

STATE OF OKLAHOMA
CANADIAN COUNTY
RECORDED
FEB 24 P 3:41
MARK SHOHE
COUNTY CLERK

THE TRIANGLE PROPERTY

Being a Part of the SW 1/4 of Section 21, T12N, R5W, I.M.
Yukon, Canadian County, Oklahoma



OWNER'S CERTIFICATE AND DEDICATION

The undersigned, John R. Loeffelholz and LaVerna Loeffelholz, husband and wife do hereby certify that they are the owners and only persons, firms or corporations having any right, title or interest in the land shown on the annexed plat of THE TRIANGLE PROPERTY, a subdivision of a part of the Southwest Quarter of Section 21, T12N, R5W, I.M., Canadian County, Oklahoma, and does further certify:

- That the owners to the title to said land, hereby dedicates the Streets and Avenues shown on said plat for the use of the public and its successors and assigns, guarantees a clear title to said land and has caused the same to be released of all encumbrances so that the title is clear except as shown by the Bonded Abstractor's Certificate.
- That the area indicated on said plat as Utility Easements are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi public utility function or service above or beneath the surface of the ground, with rights of ingress and egress at any time for the purpose of installation, repair, operation and removal of any such public or quasi public utility.
- That said property covered by said plat and dedication is covered by certain restrictions, reservations and covenants in a separate instrument which may be filed subsequent to the filing of said plat and dedications.

John R. Loeffelholz
John R. Loeffelholz

LaVerna Loeffelholz
LaVerna Loeffelholz

State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this 20th day of February, 1997, personally appeared John R. and LaVerna Loeffelholz, husband & wife to me known to be the identical persons who subscribed the name of the maker thereof to the above and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires:

Jan. 29, 2001

Debra P. Gilmore
Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstractor of Titles in and for Canadian County, State of Oklahoma, hereby certify that the records of proper officials of said County show that title to the land included in the annexed plat of THE TRIANGLE PROPERTY, a subdivision of a part of the Southwest Quarter of Section 21, T12N, R5W, I.M., an addition to the City of Yukon, Canadian County, Oklahoma, is vested in John R. & LaVerna Loeffelholz, husband & wife, and that on this 12th day of February, 1997, 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 1996 and all prior years and that no outstanding tax liens, mortgages or other encumbrances of any kind are against said land with the annexed plat.

EXCEPT:

Easements, Rights-of-way and Mortgages of record

Attest:

Dianna Kristian
Secretary

Warren T. Hill Abstractor
Mark A. Hill Vice-President

State of Oklahoma)
County of Oklahoma) ss

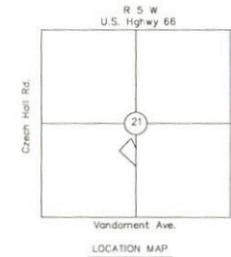
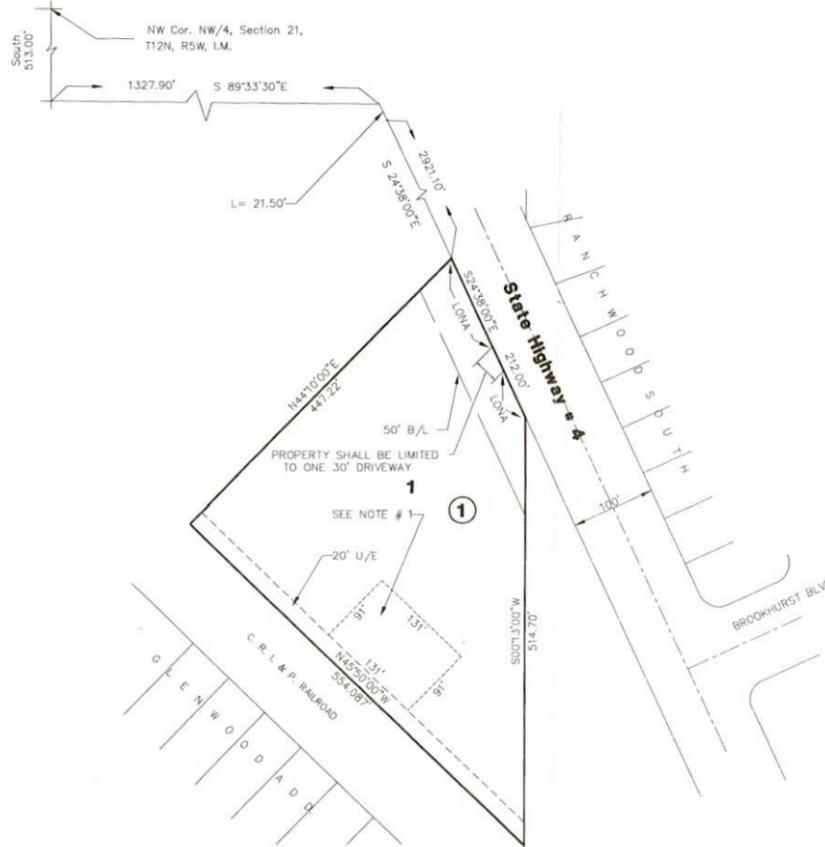
Before me, the undersigned, a Notary Public in and for said County and State on this 12th day of February, 1997 personally appeared Carlos Davila to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its VICE - President and acknowledged 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 corporation, for the uses and purposes therein set forth.

