

Final Plat of *FRISCO RIDGE*

A PART OF THE NORTH HALF (N/2) OF SECTION 19,
T 12 N-R 5 W, I.M., CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

Doc#: P 2005 26
Bk&Pg: PL 9 68-69
Filed: 07-01-2005 JCE
08:08:17 AM PL
Canadian County, OK

REGISTERED SURVEYOR'S CERTIFICATE

I, Bryan E. Coon, do hereby certify that I am by Profession a Land Surveyor, and the annexed plat of FRISCO RIDGE, an addition to the City of Yukon, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the 24 day of June, 2005.

I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section 518 as amended and that this plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors 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 II Section 41-108 of the Oklahoma State Statutes.

Bryan E. Coon 6/24/05
Bryan E. Coon
Professional Land Surveyor #1276

STATE OF OKLAHOMA)) SS
COUNTY OF OKLAHOMA))

Before me, the undersigned, a Notary Public in and for said County and State, on this 24 day of June, 2005, personally appeared Bryan E. Coon, 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. Given under my hand and seal the day and year last above written.

My Commission Expires: 12/03/06
Cynthia H. Munn
Notary Public

CERTIFICATE OF CITY CLERK

I, *Patricia G. Namji*, City Clerk of Yukon, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unmatred instalments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat of FRISCO RIDGE, an addition to the City of Yukon, Oklahoma.

Signed by the City Clerk on this 3 day of May, 2005.
Patricia G. Namji
City Clerk

COUNTY TREASURER'S CERTIFICATE

I, *David J. Radloff*, 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 2004 and prior years are paid on the annexed plat of FRISCO RIDGE, an addition to the City of Yukon, 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 30 day of June, 2005.
David J. Radloff
County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, *Patrick Burrows*, Chairman of the Planning Commission of the City of Yukon, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of FRISCO RIDGE, an addition to the City of Yukon, Oklahoma at a meeting on the 18th day of April, 2005.

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Yukon that the annexed plat of FRISCO RIDGE, 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 3rd day of May, 2005.

APPROVED by the Mayor of the City of Yukon this 3rd day of May, 2005.

ATTEST
Patricia G. Namji *Bob Burdway*
City Clerk Mayor

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

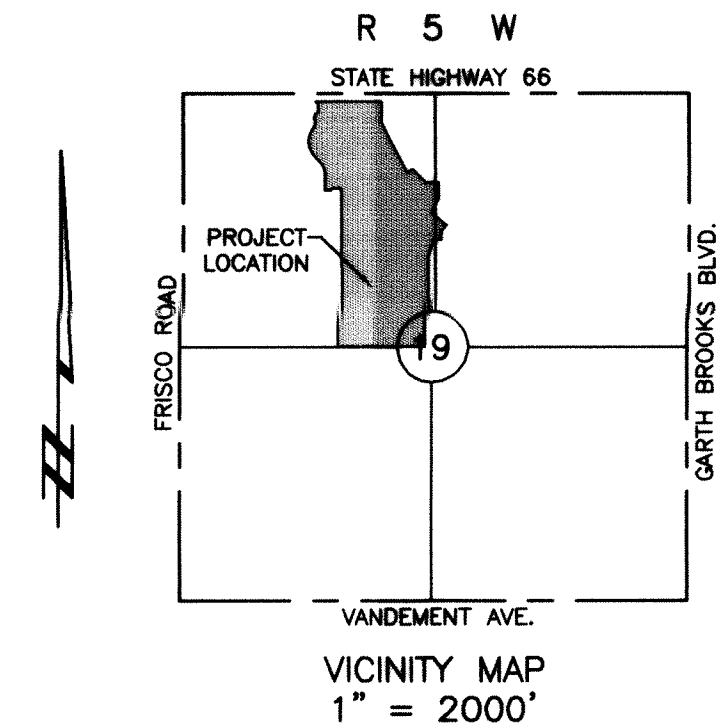
That LONE OAK RIDGE, LLC, an Oklahoma Limited Liability Company, hereby certifies that it is the owner of and the only persons, firm or company having any right, title, or interest in and to the land shown on the annexed plat of FRISCO RIDGE, an addition to the City of Yukon, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, public streets and public easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property contained and included therein under the name of FRISCO RIDGE, an addition to the City of Yukon, Canadian County, Oklahoma.

