

# FINAL PLAT OF FRISCO ADDITION NO. 1

AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA,  
A PART OF THE NORTHWEST (NW/4) OF  
SECTION 30, TOWNSHIP 12 NORTH, RANGE 5 WEST, I.M.,  
CANADIAN COUNTY, OKLAHOMA

## OWNER'S CERTIFICATE AND DEDICATION

- That as owner of the title to said land which is shown on the annexed plat or map of Frisco Addition No. 1, being a part of the NW/4 of Section 30, Township 12 North, Range 5 West, I.M., Canadian County, Oklahoma hereby dedicate the streets, avenues and drives as shown on said plat or map, for the use of the public and its successors or assigns and guarantees a clear title to the land so dedicated and has caused the same to be released of all encumbrances so the title is clear except as shown on the Bonded Abstractor's Certificate.
- That the areas indicated on said plat or map as 'Utility Easements' are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi-public utility or utility function or service, above or beneath the surface of the ground, with rights of ingress and egress at any time for the purpose of installation, repair, maintenance, operation and removal of any public or quasi-public utility.
- That said property covered by said plat or map and dedication is subject to certain restrictions, reservations, and covenants contained in a separate instrument, which will be filed for record in the office of the County Clerk of Canadian County, Oklahoma subsequent to the filing of this plat.

In witness whereof the undersigned have caused this instrument to be executed on this 14th day of June, 2016.

OWNER'S NOTARY  
STATE OF OKLAHOMA }  
COUNTY OF CANADIAN } SS

Before me, the undersigned a Notary public in and for said County and State, of this 14th day of June, 2016, personally appeared Randy Thomas of Frisco Land & Properties LLC, 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 and as the free and voluntary act and deed of said trust for the uses and purposes herein set forth.

My Commission Expires: 11/23/2016

Randy Thomas  
Notary Public

## BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified abstractor, in and for said County and State, hereby certifies that according to the records of said County, title to the land included in the plat of FRISCO ADDITION No. 1, being a part of the NW/4 of Section 30, Township 12 North, Range 5 West, I.M., Canadian County, Oklahoma, appears to be vested in, and that on the 14th day of June, 2016, all lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes or other encumbrances for the year 2015 and prior years: that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, this 14th day of June, 2016.

ATTEST: Randy Thomas  
Vice-President, Old Republic Title Company

ABSTRACTOR'S NOTARY  
STATE OF OKLAHOMA }  
COUNTY OF CANADIAN } SS

Before me, the undersigned a Notary public in and for said County and State, of this 14th day of June, 2016, personally appeared Randy Thomas of Frisco Land & Properties LLC, 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 and as the free and voluntary act and deed of said trust for the uses and purposes herein set forth.

My Commission Expires:

Notary Public

## COUNTY TREASURER'S CERTIFICATE

I, Carolynn Leck, 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 2015, and prior years on the land shown on the annexed plat of FRISCO ADDITION No. 1 to Canadian County, State of Oklahoma, 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 Canadian County, Oklahoma, this 14th day of June, 2016.

Carolynn Leck by Kim Arnold  
County Treasurer

## 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 17th day of JUNE 2016.

ATTEST: Shast  
City Clerk

Shast  
Mayor

## CERTIFICATE OF CITY CLERK

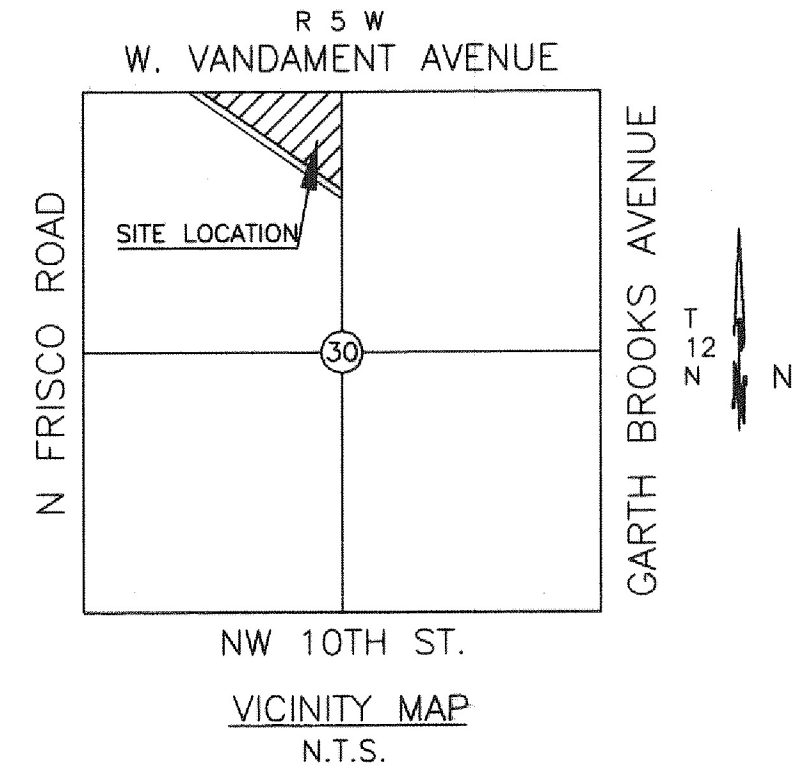
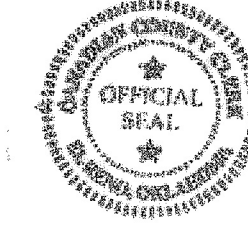
I, Don Silvers, City Clerk of the City of Yukon, State of Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on this annexed plat on this 17th day of JUNE 2016.

