

A REPLAT OF LOT 1 IN BLOCK 1 OF YUKON ANGLE ADDITION

A Subdivision of the Southeast Quarter SE/4, Section Nineteen (19), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: Bill Reid 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 A REPLAT Of Lot 1 In Block 1 Of Yukon Angle Addition, and that the Plat represents a correct survey of the above described property made with consent; and that we hereby dedicate to the Public use all the streets as shown on said annexed plat; 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 26 day of May, 2021.

STATE OF OK
xxxxxx
SS:
COUNTY OF Canadian)

Before me, the undersigned, a Notary Public in and for said County and State, on this 26 day of May, 2021, personally appeared Bill Reid, 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,

Bill Reid

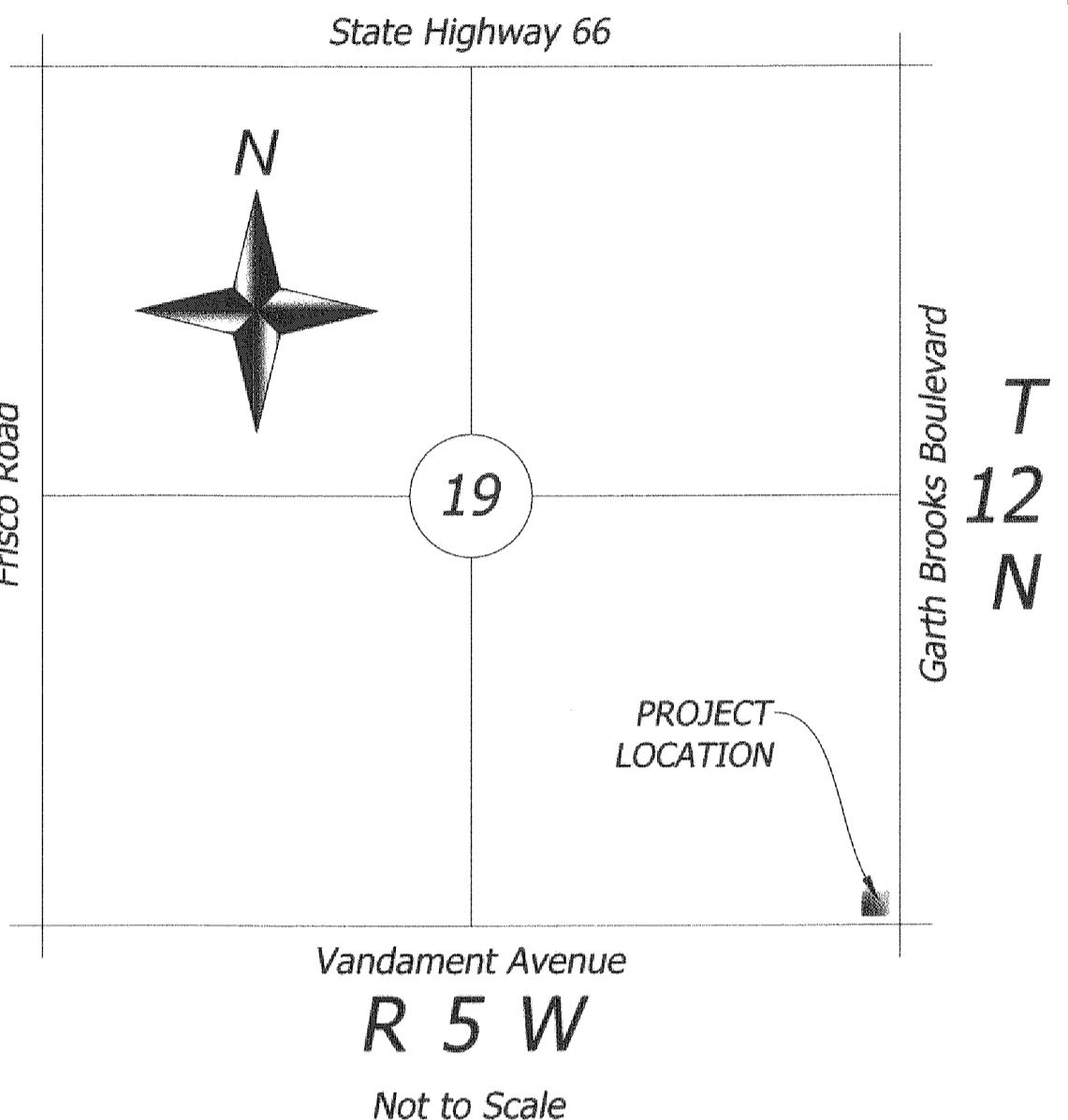
My Commission Number is, 1505750

My Commission Expires the 23 day of June, 2023

LEGAL DESCRIPTION

Being all of Lot One (1) of Block One (1) in Yukon Angle, an Addition to Yukon, Canadian County, Oklahoma, being more particularly described as follows:
BEGINNING at the Northeast corner of said Lot 1; Thence S00°05'15"E along the East line of said Lot 1 a distance of 147.06 feet; Thence S44°51'00"W along the Southeast line of said Lot 1 a distance of 35.45 feet; Thence S89°42'00"W along the South line of said Lot 1 a distance of 344.50 feet; Thence N45°14'15"W along the Southwest line of said Lot 1 a distance of 35.26 feet; Thence N00°05'15"W along the West line of said Lot 1 a distance of 146.60 feet; Thence N89°32'44"E along the North line of said Lot 1 a distance of 394.50 feet to the POINT OF BEGINNING.

Containing 67,195.92 Square Feet or 1.5425 Acres, more or less.



