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 Canadian County, OK

# FINAL PLAT OF

# Salazar First Addition

Sheet 1 of 2  
 A PART OF THE  
 SW QUARTER OF SECTION 16, T 12 N, R 5 W, I.M.  
 City of Yukon, Canadian County, Oklahoma

**OWNER'S CERTIFICATE AND DEDICATION  
 KNOW ALL MEN BY THESE PRESENTS:**

That Miguel Salazar, an Oklahoma Individual, hereby certifies that he is the owner of and the only persons, firm or corporation having any right, title, or interest in and to the land shown on the annexed plat of Salazar First Addition, an addition to the City of Yukon, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, public streets and public easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property contained and included therein under the name of Salazar First Addition, an addition to the City of Yukon, Canadian County, Oklahoma.

The undersigned does hereby further certify that he is the owner of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said annexed plat, except as set forth in the Bonded Abstractor's Certificate, and does hereby dedicate all streets and easements as shown on said annexed plat to the public for use as public streets and drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever and shall cause the same to be released from all encumbrances so that title is clear.

In witness whereof the undersigned has executed this instrument at the City of Yukon, Canadian County, Oklahoma, on this 23<sup>rd</sup> day of May, 2007.

Miguel Salazar  
 209 East Main St.  
 Yukon, Oklahoma 73099

STATE OF OKLAHOMA )  
 ) SS  
 COUNTY OF CANADIAN )

Before me, the undersigned, a Notary Public in and for said County and State, on this 23 day of May, 2007, personally appeared Miguel Salazar, 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 for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: Aug 8, 2009

Ester Marie Parkison  
 Notary Public

**BONDED ABSTRACTOR'S CERTIFICATE**

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of Salazar First Addition, an addition to the City of Yukon, Oklahoma, is vested in Miguel Salazar, and on the 21<sup>st</sup> day of May, 2007, 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 owners thereof, that the taxes are paid for the year of 2006 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, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages of record.

ATTEST  
 In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 25<sup>th</sup> day of May, 2007.

Warranty Title & Abstract, INC.  
 108 North Rock Island  
 El Reno, Oklahoma 73036-2729

By: Joe C. Struckle  
 Pres - Vice Pres. - MGR

By: Jay A. Scheller  
 Assistant Secretary

STATE OF OKLAHOMA )  
 ) SS  
 COUNTY OF CANADIAN )

Before me, the undersigned, a Notary Public in and for said County and State, on this 25<sup>th</sup> day of May, 2007, personally appeared Joe C. Struckle to me known to be the identical person who subscribed, as Vice President of Warranty Title & Abstract, INC., and duly acknowledged to me that he/ ~~she~~ executed the same as his/ ~~her~~ free and voluntary act and deed, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

My Commission Expires: 2-12-09

Judith R. Williams  
 Notary Public

**CERTIFICATE OF CITY CLERK**

I, Patricia H. Hargis, City Clerk of Yukon, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unmatrued 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 Salazar First Addition, an addition to the City of Yukon, Oklahoma.

Signed by the City Clerk on this 1 day of May, 2007.

Patricia H. Hargis  
 City Clerk

**SURVEYOR'S CERTIFICATE**

I, Mark A. Ritchie, do hereby certify that I am by profession a Land Surveyor, and the annexed plat of Salazar First Addition, an addition to the City of Yukon, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the 4<sup>th</sup> day of May, 2007.

I further certify 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, effective May 11, 2006; and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

Mark A. Ritchie  
 Mark A. Ritchie  
 Professional Land Surveyor #1597

STATE OF OKLAHOMA )  
 ) SS  
 COUNTY OF CANADIAN )

Before me, the undersigned, a Notary Public in and for said County and State, on this 4<sup>th</sup> day of May, 2007, personally appeared Mark A. Ritchie, 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 for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: 7/29/09

Mark A. Ritchie  
 Notary Public

**COUNTY TREASURER'S CERTIFICATE**

I, David T. Radcliff, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Canadian County, Oklahoma, that the tax records of said county show that all taxes for the year 2006 and prior years are paid on the annexed plat of Salazar First Addition, an addition to the City of Yukon, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the current year's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this 30<sup>th</sup> day of May, 2007.

