

OWNER'S CERTIFICATE AND DEDICATION

STATE OF OK)
)
COUNTY OF OK)
)

KNOW ALL MEN BY THESE PRESENTS:
That Westmark Investors, LLC, hereby certify that they are the record owners of, and the only persons, firm or corporation having title or interest in and to the land shown on the annexed Plat of Yukon Angle and that the Plat represents a correct survey of the above described property made with consent, and that the easements as shown on the annexed plat are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs or 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.

Subscribed this 30 day of Nov, 2020.

STATE OF OK)
)
COUNTY OF OK)
)

Before me, the undersigned, a Notary Public in and for said County and State, on this 30 day of Nov, 2020, personally appeared Rod Baker, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,



My Commission Number is, 01001095
My Commission Expires the 2 day of Feb, 2021

Rod Baker
Rod Baker, Manager

Hebbie McComa
Notary Public

LEGAL DESCRIPTION

Block One (1), FIRST NATIONAL OFFICE PARK, being a part of the Southeast Quarter (SE/4) of Section 19, Township 12 North, Range 5 West of the Indian Meridian, an addition to the City of Yukon, Canadian County, Oklahoma, according to the recorded plat thereof.

Sometimes described as follows:
FIRST NATIONAL OFFICE PARK, Yukon, in a part of the Southeast Quarter of Section 19, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Southeast Corner of Section 19, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma; Thence North 0°00'00" East and along the East line of said Section 19 a distance of 808 feet; Thence South 89°42'00" West and parallel with the south line of said Section 19 a distance of 444.50 feet to a point of curvature; Thence along a curve to the left having a radius of 100.52 feet a distance of 157.38 feet to a point of tangency; Thence South 0°00'00" West and parallel with the east line of said Section 19 a distance of 708 feet; Thence North 89°42'00" East and along the south line of said Section 19 a distance of 544.50 feet to the point of beginning.

Said tract of land contains an area of 437,807.889 square feet or 10.0507 acres, more or less. Said tract of land, less platted right-of-way, contains an area of 262,270.274 Sq. Ft. or 6.0209 Acres, more or less.

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the City of Yukon, Canadian County, Oklahoma, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the City of Yukon, Oklahoma, this 17 day of NOVEMBER, 2020.

ATTEST: Shelly Holby
CITY CLERK
Shelly Holby
MAYOR

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, 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 2020 and prior years on the land shown on the annexed plat of Yukon Angle, in Canadian County, Oklahoma, and that the required statutory security has been deposited in the office of the Canadian County Treasurer, guaranteeing payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed at Yukon, Oklahoma, on this 8 day of Dec, 2020.

