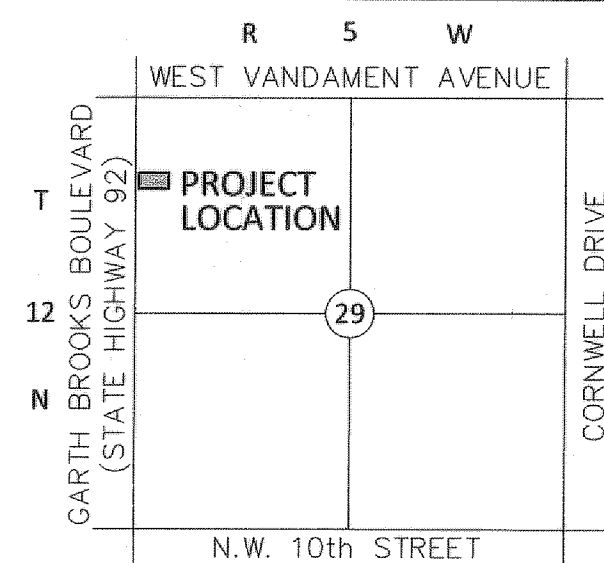
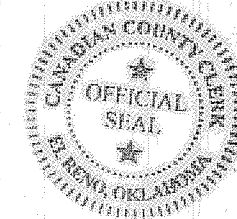


FINAL PLAT  
CANE'S CANADIAN HEIGHTS 6TH ADDITION  
A REPLAT OF A PART OF LOT 1, BLOCK 19 OF  
CANADIAN HEIGHTS 6TH ADDITION  
A PART OF THE N.W. QUARTER, SECTION 29, T. 12 N., R. 5 W., I.M.  
CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

Doc# P 2015 5  
Bk# 49; Pl. 9 427  
Filed: 01-13-2015  
10:33:25 AM  
Canadian County, OK