David T. Radcliff  
 County Treasurer

**CERTIFICATE OF PLANNING COMMISSION**

I, Joe Sewell, Chairman of the Planning Commission of the City of Yukon, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of Salazar First Addition an addition to the City of Yukon, Oklahoma at a meeting on the 16<sup>th</sup> day of April, 2007.

Joe Sewell  
 Chairman

**ACCEPTANCE OF DEDICATION BY CITY COUNCIL**

BE IT HEREBY RESOLVED by the Council of the City of Yukon, that the annexed plat of Salazar First Addition, an 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, this 1<sup>st</sup> day of May, 2007.

APPROVED by the Mayor of the City of Yukon, this 1<sup>st</sup> day of MAY, 2007.

ATTEST:  
Carlina Strainville Vice Mayor  
Patricia H. Hargis City Clerk



**SALAZAR FIRST ADDITION**  
 Civil Design & Survey of Oklahoma, Inc.  
 CA 4827 Exp: 6-30-08  
 7528 NW 132nd Street  
 Yukon, Oklahoma 73142  
 Phone: 405-550-0168 Fax: 866-347-8552  
 e-mail: okpepls@cox.net www.CDSok.com  
 Proj.No.: 050004-SAL Issue Date: 2007-05-04

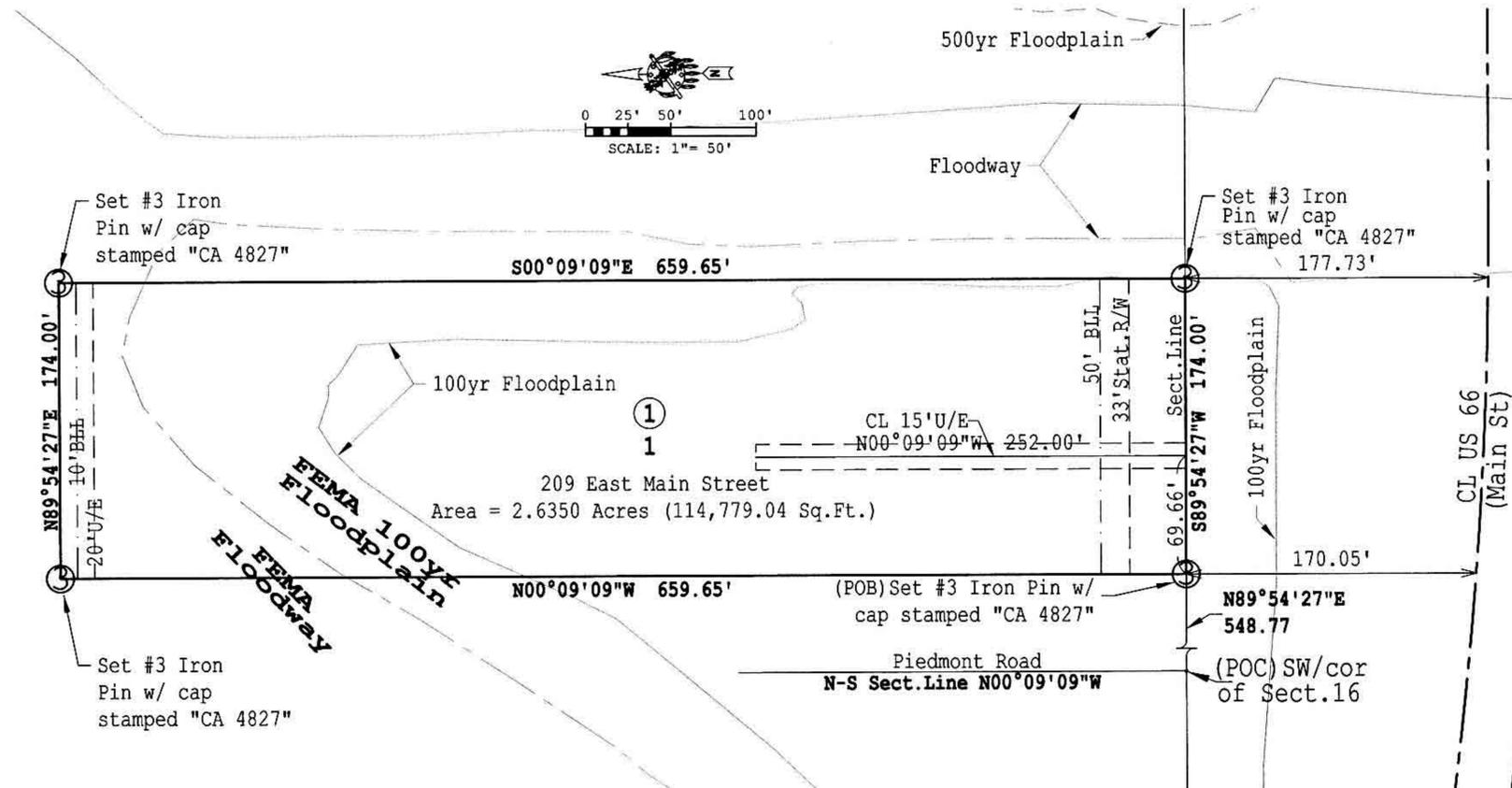
# FINAL PLAT OF Salazar First Addition

Sheet 2 of 2

A PART OF THE

SW QUARTER OF SECTION 16, T 12 N, R 5 W, I.M.  
City of Yukon, Canadian County, Oklahoma

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**SALAZAR FIRST ADDITION  
TITLE BOUNDARY DESCRIPTION**

A part of the Southwest (SW/4) Quarter of Section Sixteen (16), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, City of Yukon, Canadian County, Oklahoma. Said part being the exact same property described by Warranty Deed in Book 3057, Pages 316-317 of Canadian County. Said part is more particularly described as follows:

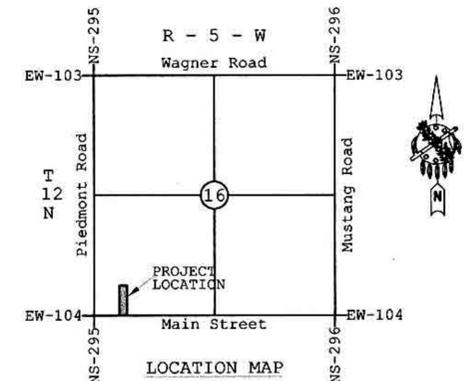
Commencing at the Southwest corner of said section (POC);  
 THENCE North 89°54'27" East, along the South line of said section, a distance of 548.77 feet to a point, said point being the Point of Beginning (POB) and monumented by a 3/8" iron pin set with an orange cap stamped "CA 4827";  
