# REPLAT OF LOTS 4A & 4B, IN BLOCK 1 OF THE REPLAT OF LOTS 1,3,4,5 AND A PART OF LOT 8, BLOCK 1 OF

# WEST END POINTE

## A PART OF THE SOUTHWEST QUARTER OF SECTION 29, T 12 N, R 5 W, I.M., YUKON CITY, CANADIAN COUNTY, OKLAHOMA

### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Intervest Development Limited Partnership, an Oklahoma Limited Partnership and W.E.P. Land Holdings, L.L.C., an Oklahoma Limited Liability Company, are the owners of all the property contained and included in the Replat of Lots 4A & 4B, in Block 1 of the Replat of Lots 1,3,4,5 and a part of Lot 8, Block 1 of WEST END POINTE, an addition to the City of Yukon, Canadian County, Oklahoma, being a part of the Southwest Quarter of Section 29, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma and has caused the said premises to be surveyed and platted into Lots, Blocks, Streets, and Easements as shown on said plat, which said plat (consisting of one sheet) represents a careful survey of all property contained and included therein and is hereby adopted as the Partial Amended Replat of said land under the name of Replat of Lots 4A & 4B, in Block 1 of the Replat of Lots 1,3,4,5 and a part of Lot 8, Block 1 of WEST END POINTE, an addition to the City of Yukon, Canadian County, Oklahoma.

It further certifies that it does hereby dedicate all streets and avenues, parks and public facilities, and easements as shown on the annexed Replat of Lots 4A & 4B, in Block 1 of the Replat of Lots 1,3,4,5 and a part of Lot 8, Block 1 of WEST END POINTE, an addition to the City of Yukon, Canadian County, Oklahoma, to the use of the public for public highways, 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.

Intervest Development Limited Partnership
By Vir-Lo Company, Inc. General Partner
*Virgil F. Thomas*
Virgil F. Thomas, President

STATE OF OKLAHOMA } SS
COUNTY OF *Oklahoma*

Before me, the undersigned Notary Public in and for said County and State, on this *3rd* day of *July*, *2002*, personally appeared Virgil F. Thomas, to me known to be the identical person who subscribed, as President of Vir-Lo Company, Inc. as General Partner of Intervest Development Limited Partnership, acknowledged to me that he executed the same as the free and voluntary act and deed of himself and said Corporation or Partnership.

My commission Expires: *9-7-03* Notary Public *Susan Loveland*
*Commission No. 99014863*

W.E.P. Land Holdings, L.L.C.
*[signature]*
Ken R. McGee / Manager

STATE OF OKLAHOMA } SS
COUNTY OF *Oklahoma*

Before me, the undersigned Notary Public in and for said County and State, on this *19th* day of *June*, *2002* personally appeared Ken R. McGee, to me known to be the identical person who subscribed, as Manager of W.E.P. Land Holdings, L.L.C., and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and said company.

My commission Expires: *9-7-03* Notary Public *Susan Loveland*
*Commission No. 99014863*

### SURVEYOR'S CERTIFICATE

I, Shaun Christopher Axton, a Registered Professional Land Surveyor, in the State of Oklahoma, do hereby certify that I have made a careful survey of the foregoing property designated Replat of Lots 4A & 4B, in Block 1 of the Replat of Lots 1,3,4,5 and a part of Lot 8, Block 1 of WEST END POINTE, an addition to the City of Yukon, Canadian County, Oklahoma, and that the above foregoing Replat is a correct representation of said survey.

I further certify that this replat 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.