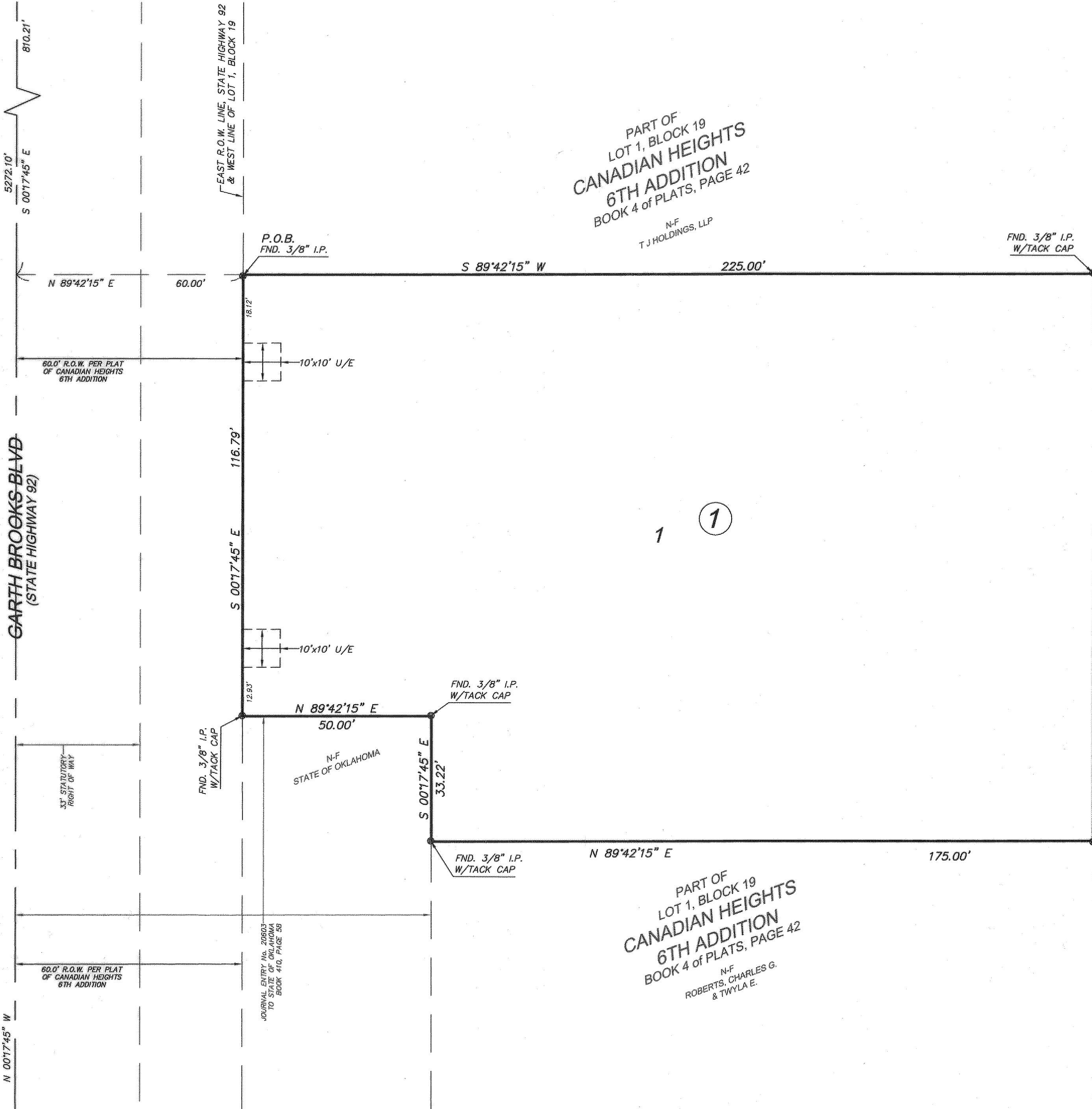
TMH

PL



LOCATION MAP  
NOT TO SCALE

N.W. CORNER, N.W. QUARTER  
SECTION 29, T. 12 N., R. 5 W., I.M.  
FND. CUT "X"  
PER O.C.C.R. BY P.L.S. 1149  
DATED 6/18/2010



LEGEND

R.O.W. - RIGHT OF WAY  
U/E - UTILITY EASEMENT

S.W. CORNER, S.W. QUARTER  
SECTION 29, T. 12 N., R. 5 W., I.M.  
FND. MAG NAIL  
PER O.C.C.R. BY P.L.S. 153  
DATED 4/20/2006

OWNER'S CERTIFICATE AND DEDICATION

Know All Men By These Presents:

That the undersigned, Beard Enterprises, Inc., hereby certifies that it is the owner of, and the only person, firm or corporation having any right, title or interest in, and to the land shown on the Final Plat of CANE'S CANADIAN HEIGHTS 6TH ADDITION, an addition to the City of Yukon, Oklahoma.

Beard Enterprises, Inc., does hereby dedicate all right-of-way, alleys and easements, as shown on said Final Plat to the public for streets, fire protection, utility and drainage easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements, and encumbrances. In witness whereof the undersigned having caused this instrument to be executed this 16 day of December, 2014.

David K. Beard  
Beard Enterprises, Inc.  
Title:

STATE OF OK SS

COUNTY OF OK

Before me, the undersigned, a notary public in and for said county and state on the 16 day of December, 2014, personally appeared David K. Beard, known to me to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, 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 and year last above written.

My Commission Expires: 02-21-2015

My Commission Number: 03000828

David K. Beard  
Notary Public

CERTIFICATE OF CITY CLERK

I, DOUG SHIVERS, 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 unmatured installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the CANE'S CANADIAN HEIGHTS 6TH ADDITION, an addition to the City of Yukon.

Signed by the City Clerk this 16 day of DEC, 2014.

Doug Shivers  
City Clerk

CERTIFICATE OF PLANNING COMMISSION

I, LARRY TAYLOR, Chair of the City Planning Commission, of the City of Yukon, Oklahoma, hereby certify that the said Planning Commission duly approved the Final Plat of CANE'S CANADIAN HEIGHTS 6TH ADDITION, an addition to the City of Yukon, Oklahoma, at a meeting held on the 16 day of December, 2014.

Larry Taylor  
Chairman

COUNTY TREASURER'S CERTIFICATE

I, Carolynn Leek, do hereby certify that I am the duly qualified and acting County Treasurer of Canadian County, Oklahoma, that the tax records of said county show that all taxes for the year 2014 and prior years are paid on the Final Plat of CANE'S CANADIAN HEIGHTS 6TH ADDITION, an addition to the City of Yukon, Oklahoma, that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed this 13 day of Jan, 2015.

Carolynn Leek by Kim Arnold  
County Treasurer

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Yukon, Oklahoma, that the dedications shown on the Final Plat of CANE'S CANADIAN HEIGHTS 6TH ADDITION, an addition to the City of Yukon are hereby accepted.

Adopted by the Council of the City of Yukon, this 16 day of Dec, 2014.

