

FINAL PLAT OF RIVER MESA SECTION 1 BEING A PART OF THE N/2 OF SEC. 16, T-12-N, R-5-W, I.M. YUKON, CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT MANCOENTERPRISES, AN OKLAHOMA CORPORATION, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS OR CORPORATION HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED PLAT, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND THAT THEY HEREBY DEDICATE ALL THE PUBLIC STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC, FOR THE PURPOSES OF STREETS, UTILITIES, AND DRAINAGE, FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGN 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.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 20th DAY OF January 2025.

Howard Manwarren *Ramona Manwarren*
HOWARD MANWARREN RAMONA MANWARREN

STATE OF OKLAHOMA }
COUNTY OF CLEVELAND } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 20th DAY OF January 2025, PERSONALLY APPEARED HOWARD MANWARREN and RAMONA MANWARREN, OWNERS, TO ME TO KNOW TO BE THE IDENTICAL PERSONS WHO EXECUTED THE WITHIN AND FORGING INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: NOTARY PUBLIC
December 19, 2027 *Henny G. Brumley*
#03014559

CITY PLANNING COMMISSION APPROVAL

Patrick S. Horns CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF YUKON, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE SAID COMMISSION DULY APPROVED THE ANNEXED PLAT ON THE 17th DAY OF December 2024.

Patrick S. Horns
CHAIRMAN

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YUKON, OKLAHOMA, THAT THE DEDICATIONS SHOWN ON THE ANNEXED PLAT ARE HEREBY ACCEPTED, ADOPTED BY THE COUNCIL OF THE CITY OF YUKON, OKLAHOMA ON THIS 3rd DAY OF January 2025.

ATTEST:
Patrick S. Horns *Patrick S. Horns*
CITY CLERK MAYOR

CERTIFICATE OF CITY CLERK

Patrick S. Horns CITY CLERK OF THE CITY OF YUKON, STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS OR UNPAID INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT ON THIS 18th DAY OF January 2025.

Patrick S. Horns
CITY CLERK

BONDED ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES, IN AND FOR THE COUNTY OF CANADIAN, STATE OF OKLAHOMA, HEREBY CERTIFIES THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND ON THE ANNEXED PLAT IS NESTED IN MANCO ENTERPRISES, AN OKLAHOMA CORPORATION, THAT ON THE 26th DAY OF January 2025, 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 THE OWNERS THEREOF, AND THAT THE TAXES ARE PAID FOR THE YEAR ADDED AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND, AND NO TAX DEBTS ARE ISSUED TO ANY ONE PERSON, THAT THERE ARE NO LEAS, MORTGAGES, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE ANNEXED PLAT, EXCEPT MORTGAGES, MINERAL RIGHTS, WATER RIGHTS AND EASEMENTS OF RECORD PREVIOUSLY RESERVED, EXECUTED OR GRANTED.

IN WITNESS WHEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 20th DAY OF January 2025.

Donna R. Strubel
VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

David T. Rodoliff 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 ADDED AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT, 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 BEND, OKLAHOMA, THIS 26th DAY OF February 2025.

David T. Rodoliff
COUNTY TREASURER

LAND SURVEYOR'S CERTIFICATE

I, WILLIAM SULLIVAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT THE ANNEXED PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECTION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

William Sullivan
WILLIAM SULLIVAN, L.S. 1571

STATE OF OKLAHOMA }
COUNTY OF CLEVELAND } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM SULLIVAN, TO ME TO KNOW 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, GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF February 2025.

MY COMMISSION EXPIRES: NOTARY PUBLIC
December 19, 2027 *Henny G. Brumley*
#03014559

