

## OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That OPITZ, INC., does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, 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 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 11th day of May, 2020. Covenants, reservations, and restrictions for this addition are contained in 6 separate instrument.

Rick Opitz  
Rick Opitz, President  
OPITZ, INC.

STATE OF OKLAHOMA )  
COUNTY OF Cleveland )

Before me, the undersigned Notary Public, in and for said County and State on this 11th day of May, 2020, personally appeared Rick Opitz, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:  
5/2/2023

June E Young  
NOTARY PUBLIC  
#11004011

## LEGAL DESCRIPTION

A tract of land situate within a portion of the Southwest Quarter (SW/4) of Section Nineteen (19), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian (I.M.) in Yukon, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4; thence  
N 89° 35' 28" E along the South line of said SW/4 a distance of 1323.51 feet; thence  
N 00° 24' 32" E a distance of 260.39 feet to the POINT OF BEGINNING; thence

N 60° 38' 23" W a distance of 57.70 feet; thence  
N 00° 35' 58" W a distance of 30.12 feet; thence  
N 60° 22' 00" W a distance of 52.28 feet to a point on a non-tangent curve to the right; thence  
307.86 feet along the arc of said curve having a radius of 1750.00 feet, subtended by a chord of  
307.46 feet which bears N 45° 43' 30" W; thence  
N 00° 35' 18" W a distance of 397.44 feet; thence  
N 89° 24' 42" E a distance of 313.10 feet; thence  
S 00° 35' 18" E a distance of 319.32 feet; thence  
S 00° 35' 18" E a distance of 380.25 feet to the POINT OF BEGINNING.

Said Tract contains 174,237 Sq Ft or 4.00 Acres, more or less

## LAND SURVEYOR'S CERTIFICATE

I, DENVER WINCHESTER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

Denver Winchester  
DENVER WINCHESTER, PLS 1952

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA )

Before me, the undersigned Notary Public, in and for said County and State on this 5th day of May, 2020, personally appeared Denver Winchester, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:  
March 28, 2023

