

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT USTORAGEOK.COM, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS TO ALL OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT THEY ARE THE OWNER OF, AND THE ONLY PERSON, FIRM OR CORPORATION HAVING TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE FINAL PLAT OF YUKON CROSSING PHASE II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA. IT HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, AS SHOWN ON SAID FINAL PLAT, WHICH SAID FINAL PLAT REPRESENTS A CAREFUL SURVEY OF ALL PROPERTY INCLUDED THEREIN UNDER THE FINAL PLAT OF YUKON CROSSING PHASE II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA.

THEY FURTHER CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS OR CORPORATIONS WHO HAVE ANY RIGHT, TITLE OR INTEREST TO THE LAND INCLUDED IN THE ABOVE MENTIONED FINAL PLAT, AND THEY DO HEREBY DEDICATE NORTH YUKON PARKWAY AND ALL EASEMENTS AS SHOWN ON SAID FINAL PLAT TO THE USE OF THE PUBLIC, FOR STREETS, DRAINAGE AND UTILITY EASEMENTS FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES. THEY FURTHER CERTIFY THAT THE STREETS DESIGNATED AS PRIVATE STREETS ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC AS PUBLIC STREETS; AND SAID STREETS WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR PROPERTY ASSOCIATION WITHIN THE SUBDIVISION, BUT SAID STREETS SHALL ALWAYS REMAIN ACCESSIBLE TO POLICE, FIRE AND OTHER OFFICIAL VEHICLES OF ALL STATE, FEDERAL, COUNTY AND CITY AGENCIES. EVERY DEED SHALL CLEARLY ACKNOWLEDGE SAID ROADWAYS ARE PRIVATE AND NOT MAINTAINED BY THE CITY OF YUKON.

SIGNED BY THE OWNER THIS 21 DAY OF JUNE, 2019.
USTORAGEOK.COM, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

JOHN GRAVITT, MANAGER

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 21ST DAY OF JUNE, 2019, PERSONALLY APPEARED JOHN GRAVITT, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS MANAGER, AND DULY 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 SUCH LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS 21ST DAY OF JUNE, 2019.

MY COMMISSION EXPIRES: 12/1/21

MY COMMISSION NO.: 09009831

NOTARY PUBLIC

CERTIFICATION OF PLANNING COMMISSION:

Susan Doyle DIRECTOR TO THE PLANNING DEPARTMENT OF THE CITY OF YUKON, OKLAHOMA, HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF YUKON CROSSING PHASE II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA AT A MEETING THE 18th DAY OF JUNE, 2019.

CERTIFICATE OF CITY CLERK:

I, Doug Summers, CITY CLERK OF THE CITY OF YUKON, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS ON UN-MATURED INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF YUKON CROSSING PHASE II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS 18 DAY OF JUNE, 2019.

CITY CLERK

ACCEPTANCE OF DEDICATION BY CITY COUNCIL:

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YUKON THAT THE DEDICATION SHOWN ON THE FINAL PLAT OF YUKON CROSSING PHASE II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, IS HEREBY ACCEPTED.

ADOPTED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY THIS 18 DAY OF JUNE, 2019.

CITY CLERK

COUNTY TREASURER'S CERTIFICATE:

I, Cardyn Beck, DO HEREBY CERTIFY THAT I AM THE DULY QUALIFIED COUNTY TREASURER OF CANADIAN COUNTY AND THAT THE TAX RECORDS OF SAID COUNTY SHOW THAT ALL TAXES FOR THE YEAR 2018 AND PRIOR YEARS ARE PAID ON THE FINAL PLAT OF YUKON CROSSING PHASE II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICES OF THE COUNTY TREASURER GUARANTEEING THE CURRENT YEAR'S TAXES.

IN WITNESS THEREOF SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 8th DAY OF July, 2019.