LEGAL DESCRIPTION

A part of the West Half (W/2) of the Northeast Quarter (NE/4) of Section 16, Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest Corner (NW/C) of said Northeast Quarter (NE/4), thence N89°57'25"E along the North line of said Northeast Quarter (NE/4) for a distance of 682.69 feet to the POINT OF BEGINNING; thence N89°57'25"E and continuing along the North line of said Northeast Quarter (NE/4) for a distance of 338.05 feet; thence S00°00'51"W for a distance of 660.00 feet; thence N89°57'25"E for a distance of 330.00 feet to a point on the West boundary of Smoking Oaks Addition Section 3, an addition to the City of Yukon, Oklahoma; thence S00°00'51"W along said West boundary for a distance of 1,183.48 feet to a point on the West boundary of Smoking Oaks Addition Section 2, an addition to the City of Yukon, Oklahoma; thence S89°58'40"W for a distance of 290.51 feet; thence N00°01'20"W for a distance of 40.00 feet; thence S89°58'40"W for a distance of 277.00 feet; thence S00°01'20"E for a distance of 40.00 feet; thence S89°58'40"W for a distance of 170.00 feet; thence N00°01'20"W for a distance of 403.01 feet; thence N89°58'40"E for a distance of 28.63 feet; thence N00°01'20"W for a distance of 120.24 feet; thence N89°57'25"E for a distance of 40.00 feet; thence N00°01'15"E for a distance of 1320.00 feet to the POINT OF BEGINNING, containing 23.77 acres more or less.

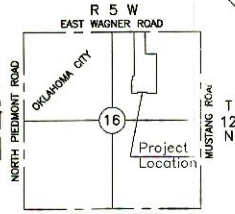
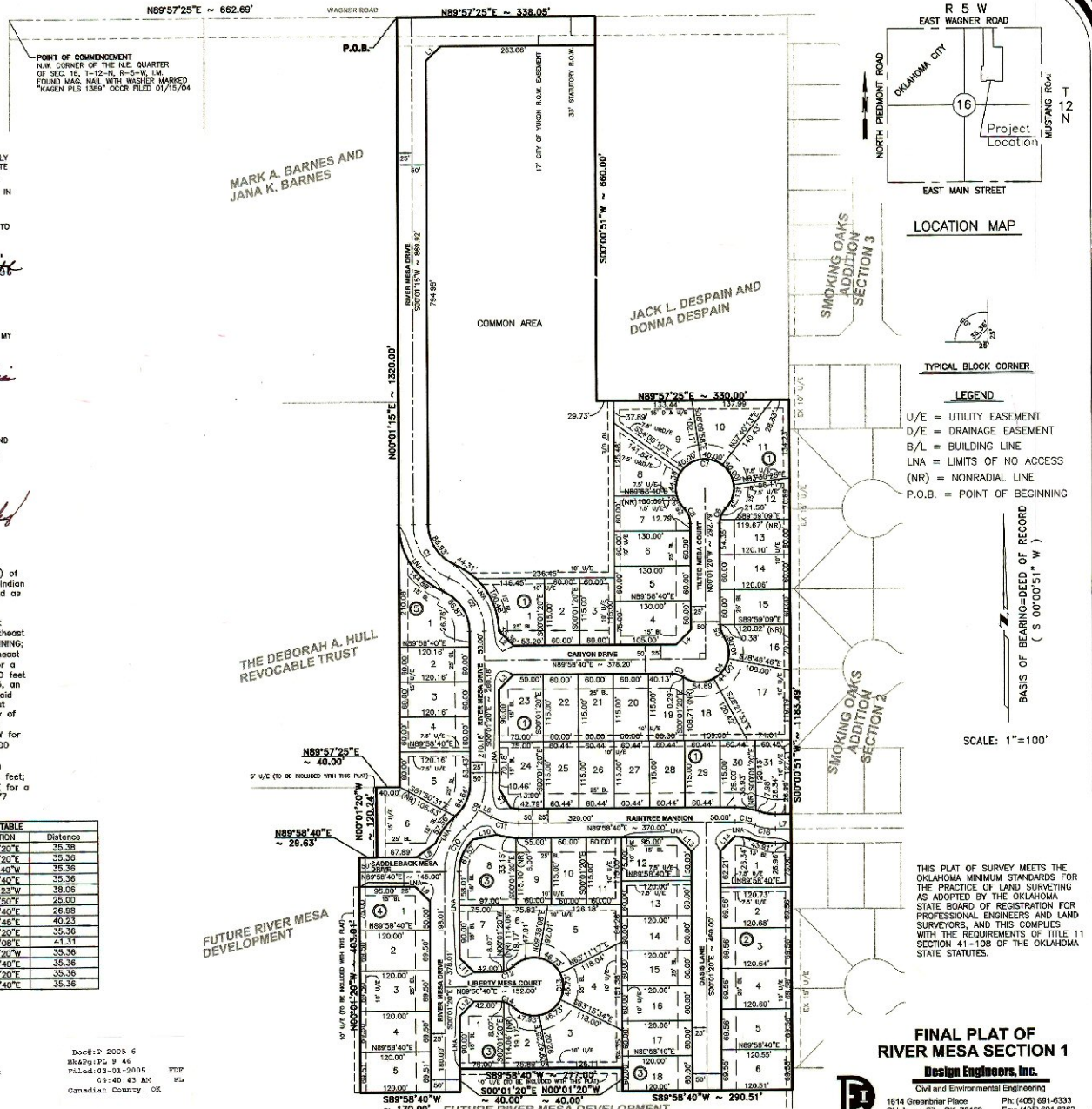
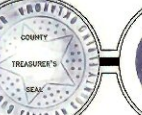
CURVE TABLE						LINE TABLE		
No.	Beta	Radius	Length	Chord	Chord Bearing	LINE	DIRECTION	Distance
1	88°24'36"	100.00	115.91	109.53	S33°11'03"E	1	N44°58'20"E	35.36
2	89°22'01"	100.00	115.83	109.49	S33°12'00"E	2	S45°01'20"E	35.36
3	34°39'36"	34.50	20.87	20.56	N72°41'22"W	3	N44°58'40"W	35.36