The undersigned does hereby further certify that it is the owner 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 annexed plat, except as set forth in the Bonded Abstractor's Certificate, and does hereby dedicate all streets and easements as shown on said annexed 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.

The Owner's Restrictive Covenants and Limitations for the development of this addition are set out on typewritten sheets of paper and will be subsequently filed separately.

IN WITNESS WHEREOF the undersigned has executed this instrument at the City of Yukon, Canadian County, Oklahoma, on this 24 day of June, 2005.

Attest:
LONE OAK RIDGE, LLC
an Oklahoma Limited Liability Company
Timothy J. Smith
Managing Partner



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of FRISCO RIDGE, an addition to the City of Yukon, Oklahoma, is vested in LONE OAK RIDGE, LLC, an Oklahoma Limited Liability Company, and on the 24 day of June, 2005, 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 2004 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 annexed plat, except mortgages of record.

ATTEST
In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 27 day of June, 2005.

By: *Diana Kuitert* Assistant Secretary
By: *Jay J. Scheller* Vice President
WARRANTY TITLE & ABSTRACT INC.

STATE OF OKLAHOMA)) SS
COUNTY OF OKLAHOMA))

Before me, the undersigned, a Notary Public in and for said County and State, on this 27 day of June, 2005, personally appeared *Jay J. Scheller* to me known to be the identical Vice President who 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 company, for the uses and purposes therein set forth.

My Commission Expires: 2-23-2007
03001482
Donna R. Schuller
Notary Public

**FRISCO RIDGE
LEGAL DESCRIPTION**

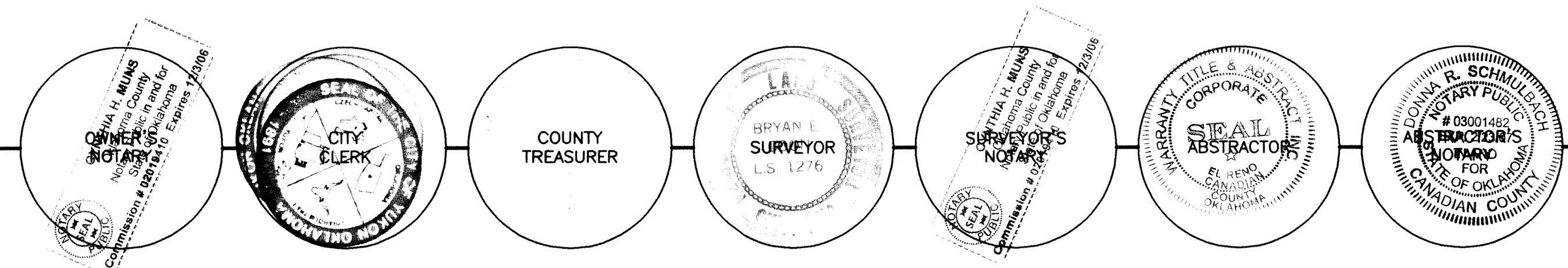
A part of the North Half (N/2) of Section Nineteen (19), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma and more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of said Section 19; thence North 89°46'43" East along the North line of said Northwest Quarter a distance of 1363.28 feet; thence South 00°13'17" East a distance of 93.60 feet to the point of beginning; thence from said POINT OF BEGINNING North 89°46'43" East a distance of 707.53 feet; thence South 00°00'00" West a distance of 222.57 feet; thence South 27°00'00" East a distance of 584.23 feet; thence North 63°00'00" East a distance of 70.00 feet; thence South 45°19'09" East a distance of 194.79 feet; thence North 89°53'08" East a distance of 130.78 feet to a point on the West line of Westport 66 Blocks 6 & 7, a recorded plat; thence, along the boundary of said plat for the following three calls, South 00°06'52" East a distance of 160.00 feet; thence South 25°35'10" West a distance of 163.62 feet; thence South 47°36'28" East a distance of 202.81 feet; thence South 42°23'32" West a distance of 78.07 feet; thence South 00°06'52" East a distance of 95.76 feet to a point on the West line of said Westport 66 Blocks 6 & 7 plat; thence, along the boundary of said plat for the following three calls, thence South 89°53'08" West a distance of 79.27 feet; thence South 18°16'46" West a distance of 179.15 feet; thence South 00°03'07" East a distance of 933.78 feet to a point on the South line of the Northeast Quarter of said Section 19; thence South 89°35'53" West along said South line a distance of 28.20 feet to the Southwest Corner of said Northeast Quarter; thence South 89°56'53" West along the South line of said Northwest Quarter and along the North line of Westport West Addition, a recorded plat, a distance of 707.01 feet to the Northwest Corner of Lot 6, Block 5 of said plat; thence continuing South 89°56'53" West along said South line a distance of 148.60 feet; thence North 00°03'07" West a distance of 140.00 feet; thence South 89°56'53" West a distance of 40.08 feet; thence North 00°03'07" West a distance of 1505.56 feet; thence South 89°56'53" West a distance of 96.44 feet; thence South 44°56'53" West a distance of 35.36 feet; thence South 89°56'53" West a distance of 60.00 feet; thence North 00°03'07" West a distance of 180.28 feet to a point on a curve to the left, said curve having a central angle of 40°30'52", a radius of 160.00 feet, a chord bearing and distance of North 20°18'33" West 110.79 feet; thence along said curve a distance of 113.14 feet; thence North 40°33'59" West a distance of 116.26 feet to a point on a curve to the right, said curve having a central angle of 65°30'19", a radius of 210.00 feet, a chord bearing and distance of North 07°48'49" West 227.23 feet; thence along said curve a distance of 240.09 feet; thence North 24°56'20" East a distance of 111.18 feet to a point on a curve to the left, said curve having a central angle of 02°06'33", a radius of 370.00 feet, a chord bearing and distance of North 23°53'04" East 13.62 feet; thence along said curve a distance of 13.62 feet; thence North 27°00'41" West a distance of 33.52 feet; thence North 15°05'00" East a distance of 50.00 feet; thence North 57°10'42" East a distance of 33.52 feet to a point on a curve to the left, said curve having a central angle of 07°33'30", a radius of 370.00 feet, a chord bearing and distance of North 03°33'28" East 48.77 feet; thence along said curve a distance of 48.81 feet; thence North 00°13'17" West a distance of 44.94 feet; thence North 45°13'17" West a distance of 38.18 feet to the point of beginning containing 54.141 acres more or less.