COUNTY TREASURER

DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OKLAHOMA 73099

Ph: (405) 265-3404 Fax: (405) 265-0649 CERTIFICATE OF AUTHORIZATION NO. 5313 EXPIRATION DATE: JUNE 30, 2020

FINAL PLAT

of

YUKON CROSSING PHASE II

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

Doc#: P 2019 15
Bk&Pg: PL 9 708-709
Filed: 07-08-2019
12:56:33 PM
Canadian County, OK

TMH
PL



LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE/4);

THENCE NORTH 00°06'30" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 642.06 FEET TO THE NORTHEAST CORNER OF YUKON CROSSING, AN ADDITION TO THE CITY OF YUKON, ACCORDING TO THE PLAT RECORDED AT BOOK 9 PLATS, PAGE 387, FILED IN THE OFFICES OF THE COUNTY CLERK OF CANADIAN COUNTY, OKLAHOMA, BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°54'55" WEST, ALONG THE NORTH LINE OF SAID ADDITION, A DISTANCE OF 549.50 FEET TO THE NORTHWEST CORNER OF SAID ADDITION;

THENCE NORTH 00°06'30" WEST, ALONG THE EXTENDED WEST LINE OF SAID ADDITION, A DISTANCE OF 17.97 FEET;

THENCE SOUTH 89°53'46" WEST, A DISTANCE OF 1068.15 FEET;

THENCE NORTH 45°56'27" WEST, A DISTANCE OF 114.83 FEET TO THE SOUTHEAST CORNER OF LOT 16 BLOCK 3 OF ROSEWOOD, AN ADDITION TO THE CITY OF YUKON, ACCORDING TO THE PLAT RECORDED AT BOOK 9 PLATS, PAGE 48, FILED IN THE OFFICES OF THE COUNTY CLERK OF CANADIAN COUNTY, OKLAHOMA;

THENCE ALONG THE SOUTHERLY LINES OF ROSEWOOD ADDITION FOR THE FOLLOWING 2 COURSES:

1. THENCE NORTH 00°06'21" WEST, A DISTANCE OF 539.84 FEET;
2. THENCE NORTH 89°54'21" EAST, A DISTANCE OF 1,700.00 FEET A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4);

THENCE SOUTH 00°06'30" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 637.71 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1,060,125 SQUARE FEET OR 24.3371 ACRES, MORE OR LESS.

THE BASIS OF BEARING FOR THE ABOVE-DESCRIBED TRACT OF LAND IS THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4) HAVING A RECORD BEARING OF NORTH 00°06'30" WEST.

BONDED ABSTRACTOR'S CERTIFICATE:

*AS OF JUNE 13, 2019

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES IN AND FOR CANADIAN COUNTY AND STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND SHOWN ON THE FINAL PLAT OF YUKON CROSSING PHASE II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, IS VESTED IN USTORAGEOK.COM, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS TO ALL OF THE LAND SHOWN HEREON. THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK THEREOF, THAT THE TAXES ARE PAID FOR THE YEAR 2018 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, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE FINAL PLAT, EXCEPT MORTGAGES, RIGHTS-OF-WAY, EASEMENTS, WATER RIGHT CONVEYANCES, AND MINERAL CONVEYANCES OF RECORD.

IN WITNESS THEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 26 DAY OF JUNE, 2019.

FIRST AMERICAN TITLE INSURANCE COMPANY

BONDED ABSTRACTOR

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 26 DAY OF JUNE, 2019, PERSONALLY APPEARED 308 S STAPACK TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS PRESIDENT AND DULY 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 SUCH CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS 26 DAY OF JUNE, 2019.

MY COMMISSION EXPIRES: 2-23-2023

MY COMMISSION NO.: 0309482

NOTARY PUBLIC

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

I, DAMON K. DURHAM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FINAL PLAT OF YUKON CROSSING PHASE II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, CONSISTING OF 2 SHEETS, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION ON THE JUNE 10, 2019, AND THAT THE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST.

I FURTHER CERTIFY THAT 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 THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

WITNESS MY HAND AND SEAL THIS 10th DAY OF JUNE, 2019.

DAMON K. DURHAM, P.L.S. NO. 1521
DURHAM SURVEYING, INC.

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAMON K. DURHAM, 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.

WITNESS MY HAND AND SEAL THIS 10th DAY OF JUNE, 2019.

