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 Canadian County, OK

FINAL PLAT YUKON VILLAGE ADDITION AN ADDITION TO YUKON, CANADIAN COUNTY, OKLAHOMA

A Replat of Lots 1 and 2, Yukon Parkway West Phase III, TOGETHER WITH Lot 4, Block 1, Yukon Parkway West Phase IV, TOGETHER WITH, an unplatted tract of land lying within Southeast Quarter of Section 30, Township 12 North, Range 5 West of the Indian Meridian.

REGISTERED SURVEYOR'S CERTIFICATE

I, Allen D. Lowry, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that I have been in direct supervision of surveying and platting of "YUKON VILLAGE ADDITION" an addition to Yukon, Canadian County, Oklahoma, and also that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of the current years taxes.

A tract of land located in the Southeast Quarter of Section 30, Township 12 North, Range 5 West of the Indian Meridian, Yukon, Canadian County, Oklahoma, described as follows:
 COMMENCING at the Southeast corner of the said Southeast Quarter, thence N0°16'00"W along the East line of said Southeast Quarter 1094.62 feet, thence S89°44'00"W, 59.79 feet (measured), 60.00 feet (platted) to Southeast corner of Lot 3, Yukon Parkway West Phase III to the City of Yukon, Canadian County, Oklahoma, and the POINT OF BEGINNING; thence S00°15'21"E, along the West Right of Way line of line of Garth Brooks Blvd as established in Book 318, Page 209 for a distance of 472.76 feet to the Northeast corner of Lot 3, Block 1 Yukon Parkway West Phase IV to the City of Yukon, Canadian County, Oklahoma; thence S89°38'37"W along the North line of said Lot 3 for a distance of 300.08 feet to the Northwest corner of said Lot 3; thence S00°14'55"E along the West line of said Lot 3 for a distance of 195.01 feet to the Southwest corner of said Lot 3; thence S89°38'10"W along the North line of Lots 1 and 2, said Yukon Parkway West Phase IV for a distance of 855.24 feet to the Northwest corner of said Lot 1; thence S00°14'19"E along the West line of said Lot 1 for a distance of 376.96 feet to the Southwest corner of said Lot 1; thence S89°38'16"W, 50.00 feet to the Southeast corner of Lot 5, Block 5, Yukon Parkway West Phase V to the City of Yukon, Canadian County, Oklahoma; thence N00°15'39"W along the East line of said Lot 5 for a distance of 356.57 feet to the Northeast corner of said Lot 5; thence S89°38'01"W along the North line of said Lot 5 for a distance of 128.57 feet to the Southeast corner of Lot 3, said Block 5; thence N00°00'14"E along the East line of said Yukon Parkway West Phase V for a distance of 591.62 feet to the Northeast corner thereof; thence N09°54'20"E, 238.62 feet to a corner on the back of Lot 3, Block 3, Yukon Parkway West Phase II to the City of Yukon, Canadian County, Oklahoma; thence N00°02'17"W along the Easterly line of said Yukon Parkway West Phase IV for a distance of 312.67 feet; thence N18°54'12"E along the Easterly line of said Yukon Parkway West Phase IV for a distance of 209.83 feet to the Northeast corner of Lot 6, Block 3, said Yukon Parkway West Phase IV; thence S71°06'07"E along the Southerly line of Health Center Parkway as established in Yukon Parkway West to the City of Yukon, Canadian County, Oklahoma for a distance of 316.19 feet to a point on a curve to the left; thence continuing along the South line of said Health Center Parkway and along said curve 408.91 feet, said curve having a central angle of 36°02'41", a radius of 650.00 feet, and a long chord distance of 402.21 feet, bearing S89°07'01"E to a point on a curve to the right; thence continuing along the South line of said Health Center Parkway and along said curve 219.03 feet, said curve having a central angle of 16°43'56", a radius of 750.00 feet, and a long chord distance of 218.25 feet, bearing N81°14'06"E; thence continuing along the South line of said Health Center Parkway, N89°37'14"E, 257.56 feet to the Northern most Northeast corner of said Yukon Parkway West Phase III; thence S45°10'39"E, 35.39 feet to the Eastern most Northeast corner of said Yukon Parkway West Phase III; thence S00°15'18"E along the East line of said Yukon Parkway West Phase III for a distance of 140.21 feet; thence continuing along the Easterly line of Yukon Parkway West Phase III S11°46'02"E, 101.75 feet; thence continuing along the East line of Yukon Parkway West Phase III S00°01'43"E, 67.95 feet to the Northeast corner of Lot 3 said Yukon Parkway West Phase III; thence N89°39'52"W along the North line of said Lot 3, 269.86 feet to the Northwest corner of said Lot 3; thence S00°15'30"E along the West line of said Lot 3, 234.98 feet to the Southwest corner of said Lot 3; thence S89°40'28"E along the North line of said Lot 3, 269.85 feet to the POINT OF BEGINNING.
 Said tract CONTAINS: 1,502,931 square feet or 34.5 acres of land, more or less.

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. This Final Plat complies with the requirements of Title II, Section 41-108 of the Oklahoma State Statutes. The boundary survey was completed in the field on June 5th, 2007.



