

## OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: GARRETT PLACE, LLC, hereby certify that they are the record owners of, and the only persons, firm or corporation having title or interest in and to the land shown on the annexed Plat of GARRETT PLACE and that the Plat represents a correct survey of the above described property made with consent, and that we hereby dedicate to the Public use all the streets as shown on said annexed plat; that the easements as shown on the annexed plat are created for the installation and maintenance of public utilities that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs or 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.

Submitted this 30 day of SEPTEMBER, 2025.

STATE OF Oklahoma

JSS:

COUNTY OF Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State, on this 30<sup>th</sup> day of September, 2025, personally appeared to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their 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,

My Commission Number is 06001899

My Commission Expires the 2<sup>nd</sup> day of February, 2026

## LEGAL DESCRIPTION

A tract of land being all of Lot 1A, Block 1, RE-PLAT OF LOT 1, BLOCK 1 YUKON PARKWAY WEST PHASE VI and all of Lot 1B, Block 1, A RE-PLAT OF LOT 1B, Block 1 OF THE RE-PLAT OF LOT 1, BLOCK 1 YUKON PARKWAY WEST PHASE VI, being more particularly described as follows:

Beginning at the Northeast corner of Lot 1A, Block 1, RE-PLAT OF LOT 1, BLOCK 1 YUKON PARKWAY WEST PHASE VI;  
Thence S00°15'31"E along the boundary of said Plat a distance of 35.83 feet;  
Thence along a curve to the right having a radius of 1932.26 feet and a chord bearing of S07°54'19"E and a chord length of 521.52 feet for an arc distance of 523.12 feet to a point on the Southeast corner of Lot 1B, Block 1, A RE-PLAT OF LOT 1B OF THE RE-PLAT OF LOT 1, BLOCK 1 YUKON PARKWAY WEST PHASE VI;  
Thence S89°39'23"W along the South line of said Lot 1B a distance of 248.12 feet;  
Thence S56°55'28"W along the Southerly line of said Lot 1B a distance of 49.36 feet to the Southwest corner of said Lot;  
Thence along a curve to the left, along the westerly lines of Lot 1B, Block 1, A RE-PLAT OF LOT 1B OF THE RE-PLAT OF LOT 1, BLOCK 1 YUKON PARKWAY WEST PHASE VI and Lot 1A, Block 1, RE-PLAT OF LOT 1, BLOCK 1 YUKON PARKWAY WEST PHASE VI, having a radius of 185.00 feet and a chord bearing of N66°21'40"W and a chord length of 193.80 feet for an arc distance of 203.97 feet;  
Thence along said Lot 1A, Block 1, RE-PLAT OF LOT 1, BLOCK 1 YUKON PARKWAY WEST PHASE VI, the following Four (4) courses:

1. along a curve to the right having a radius of 115.00 feet and a chord bearing of N48°08'43"W and a chord length of 170.39 feet for an arc distance of 191.89 feet;
2. N00°20'37"W a distance of 71.17 feet;
3. along a curve to the right having a radius of 215.00 feet and a chord bearing of N37°35'09"E and a chord length of 264.32 feet for an arc distance of 284.66 feet;
4. N75°30'54"E a distance of 338.23 feet to the Point of Beginning.

Containing 250,934 Square Feet or 5.76 Acres, more or less.

## CERTIFICATE OF CITY CLERK

I, Ashley Furry, 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 30<sup>th</sup> day of September, 2025.

## ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it hereby resolved by the Council of the City of YUKON, Oklahoma, that the final plat of GARRETT PLACE, 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, Oklahoma, this 30<sup>th</sup> day of September, 2025.  
Adopted by the Mayor of the City of YUKON, Oklahoma, this 30<sup>th</sup> day of September, 2025.

By: Ashley Furry  
CITY CLERK

By: B. A. Furry  
MAYOR

## COUNTY TREASURER'S CERTIFICATE

I, the undersigned, 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 2024 and prior years on the land shown on the annexed plat of GARRETT PLACE, in CANADIAN County, Oklahoma and that the required statutory security has been deposited in the office of the CANADIAN County Treasurer, guaranteeing payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to

be executed at CANADIAN, Oklahoma, on this 27<sup>th</sup> day of October, 2025.

## BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for CANADIAN County and State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the plat of GARRETT PLACE, an addition to CANADIAN County, Oklahoma is vested in GARRETT PLACE, LLC, on the 1<sup>st</sup> day of September, 2025 and 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 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, or other encumbrances of any kind against the land included in the Plat of GARRETT PLACE, except mortgages, rights of way, easements and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 30 day of September, 2025.

By: Sharon D. Newman  
STATE OF Oklahoma

JSS:  
COUNTY OF Pottawatomie

Before me, the undersigned, a Notary Public in and for said County and State, on this 30 day of September, 2025, personally appeared to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their 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,

My Commission Number is 04003966

My Commission Expires the 29 day of April, 2025 Notary Public

## FINAL PLAT

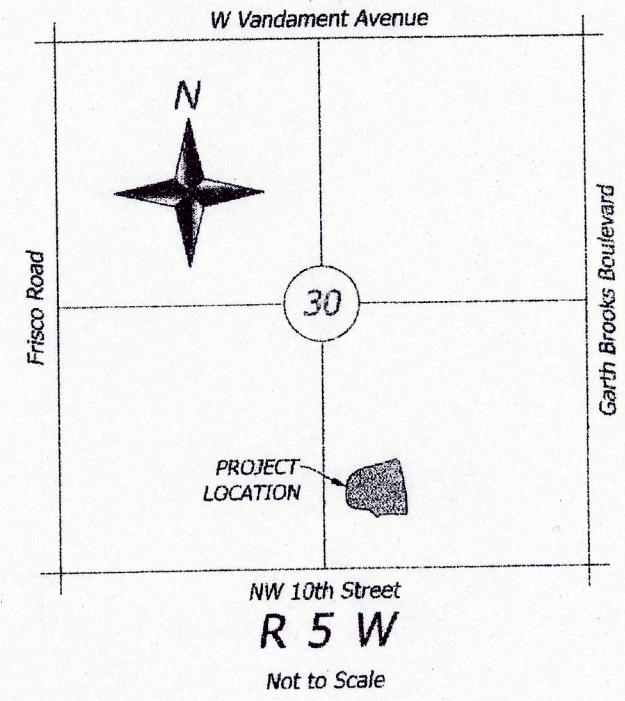
of

## GARRETT PLACE

Being a Re-plat of LOT 1A, BLOCK 1 of the Re-Plat of Lot 1, Block 1 YUKON PARKWAY WEST PHASE VI and of Lot 1B, Block 1 of the Re-plat of Lot 1B, Block 1 of the Re-plat of LOT 1, BLOCK 1 YUKON PARKWAY WEST PHASE VI A Subdivision of the Southeast Quarter (SE/4), Section Thirty (30), Township Twelve (12) North Range Five (5) West of the Indian Meridian, CANADIAN County, Oklahoma

Doc#: P 2025 30  
Bk&Pg: PL 10 170  
Filed: 10-27-2025  
02:12:02 PM  
Canadian County, OK

JMH  
PL



0 25' 50' 100'  
1" = 50'  
U.S. Survey Feet

## CERTIFICATE OF PLANNING COMMISSION

I, Sharon D. Newman, Planning Director of the City of Yukon, hereby certify that the City of Yukon Planning Commission duly approved the final plat of GARRETT PLACE.

10-21-25  
Date

Sharon D. Newman  
Planning Director

## SURVEYOR'S CERTIFICATE

I, Troy Dee, a Licensed Professional Land Surveyor No. 1745 do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of GARRETT PLACE, an addition to CANADIAN County, Oklahoma, represents a survey made under my supervision, and that the monuments shown thereon actually exist and their positions are correctly shown.

Troy Dee  
Troy Dee  
Licensed Professional Land Surveyor, Oklahoma No. 1745  
4131 N.W. 122nd Street Suite #100 Oklahoma City, OK 73120  
(405) 849-6010

STATE OF OKLAHOMA)

JSS:

COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 29<sup>th</sup> day of September, 2025, personally appeared Troy Dee, 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 for the uses and purposes therein set forth.

