FINAL PLAT OF
INDUSTRIAL FLEX SPACE PHASE 2
A PART OF THE NORTHEAST QUARTER OF SECTION 21
T 12 N, R 6 W, I.M., YUKON, CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That WILLIAMS FAMILY INVESTMENTS LLC, hereby certifies that it is the owner of and the only persons, firm or corporation having any right, title, or interest in and to the land shown on the final plat of INDUSTRIAL FLEX SPACE PHASE 2, an addition to the City of Yukon, Canadian County , being a part of the Northeast Quarter (NE/4), Section 21, Township 12 North, Range 6 West of the Indian Meridian in Canadian County, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said Final plat, which said final plat (consisting of two sheet) represents a correct survey of all property included therein under the name of INDUSTRIAL FLEX SPACE PHASE 2, an addition to the City of Yukon, Oklahoma.

The undersigned do hereby further certify that they are the owners of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said final plat, except as set forth in the Bonded Abstractor's Certificate, and do hereby dedicate all streets and easements as shown on said final plat to the public for use as public streets, and drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever and shall cause the same to be released from all encumbrances so that title is clear. All common areas and private drainage easements including channels and detention ponds are the responsibility of the property owners within this plat to maintain.

In witness whereof the undersigned have caused this instrument to be executed on this 2nd day of July, 2025.

WILLIAMS FAMILY INVESTMENTS LLC,

By: Tyler Williams
Owner

STATE OF OKLAHOMA)
)SS
COUNTY OF Canadian)

Before me, the undersigned, a Notary Public in and for said County and State, on this 2nd day of July, 2025, personally appeared Tyler Williams to me known to be the identical person who subscribed, as Owner of WILLIAMS FAMILY INVESTMENTS LLC, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself.

My Commission Expires:
22003961 3.22.2026

Notary Public

LICENSED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Cliff R. Stout Jr., do hereby certify that I am a Licensed Professional Land Surveyor in the state of Oklahoma, and the final plat of INDUSTRIAL FLEX SPACE PHASE 2, an addition to the City of Yukon, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on this 30th day of June, 2025.

This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors; and said Final Plat complies with the requirements of Title 11 (Eleven) Section 41–108 of the Oklahoma State Statutes.

By:
Cliff R. Stout Jr.
Professional Land Surveyor #1473

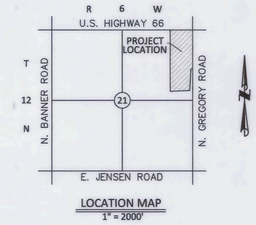
STATE OF OKLAHOMA)
)SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 30th day of June, 2025, personally appeared Cliff R. Stout Jr. to me known to be the identical person who executed as Licensed Professional Land Surveyor of the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires:
M002093 3-30-29

Notary Public

NOTES:
1. ALL PRIVATE ACCESS ROADS FOR THE DEVELOPMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.



LOCATION MAP
1" = 2000'

Doc#:P 2025 15
Bk&Pg:PL 10 142-143
Filed:07-03-2025 09:53:03 AM LAR PL
Canadian County, OK

CANADIAN COUNTY CLERK OFFICIAL SEAL EL RENO, OKLAHOMA

INDUSTRIAL FLEX SPACE PHASE 2 LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN AND BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY–ONE (21), TOWNSHIP TWELVE (12) NORTH, RANGE SIX (6) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4;

THENCE SOUTH 00°01'07" WEST, ALONG THE EAST LINE OF SAID NE/4, BEING THE BASIS OF BEARING FOR THIS PARCEL, A DISTANCE OF 109.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY SIXTY–SIX (66) AND THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°01'07" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,468.14 FEET;
THENCE NORTH 89°59'00" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET;
THENCE SOUTH 03°31'39" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 816.40 FEET;
THENCE SOUTH 87°26'42" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 735.30 FEET TO THE SOUTHEAST CORNER OF INDUSTRIAL FLEX SPACE, RECORDED IN PLAT BOOK 10, PAGE 120–121;
THENCE NORTH 00°01'07" EAST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 2,315.97 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY 66;
THENCE SOUTH 89°59'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 844.52 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINING AN AREA OF 42.95 ACRES OR 1,870,911 SQUARE FEET MORE OR LESS.

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County, Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the final plat of INDUSTRIAL FLEX SPACE PHASE 2, an addition to the City of Yukon, Canadian County, Oklahoma, is vested in WILLIAMS FAMILY INVESTMENTS LLC, and on this 25 day of June, 2025, 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 2024 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, mortgages or other encumbrances of any kind against the land included in the final plat, except mortgages of record.

ATTEST
In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 2 day of July, 2025.

First American Title Insurance Company

By:
Authorized Signer

STATE OF OKLAHOMA)
)SS
COUNTY OF Oklahoma)

Before me, the undersigned, a Notary Public in and for said County and State, on this 2 day of July, 2025, personally appeared Jessica Waldrop to me known to be the identical person who executed as Authorized Signer of the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.
Given under my hand and seal the day and year last above written.

My Commission Expires:
11-19-26 14010415

Notary Public

COUNTY TREASURER'S CERTIFICATE

I, Sarah Ward for Jayk Arnold, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Canadian County, Oklahoma, that the tax records of said county show that all taxes for the year 2024 and prior years are paid on the final plat of INDUSTRIAL FLEX SPACE PHASE 2, an addition to the City of Yukon, Canadian County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the current year's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this 3rd day of July, 2025.

By: Sarah Ward, Chief Deputy
County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, Jarrid Wright, Planning Director of the City of Yukon, hereby certify that the City of Yukon Planning Commission duly approved the final plat of INDUSTRIAL FLEX SPACE PHASE 2.

June 30th
Date

By:
Planning Director

CERTIFICATE OF CITY CLERK

I, Ashley Furry, City Clerk of City of Yukon, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or 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 final plat of INDUSTRIAL FLEX SPACE PHASE 2, an addition to the City of Yukon, Canadian County, Oklahoma.

Signed by the City Clerk on this 26th day of June, 2025.

By: Ashley Furry
City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Yukon, that the final plat of INDUSTRIAL FLEX SPACE PHASE 2, an addition to the City of Yukon, Canadian County, Oklahoma is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Yukon, this 26th day of June, 2025.

ADOPTED by the Mayor of the City of Yukon, this 26th day of June, 2025.

By: Ashley Furry
City Clerk

By:
Mayor

MICHELLE KUDRON Notary Public State of Oklahoma Commission # 22003961 My Comm. Expires 03/22/2026

SEAL OF THE CITY OF YUKON OKLAHOMA CITY CLERK 1891

CANADIAN COUNTY TREASURER EL RENO, OKLAHOMA

REGISTERED PROFESSIONAL LAND SURVEYOR CLIFF R. STOUT JR. SURVEYOR 1473 OKLAHOMA

CATHI JO REZNECHEK NOTARY PUBLIC # 07003093 EXP. 03/30/29 STATE OF OKLAHOMA

FIRST AMERICAN TITLE INSURANCE COMPANY CORPORATE SEAL OKLAHOMA

STEVE JAKOWSKI NOTARY PUBLIC # 14010415 EXP. 11/19/26 STATE OF OKLAHOMA

INDUSTRIAL FLEX SPACE PHASE 2
SHEET 1 OF 2

OWNER / DEVELOPER
WILLIAMS FAMILY INVESTMENTS LLC.
PO BOX 850327
YUKON, OKLAHOMA 73085

Civil & Environmental Consultants, Inc.
4700 Gaillardia Parkway
Suite 101
Oklahoma City, OK 73142
Ph: 405.246.9411
www.cecinc.com
C.A. #6429 EXP. 6/30/26

FILE: P:\350-000\350-702\-CADD\DWG\1 OF 2 FINAL PLAT.DWG PLOTTED BY: THOMPSON, PHILIP PLOTTED ON: 06/18/25 1:15:29 PM

FINAL PLAT OF
INDUSTRIAL FLEX SPACE PHASE 2

NORTH
SCALE IN FEET
0 100 200

R 6 W
U.S. HIGHWAY 66
PROJECT LOCATION
T 12 N
21
N. BANNER ROAD
N. GREGORY ROAD
E. JENSEN ROAD

LOCATION MAP
1" = 2000'

P.O.C.
FOUND BENT R/R SPIKE PER OCCR
N.E. CORNER OF THE NE/4 OF
SECTION 21, T-12-N, R-6-W, I.M.
CANADIAN COUNTY, OKLAHOMA

P.O.B.

FOUND 3/8" I.P.
W/CA #103 CAP

50' RIGHT OF WAY

33' STATUTORY RIGHT OF WAY

EAST LINE, N.E. QUARTER, SECTION 21, T. 12 N., R. 6 W., I.M.

GREGORY ROAD

S 0°01'07" W 1578.04'
1468.14'

109.90'
426.25'
1253.49'
214.65'

FOUND 3/8" I.P.

N 89°59'00" W
60.00'

33' STATUTORY RIGHT OF WAY

50'

ODOT R.O.W.
BOOK 432 PAGE 476

FOUND CONCRETE
HIGHWAY R.O.W. MARKER

S 3°31'39" W 816.40'

50' U/E
50' U/E
50' U/E

20' AMENDMENT
TO R.O.W. EASEMENT
TO ONEOK FIELD
SERVICES, LLC
FOR PIPELINE
BOOK 4410, PAGE 337

SIGN EASEMENT "A"
IN EXHIBIT "A"
OF GRANT OF EASEMENT
TO TLC PROPERTIES
BOOK 3451, PAGE 250

LIMITS OF NO ACCESS
TO SECTION LINE ROAD
IN REPORT OF
COMMISSIONERS
BOOK 400, PAGE 508
& JOURNAL ENTRY
BOOK 432, PAGE 476
245.04'

FOUND CUT "X" PER OCCR
S.E. CORNER OF THE NE/4 OF
SECTION 21, T-12-N, R-6-W, I.M.
CANADIAN COUNTY, OKLAHOMA

FOUND 3/8" I.P.