Allen D. Lowry, RPLS #1573
 MKEC Engineering Consultants, Inc.
 Certificate of Authorization Number
 CA 2958, expires on June 30, 2009
 1000 W. Wilshire, Ste. 401
 Oklahoma City, OK, 73116

STATE OF Oklahoma, COUNTY OF Oklahoma) ss:

Before me, the undersigned notary public, in and for said county and state, on this 19th day of September, 2007, personally appeared Allen D. Lowry, to me known to be the identical person who executed the within and foregoing instrument on behalf of said company, 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 company, for the uses and purposes herein set forth.

Susan Nash, Notary Public
 My Term Expires: 09/07/09

NOTES:
 Areas determined to be outside the 500 year flood plain, according to graphic plotting on Flood Insurance Rate Map, Oklahoma Community Panel No. (s) 40017C0457-E, Effective July 2, 2002, this property is in Flood Zone "X".
 Restrictive Covenants recorded in Book 2092, Page 240; in Book 2334, Page 835; in Book 2657, Page 382; and in Book 3282, Page 92, which do not provide for forfeiture or reversion of title. (Unable to show graphically)

All abutters rights of access to or from Garth Brooks Boulevard over and across the east line of "YUKON VILLAGE ADDITION", are hereby granted to the appropriate governing body, as indicated hereon, Lots 1 and 2 shall have access locations per these limits of no access.

The drive locations along the north lines of Lots 2 and 3 shall align with the existing median openings of Health Center Parkway. All drive locations shall be approved by the Yukon City Engineer prior to the issuance of building permits. Sidewalks along Garth Brooks Boulevard and Health Center Parkway shall be in compliance with Appendix B, Section 1-8 of the Code of Ordinance of the City of Yukon, Subdivision and Platting Regulations.

All lots shall have reciprocal access by separate instrument.

OWNER'S CERTIFICATE

Know all men by these presents:
 That Wanamaker Yukon, L.C., an Oklahoma limited liability company, does hereby certify that they are the owners of and the only person, 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 into Lots, and a Block and that they hereby dedicate all the public easements shown hereon to the public, for the purposes of constructing, maintaining, and repairing of their public utilities, for their heirs, executors, administrators, successors and assigns 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 19th day of September, 2007. Covenants, reservations and restrictions for this addition are contained in a separate instrument.

James L. Walker, Development Manager
 STATE OF Oklahoma, COUNTY OF Oklahoma) ss:
 Before me, the undersigned notary public, in and for said county and state, on this 19th day of September, 2007, personally appeared James L. Walker, Development Manager, Wanamaker Yukon, L.C., an Oklahoma limited liability company, to me known to be the identical persons who executed the within and foregoing instrument on behalf of said company, 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 company, for the uses and purposes herein set forth.

Susan Nash, Notary Public
 My Term Expires: 09/07/09

CITY PLANNING COMMISSION CERTIFICATE

I, Joe Sewell, Chairman of the City of Yukon Planning Commission, do hereby certify that the Yukon Planning Commission duly approved the annexed plat on this 19th day of September, 2007.

Joe Sewell, Chairman
 Chairman:

ACCEPTANCE OF DEDICATION BY COUNCIL CERTIFICATE

Be it hereby resolved by the Council of the City of Yukon, Oklahoma, that the dedications shown on the annexed plat of "YUKON VILLAGE ADDITION", an addition to the City of Yukon, Canadian County, Oklahoma, are hereby accepted. Adopted by the Council of the City of Yukon, Oklahoma on this 18 day of Sept, 2007.

John Alberts, Mayor
 Mayor
 Attest: Pat Hargis, City Clerk
 Pat Hargis, City Clerk

CERTIFICATE OF CITY CLERK

I, Pat Hargis, 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 unmaturing installments upon special assessments have been paid in full on that there is no special assessment procedure now pending against the land shown on the annexed plat of "YUKON VILLAGE ADDITION", an addition to the City of Yukon, Canadian County, Oklahoma on this 18 day of Sept, 2007.

Pat Hargis, City Clerk
 Pat Hargis, City Clerk

COUNTY TREASURER CERTIFICATE

I, David T. Radcliff, 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 this year and prior years on the land shown on the plat of "YUKON VILLAGE ADDITION", an addition to the City of Yukon, Canadian County, Oklahoma, and also that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this 10 day of October, 2007.

David T. Radcliff, County Treasurer
 David T. Radcliff, County Treasurer
 by Leanne Beck

BONDED ABSTRACTOR'S CERTIFICATE

STATE OF Oklahoma, COUNTY OF Canadian) ss:

The undersigned, duly qualified and lawfully Bonded Abstractor of Titles in and for Canadian County, State of Oklahoma, hereby certifies that the records of proper officials of said County show that title to the land included within the plat of "YUKON VILLAGE ADDITION" is vested in WANAMAKER YUKON, L.C., an Oklahoma limited liability company, and that on the 19th day of October, 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; and that the taxes are paid for the year 2006 and all prior years; and that there are no outstanding tax liens, or other encumbrances of any kind are against said land with the said plat.

EXCEPT: Mineral Rights, Water Rights, Easement(s), Rights-of-Way(s), and Mortgage(s) of record.

Sona R. Stribel, Vice President
 AMERICAN GUARANTY TITLE COMPANY
 VICE PRESIDENT
 STATE OF Oklahoma, COUNTY OF Canadian) ss:

Before me, the undersigned notary public, in and for said county and state, on this 10th day of October, 2007, personally appeared to me known to be the identical persons who executed the within and foregoing instrument on behalf of said company, 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 company, for the uses and purposes herein set forth.

Sonichwaras, Notary Public
 My Term Expires: 4/23/11