 THENCE North 00°09'09" West and parallel with the West line of said section, a distance of 659.65 feet to a point monumented by a 3/8" iron pin set with an orange cap stamped "CA 4827";  
 THENCE North 89°54'27" East and parallel with the South line of said section, a distance of 174.00 feet to a point monumented by a 3/8" iron pin set with an orange cap stamped "CA 4827";  
 THENCE South 00°09'09" East and parallel with the West line of said section, a distance of 659.65 feet to a point on the South line of said section, said point being monumented by a 3/8" iron pin set with an orange cap stamped "CA 4827";  
 THENCE South 89°54'27" West, along the South line of said section, a distance of 174.00 feet to the POB.

Described parcel contains 2.6350 Acres (114,779.04 Sq.Ft.) more or less.  
 LESS AND EXCEPT the Southern 33 feet reserved for the Statutory Right-of-Way.

The Basis of Bearing for this description is Grid North as established by the 1983 Oklahoma State Plane Coordinate System, North Zone (3501), Lambert Projection.

Any alteration of this property boundary description by any party other than the author stated below voids this property boundary description and the plat of survey to which it relates.

Mark A. Ritchie, PLS #1597  
 Prepared 2007-03-29



POB.....Point of Beginning  
 POC.....Point of Commencement  
 BLL.....Building Limit Line  
 U/E.....Utility Easement  
 CL.....Centerline

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 CA 4827 Exp: 6-30-08  
 7528 NW 132nd Street  
 Yukon, Oklahoma 73142  
 Phone: 405-550-0168 Fax: 866-347-8552  
 e-mail: okpepls@cox.net www.CDSok.com  
 Proj.No.: 050004-SAL Issue Date: 2007-05-04

State of Oklahoma  
 NOTARY PUBLIC  
 Esther Marie [Signature]  
 Commission #05007874  
 Expires: Aug. 06, 2009

CITY CLERK

COUNTY TREASURER

PROFESSIONAL LAND SURVEYOR  
 MARK A. RITCHIE  
 SURVEYOR  
 OKLAHOMA

ABSTRACTOR

ABSTRACTOR'S NOTARY