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 16 day of MAY, 2021.

ATTEST:
J. A. S.
CITY CLERK

Shelley Selby
MAYOR

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 A REPLAT Of Lot 1 In Block 1 Of Yukon Angle Addition, an addition to Canadian County, Oklahoma, is vested in xxxxxx on the 16 day of May, 2021, 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 2020 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 16 day of May, 2021.

BY: James Wadsworth
Title

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 A REPLAT Of Lot 1 In Block 1 Of Yukon Angle Addition, are hereby approved.

Adopted by the Board of Commissioners, the County of Canadian, This 16 Day of May, 2021.

Chairman _____ Member _____ Member _____

ATTEST:

County Clerk _____

SURVEYOR'S CERTIFICATE

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 A REPLAT Of Lot 1 In Block 1 Of Yukon Angle Addition, an addition to Canadian County, Oklahoma, consisting of two sheets, represents a survey made under my supervision, and that the monuments shown thereon actually exist and their positions are correctly shown.

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)
SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 17 day of May, 2021, 2021, 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,

My Commission Number is, 20013172.
My Commission Expires the 23 day of OCTOBER, 2024.

Troy Dee
Notary Public

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 20 and prior years on the land shown on the annexed plat of A REPLAT Of Lot 1 In Block 1 Of Yukon Angle Addition, 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 Canadian County, Oklahoma, on this 26 day of May, 2021.

