

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That James C. Niles and Mary Kay Niles, as joint tenants with full rights of survivorship certify that they are the owner's of all the land included in the annexed plat and they are the only entity having any right, title or interest in the land shown and known as "LEGACY LAKES PHASE I", a subdivision of a part of the Northeast Quarter (NE/4) of Section Twenty Eight (28), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma and that the plat of "LEGACY LAKES PHASE I", represents a survey of the above described property made with our consent, and that we hereby dedicate all easements and rights of way shown on the annexed plat for the installation and maintenance of the public streets and utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs and 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. Covenants, restrictions, and reservations for the addition are contained on a separate instrument and will be filed subsequently.

Witnessed by our hand(s) this 30 day of June, 2004.

James C. Niles Mary Kay Niles
James C. Niles, Owner Mary Kay Niles, Owner

STATE OF OKLAHOMA)
COUNTY OF) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 30th day of June, 2004, personally appeared James C. Niles to me known to be the identical person who executed the within and foregoing instrument 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.

Donna Schell
Notary Public

My Commission Number is 03001482
My Commission Expires the 23 day of Feb., 2007

STATE OF OKLAHOMA)
COUNTY OF) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 30th day of June, 2004, personally appeared Mary Kay Niles to me known to be the identical person who executed the within and foregoing instrument 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.

Donna Schell
Notary Public

My Commission Number is 03001482
My Commission Expires the 23 day of Feb., 2007

CERTIFICATE OF COUNTY TREASURER

I, David J. Radcliff do hereby certify that I am 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 2003 and prior years on the land shown on the annexed plat of "LEGACY LAKES PHASE I", an addition to the City of Yukon in 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 year's taxes.

IN WITNESS WHEREOF said County Treasurer has caused this instrument to be executed at Edmond in Canadian County, State of Oklahoma, this 8 day of July, 2004.

David J. Radcliff
County Treasurer by Carolee D. Bailey-Sperry

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the City Council of the City of Yukon, Oklahoma, that the dedications shown of the annexed plat of "LEGACY LAKES PHASE I", are hereby approved by the Council of the City of Yukon, Oklahoma, this 4th day of May, 2004.

ATTEST:

Patricia G. Hargis
Attest City Clerk

CITY OF YUKON, OKLAHOMA
Mayor - [Signature]

CITY PLANNING COMMISSION APPROVAL

I, Patrick K. Burgo Chairman of the City of Yukon Planning Commission certify that the Commission duly approved this plat on the 19th day of April, 2004.

Patrick K. Burgo
Chairman

CERTIFICATE OF CITY CLERK

I, Patricia G. Hargis 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 unreturned installments upon special assessment have been paid in full and that there are no special assessments procedures now pending against the land shown on the Final Plat of "LEGACY LAKES PHASE I", to the City of Yukon, Oklahoma.

Signed by the City Clerk this 4 day of May, 2004.

Patricia G. Hargis
City Clerk

BONDED ABSTRACTER'S CERTIFICATE

STATE OF OKLAHOMA)
COUNTY OF) SS

The undersigned, duly qualified abstractor in and for the said County and State, hereby certifies that according to the records of said County, title to the land included in the annexed plat of "LEGACY LAKES PHASE I" to the City of Yukon, Canadian County, Oklahoma, appears to be vested in JAMES C. NILES and MARY KAY NILES, as joint tenants with full rights of survivorship and that on the 30th day of June, 2004, all lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes or other encumbrances, except mortgages of record, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person.

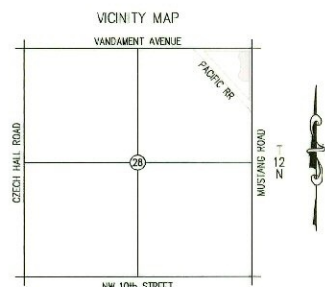
EXECUTED at Edmond Canadian County, Oklahoma, on this 30th day of June, 2004.