17'
394.52'
366.48'
844.52'
20' BLL
28.04'
446.25'
366.48'
28.04'

STATE OF OKLAHOMA DOT

U.S. HIGHWAY 66

DRAINAGE EASEMENT

LOT 3
495505 SQ FT
11.38 ACRES

BLOCK 1

50' BLL
394.56'
445.03'
50' BLL

25' EASEMENT
TO O.G.&E.
FOR ELECTRIC
BOOK 4457, PAGE 133

LOT 4
424852 SQ FT
9.75 ACRES

N 89°17'39" E

120' INGRESS/EGRESS
& UTILITY EASEMENT
INBETWEEN WILLIAMS
FAMILY INVESTMENTS, LLC
& CPI PIPE & STEEL, INC.
BOOK 4759, PAGE 981

40' GRANT OF EASEMENT
TO TLC PROPERTIES, INC.
FOR UNDERGROUND ELECTRIC
BOOK 3451, PAGE 250

20' BLL
372.25'
735.30'
S 87°38'42" W

INTERSTATE HIGHWAY 40

S 0°39'07" E
600.49'
N 0°01'07" E 1258.45'
657.96'

S 0°42'21" E 1040.69'

60'
60'

10' EASEMENT
TO O.G.&E.
FOR ELECTRIC
BOOK 1935, PAGE 604

LIMITS OF NO ACCESS
BOOK 432, PAGE 476

108.86'

20' R.O.W. EASEMENT
TO CANADIAN CO.
WATER AUTHORITY
FOR WATER LINES
BOOK 4775, PAGE 534

C.L. U.S. HIGHWAY 66
PER HIGHWAY PLANS

LOT 1
240192 SQ FT
5.51 ACRES

400.00'
50' BLL

33' STATUTORY RIGHT OF WAY

20' BLL
400.00'
N 89°54'53" W
20' BLL

LOT 2
264194 SQ FT
6.07 ACRES

400.03'
349.56'

50' BLL

LOT 5
372751 SQ FT
8.56 ACRES

50' BLL

20' BLL
365.05'

LIMITS OF LANDS IN
REPORT OF COMMISSIONERS
BOOK 400, PAGE 508
& JOURNAL ENTRY
BOOK 432, PAGE 476
FOR HIGHWAY
IN DISTRICT COURT OF
CANADIAN CO., OKLAHOMA
CASE NO. 20485

SIGN EASEMENT "B"
IN EXHIBIT "A"
OF GRANT OF EASEMENT
TO TLC PROPERTIES
BOOK 3451, PAGE 250

9.75'
30' U/E
600.47'
9.42'
30' U/E
663.01'
8.91'
30'
30' U/E
1052.49'
7.94'
20'

STATE OF OKLAHOMA DOT

25' EASEMENT
TO O.G.&E.
FOR ELECTRIC
BOOK 4536, PAGE 184

25' EASEMENT
TO O.G.&E.
FOR ELECTRIC
BOOK 4536, PAGE 184

VARIABLE WIDTH
R.O.W.
PER
HIGHWAY PLANS

FOUND 3/8" I.P.
W/CA #5272 CAP

25' EASEMENT
TO O.G.&E.
FOR ELECTRIC
BOOK 4457, PAGE 133

20' U/E EASEMENT
BOOK PL 10, PAGE 120-121

N 0°01'07" E
2315.97'

25' EASEMENT
TO O.G.&E.
FOR ELECTRIC
BOOK 4457, PAGE 133

20' U/E EASEMENT
BOOK PL 10, PAGE 120-121

LOT 5

INDUSTRIAL FLEX SPACE
PLAT BOOK 10, PAGE 120-121

LOT 6

120' INGRESS/EGRESS
& UTILITY EASEMENT
BOOK PL10, PAGE 120-121

C.L. U.S. HIGHWAY 40
PER HIGHWAY PLANS

LEGEND

(BEARING,DISTANCE) = RECORD	N North
BEARING,DISTANCE = MEASURED	E East
BENCHMARK	S South
IRON ROD	W West
"X" IN CONCRETE	Sec. Section
IRON PIPE FOUND	T Township
TYPE 1 MONUMENT	R Range
TYPE 2 MONUMENT	I.M. Indian Meridian
1/2-INCH IRON ROD	OK Oklahoma
PROPERTY CORNER	R.O.W. Right-of-Way
POC POINT OF COMMENCEMENT	U/E Utility Easement
POB POINT OF BEGINNING	D/E Drainage Easement
BLL BUILDING LIMIT LINE	BLL Building Limit Line
SET MAG NAIL W/CA #6429 SHINER	St. Street
SET 1/2" I.P. W/CA #6429 CAP	Ave. Avenue
	Blvd. Boulevard
	POB Point of Beginning
	w/ With
	& And
	FPK FOUND PK NAIL

OWNER / DEVELOPER
WILLIAMS FAMILY INVESTMENTS LLC
PO BOX 850327
YUKON, OKLAHOMA 73085

INDUSTRIAL FLEX SPACE PHASE 2
SHEET 2 OF 2

Civil & Environmental Consultants, Inc.
4700 Gaillardia Parkway
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Ph: 405.246.9411
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