Carolyn Lockett by Kim Grindal

County Treasurer
Canadian County, Oklahoma

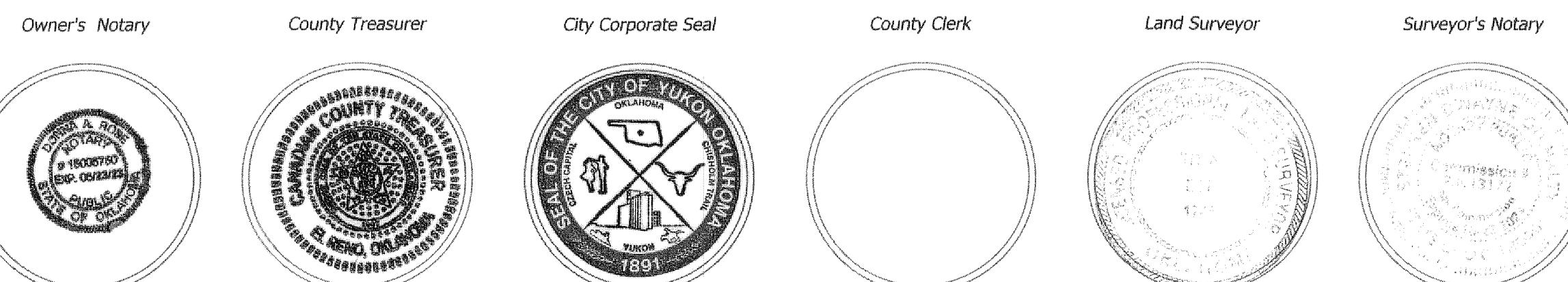
CITY PLANNING COMMISSION APPROVAL

I, William Baker, Planning Director of the City of Yukon, do certify that the Yukon City Planning Commission duly approved this plat on 16 day of May, 2021.

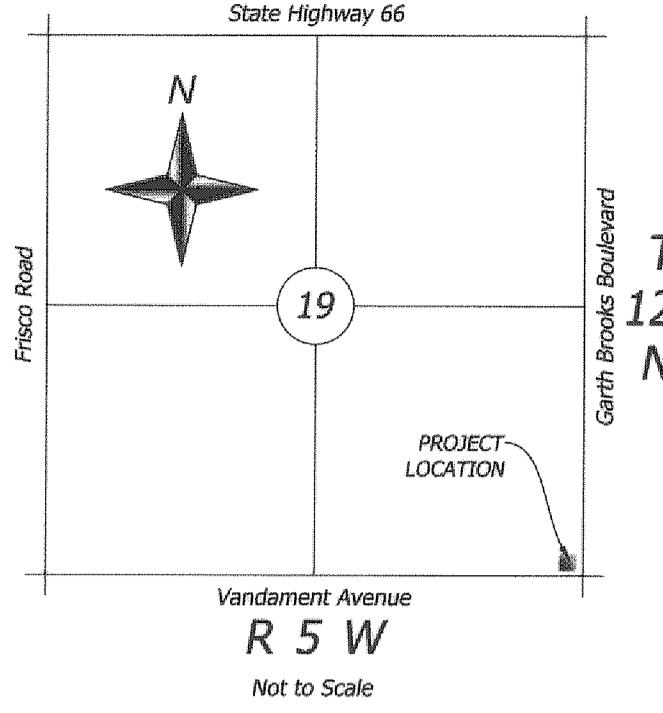
William Baker
Director

NOTES

- 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.
- Monuments set for Lot Corners and the Road Center Line shall be as follows:
Paved surfaces - A Magnetic Nail with a Washer stamped "GOLDEN CA 7263"
Unpaved surfaces - A 1/2" Iron Rod with a Plastic Cap Stamped "GOLDEN CA 7263"