WARRANTY TITLE & ABSTRACT COMPANY

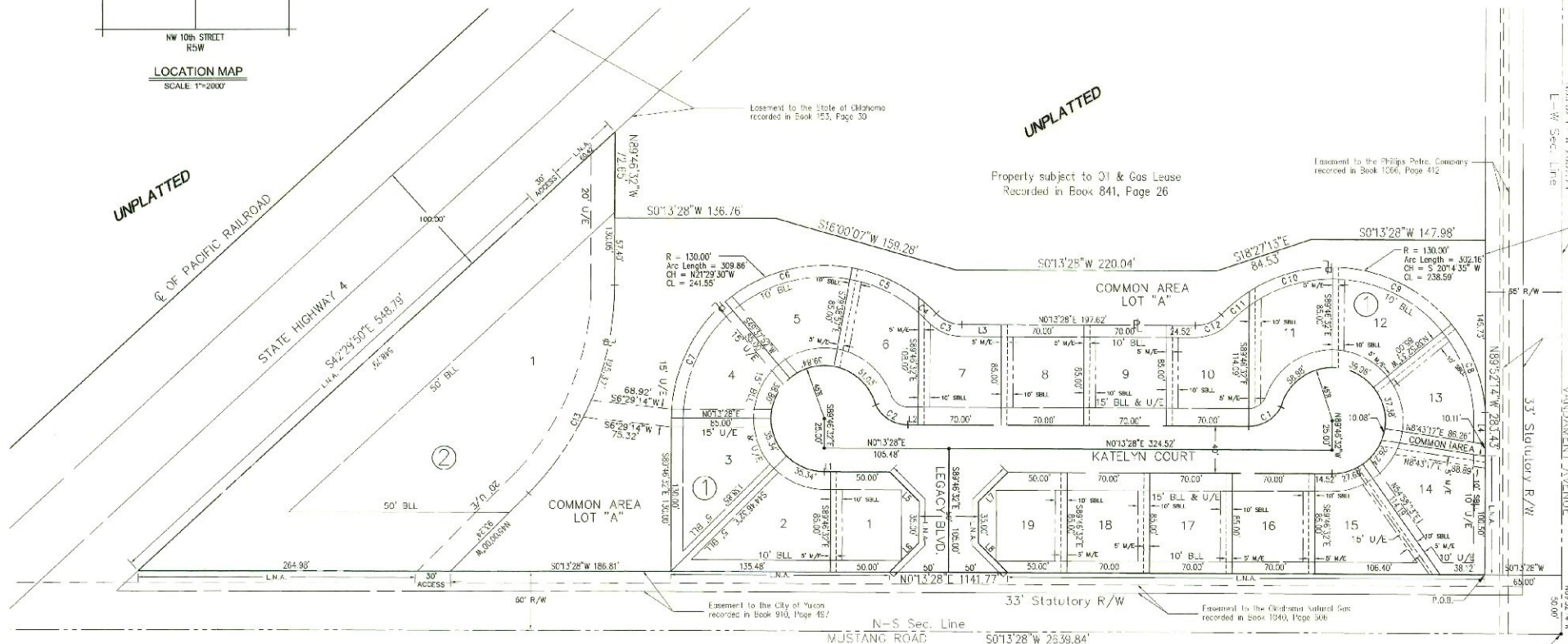
Jay J. Scheller
Vice President

FINAL PLAT OF LEGACY LAKES PHASE I

A PART OF THE NE 1/4 OF SECTION 28, T12N-R5W, 1M.
CANADIAN COUNTY, YUKON, OKLAHOMA



LOCATION MAP
SCALE: 1"=2000'



NUMBER	BEARING	ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	S 64°10'14"	30.00	33.60	18.81	N 31°06'17"	W	31.87
C2	S 62°30'31"	N 85	33.52	18.66	S 31°33'13"	W	31.87
C3	S 62°30'31"	30.00	33.52	18.66	S 23°30'30"	W	23.72
C4	S 62°30'31"	130.00	10.39	10.21	S 2°16'00"	W	20.36
C5	S 77°27'26"	130.00	67.30	31.76	S 24°04'46"	W	61.70
C6	S 62°30'31"	130.00	115.08	61.62	S 15°00'33"	E	111.36
C7	S 62°30'31"	130.00	112.10	59.80	S 6°04'20"	E	108.66
C8	S 62°30'31"	130.00	85.40	41.87	S 6°06'36"	W	79.71
C9	S 62°30'31"	130.00	115.49	61.87	S 2°40'28"	W	111.72
C10	S 62°30'31"	130.00	74.76	36.46	S 16°15'05"	E	73.74
C11	S 62°30'31"	130.00	50.89	15.57	S 39°32'06"	E	30.82
C12	S 62°30'31"	130.00	24.39	12.91	S 22°03'33"	E	23.72
C13	S 62°30'31"	250.00	126.37	102.88	N 5°23'36"	W	199.44

