

## OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That MADT DENTAL OFFICE PARK, LLC, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign 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.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 30<sup>th</sup> day of November, 2018. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

MADT DENTAL OFFICE PARK, LLC,

Amy Cole  
MANAGER  
AMY COLE

STATE OF OKLAHOMA )  
COUNTY OF )

Before me, the undersigned Notary Public, in and for said County and State on this 30<sup>th</sup> day of November, 2018, personally appeared AMY COLE, MANAGER OF MADT DENTAL OFFICE PARK, 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 corporation, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

03/13/2022

Michelle Roberts  
NOTARY PUBLIC

# 14002534

## LEGAL DESCRIPTION

A tract of land situate within a portion of the Northeast Quarter (NE/4) of Section Twenty-Eight (28), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian (I.M.) in Yukon, Canadian County, Oklahoma, also being LOT 3, BLOCK 3 of LEGACY LAKES PHASE III, recorded in the Office of Canadian County Clerk in Book PL9, Page 518-519.

Said tract contains 50,342 Sq Ft or 1.156 Acres, more or less.

## LAND SURVEYOR'S CERTIFICATE

I, DENVER WINCHESTER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted herein actually exist and their positions are correctly shown.

Denver Winchester  
DENVER WINCHESTER, PL# 1852

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA )

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared DENVER WINCHESTER, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal this 28<sup>th</sup> day of Nov., 2018.

MY COMMISSION EXPIRES:

March 28, 2019

Debra Mack  
NOTARY PUBLIC  
#03005138

## CITY PLANNING COMMISSION APPROVAL

I, Larry Taylor, Planning Director of the City of Yukon, do certify that the Yukon Planning Commission duly approved this plat on the 14<sup>th</sup> day of November, 2018.

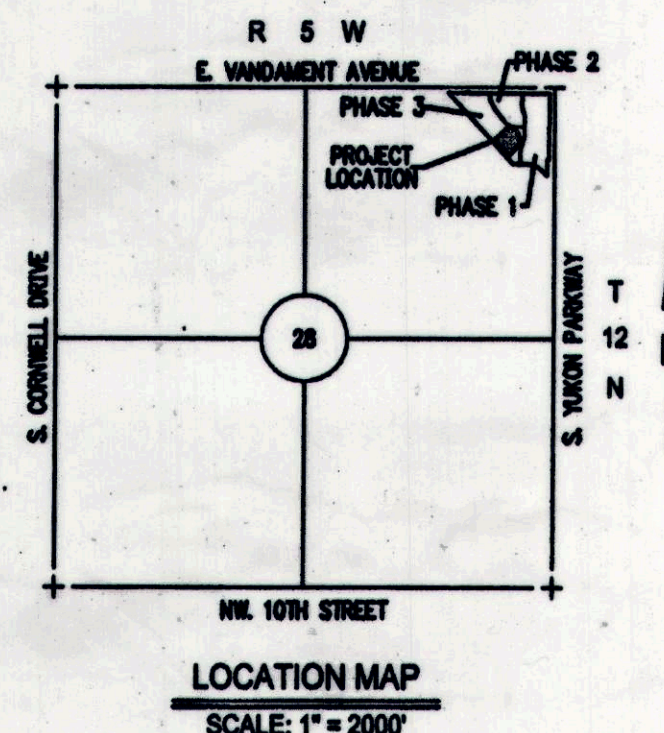
Larry Taylor  
PLANNING DIRECTOR  
Chairman

Doc#: P 2018 35  
Bk&Pg: PL 9 676-677  
Filed: 12-13-2018  
11:51:22 AM  
Canadian County, OK  
KLJ  
PL



## A RE-PLAT OF LOT 3, BLOCK 3 LEGACY LAKES PHASE III

BOOK: PL9, PAGE: 518-519  
A PART OF THE NE/4 OF SECTION 28, T12N, R5W, I.M.  
YUKON, CANADIAN COUNTY, OKLAHOMA



## BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in MADT DENTAL OFFICE PARK, LLC, that on the 16<sup>th</sup> day of November, 2018 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 the owners thereof, and that the taxes are paid for the year 2017, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 28<sup>th</sup> day of November, 2018.

OLD REPUBLIC TITLE

Lona R. Strickland, V.P.

## COUNTY TREASURER'S CERTIFICATE

I, Carlton Buck, 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 2018 and prior years on the land shown on the annexed plat, 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 the CITY of EL RENO, OKLAHOMA, this 13<sup>th</sup> day of December, 2018.

Carlton Buck & Diane Ramsey  
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 4<sup>th</sup> day of DECEMBER, 2018.

ATTEST:  
DLA SL  
CITY CLERK

Michael McEachern  
MAYOR

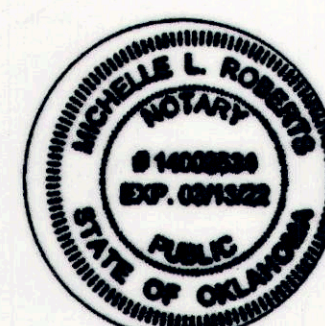
## CERTIFICATE OF CITY CLERK

I, DOUGLAS A. SHIVERS, 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 the annexed plat on this 4<sup>th</sup> day of DECEMBER, 2018.