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

Stephen Cunniff  
Notary Public

My Commission Number is, 20013172.

My Commission Expires the 23<sup>rd</sup> day of OCTOBER, 2028.

## NOTES

1. This plat of 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.
2. Monuments set for Lot Corners and the Road Center Line shall be as follows:  
Paved surfaces - A Magnetic Nail with a Washer stamped "GOLDEN CA 7263"  
Unpaved surfaces - A 1/2" Iron Rod with a Plastic Cap Stamped "GOLDEN CA 7263"
3. The proposed roadways shown on this plat will adhere to the county standard road specifications.

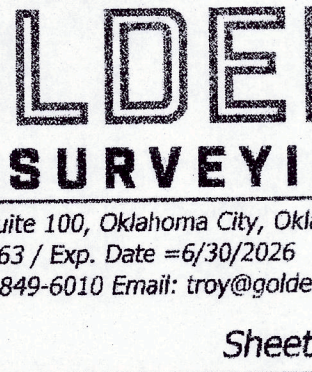
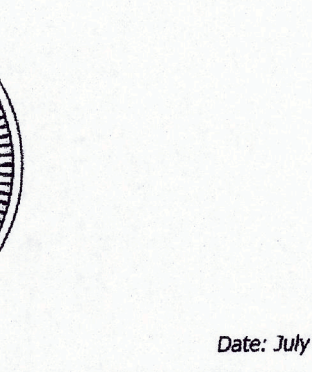
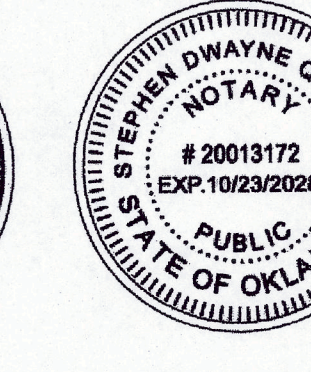
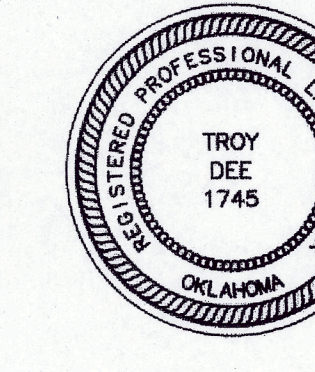
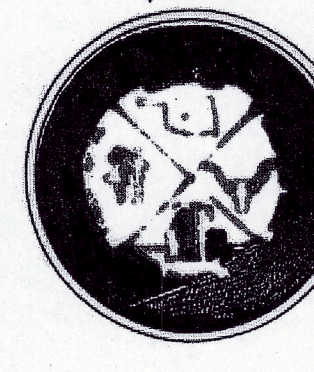
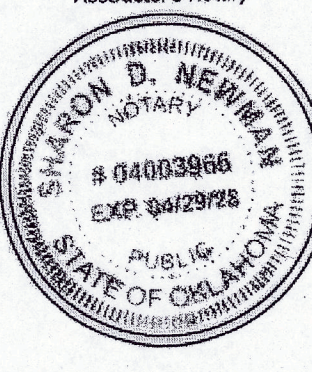
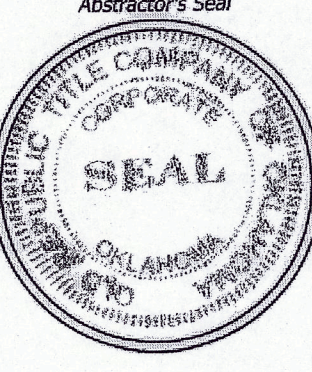
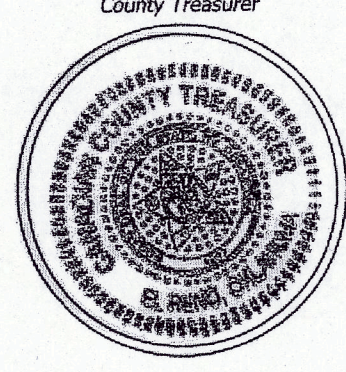
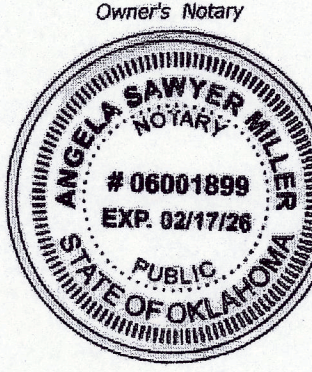
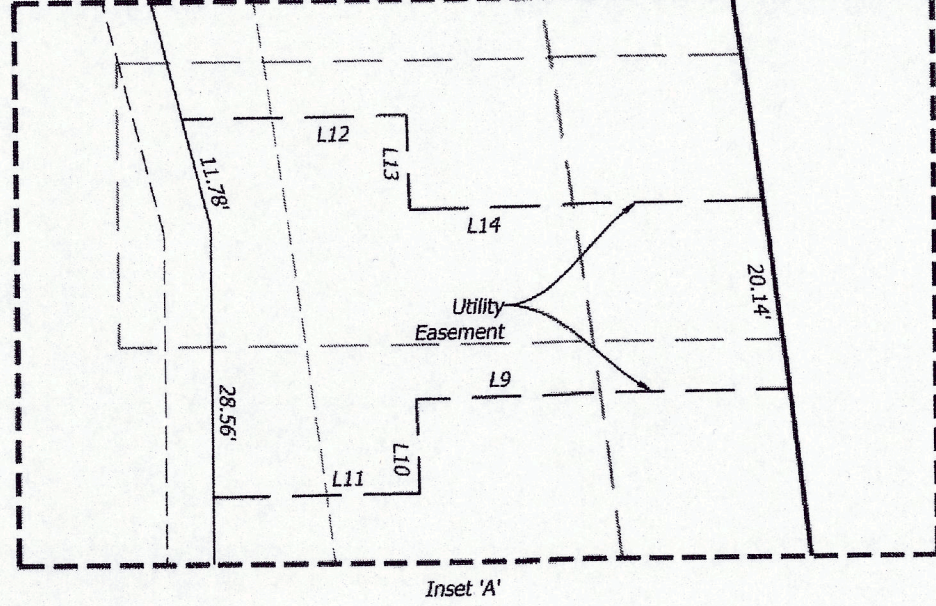
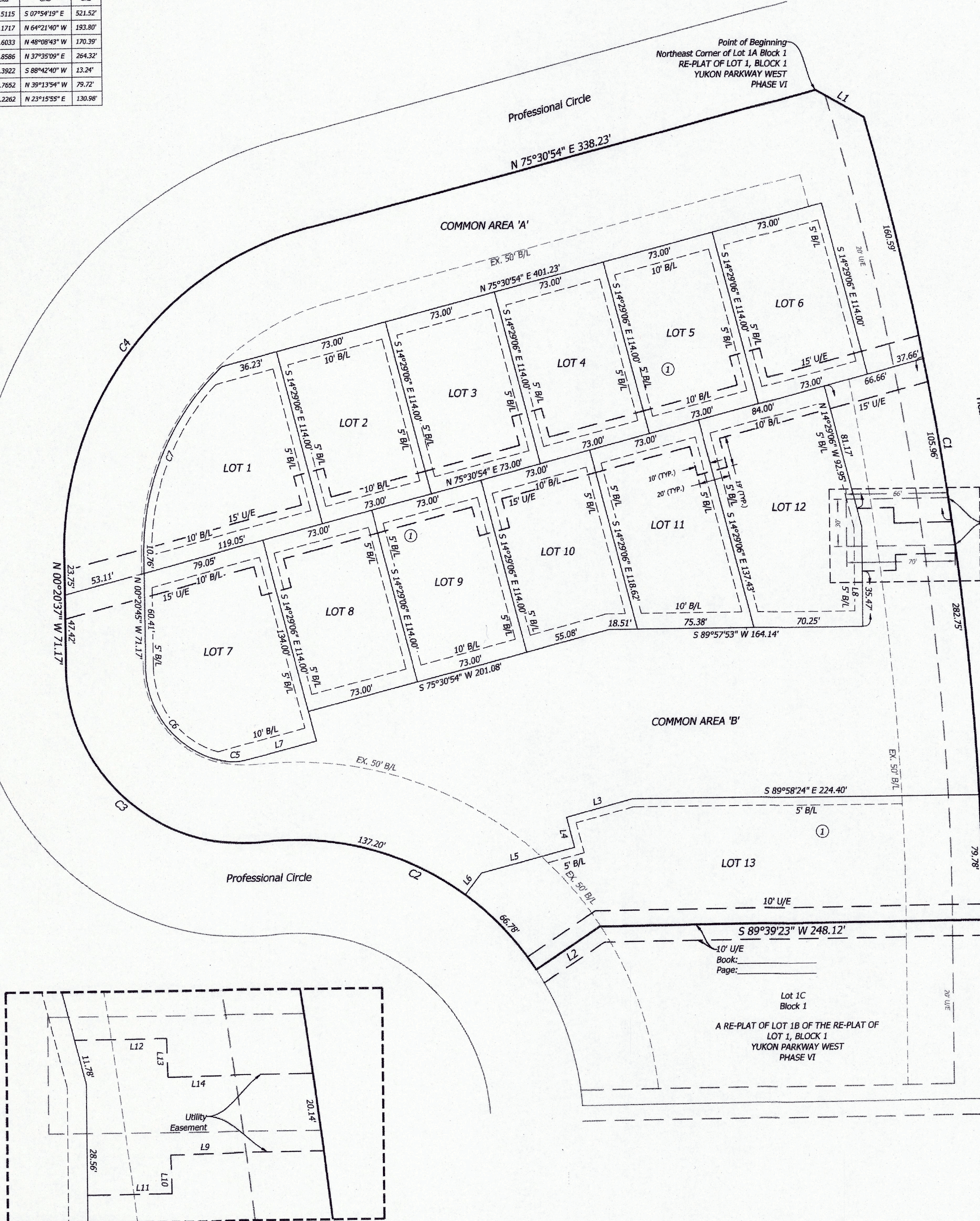
## LEGEND