Witness my hand and seal this *19th* day of *June 2002*
*Shaun Christopher Axton*
Shaun Christopher Axton, P.L.S. 1494

STATE OF OKLAHOMA } SS
COUNTY OF *Oklahoma*

Before me, the undersigned, A Notary Public in and for said County and State on this *19th* day of *June 2002* personally appeared Shaun Christopher Axton, to me known to be the identical person who subscribed and acknowledged to me that he executed the same as his free and voluntary act and deed for uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My commission Expires: *9-7-03* Notary Public *Susan Loveland*
*Commission No. 99014863*

### BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified and lawfully bonded abstractor of title in and for Canadian County and the State of Oklahoma, certifies that the records of said County show that the title to the land shown on the annexed Replat of Lots 4A & 4B, in Block 1 of the Replat of Lots 1,3,4,5 and a part of Lot 8, Block 1 of WEST END POINTE, an addition to the City of Yukon, Canadian County, Oklahoma is vested in Intervest Development Limited Partnership, an Oklahoma Limited Partnership and W.E.P. Land Holdings L.L.C. and that on this *18* day of *June*, *2002*, there are no actions pending or judgments of any nature in any court or on file with the clerk of said land or owner thereof, that the taxes are paid for the year *2001* 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 and liens of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this *25* day of *June*, *2002*.