NUMBER	BEARING	DISTANCE
L1	S 0°13'28"	W 5.48
L2	S 0°13'28"	W 8.58
L3	S 0°13'28"	W 33.10
L4	N 85°52'14"	W 22.09
L5	N 45°32'26"	E 36.35
L6	S 44°46'32"	E 36.35
L7	N 44°46'32"	W 36.35
L8	N 45°32'26"	E 36.35



Doc # 2004018743
Pg 23-23
DATE 07/05/04 15:11:22
Filing Fee \$20.00
Documentary Tax \$0.00
State of Oklahoma
County of CANADIAN
County Clerk
PHILIP BLAIR

Easement to the City of Yukon
recorded in Book 2637, Page 160

Easement to the City of Yukon
recorded in Book 910, Page 197

UNPLATTED

COVENANT COMMUNITY
CHURCH

SURVEYOR'S CERTIFICATE

I, James J. Reddin, Registered Professional Land Surveyor No. 1510, in the State of Oklahoma, do hereby certify that this plat of "LEGACY LAKES PHASE I", an addition to the City of Yukon, Canadian County, Oklahoma, represents a careful survey made under my supervision, and that this 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.

James J. Reddin
James J. Reddin, RPLS

STATE OF OKLAHOMA)
COUNTY OF) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 30 day of June, 2004, personally appeared James J. Reddin to me known to be the identical person who executed the within and foregoing instrument 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.

James J. Reddin
Notary Public

My Commission Number is 03006137
My Commission Expires the 28 day of March, 2007

NOTES:

- MAINTENANCE OF THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
- SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL INTERIOR STREETS AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ZERO LOT LINES REQUIRE A 5' MAINTENANCE EASEMENT WITH 10' BUILDING SEPARATION. SEE PLAN FOR ZERO LOT LINE LOCATIONS.
- CLASS C OR BETTER ROOFING MATERIALS REQUIRED.
- LNA = LIMITS OF NO ACCESS
- BL = BUILDING LIMIT LINE
- SBL = SIDE BUILDING LIMIT LINE
- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- M/E = MAINTENANCE EASEMENT

Basis of Bearing
North Line of NE/4
N89°52'14"W
SCALE: 1" = 60'

LEGAL DESCRIPTION

A tract of land lying in part of the Northeast Quarter (NE/4) of Section Twenty Eight (28), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, Being more particularly described as follows:

COMMENCING at the Northeast Corner of said Northeast Quarter; Thence N89°52'14"W along the north line of said NE/4 a distance of 50.00'; Thence S0°13'28"W a distance of 65.00' to the POINT OF BEGINNING; Thence N89°52'14"W and parallel with the North line of said NE/4 a distance of 283.43'; Thence S0°13'28"W and parallel with the East line of said NE/4 a distance of 147.98'; Thence S18°27'13"E a distance of 84.53'; Thence S0°13'28"W and parallel with the East line of said NE/4 a distance of 220.04'; Thence S16°00'07"W a distance of 159.28'; Thence S0°13'28"W and parallel with the East line of said NE/4 a distance of 138.76'; Thence N89°48'32"W a distance of 72.65' to a point on the North R/W line of State Highway 4; Thence S42°29'50"E along the North R/W line of State Highway 4 a distance of 548.79'; Thence N0°13'28"E a distance of 1141.77' to the POINT OF BEGINNING, and containing 282,828.6 S.F. or 6.495 acres more or less.



Crafton, Tull & Associates, Inc.
235 N. MacArthur Suite 450 Oklahoma City, OK 73127
405.787.6270 Fax: 405.787.6276 www.crafton.com
CA 973 (PE/LS) EXPIRES 6/30/2005

Consulting Engineers

DRAWN: DATE: CHECKED: SHEET NO.: PROJECT NO.: