

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

That CPI PIPE & TUBE Inc., 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, 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 sheets) represents a correct survey of all property included therein under the name of INDUSTRIAL FLEX SPACE, 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 20th day of December, 2024.

CPI PIPE & TUBE INC.,

By: Tyler Williams
Owner

STATE OF OKLAHOMA)
COUNTY OF Canadian)SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 20th day of December, 2024, personally appeared Tyler Williams to me known to be the identical person who subscribed, as Owner of CPI PIPE & TUBE INC., and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself.

My Commission Expires:

03/28/2026

Michelle Kudron
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, an addition to the City of Yukon, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on this 12th day of December, 2024.

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

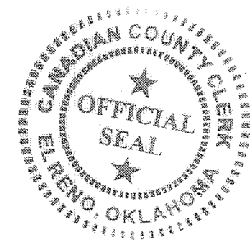
STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 12th day of December, 2024, 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:

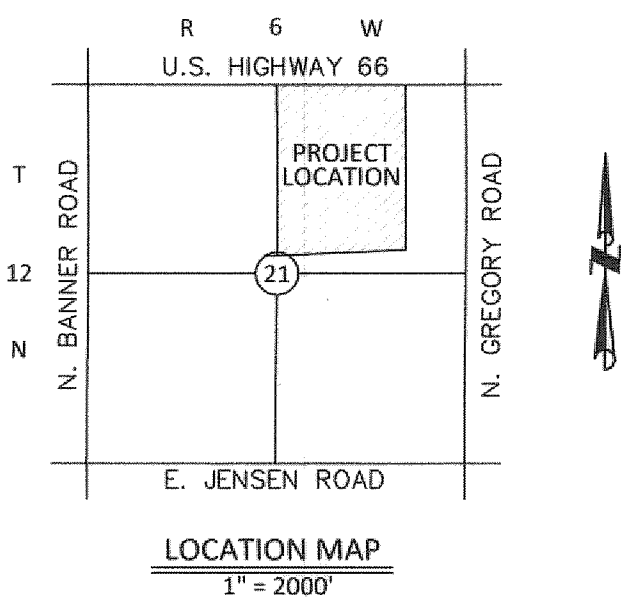
17003093 3-30-25

Michelle Kudron
Notary Public



Doc#: P 2025 4
Rk&Pg: PL 10 120-121
Filed: 02-03-2025
01:53:53 PM
Canadian County, OK

JMH
PL



INDUSTRIAL FLEX SPACE LEGAL DESCRIPTION:

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

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION TWENTY-ONE (21);

THENCE SOUTH 89°54'27" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) AND AS THE BASIS OF BEARING, A DISTANCE OF 844.73 FEET; THENCE SOUTH 00°05'33" EAST A DISTANCE OF 108.32 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY 66 AND THE POINT OF BEGINNING; THENCE SOUTH 00°01'07" WEST A DISTANCE OF 2315.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF I-40 HIGHWAY; THENCE SOUTH 87°26'42" WEST, ALONG THE NORTH RIGHT-OF-WAY OF I-40 HIGHWAY, A DISTANCE OF 1809.19 FEET TO THE WEST LINE OF SAID NE/4; THENCE NORTH 00°01'04" WEST ALONG SAID WEST LINE A DISTANCE OF 2397.08 FEET TO THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY 66; THENCE SOUTH 89°59'07" EAST A DISTANCE OF 1808.89 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 4,260,927.81 SQUARE FEET OR 97.8174 ACRES MORE OR LESS.

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma 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, an addition to the City of Yukon, Canadian County, Oklahoma, is vested in CPI PIPE & TUBE INC, and on this 12th day of December, 2024, 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 2023 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 12th day of December, 2024.

First American Title Insurance Company

By: Jason Waldrop
Authorized Signer

STATE OF OKLAHOMA)
COUNTY OF Oklahoma)SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 12th day of December, 2024, personally appeared Jason 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

Steve Schaus
Notary Public

COUNTY TREASURER'S CERTIFICATE

Sarah Ward for Tayk 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, 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 February, 2025.

By: Sarah Ward, Chief Deputy
County Treasurer

CERTIFICATE OF PLANNING COMMISSION

Carl Zerk, 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.

Date 12-20-24

By: Carl Zerk
Planning Director

CERTIFICATE OF CITY CLERK

I, DOUGLAS A. SHIVERS, 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, an addition to the City of Yukon, Canadian County, Oklahoma.

Signed by the City Clerk on this 17TH day of DECEMBER, 2025.

By: DA S
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, an addition to the City of Yukon, Canadian County, Oklahoma is hereby approved and the dedications shown hereon are hereby approved and accepted.

