

OWNER'S CERTIFICATE AND DEDICATION

Final Plat Of:

RANCHWOOD COMMERCIAL ADDITION

To The City of Yukon, Canadian County, Oklahoma
A Part Of The SW 1/4, Section 16, T-12-N, R-5-W, I.M.

STONE RANCH APARTMENTS

BONDED ABTRACTOR'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 annexed plat of RANCHWOOD COMMERCIAL ADDITION to the City of Yukon, Canadian County, Oklahoma is vested in The Rhoades Group, LLC, an Oklahoma corporation...

In witness whereof, said bonded abstractor has caused this instrument to be executed this 20th day of June, 2002

Warranty Title and Abstract, Inc.

BY: Roy A. Scheller, Vice President

STATE OF OKLAHOMA )
COUNTY OF CANADIAN )

Before me, the undersigned, a notary public in this state, on this 20th day of June, 2002 personally appeared Roy A. Scheller to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice President and 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 said individual for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires: 2-12-2005, Comm. No. 01000344, Nancy Nelson, Notary Public

REGISTERED SURVEYOR'S CERTIFICATE

I, Raymond Lee Prescott, IV, do hereby certify that I am by profession a Land Surveyor and that the annexed plat of RANCHWOOD COMMERCIAL ADDITION to the City of Yukon, Canadian County, Oklahoma, correctly represents a survey made under my supervision on the 19th day of June, 2002, and that all monuments shown hereon actually exist and their positions are correctly shown.

Raymond Lee Prescott, IV, L.S. 1311

STATE OF OKLAHOMA )
COUNTY OF OKLAHOMA )

Before me, the undersigned, a notary public in this state, on this 19th day of June, 2002, personally appeared Raymond Lee Prescott IV, 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 for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission expires: 3-16-2004, Commission No. 00004877, E. Wayne Jones, Notary Public

'ACCEPTANCE OF DEDICATIONS BY THE CITY COUNCIL'

BE IT HEREBY RESOLVED BY the Council of the City of Yukon, Oklahoma, that the annexed plat of RANCHWOOD COMMERCIAL ADDITION to the City of Yukon, Canadian County, Oklahoma is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED BY the Council of the City of Yukon, Oklahoma, this 21st day of May, 2002.

ATTEST: Patricia A. Harris, Mayor

Date: 2-25-2002

PREPARED BY: Marc R. Utley, P.E.

Civil, Hydraulic & Hydrologic Engineering

1125 NW 178th Street Edmond, OK, 73003 (405) 820-8441 hydromarc@home.com

KNOW ALL MEN BY THESE PRESENT

That the Undersigned, The Rhoades Group, LLC an Oklahoma Limited Liability Company hereby certifies that it is the owner and the only owner who has any right title or interest in and to the land shown on the said annexed plat of RANCHWOOD COMMERCIAL ADDITION to the City of Yukon, Canadian County, Oklahoma...

In witness whereof the undersigned, has caused this instrument to be executed this 20th day of June, 2002.

The Rhoades Group, LLC

BY: William Rhoades, Manager

STATE OF OKLAHOMA )
COUNTY OF CANADIAN )

Before me, the undersigned, a Notary Public in and for said county and state on this 20th day of June, 2002 personally appeared William Rhoades to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument and 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 said Limited Liability Company for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires: My Commission Expires June 5, 2005.

AMBER BRYANT, Notary Public for State of Oklahoma, My commission expires June 8, 2006, Commission # 01009393

CERTIFICATE OF PLANNING COMMISSION

I, Joe Sewell, Chairman of the City Planning Commission of the City of Yukon, Oklahoma, hereby certify that the said Planning Commission duly approved the final record plat of RANCHWOOD COMMERCIAL ADDITION to the City of Yukon, Oklahoma at a meeting on the 25th day of April, 2002.

Signature: Joe Sewell, Chairman

COUNTY TREASURER'S CERTIFICATE

I, David Radcliffe do hereby certify that I am duly elected, qualified and sworn County Treasurer of Canadian County, Oklahoma, and that the tax records of said county show that all taxes for the year 2001, and prior years are paid on said land shown on the annexed plat of RANCHWOOD COMMERCIAL ADDITION to the City of Yukon, Canadian County, Oklahoma...

In witness whereof: Said County Treasurer has caused this instrument to be executed this 21st day of June, 2002.

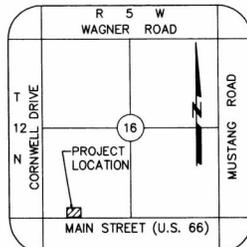
BY: David I. Radcliffe, County Treasurer

CERTIFICATE OF CITY CLERK

I, Patricia G. Harris, 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 unmaturred installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat of RANCHWOOD COMMERCIAL ADDITION to the City of Yukon, Oklahoma.

Signed by the City Clerk on this 21st day of June, 2002.

Patricia G. Harris, City Clerk



SECTION 16, T-12-N, R-5-W, I.M. LOCATION MAP

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.

Raymond Lee Prescott, IV, L.S. 1311

LEGAL DESCRIPTION RANCHWOOD COMMERCIAL ADDITION

A tract of land lying in the Southwest Quarter (SW/4) of Section Sixteen (16), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter;

THENCE North 90°00'00" East (East record), along on the south line of said Southwest Quarter; a distance of 420.10 feet; to the POINT OF BEGINNING;

THENCE North 00°00'15" East and parallel with the west line of said Southwest Quarter a distance of 267.50 feet;

THENCE North 90°00'00" East (East record) and parallel with the south line of said Southwest Quarter; a distance of 267.50 feet;

THENCE South 00°00'19" West a distance of 267.50 feet to a point on the south line of said Southwest Quarter;

THENCE South 90°00'00" West, along said south line a distance of 420.10 feet to the POINT OF BEGINNING.

Said tract of land contains 112,376 square feet or 2.5798 acres, more or less.



SCALE: 1"=40'

Note: Basis of Bearings are Based on Original Warranty Deed

I, Marc R. Utley, Professional Engineer No. 18202 do hereby certify that as of September, 1996 a part, parcel or lot of RANCHWOOD COMMERCIAL ADDITION is located within the FEMA identified Flood Hazard Plain.

Marc R. Utley, Professional Engineer No. 18202

Professional Engineer Seal for Marc R. Utley, State of Oklahoma, License No. 18202.

City Seal for the City of Yukon, Oklahoma.

Owner's Notary Seal for Amber Bryant, Notary Public for State of Oklahoma.

Surveyor's Notary Seal for Raymond Lee Prescott, IV, L.S. 1311.

Surveyor's Seal for Raymond Lee Prescott, IV, L.S. 1311.

Abstractor's Notary Seal for Amber Bryant, Notary Public for State of Oklahoma.

Professional Engineer Seal for Marc R. Utley, State of Oklahoma, License No. 18202.

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