Debra Mack  
NOTARY PUBLIC, #03005138

## CITY PLANNING COMMISSION APPROVAL

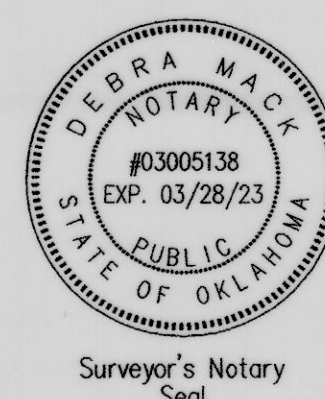
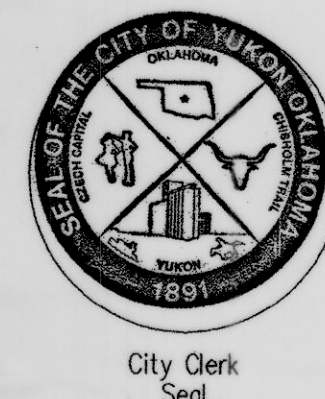
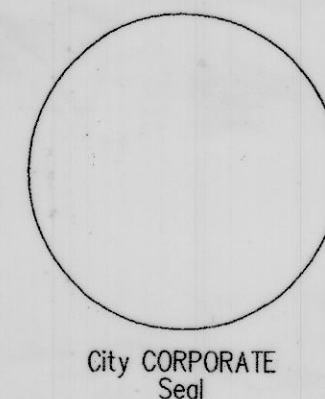
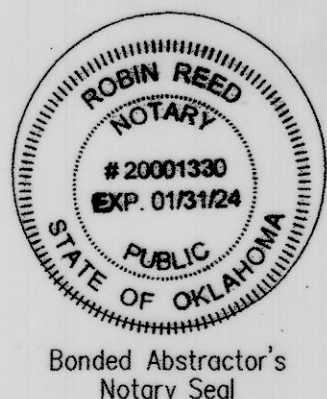
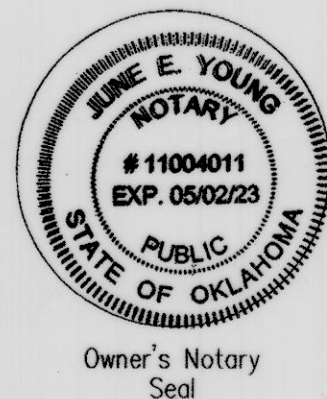
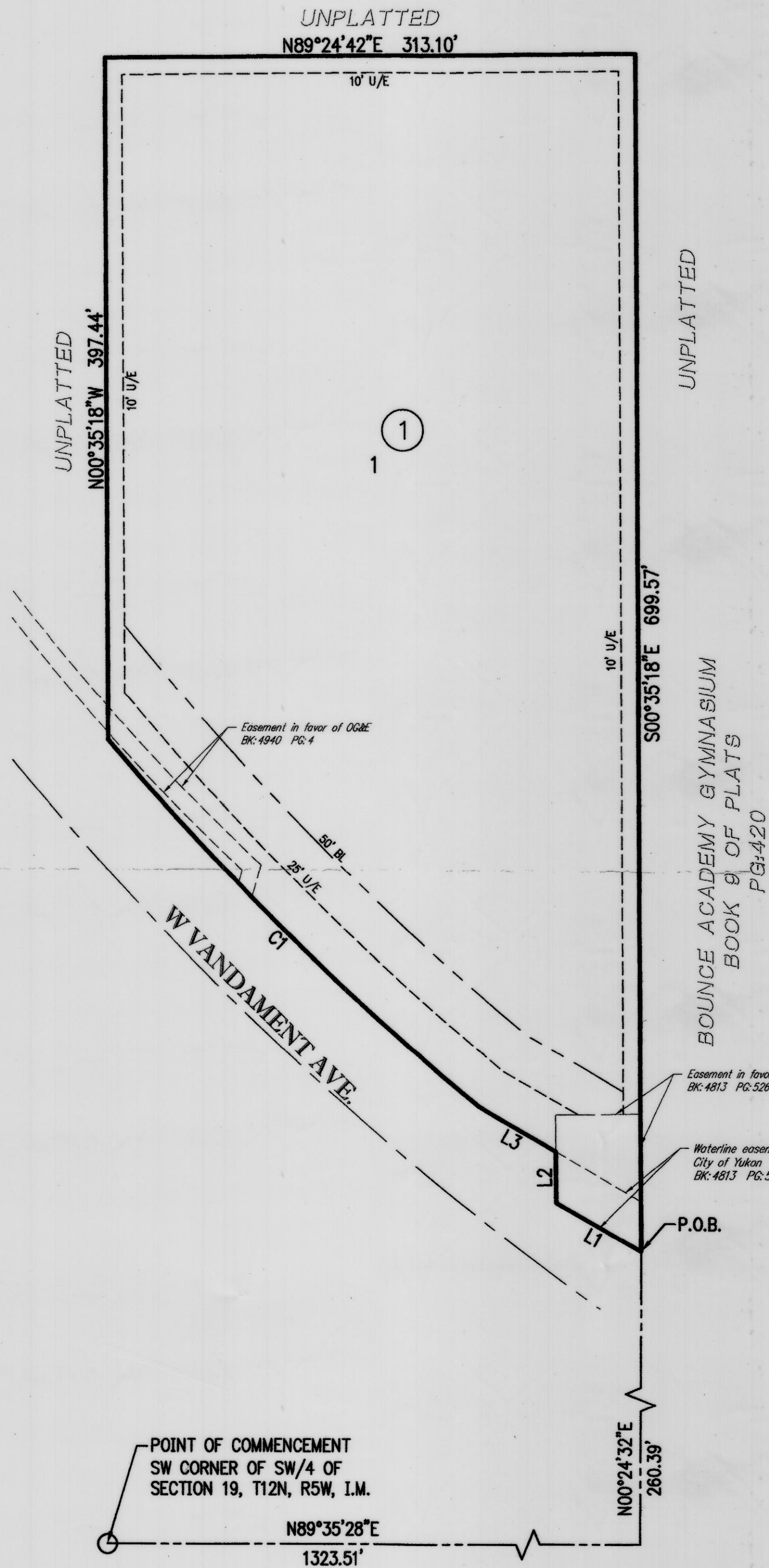
I, William B Baker, Planning Director of the City of Yukon, Oklahoma, do certify that the Yukon Planning Commission duly approved this plat on the 13th day of April, 2020.