4	189°18'33"	50.00	138.04	78.36	S44°58'40"E	4	N44°58'40"E	35.36
5	34°39'36"	34.50	20.87	20.56	S12°21'18"E	5	N29°39'23"W	35.05
6	48°14'23"	34.50	27.24	26.54	S22°35'52"W	6	S22°13'01"E	25.00
7	270°28'48"	50.00	236.04	70.41	S89°58'40"W	7	N89°58'40"E	26.89
8	48°14'23"	34.50	27.24	26.54	N00°38'32"W	8	N53°38'48"E	40.23
9	48°22'53"	100.00	86.19	83.54	N24°40'06"E	9	S45°01'20"E	35.36
10	48°22'53"	100.00	86.19	83.54	S44°58'00"E	10	N29°39'08"E	41.31
11	272°27'00"	100.00	48.51	48.03	S70°02'30"E	11	N45°01'20"W	35.36
12	48°14'23"	34.50	27.24	26.54	N87°21'28"E	12	N44°58'40"E	35.36
13	270°28'48"	50.00	236.04	70.41	N00°01'20"W	13	S45°01'20"E	35.36
14	48°14'23"	34.50	27.24	26.54	N87°24'08"E	14	N44°58'40"E	35.36
15	20°07'33"	100.00	35.13	34.95	N78°52'34"W	15	N44°58'40"E	35.36
16	20°07'33"	100.00	35.13	34.95	S78°52'34"E	16	N44°58'40"E	35.36

NOTES:

- THE MAINTENANCE OF COMMON AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF YUKON STANDARDS AND SPECIFICATIONS.
- CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:
MAG NAILS WITH WASHER FOR ASPHALT PAVING
CUT "X" FOR CONCRETE PAVING
- PROPERTY CORNER MONUMENTS SHALL BE:
3/8" IRON RODS WITH A PLASTIC CAP

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Canadian County, OK

OWNERS
NOTARY
SEAL



LOCATION MAP

TYPICAL BLOCK CORNER

- LEGEND
- U/E = UTILITY EASEMENT
 - D/E = DRAINAGE EASEMENT
 - B/L = BUILDING LINE
 - LNA = LIMITS OF NO ACCESS
 - (NR) = NONRADIAL LINE
 - P.O.B. = POINT OF BEGINNING

SCALE: 1"=100'

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, AND THIS COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTIONS 101-108 OF THE OKLAHOMA STATE STATUTES.

FINAL PLAT OF RIVER MESA SECTION 1

Design Engineers, Inc.
Civil and Environmental Engineering
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Oklahoma City, OK 73159 Fax: (405) 691-6362
E-Mail: design@dei-ok.com CA 1020, EXP. 6/30/06