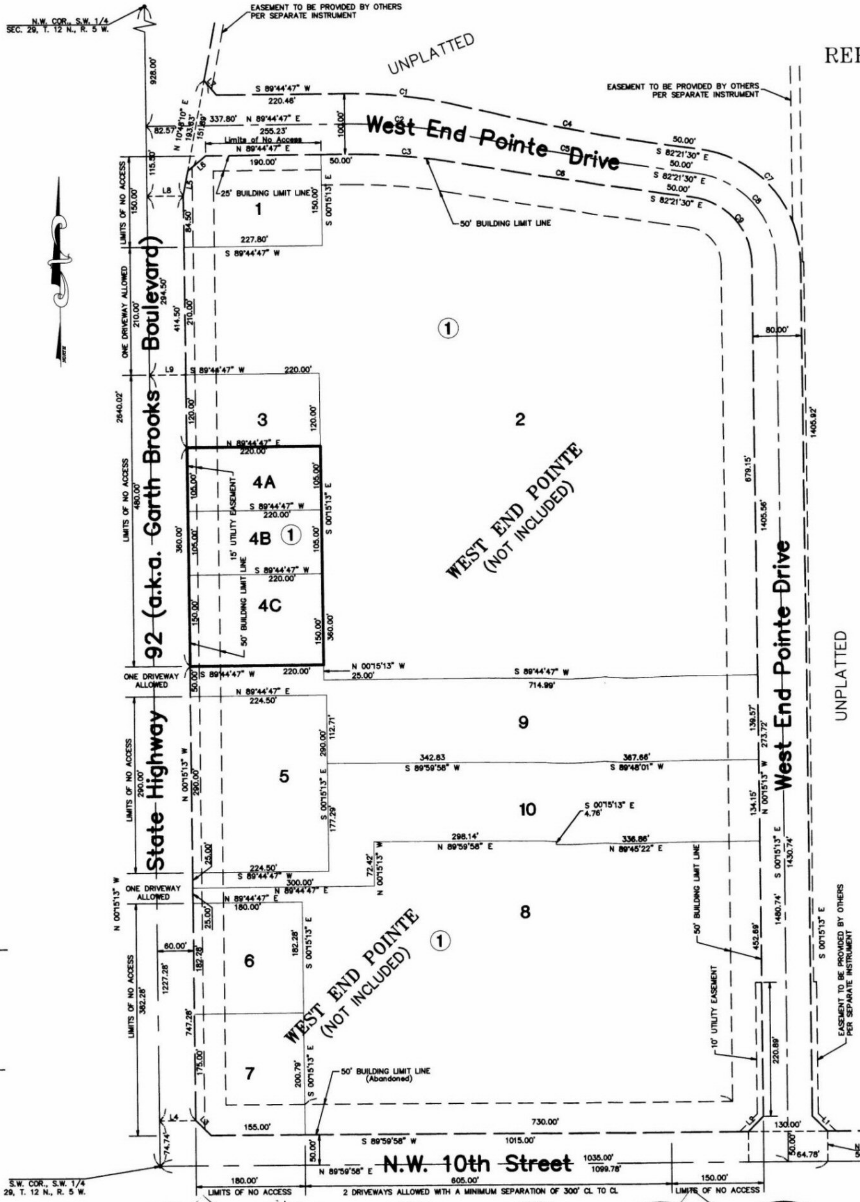
*[signature]*
Assistant Secretary

WARRANTY TITLE & ABSTRACT, INC.
*Jay J. Scheller*
Vice-President

STATE OF OKLAHOMA } SS
COUNTY OF *Canadian*

Before me, the undersigned, A Notary Public in and for said County and State on this *25* day of *June*, *2002*, personally *Jay J. Scheller*, to me known to be the identical person who subscribed and acknowledged to me that he executed the same as his free and voluntary act and deed for uses and purposes therein set forth, as Vice-President of Warranty Title & Abstract, Inc. Given under my hand and seal the day and year last above written.

My commission Expires: *3-7-03* Notary Public *Estelle Cash*
*# 99002427*




### COUNTY TREASURER'S CERTIFICATE

*DAVID T. RADCLIFF* 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 *2001* and prior years on the land shown on the annexed Replat of Lots 4A & 4B, in Block 1 of the Replat of Lots 1,3,4,5 and a part of Lot 8, Block 1 of WEST END POINTE, an addition to the City of Yukon, Canadian County, Oklahoma.

In witness thereof, said County Treasurer has caused this instrument to be executed, this *20* day of *June*, *2002*.

*David T. Radcliff*
County Treasurer
*[signature], Deputy*

### CITY PLANNING COMMISSION APPROVAL

It is acknowledged by the Yukon Planning Commission that the Replat of Lots 4A & 4B, in Block 1 of the Replat of Lots 1,3,4,5 and a part of Lot 8, Block 1 of WEST END POINTE, an addition to the City of Yukon, Canadian County, Oklahoma has been approved at a meeting on the *10th* day of *June*, *2002*.

*[signature]*
Planning Commission *Vice* Chair

### CITY OF YUKON COUNCIL APPROVAL

BE IT HEREBY RESOLVED by the Council of the City of Yukon, that the Replat of Lots 4A & 4B, in Block 1 of the Replat of Lots 1,3,4,5 and a part of Lot 8, Block 1 of WEST END POINTE, 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, Oklahoma this *18th* day of *June*, *2002*

APPROVED by the Mayor of the City of Yukon, Oklahoma this *18th* day of *June*, *2002*

*Patricia G. Hargis*
City Clerk

*[signature]*
Mayor

### RELEASE OF MORTGAGE:

In consideration of the Replatting of property shown on the annexed map Replat of Lots 4A & 4B, in Block 1 of the Replat of Lots 1,3,4,5 and a part of Lot 8, Block 1 of WEST END POINTE, an addition to the City of Yukon, Canadian County, Oklahoma, and other good and valuable considerations, receipt of which ishereby acknowledged, Bank One, Oklahoma, N.A. does hereby release, relinquish and forever discharge a certain mortgage made by a Intervest/Tapp, L.L.C., an Oklahoma Limited Liability Company and dated the 25th day of May, 2000 which is recorded in Book 2345, Page 515 Canadian County, Oklahoma, insofar as the easements or other public usage, as shown onsaid map.

Witness *my* hand *on* this *19th* day of *June* *2002*

*M Ray Cowan*
Signature

STATE OF OKLAHOMA )
) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, A Notary Public in and for said County and State on this *19th* day of *June* *2002* personally *appeared M. Ray Cowan* to me known to be the identical person who subscribed and acknowledged to me that he executed the same as his free and voluntary act and deed for uses and purposes therein set forth as Vice President of Bank One, Oklahoma, N.A. Given under my hand and seal the day and year last above written.

My commission Expires: *9-7-03* Notary Public *Susan Loveland*
*Commission No. 99014863*

**Notes:**

1. Driveway Access: Driveway access points on State Highway 92 are limited as shown hereon. No other driveways will be allowed on these frontage streets. These driveway points shall be shared points giving access to all lots within this Final Replat. Specific driveway agreements are filed in Section 2.3 of the Declaration of Covenants, Conditions and Restrictions recorded in Book 2345 at Page 468 et seq of the records of the Canadian County Clerk. No obstructions will be allowed in the access drives.