- Section Corner
- Quarter Corner
- Set 1/2" Iron Rod
- Set MAG Nail
- Plat Boundary Line
- Lot Line (This Plat)
- Easement (This Plat)
- Building Limit Line (This Plat)
- Existing Lot Line
- Existing Easement
- Existing Building Limit Line
- U/E - Utility Easement
- B/L - Building Limit Line
- R/W - Right of Way

NOTE: ALL MONUMENTS SET AND CAPED 1/2" IRON PING OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263"

Curve #	Length	Radius	Delta	ChB	ChL
C1	523.12'	1932.26'	015.5115	S 07°54'19" E	521.52'
C2	203.97'	185.00'	063.1717	N 64°21'40" W	193.80'
C3	191.89'	115.00'	095.6033	N 48°08'43" W	170.39'
C4	284.66'	215.00'	075.8586	N 37°35'09" W	264.32'
C5	13.36'	29.00'	026.3922	S 89°42'40" W	13.24'
C6	86.19'	61.50'	077.7652	N 39°13'54" W	79.72'
C7	134.77'	163.50'	047.2262	N 23°15'55" E	130.98'

Line #	Direction	Length
L1	S 60°15'31" E	35.83'
L2	S 50°25'28" W	49.36'
L3	N 70°30'54" E	43.99'
L4	N 14°29'09" W	20.00'
L5	N 70°30'54" E	62.52'
L6	N 37°18'00" E	17.34'
L7	N 70°30'54" E	47.54'
L8	N 00°12'07" W	64.03'
L9	N 89°21'42" E	38.41'
L10	N 01°32'54" W	10.04'
L11	N 89°21'42" E	21.93'
L12	N 89°21'42" E	23.81'
L13	S 01°32'54" E	9.86'
L14	N 89°21'42" E	37.33'



Prepared By  
**GOLDEN LAND SURVEYING**  
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120  
C.A.# 7263 / Exp. Date = 6/30/2026  
Telephone: (405) 849-6010 Email: troy@goldenslls.com

Date: July 11, 2025

Job No. 242261

Sheet 1 Of 1