William B Baker  
PLANNING DIRECTOR Chairman



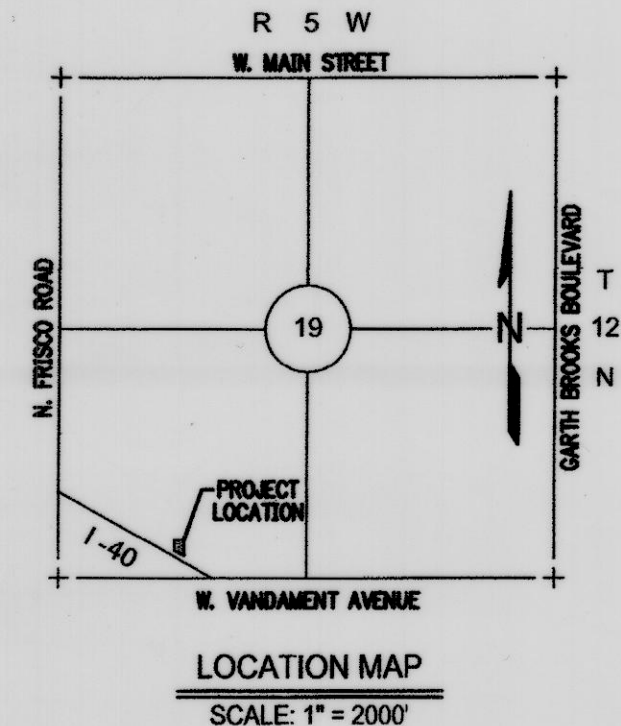
Doc# P 2020 17  
Bk# P# 9 776  
Filed: 05-14-2020  
01:12:50 PM  
Canadian County, OK

TMH  
PL

FINAL PLAT  
OF  
COUNTRY EQUIPMENT

A PART OF THE SW/4 OF SECTION 19, T12N, R5W, I.M.  
YUKON, CANADIAN COUNTY, OKLAHOMA

SCALE: 1" = 60'  
GRAPHIC SCALE IN FEET  
BASIS OF BEARING = EAST LINE OF THE  
SE/4 OF SECTION 11, T13N, R5W, I.M.  
(S00°16'41"E)



LEGEND	
P.O.B.	POINT OF BEGINNING
EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
U/E	UTILITY EASEMENT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	57.70'	N60° 38' 23"W
L2	30.12'	N00° 35' 58"W
L3	52.28'	N60° 22' 00"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	307.86'	1750.00'	010°04'46"	N45° 43' 30"W	307.46'

## COUNTY TREASURER'S CERTIFICATE

I, Cadyn M. Look, 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 2019, 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 years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the City of Canadian, OKLAHOMA, this 14 day of May, 2020.

Cadyn M. Look by Kim Arnold  
COUNTY TREASURER

## BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful 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 vested in OPITZ, INC., that on the 24th day of April, 2020, 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 2019, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, 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, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 14th day of May, 2020.

FIRST AMERICAN TITLE INSURANCE COMPANY  
Donna R. Schmalbach  
AUTHORIZED SIGNER

STATE OF OKLAHOMA )  
COUNTY OF )

Before me, the undersigned Notary Public, in and for said County and State on this 11th day of May, 2020, personally appeared Donna R. Schmalbach, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:  
11/31/2024

Robin Reed  
NOTARY PUBLIC  
#20001330

## ACCEPTANCE OF DEDICATION OF 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, this 5th day of MAY, 2020.

ATTEST:  
DLA SL  
CITY CLERK

Shirley Selby  
MAYOR

## CERTIFICATE OF CITY CLERK

I, DOUGLAS A. SHIVERS, 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 unmatured installments upon special assessment 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 5th day of MAY, 2020.

DLA SL  
CITY CLERK

## ADDRESSES

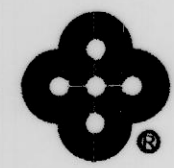
Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

## NOTES

- This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.
- Monuments shall be as follows:  
Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or  
3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
- Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
- A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Yukon for the applicable lot.

FINAL PLAT  
COUNTRY EQUIPMENT

300 Prairie Parkway Blvd.  
Yukon, Oklahoma 73099



**Crafton Tull**  
architecture | engineering | surveying  
405.787.6270 | 405.787.6271  
www.craftontull.com

SHEET NO.: 1 OF 1  
DATE: 05/04/20  
PROJECT NO.: 20601100

CERTIFICATE OF AUTHORIZATION  
CA 973 (PEAS) EXPIRES 6/30/2026