MY COMMISSION EXPIRES: 01/28/23

MY COMMISSION NO.: 15000577

NOTARY PUBLIC

OWNER'S NOTARY

CITY CLERK'S SEAL

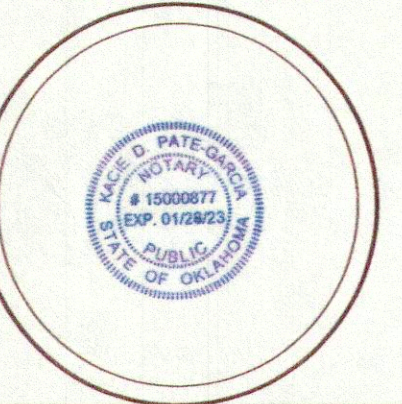
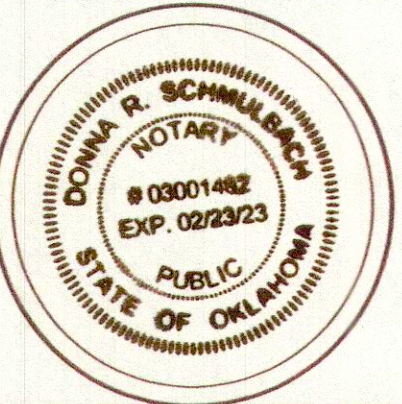
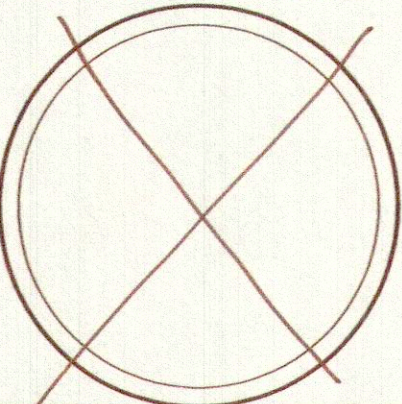
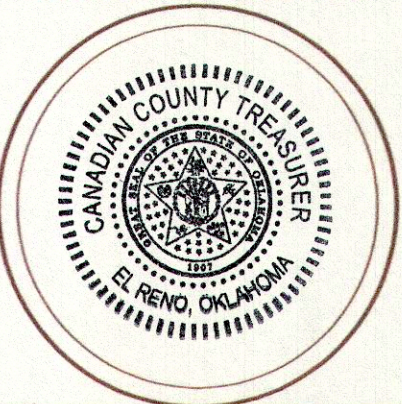
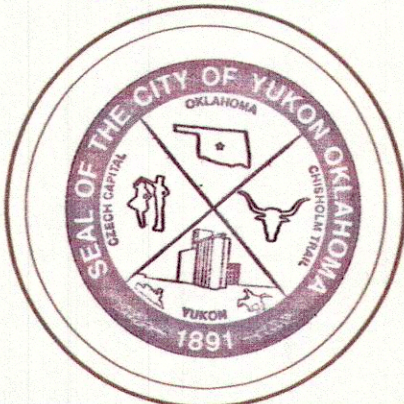
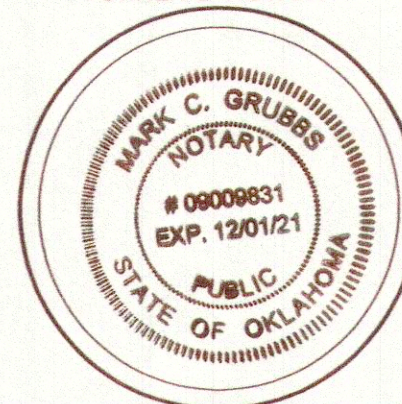
COUNTY TREASURE'S SEAL