Caryn M Leck by Ken Arnold
County Treasurer
Canadian County, Oklahoma

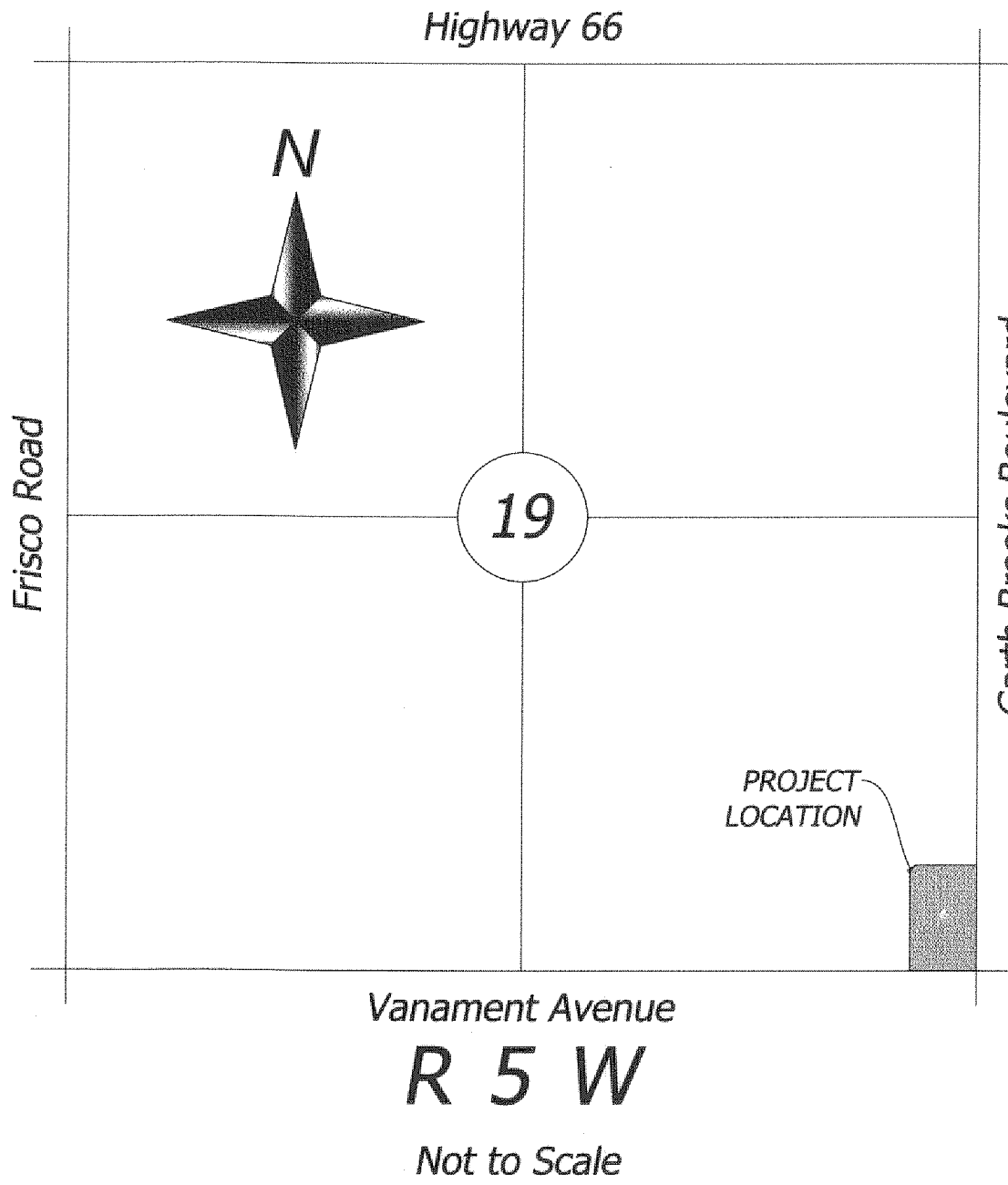
FINAL PLAT
of

Yukon Angle

A REPLAT OF FIRST NATIONAL OFFICE PARK
A PART OF THE SOUTHEAST QUARTER SE/4, SECTION NINETEEN (19), TOWNSHIP TWELVE (12) NORTH,
RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN
CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

Doc#: P 2020 35
Bk&Pg: PL 9 810-811
Filed: 12-08-2020
02:32:00 PM
Canadian County, OK

TMM
PL



ACCEPTANCE OF DEDICATION CANADIAN COUNTY

Be it resolved by the Board of Commissioners, The County of Canadian, that the dedications shown on the attached plat of Yukon Angle, are hereby approved.

Adopted by the Board of Commissioners, the County of Canadian, This _____ Day of _____, 2020.

Chairman _____ Member _____ Member _____

ATTEST:

County Clerk

SURVEYOR'S CERTIFICATE

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA)
)

I, Troy Dee, a Licensed Professional Land Surveyor No. 1745 do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of Yukon Angle, an addition to Canadian County, Oklahoma, consisting of one sheet, represents a survey made under my supervision, on the 16 day of November, 2020, and that the monuments shown thereon actually exist and their positions are correctly shown, that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of License 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 16 day of November, 2020

Troy Dee
Troy Dee
Licensed Professional Land Surveyor, Oklahoma No. 1745 7304 NW
164th St., Suite #5, Edmond, OK. 73013
(405) 802-7883

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA)
)

Before me, the undersigned, a Notary Public in and for said County and State, on this 16th day of November, 2020, personally appeared Troy Dee 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 for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