DLA SL  
CITY CLERK

## NOTES

- THIS PLAT OF SURVEY MEETS THE 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 THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
- CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS:  
MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973" FOR ALL PAVING
- PROPERTY CORNER MONUMENTS SHALL BE:  
3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
- MAINTENANCE OF THE COMMON AREAS AND ISLANDS/MEDIANS IN PUBLIC RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE AREAS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS, AND DOCKS, SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
- A PRIVATE CROSS ACCESS AND PARKING AGREEMENT FOR THE LOTS IN THIS PLAT SHALL BE RECORDED IN CONJUNCTION OF THE RECORDING OF THE PLAT.
- A PRIVATE UTILITY AGREEMENT FOR THE LOTS IN THIS PLAT SHALL BE RECORDED IN CONJUNCTION OF THE RECORDING OF THIS PLAT.



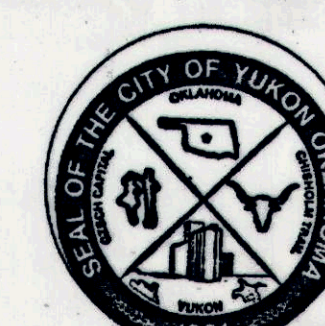
Owner's Notary Seal



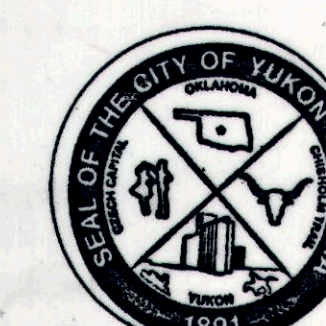
County Treasurer's Seal



Bonded Abstractor's Seal



City of Yukon Seal



City Clerk Seal



Land Surveyor's Seal



Surveyor's Notary Seal

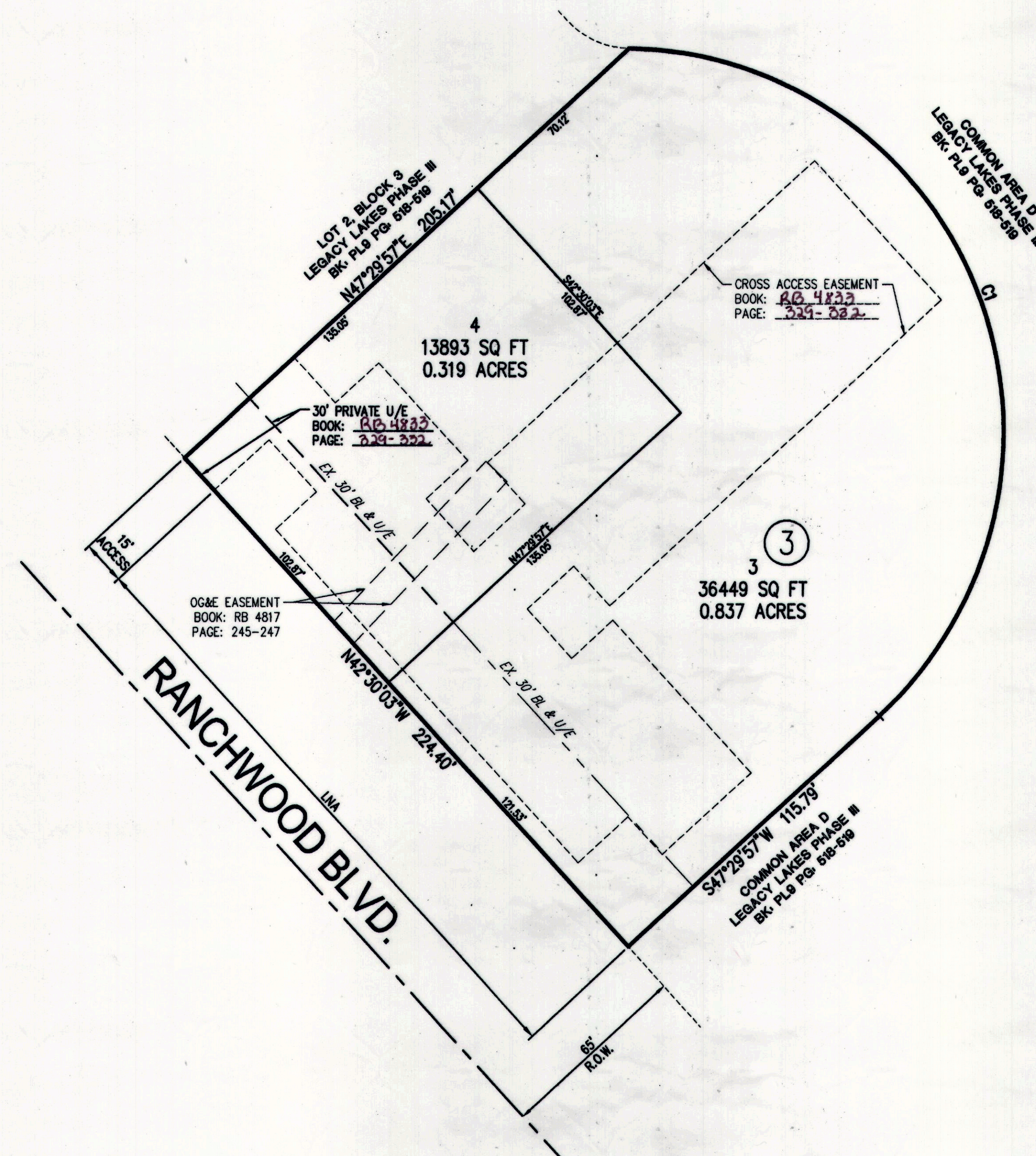
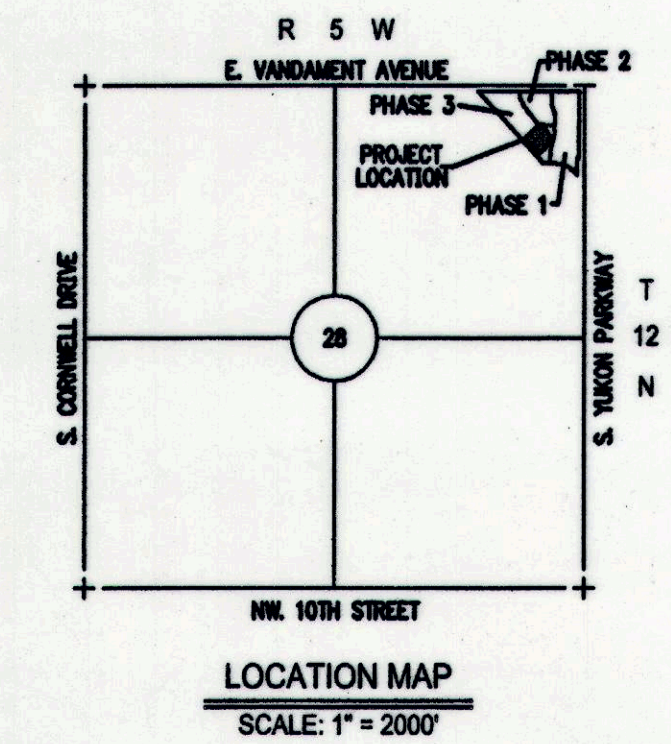
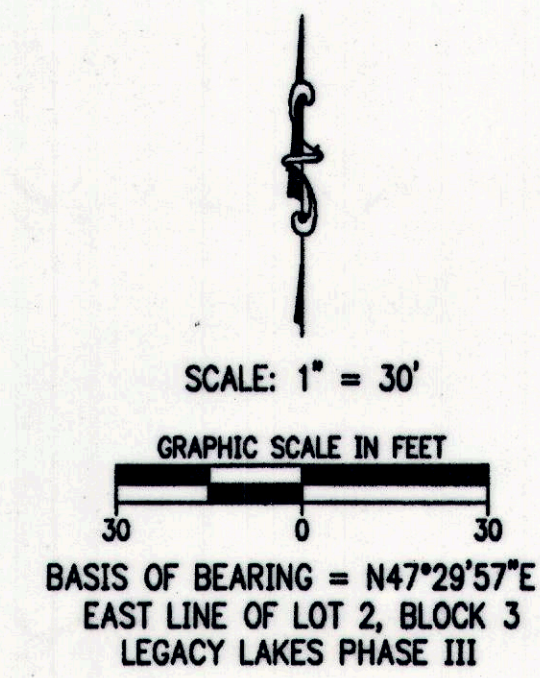
RE-PLAT OF LOT 3, BLOCK 3 LEGACY LAKES PHASE III	
300 Points Parkway Blvd. Yukon, Oklahoma 73099	
	<b>Crafton Tull</b> architecture   engineering   surveying 405.787.6270   405.787.6271 www.craftontull.com
SHEET NO.: 1 OF 2 DATE: 11/28/18 PROJECT NO.: 18600900	



BOOK: PL9, PAGE: 518-519  
A PART OF THE NE/4 OF SECTION 28,T12N, R5W, I.M.  
YUKON, CANADIAN COUNTY, OKLAHOMA

BOOK: PL9, PAGE: 518-519

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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	309.85'	130.00'	136°33'50"	S20° 46' 58"E	241.54'

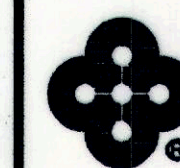
## NOTES

1. THIS FLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AND SURVEYING BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL FLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
2. CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS:  
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<u>LEGEND</u>	
BL	BUILDING LIMIT LINE
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS.
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

RE-PLAT OF LOT 3, BLOCK 3  
LEGACY LAKE PHASE III

300 Pointe Parkway Blvd.  
Yukon, Oklahoma 73099



## Crafton Tull

405.787.6270 t 405.787.6276 f  
www.craftontvill.com

SHEET NO.: 2 OF 2  
DATE: 11/28/18  
PROJECT NO.: 18600900

CERTIFICATE OF AUTHORIZATION:  
CA 973 (PE/LS) EXPIRES 6/30/2020