ABSTRACTOR'S SEAL

ABSTRACTOR'S NOTARY

SURVEYOR'S SEAL

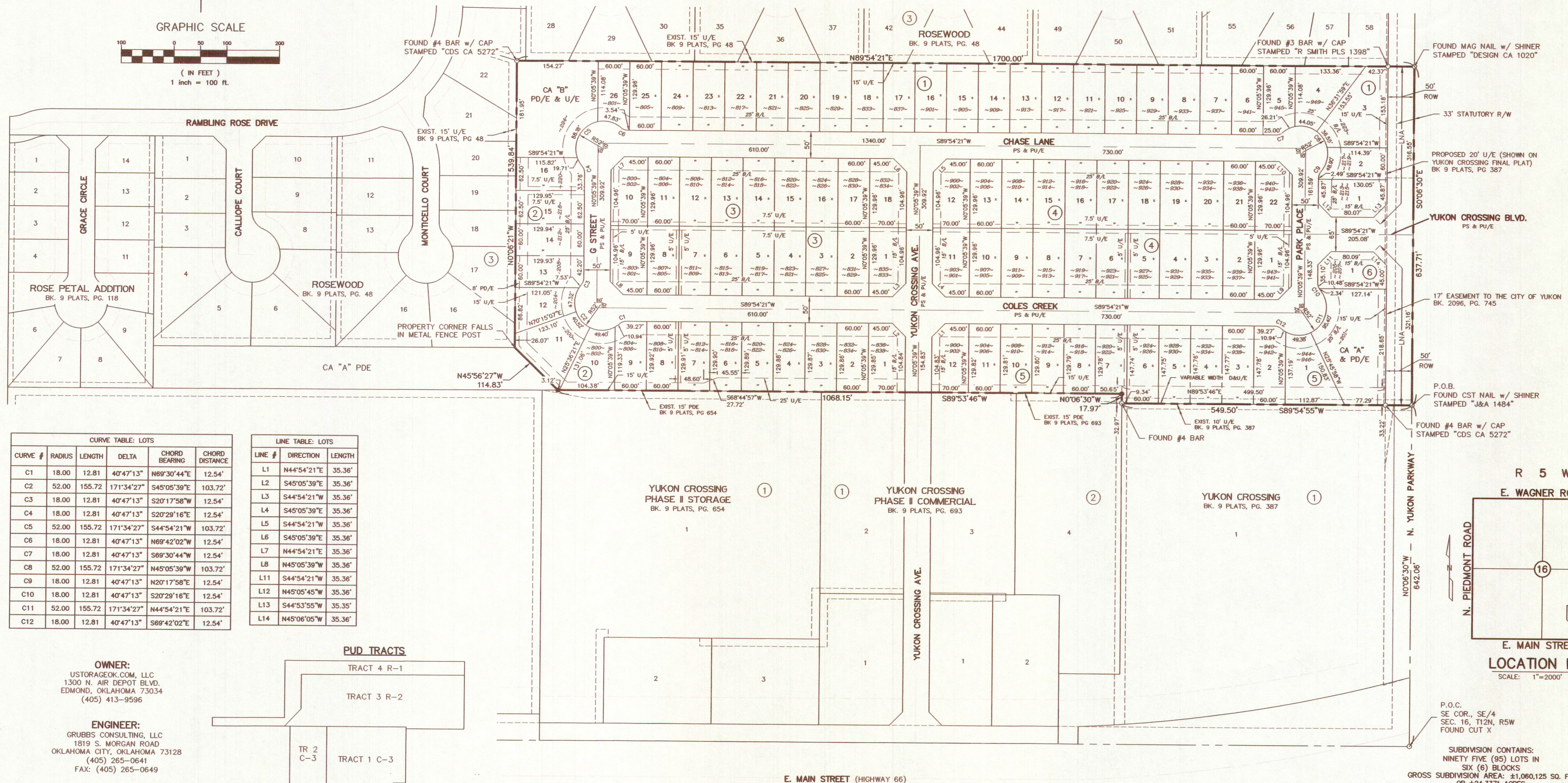
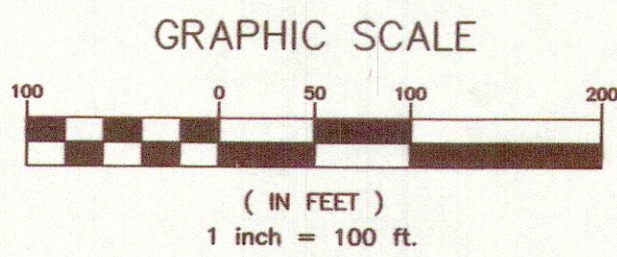
SURVEYOR'S NOTARY