Doug Shivers  
City Clerk

NOTES:

- Easements shown hereon by specific recording information are shown hereon for information purposes only and are not dedicated as a part of this plat.
- Per this plat, access along Garth Brooks Boulevard fronting this lot is restricted to one driveway or access point with a minimum width of 24 feet.

BASIS OF BEARING:

The bearing of North 00°17'45" West as described in the deed of record and as shown on the west line of Section 29, Township 12 North, Range 5 West of the Indian Meridian was used as the basis of bearing for this survey.

LEGAL DESCRIPTION

A tract or parcel of land being a part of Lot One (1), Block Nineteen (19), CANADIAN HEIGHTS 6TH ADDITION to the City of Yukon, Canadian County, Oklahoma, according to the recorded plat thereof, also being and being in the Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Twelve (12) North, Range Five (5) West, I.M., Canadian County, Oklahoma, and being more particularly described as follows:

BEGINNING at a point 810.21 feet South 00°17'45" East and 60.00 feet North 89°42'15" East of the Northwest Corner of the NW1/4, Section 29, T12N, R5W, I.M., said point being in the East right-of-way line of State Highway 92, same being the West line of said Lot 1, Block 19;

THENCE from said POINT OF BEGINNING South 00°17'45" East along the west line of said Lot 1 a distance of 116.79 feet to a point, said point being the intersection of the East right of way line of State Highway 92 and the North right-of-way of Interstate Highway 40;

THENCE North 89°42'15" East along said North right-of-way line a distance of 50.00 feet to a point;

THENCE South 00°17'45" East a distance of 33.22 feet to a point;

THENCE North 89°42'15" East a distance of 175.00 feet to a point;

THENCE North 00°17'45" West a distance of 150.00 feet to a point;

THENCE South 89°42'15" West a distance of 225.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 32.089 square feet or 0.7367 acres, more or less.

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 certify that the records of said county show that the Title to the land shown on the Final Plat of CANE'S CANADIAN HEIGHTS 6TH ADDITION, an addition to the City of Yukon, Oklahoma is vested in Beard Enterprises, Inc., on the 16 day of DEC, 2014, and that 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, that the taxes are paid for the year of 2014 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, and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 9 day of JAN, 2015.

First American Title & Trust Company

ATTEST: Estelle Cash  
Assistant Secretary

BY: Estelle Cash  
(Vice) President

STATE OF OKLAHOMA SS

COUNTY OF CANADIAN

Before me, the undersigned, a notary public in and for said county and state on the 9 day of JANUARY, 2015, personally appeared Estelle Cash, known to me to be the identical person who subscribed the name of the maker thereof to the foregoing instrument 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 and year last above written.

My Commission Expires: 02/12/17

My Commission Number: 01000344

Nancy Nady  
Notary Public

REGISTERED SURVEYOR'S CERTIFICATE

I, Randall A. Mansfield, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of CANE'S CANADIAN HEIGHTS 6TH ADDITION, an addition to the City of Yukon, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 16 day of December, 2014, and that monuments shown thereon exist and their positions are correctly shown, that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors 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 II Section 4-1-106 of the Oklahoma State Statutes.

Randall A. Mansfield  
Randall A. Mansfield, PLS 1613

STATE OF OK SS

COUNTY OF OK

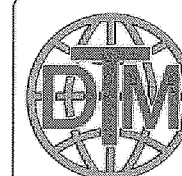
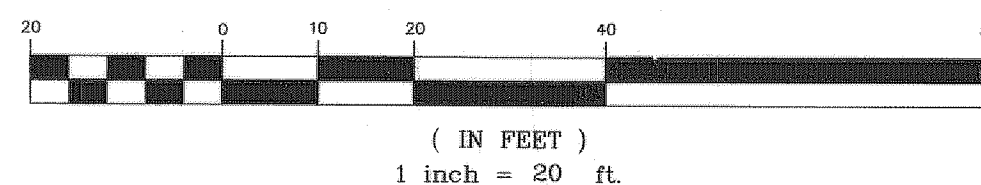
Before me, the undersigned, a notary public in and for said county and state on the 15 day of December, 2014, personally appeared Randall A. Mansfield, known to me to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly acknowledged to me that he executed 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 and year last above written.

My Commission Expires: 02-21-2015

My Commission Number: 03000828

David K. Beard  
Notary Public

GRAPHIC SCALE



DODSON - THOMPSON - MANSFIELD, PLLC  
20 NE 38th Street  
Oklahoma City, OK 73105  
Phone: 405-601-7402  
Fax: 405-601-7421  
email: randym@dtm-ok.com  
Surveying - Engineering - Planning  
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2016