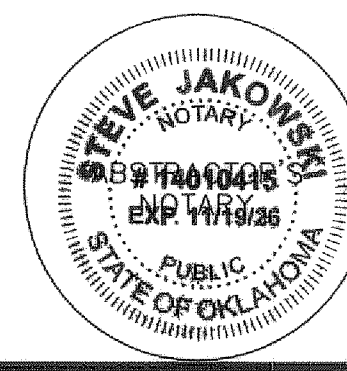
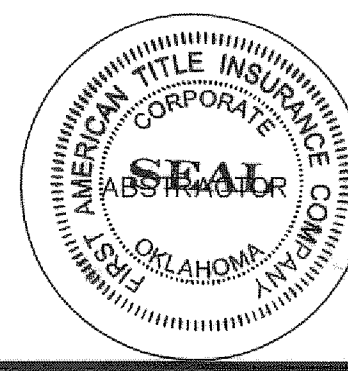
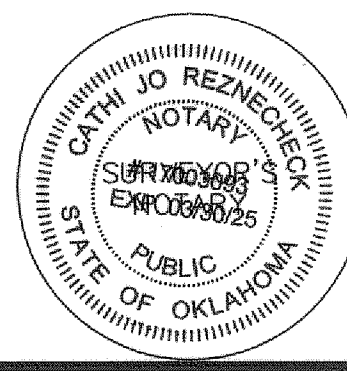
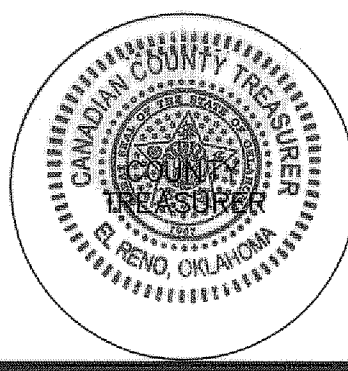
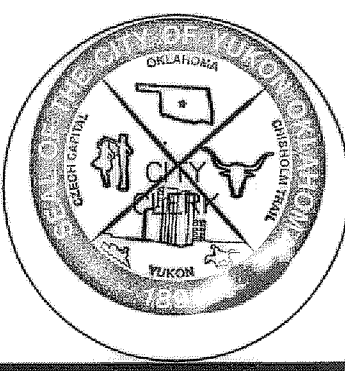
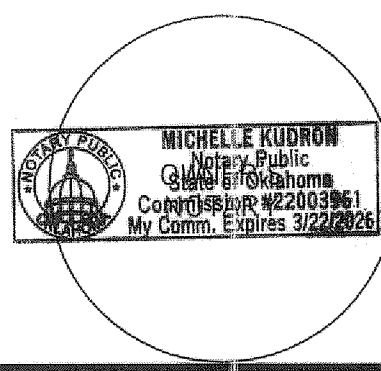
ADOPTED by the Council of the City of Yukon, this 17TH day of DECEMBER, 2025.

ADOPTED by the Mayor of the City of Yukon, this 17TH day of DECEMBER, 2025.

By: DA S
City Clerk

By: DA S
Mayor

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



OWNER / DEVELOPER
CPI PIPE & TUBE Inc.
16544 W HWY 66
YUKON, OKLAHOMA 73085

CEC
Civil & Environmental
Consultants, Inc.