PLAT NOTES

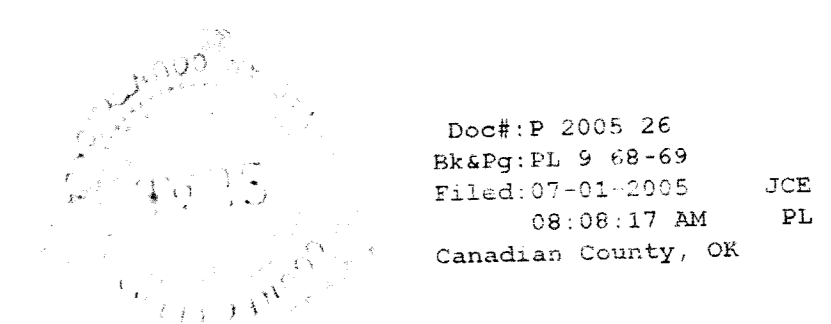
- A sidewalk shall be constructed by the developer along Highway 66 and along common areas within the addition.
- A sidewalk shall be constructed on each lot where it abuts a local and/or a collector street. The sidewalk is required at the building permit stage and must be installed prior to the issuance of a certificate of occupancy from the City of Yukon.
- Owners of corner lots shall incorporate handicap ramps in sidewalk.
- The common areas and islands/medians shall maintained by the Property Owners Association.
- All primary structure roofing shall be of Class "C" or better material. No wood shingles will be permitted.
- All easements shown outside of the plat boundary are made a part of this plat unless labeled as given by separate instrument.

FRISCO RIDGE
PLAT BY: COON ENGINEERING, INC.
CA 1179 EXP. 6-30-06
2832 W. MILSHIRE BLVD.
OKLAHOMA CITY, OKLAHOMA
405-842-0363
SM#4130701



Final Plat of FRISCO RIDGE

A PART OF THE NORTH HALF (N/2) OF SECTION 19,
T 12 N-R 5 W, I.M., CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA



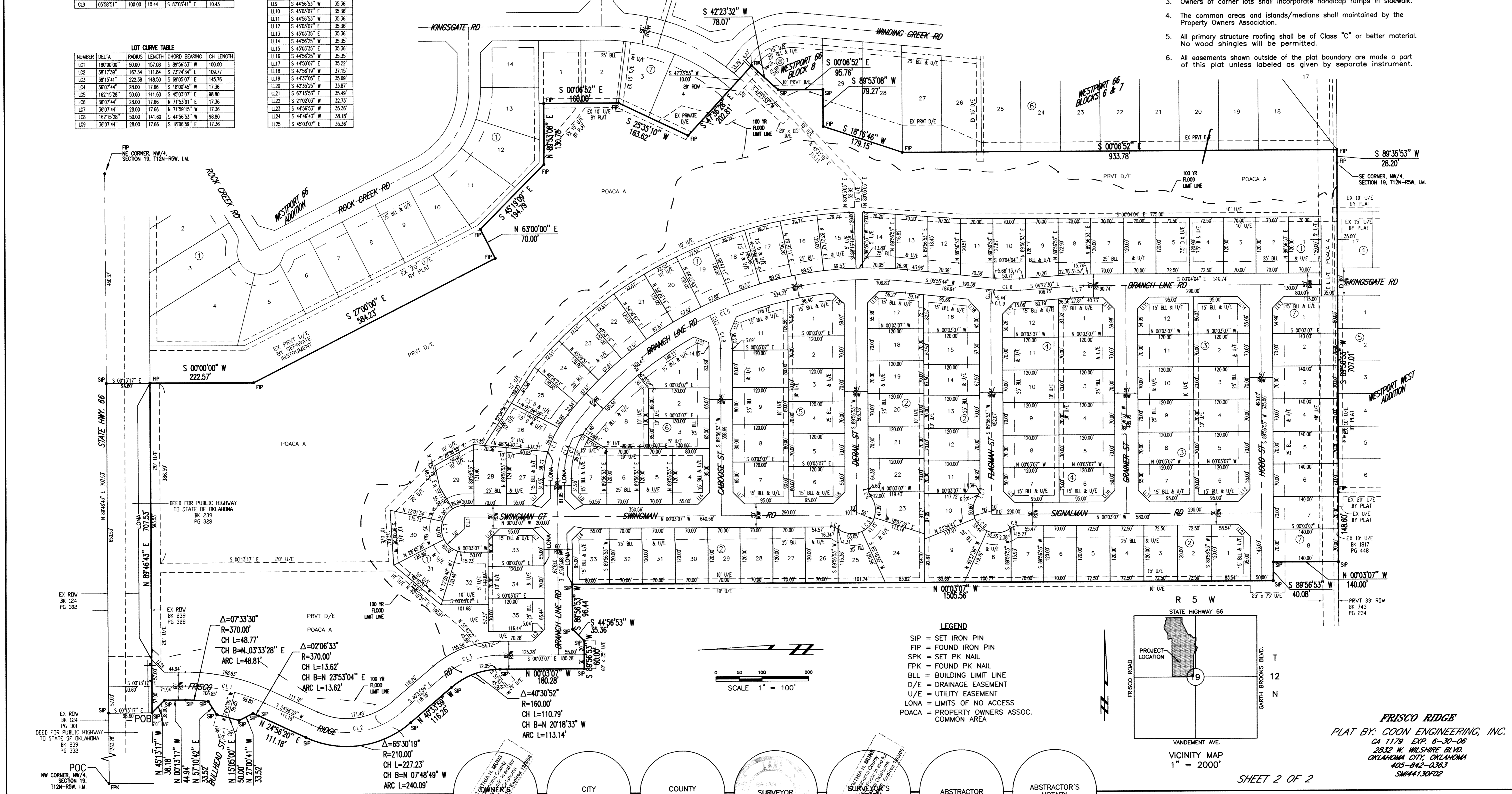
Doc# P 2005.26
RkPg: PL 9 of 6-9
Filed: 07-01-2005 JCE
08:08:17 AM PL
Canadian County, OK

NUMBER	DELTA	RADIUS	LENGTH	CHORD	BEARING	CH LENGTH
CL1	25.0937°	400.00	175.65	S 1271.32° W	174.24	
CL2	85.3019°	180.00	205.79	S 0748.49° E	194.76	
CL3	40.3052°	190.00	134.35	S 2018.33° E	131.57	
CL4	38.1306°	195.00	130.07	S 2056.34° E	127.67	
CL5	57.4545°	795.00	801.48	S 2257.08° E	767.96	
CL6	107.1814°	307.00	55.21	S 0245.37° W	55.14	
CL7	147.1925°	385.00	29.89	S 0213.17° E	29.89	
CL8	25.1343°	100.00	44.03	N 7720.01° E	43.68	
CL9	65.3851°	100.00	10.44	S 8703.41° E	10.43	