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/20

FINAL PLAT OF YUKON CROSSING PHASE II

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA



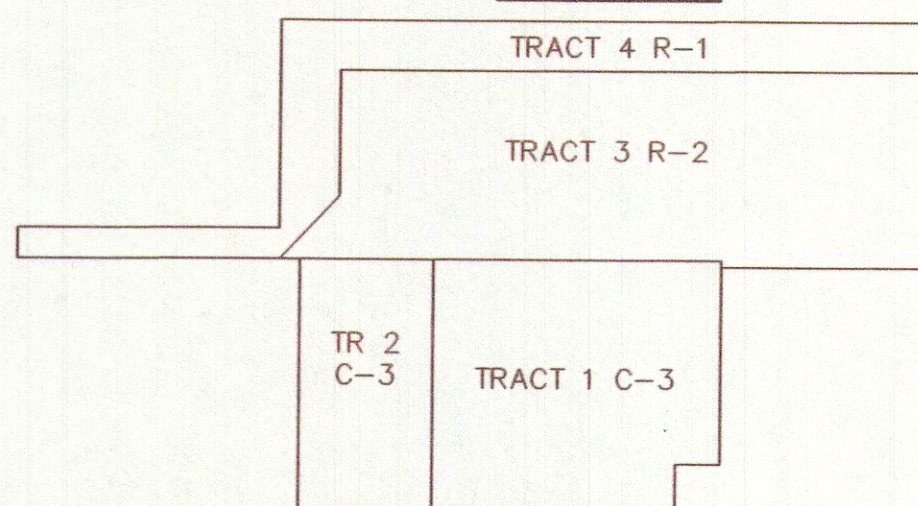
CURVE TABLE: LOTS				
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	18.00	12.81	40°47'13"	N69°30'44"E
C2	52.00	155.72	171°34'27"	S45°05'39"E
C3	18.00	12.81	40°47'13"	S20°17'58"W
C4	18.00	12.81	40°47'13"	S20°29'16"E
C5	52.00	155.72	171°34'27"	S44°54'21"W
C6	18.00	12.81	40°47'13"	N69°42'02"W
C7	18.00	12.81	40°47'13"	S69°30'44"W
C8	52.00	155.72	171°34'27"	N45°05'39"W
C9	18.00	12.81	40°47'13"	N20°17'58"E
C10	18.00	12.81	40°47'13"	S20°29'16"E
C11	52.00	155.72	171°34'27"	N44°54'21"E
C12	18.00	12.81	40°47'13"	S69°42'02"E

LINE TABLE: LOTS			
LINE #	DIRECTION	LENGTH	
L1	N44°54'21"E	35.36'	
L2	S45°05'39"E	35.36'	
L3	S44°54'21"W	35.36'	
L4	S45°05'39"E	35.36'	
L5	S44°54'21"W	35.36'	
L6	S45°05'39"E	35.36'	
L7	N44°54'21"E	35.36'	
L8	N45°05'39"W	35.36'	
L11	S44°54'21"W	35.36'	
L12	N45°05'45"W	35.36'	
L13	S44°53'55"W	35.35'	
L14	N45°06'05"W	35.36'	

OWNER:
USTORAGEOK.COM, LLC
1300 N. AIR DEPOT BLVD.
EDMOND, OKLAHOMA 73034
(405) 413-9596

ENGINEER:
GRUBBS CONSULTING, LLC
1819 S. MORGAN ROAD
OKLAHOMA CITY, OKLAHOMA 73128
(405) 265-0641
FAX: (405) 265-0649

PUD TRACTS



NOTE:

- MAINTENANCE OF COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS 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. THE PROPERTY OWNERS ASSOCIATION SHALL, AT A MINIMUM, INCLUDE AS MEMBERS THE THEN CURRENT OWNERS OF TRACTS WITHIN THE PLATTED AREA, AND SHALL EXIST IN PERPETUITY. THE OBLIGATION TO MAINTAIN THE COMMON AREAS IS INTENDED TO BENEFIT, AND MAY BE ENFORCED BY, THE CITY OF MUSTANG.
- MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATION. THE PRIVATE STREETS ARE NOT MAINTAINED BY THE CITY OF YUKON BUT MUST REMAIN OPEN AND/OR ACCESSIBLE TO ALL EMERGENCY VEHICLES AND PUBLIC UTILITY VEHICLES.

DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OKLAHOMA 73099

Ph: (405) 265-3404 Fax: (405) 265-0649 CERTIFICATE OF AUTHORIZATION NO. 5313 EXPIRATION DATE: JUNE 30, 2020

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PS & PU/E = PRIVATE STREET & PUBLIC UTILITY EASEMENT
PD/E = PRIVATE DRAINAGE EASEMENT
CA = COMMON AREA
PG = PAGE
BK = BOOK
ROW = RIGHT-OF-WAY
LNA = LIMITS OF NO ACCESS
B/L = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
ESMT = EASEMENT
O = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED
● = SET #3 BAR W/ CAP STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED

BLOCK NO. 1

DATE OF PREPARATION: 06-10-2019

YUKON CROSSING PHASE II

SHEET 2 OF 2