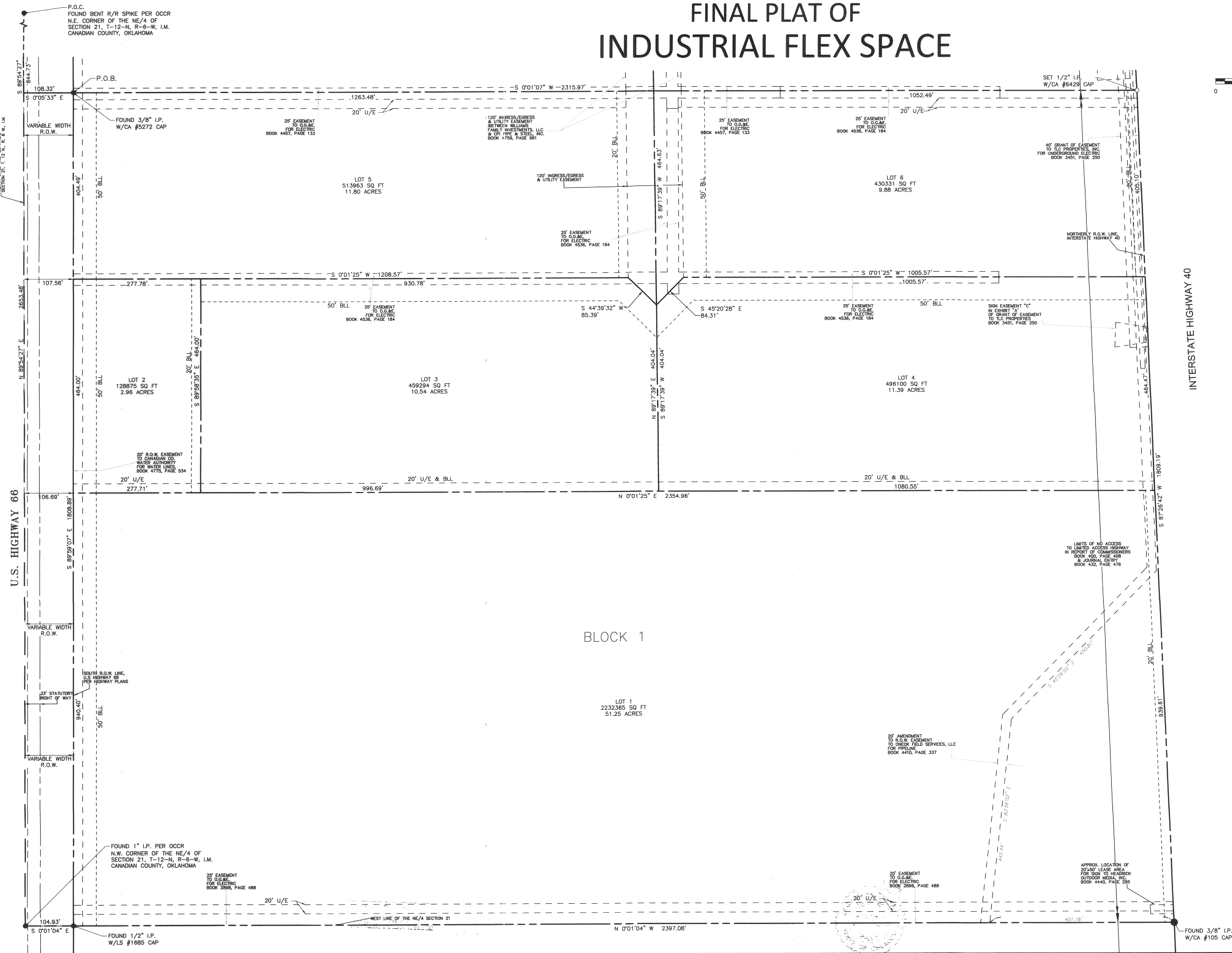
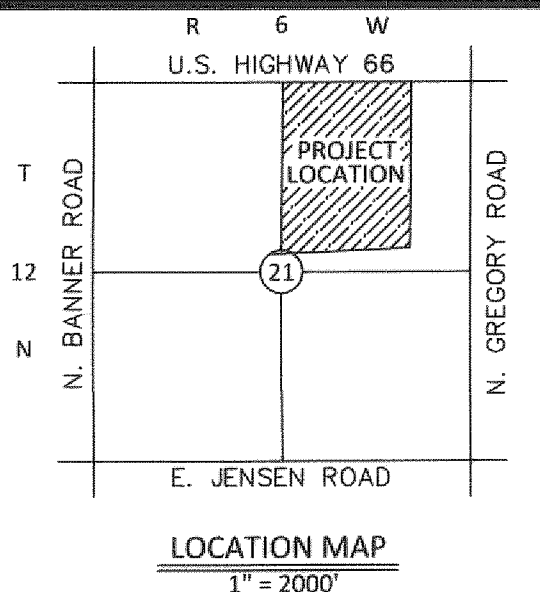
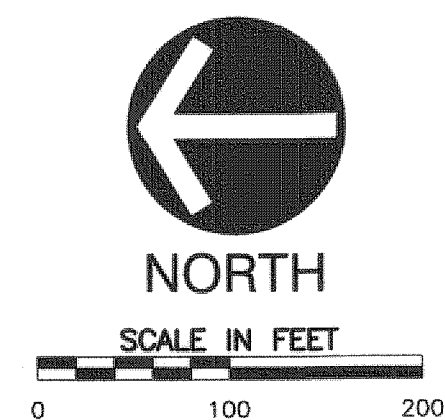
4700 Gaillardia Parkway
Suite 101
Oklahoma City, OK 73142
Ph: 405.246.9411
www.cecinc.com

INDUSTRIAL FLEX SPACE
SHEET 1 OF 2

RECEIVED DEC 12 2024

C.A. #6429 EXP. 6/30/26

FINAL PLAT OF INDUSTRIAL FLEX SPACE



LEGEND

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

OWNER / DEVELOPER
CPI PIPE & TUBE Inc.
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YUKON, OKLAHOMA 73085

INDUSTRIAL FLEX SPACE
SHEET 2 OF 2

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Civil & Environmental
Consultants, Inc.

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