Additionally, an ACCESS EASEMENT AGREEMENT by and between the owners of Lot 3, as shown on the REPLAT OF LOTS 1,3,4,5 AND A PART OF LOT 8, BLOCK 1 OF WEST END POINTE and Lots 4A, 4B, and 4C, as shown on the REPLAT OF LOTS 4A & 4B, IN BLOCK 1 OF THE REPLAT OF LOTS 1,3,4,5 AND A PART OF LOT 8, BLOCK 1 OF WEST END POINTE, recorded in Book 2581, Page 606 of the records of the Canadian County Clerk, provides Cross Access over, across, and through said parcels.

2. Sidewalks are required along State Highway 92.

GRAPHIC SCALE
( IN FEET )
1 inch = 100 ft.

### RELEASE OF MORTGAGE:

In consideration of the Replatting of property shown on the annexed map Replat of Lots 4A & 4B, in Block 1 of the Replat of Lots 1,3,4,5 and a part of Lot 8, Block 1 of WEST END POINTE, an addition to the City of Yukon, Canadian County, Oklahoma, and other good and valuable considerations, receipt of which is hereby acknowledged Bank One, Oklahoma, N.A. does hereby release, relinquish and forever discharge a certain mortgage made by W.E.P. Land Holdings L.L.C. and dated the 29th day of August 2001, which is recorded in Book 2474, Page 287, Canadian County, Oklahoma, insofar as the same covers all property dedicated for streets, alleys, parks, easements or other public use, as shown on said map.

Witness *my* hand *on* this *19th* day of *June* *2002*

*M Ray Cowan*
Signature

STATE OF OKLAHOMA )
) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, A Notary Public in and for said County and State on this *19th* day of *June 2002* personally *appeared M. Ray Cowan* to me known to be the identical person who subscribed and acknowledged to me that he executed the same as his free and voluntary act and deed for uses and purposes therein set forth, as Vice President of Bank One, Oklahoma, N.A. given under my hand and seal the day and year last above written.

My commission Expires: *9-7-03* Notary Public *Susan Loveland*
*Commission No. 99014863*

### LEGAL DESCRIPTION:

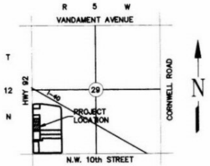
A tract of land in the Southwest Quarter of Section 29, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Lot Four A (4A) and Four B (4B), Block 1, REPLAT OF LOTS 1, 3, 4, 5 AND A PART OF LOT 8, BLOCK 1, WEST END POINTE, an addition to the City of Yukon, Canadian County, Oklahoma, according to the recorded plat thereof.

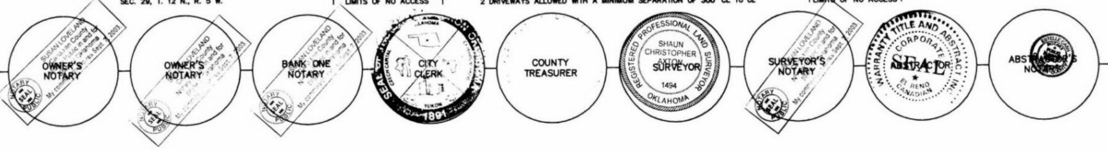
Said tract of land contains an area of 79,200 square feet or 1.8182 acres, more or less.

COUNTY CLERK OFFICIAL SEAL CANADIAN COUNTY, OK

STATE OF OKLAHOMA } SS
CANADIAN COUNTY
Filed for record *July 9* 20*02*
at *1:16* *P*M and recorded in
Book *8* Page *329*
Fee $ *15.00*
MARK MISHOE
County Clerk
By *Inge Van Oss* Deputy
*2002017650*




LOCATION MAP
NOT TO SCALE




( 6/11/02 )

Mark Deal & Associates, P.C.
720 West Wilshire, Suite 104
Oklahoma City, OK 73116
405.843.3325 voice - 405.843.3316 fax
shaun@rpls.net
Certificate of Authorization No. 3045
Expires June 30, 2003