Steph Quindel
Notary Public

My Commission Number is, 20013172

My Commission Expires the 23 day of October, 2024

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and State of Oklahoma, hereby certifies that the records of said county show that the Title to the land shown on the plat of Yukon Angle, an addition to Canadian County, Oklahoma is vested in Oklahoma City Abstract & Title Company, on the 24th day of November, 2020, there are no actions pending or judgements of any nature in any court or on file with the clerk of any court in said county and state against said land owners thereof, that the taxes are paid for the year of 2019 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 Plat of Canadian, except mortgages, rights of way, easements and mineral conveyances of record.

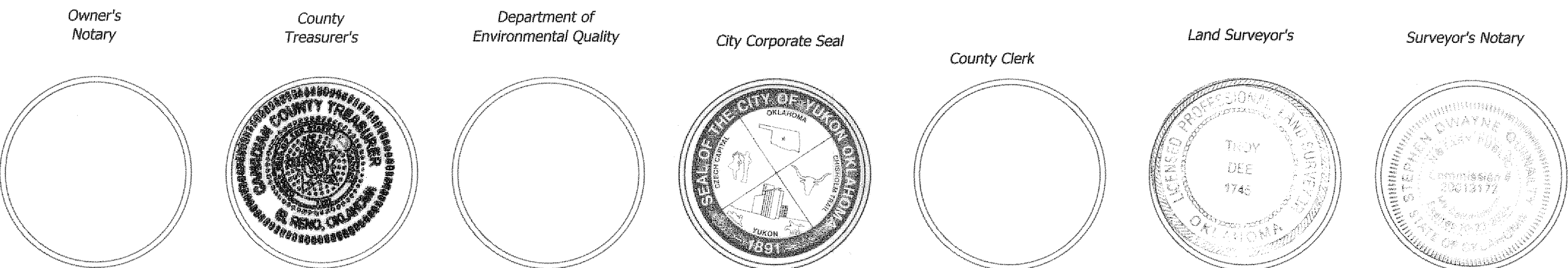
In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 24th day of December, 2020.

Oklahoma City Abstract & Title Company, First American Title
BY: Deann R. Shultz
Vice-President Designated Signer

CITY PLANNING COMMISSION APPROVAL

I, William Baker, Planning Director of the City of Yukon, do certify that the Yukon City Planning Commission duly approved this plat on 9th day of November, 2020.

William B Baker
Director



Prepared By

GOLDEN
LAND SURVEYING

7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013

C.A.# 7263 / Exp. Date =6/30/2022

Telephone: (405) 802-7883 Email: troy@goldens.com

Plot Date: November 5, 2020 Paper Size: 24"x36"