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

My Commission Expires:

3-7-99

Estelle Cash
Notary Public



SCALE 1" = 100'

A tract of land in Section 21, T12N, R5W of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at a point 513.00 feet South of the NW corner of the NW 1/4 of said Section 21; thence South 89°33'30" East a distance of 1327.90 feet to a point; thence Southeasterly on a curve to the right having a radius of 523.70 feet a distance of 21.50 feet to a point; thence South 24°38'00" East along the Southeasterly line of State Highway No. 4 (10TH Street), a distance of 2921.10 feet to a point, said point being the point or place of beginning; thence South 24°38'00" East along said Southeasterly line of said State Highway No. 4 (10th Street) a distance of 212.00 feet to a point; thence South 00°13'00" West a distance of 514.70 feet to a point, said point being on the Northeasterly right-of-way line of the C.R.I. & P Railroad right-of-way; thence North 45°50'00" West along the Northeasterly line of said C.R.I. & P. right-of-way a distance of 554.087 feet to a point; thence North 44°10'00" East a distance of 447.22 feet to a point, said point being the point or place of beginning.

NOTE # 1
DETENTION POND Area. Facility maintenance shall be the responsibility of the owner's of THE TRIANGLE PROPERTY.

LONA = Limits of No Access

CITY PLANNING COMMISSION APPROVAL

I, Myke Geers, Chairperson of the City Planning Commission of the City of Yukon, Oklahoma do hereby certify that the said Planning Commission duly approved the annexed plat of THE TRIANGLE PROPERTY, an addition to the City of Yukon, Canadian County, Oklahoma on this 13th day of January, 1997.

Myke Geers
City AIRPERSON

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Yukon, Oklahoma, that the dedications shown on the annexed plat of THE TRIANGLE PROPERTY, an addition to the City of Yukon, Oklahoma is hereby accepted.

ADOPTED by the Council of the City of Yukon, Oklahoma this 16th day of February, 1997

APPROVED by the Mayor of the City of Yukon, Oklahoma this 16th day of February, 1997.

Attest:
Myke Geers
City Clerk

Larry Taylor
Mayor

CITY CLERK'S CERTIFICATE

I, MARY LEE HUCKEN, City Clerk of the City of Yukon, Oklahoma, hereby certify that I have examined the records of said City of Yukon, and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of THE TRIANGLE PROPERTY, an addition to the City of Yukon, Oklahoma, on this 16th day of February, 1997.

Mary Lee Hucken
City Clerk

COUNTY TREASURER'S CERTIFICATE

I, David T. Radloff, do hereby certify that I am the duly elected qualified and acting County Treasurer of Canadian County, Oklahoma and that the tax records of said County show that all taxes are paid for the year 1996 and prior years on the land shown on the annexed plat of THE TRIANGLE PROPERTY, an addition to the City of Yukon, Oklahoma and that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this 24th day of February, 1997.

County Treasurer

By: *David T. Radloff*
Chief Deputy

SURVEYOR'S CERTIFICATE

I, Carlos Davila, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat "THE TRIANGLE PROPERTY", represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. I do certify that this Plat fulfills the permanency requirements of the Oklahoma State Statutes.

Carlos Davila
Carlos Davila, R.L.S. # 37

State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this 14th day of February, 1997 personally appeared Carlos Davila 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.

My Commission Expires:

January 29, 2001

Debra P. Gilmore
Notary Public

DAVILA ENGINEERING COMPANY
Oklahoma City, Oklahoma
405-947-0364

003265

