

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 lands 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 in 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 herein set forth.

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

Donna L. Schubel
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 herein set forth.

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

Donna L. Schubel
Notary Public

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

CERTIFICATE OF COUNTY TREASURER

I, *David T. 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 *Ereno* in Canadian County, State of Oklahoma, this 8 day of July, 2004.

David T. Radcliff
County Treasurer *by *Barbara B. Sargent**

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the City Council of the City of Yukon, Oklahoma, that the dedications shown on 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:
Patrick J. Hagan
CITY OF YUKON, OKLAHOMA
Mayor *John D. Hagan*
Attest City Clerk

CITY PLANNING COMMISSION APPROVAL

I, *Patrick K. Bump*, Chairman of the City of Yukon Planning Commission certify that the Commission duly approved this plat on the 10th day of April, 2004.

Patrick K. Bump
Chairman

CERTIFICATE OF CITY CLERK

I, *Patrick J. Hagan*, 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 immature 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.

Patrick J. Hagan
City Clerk

BONDED ABSTRACTER'S CERTIFICATE

STATE OF OKLAHOMA)
COUNTY OF) SS

The undersigned, duly qualified abstracter 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 and no tax deeds are issued to any person.

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

WARRANTY TITLE & ABSTRACT COMPANY
Jay J. Schubel
Vice President

FINAL PLAT
OF
LEGACY LAKES
PHASE I

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

CURVE TABLE (LOTS)

NUMBER	DELT. ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	641014°	30.00	33.00	S 310617° W	31.87	
C2	623930°	30.85	33.52	18.66	S 313313° W	31.87
C3	483403°	30.00	24.38	12.91	S 233010° W	23.72
C4	085932°	30.00	20.38	10.34	S 421616° W	20.36
C5	027728°	30.00	15.76	8.00	S 441414° W	15.76
C6	502130°	30.00	15.08	8.15	S 151603° F	11.36
C7	092124°	30.00	10.10	5.68	S 650420° F	10.66
C8	354218°	30.00	8.01	4.18	S 685836° F	7.91
C9	505259°	30.00	115.49	61.87	S 254026° W	111.72
C10	375708°	30.00	74.76	36.45	S 161505° F	73.74
C11	135650°	30.00	30.89	15.57	S 393206° F	30.87
C12	483403°	30.00	24.38	12.91	S 233010° E	23.72
C13	407004°	220.00	106.37	102.98	N 572316° W	100.44

LINE TABLE (LOTS)

NUMBER	BEARING	DISTANCE
L1	S 001328° W	9.48'
L2	S 001328° W	9.58'
L3	S 001328° W	33.10'
L4	N 895214° W	27.09'
L5	S 001328° W	35.35'
L6	S 444632° E	35.35'
L7	N 444632° E	35.35'
L8	N 457376° E	35.35'

NORTHWEST CORNER
OF THE NE/4 SEC.
28, T12N-R5W, L.M.



Doc # 2004018743
P# 23-23
DATE 07/03/2004 15:31:22
Filing Fee \$30.00
Documentary Tax \$0.00
State of Oklahoma
County of Canadian
Canadian County Clerk
PHYLIS BLAIR

Easement to the City of Yukon
recorded in Book 2657, Page 150

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