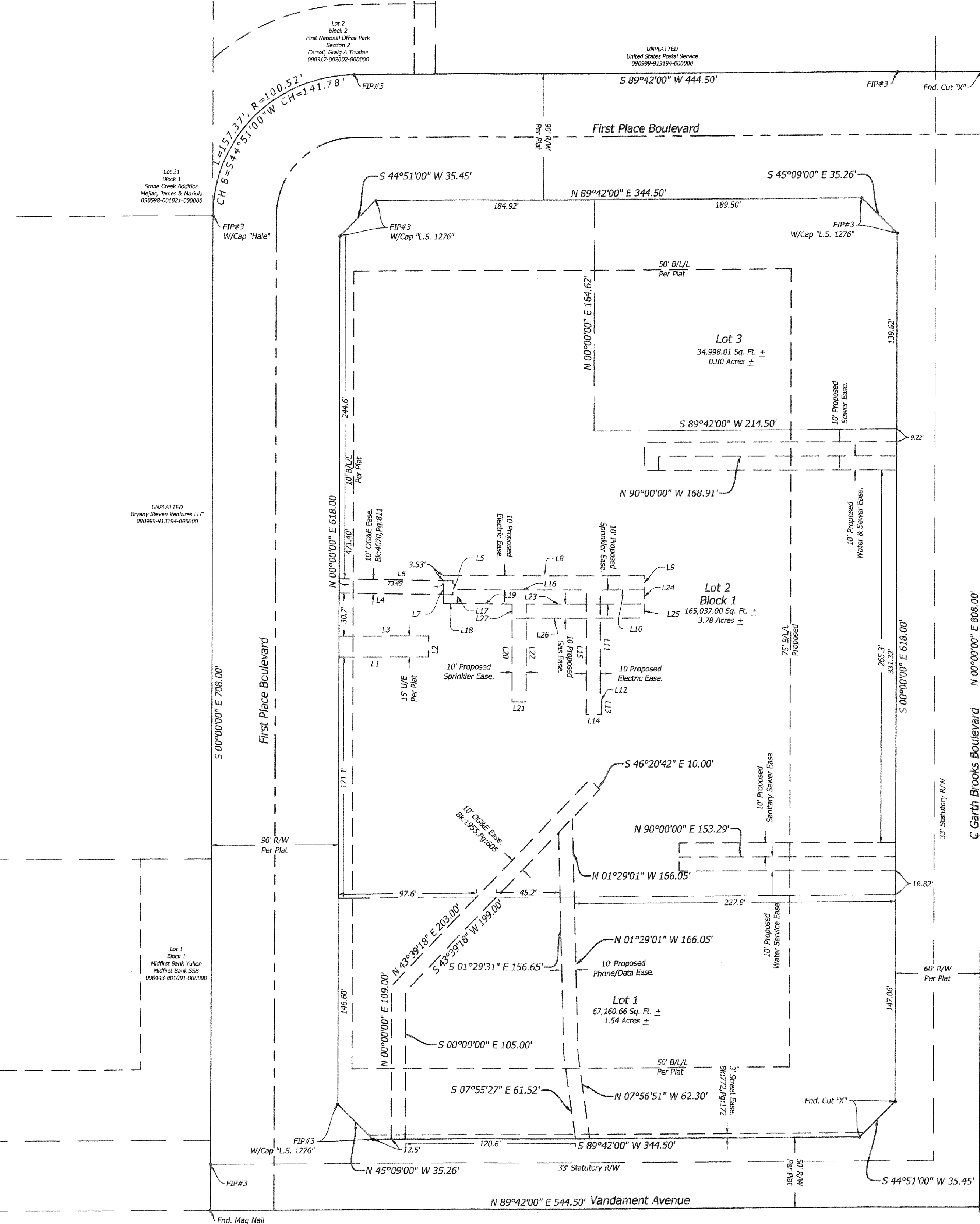
GLS Job No.: 161118

Sheet 1 Of 2

FINAL PLAT
of
Yukon Angle
A REPLAT OF FIRST NATIONAL OFFICE PARK
A PART OF THE SOUTHEAST QUARTER SE/4, SECTION NINETEEN (19), TOWNSHIP TWELVE (12) NORTH,
RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN
CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

| Line Table | | |
|------------|---------------|---------|
| Line # | Direction | Length |
| L1 | N 90°00'00" W | 63.00' |
| L2 | S 00°00'00" E | 15.00' |
| L3 | N 90°00'00" E | 63.00' |
| L4 | S 88°57'25" E | 80.26' |
| L5 | N 01°02'35" E | 10.00' |
| L6 | N 88°57'25" W | 80.44' |
| L7 | N 00°08'41" E | 19.86' |
| L8 | N 89°54'34" E | 142.24' |
| L9 | S 00°07'39" E | 10.00' |
| L10 | S 89°54'28" W | 30.93' |
| L11 | S 00°05'30" E | 78.28' |
| L12 | N 88°28'49" E | 0.95' |
| L13 | S 00°25'47" E | 10.00' |
| L14 | S 89°36'34" W | 11.00' |
| L15 | N 00°05'50" W | 88.33' |
| L16 | S 89°54'21" W | 91.36' |
| L17 | S 00°08'40" W | 9.88' |
| L18 | S 89°55'37" W | 10.00' |
| L19 | S 89°53'26" E | 38.80' |
| L20 | S 00°06'09" E | 69.48' |