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
Sheet 1 Of 1



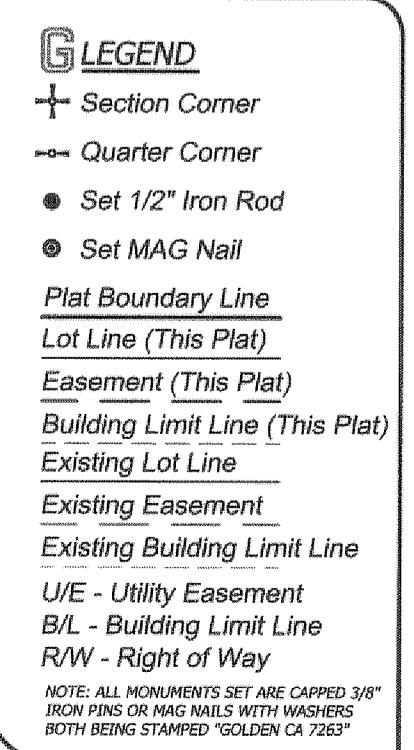
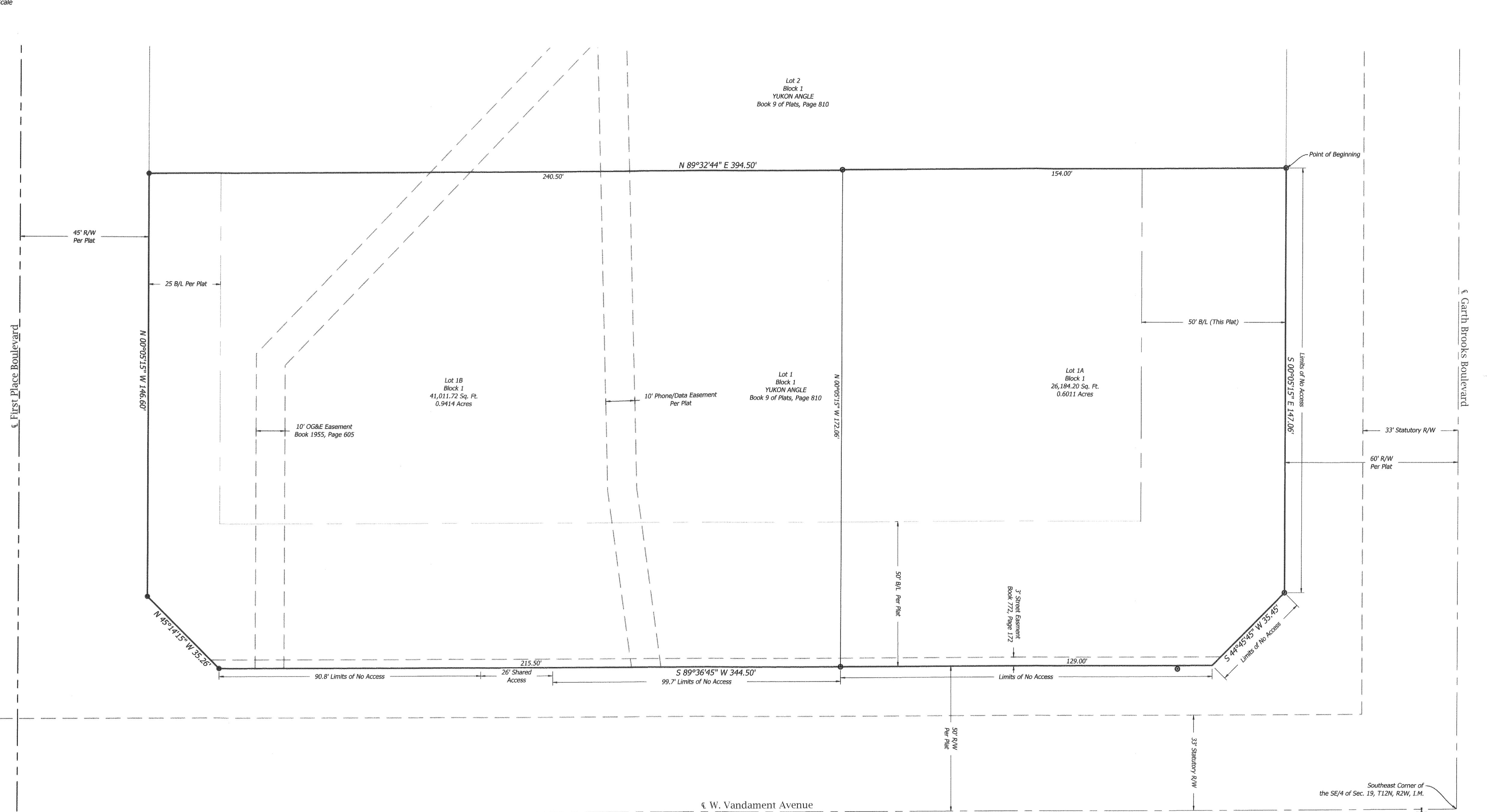
FINAL PLAT
of
A REPLAT OF LOT 1 IN BLOCK 1
OF YUKON ANGLE ADDITION

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Prepared By

GOLDEN

LAND SURVEYING