice President

CITY PLANNING COMMISSION APPROVAL

Ex. 20' U/E Joe Sewell, Chairman of the City of Yukon Planning Commission
 Certify that the Commission duly approved this plat on the 14th day of February, 2001.
Joe Sewell
 Chairman

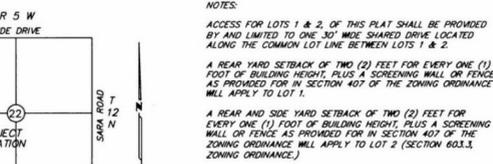
SURVEYOR'S CERTIFICATE

I, James J. Reddin, Registered Professional Land Surveyor No. 1510 in the State of Oklahoma, do hereby certify that this plat of KINGSWAY SECTION II, an addition to the City of Yukon, Canadian County, Oklahoma, represents a careful survey made under my supervision, and that this 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.
James J. Reddin
 James J. Reddin, P.L.S. # 1510

STATE OF OKLAHOMA SS
 COUNTY OF LOGAN

Before me, the undersigned, a Notary Public, in and for the said County and State, on this 26th day of February, 2002, Personally appeared James J. Reddin, to me known to be the identical person who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free and voluntary act and deed, and as the free and voluntary act and deed for the use and purposes therein set forth.

Signed this 26th day of February, 2002.
 Notary Public
 My Commission expires: July 31st, 2007



R & J ASSOCIATES
 SURVEYING & MAPPING
 P.O. BOX 193
 MUSTANG, OK. 73064
 (405) 376-4411
 C.A. # 1808
 Expires 6/30/03

W.R. Peacock, Inc.
 Consulting Engineers
 P.O. Box 220297 - Oklahoma City, Ok. 73122
 412 S. Mustang Road - Oklahoma City, Ok.
 (405) 577-2600 • Fax (405) 577-2603
 Certificate of Registration Number 2280
 Expiration Date: June 30, 2001