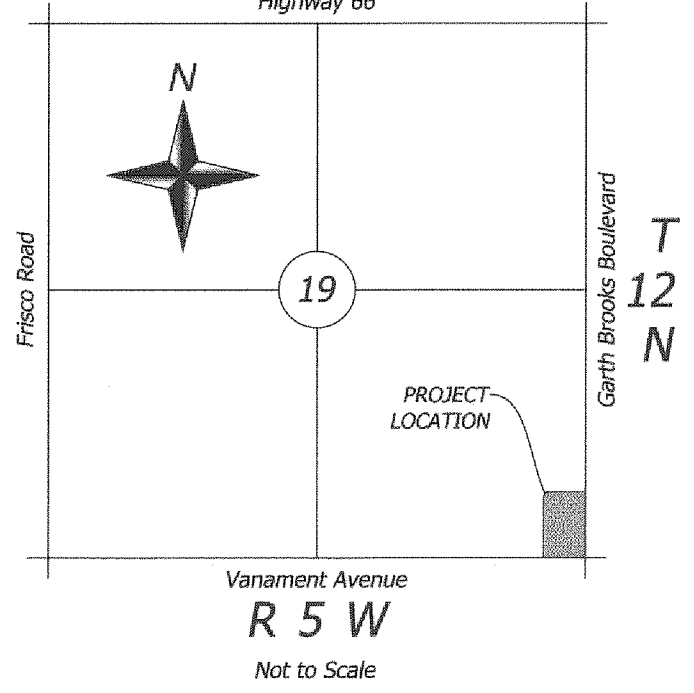
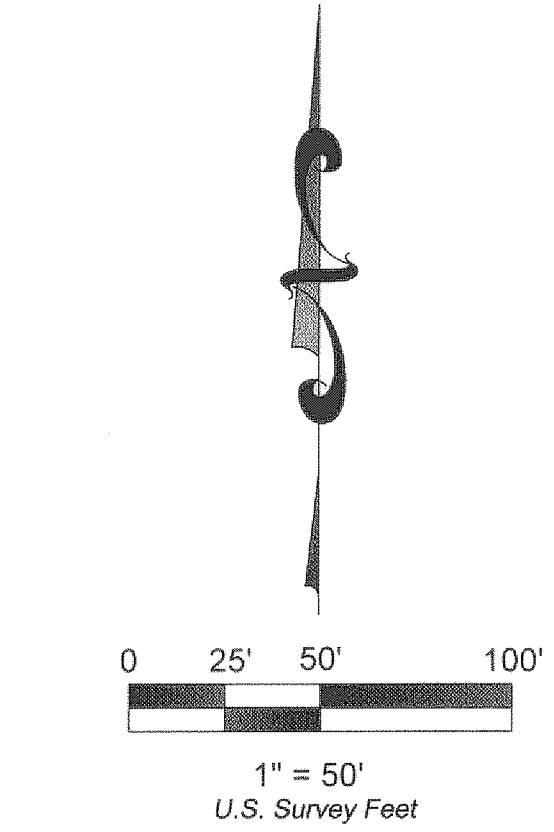
| Line Table | | |
|------------|---------------|--------|
| Line # | Direction | Length |
| L21 | N 90°00'00" E | 10.00' |
| L22 | N 00°06'11" W | 69.51' |
| L23 | N 89°54'52" E | 83.51' |
| L24 | N 00°00'00" E | 10.00' |
| L25 | S 00°08'40" E | 10.00' |
| L26 | S 89°54'29" W | 93.51' |
| L27 | N 00°08'20" W | 10.00' |



LEGEND

- Section Corner
- Quarter Corner
- Set 1/2" Iron Pin
- Set MAG Nail
- Plat Boundary Line
- Lot Line
- Easement/Setback Line
- U/E - Utility Easement
- D/E - Drainage Easement
- B/L - Building Limit Line
- R/W - Right of Way

NOTE: ALL MONUMENTS SET ARE CAPED 1/2" IRON PINS OR MAG NAILS WITH WANDERER BOTH BEING STAMPED "GOLDEN CA 7263"



Prepared By
GOLDEN LAND SURVEYING
7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013
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GLS Job No.: 1611118