Shast  
City Clerk

## CITY PLANNING COMMISSION APPROVAL

I, Larry Taylor, Chairman of the City Planning Commission for the City of Yukon, State of Oklahoma, hereby certify that the said Commission duly approved the annexed plat on this 11th day of January 2016.

Larry Taylor  
City Clerk



- DENOTES SET IRON ROD / MAG NAIL
- DENOTES FOUND IRON ROD / MAG NAIL
- (R) - RECORDED BEARINGS / DISTANCES
- (M) - MEASURED BEARINGS / DISTANCES

## LEGAL DESCRIPTION

A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF THE NE 1/4 NW 1/4 OF SECTION 30, T12N, R5W, I.M., CANADIAN COUNTY, OKLAHOMA, SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWING:

COMMENCING AT THE NE CORNER OF SAID NE 1/4 NW 1/4, THENCE S00°03'35"E ALONG EAST LINE OF SAID NE 1/4 NW 1/4 A DISTANCE OF 50.00 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF WEST VANDAMT AVENUE, SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUING S00°03'35"E ALONG SAID EAST LINE A DISTANCE OF 500.91 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. 40, THENCE N80°38'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,043.78 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF WEST VANDAMT AVENUE, THENCE N89°38'32"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 878.65 FEET TO SAID POINT OF BEGINNING.

CONTAINING 5.050 ACRES MORE OR LESS.

## SURVEYOR'S CERTIFICATE

I, D.W. Converse, a Professional Land Surveyor in the State of Oklahoma, hereby certifies that the annexed plat (consisting of one sheet) FRISCO ADDITION No. 1 to the City of Yukon, Canadian County, Oklahoma represents a careful Survey thereof made under my supervision on the 25th day of MAY, 2016 and that all of the monuments shown hereon actually exist and their positions are correctly shown. This survey meets the current '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 said Plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.

Delbert W. Converse  
Delbert W. Converse, PE, PLS 1262

SURVEYOR'S NOTARY  
STATE OF OKLAHOMA }  
COUNTY OF CANADIAN } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 25th day of MAY, 2016, personally appeared D.W. Converse, to me known to be identical person who executed the within and foregoing instrument and he acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Delbert W. Converse  
Notary Public

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

ALL PROPERTY CORNERS WILL BE 3/8" REBAR WITH L.S. CAP. NO 1262

TOTAL LOTS: 1  
TOTAL AREA = 5.050 ACRES MORE OR LESS

THIS PLAT HAS ONLY ONE ACCESS FOR VEHICULAR TRAFFIC.

DEVELOPER: RANDY THOMAS  
FRISCO LAND & PROPERTIES LLC  
2001 S.W. 89th St.  
Mustang, Oklahoma 73064

ONE CALL UTILITY LOCATION NUMBER	
840-5032	This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.
FRISCO ADDITION No. 1, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, A PART OF THE NORTHWEST QUARTER (NW/4) SECTION 30, TOWNSHIP 12 NORTH, RANGE 5 WEST, I.M., CANADIAN COUNTY, OKLAHOMA	
<b>CSE</b> Converse Surveying and Engineering Inc. 3701 LoneTree Dr. Edmond, OK 73025 Phone: 405-628-1355 Fax: 405-628-3387 E-Mail: cseoklahoma@gmail.com Certificate of Authorization No. 2877 Expires June 30, 2016	
CLIENT: RANDY THOMAS FRISCO LAND & PROPERTIES LLC	Revisions No. Date Description 1 1-13-2016 PLAY NAME
DRAWN BY: DTC	
CHECKED BY: DMC	
DATE: 1/15/2016	
SURVEY NUMBER: E-10282015A	

Scale: 1 inch = 100 feet