NUMBER	DIRECTION	DISTANCE
LL1	N 4503.07° W	35.36
LL2	S 4456.53° W	35.36
LL3	S 4503.07° E	35.36
LL4	S 4503.07° E	35.36
LL5	N 4456.53° E	35.36
LL6	S 4503.07° E	35.36
LL7	S 4456.53° W	35.36
LL8	S 4503.07° E	35.36
LL9	S 4456.53° W	35.36
LL10	S 4503.07° E	35.36
LL11	S 4456.53° W	35.36
LL12	S 4503.07° E	35.36
LL13	S 4503.07° E	35.36
LL14	S 4456.53° W	35.36
LL15	S 4503.07° E	35.36
LL16	S 4456.53° W	35.36
LL17	S 4503.07° E	35.36
LL18	S 4456.53° W	35.36
LL19	S 4437.06° E	35.08
LL20	S 4232.53° W	33.87
LL21	S 6715.53° W	35.49
LL22	S 2102.03° W	32.73
LL23	S 4456.53° W	35.36
LL24	S 4446.43° W	38.18
LL25	S 4503.07° E	35.36

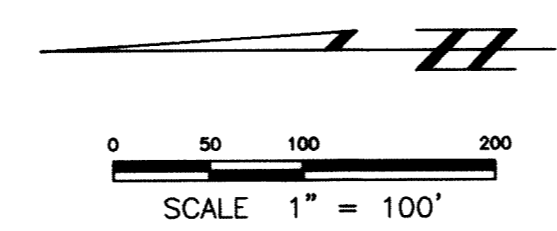
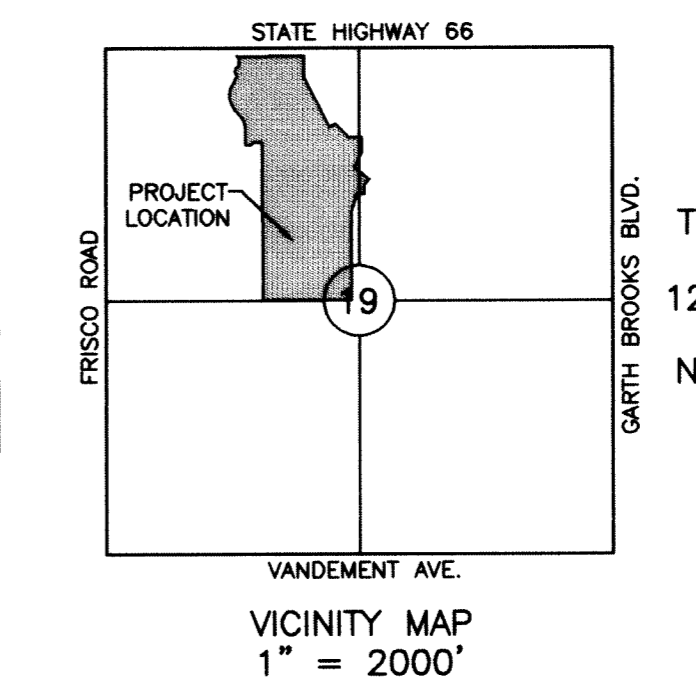
NUMBER	DIRECTION	DISTANCE
CL1	S 8956.53° W	25.00
CL2	S 6443.10° W	31.62
CL3	N 8404.16° W	19.78

NUMBER	DELTA	RADIUS	LENGTH	CHORD	BEARING	CH LENGTH
LC1	180.0000°	50.00	157.08	S 8956.53° W	100.00	
LC2	38.1739°	167.34	111.84	S 7324.34° E	109.77	
LC3	38.1541°	222.38	148.50	S 8905.07° E	145.76	
LC4	36.0744°	28.00	17.66	S 1800.45° W	17.36	
LC5	162.1528°	50.00	141.80	S 4503.07° E	98.80	
LC6	36.0744°	28.00	17.66	N 7153.01° E	17.36	
LC7	36.0744°	28.00	17.66	N 7159.15° W	17.36	
LC8	162.1528°	50.00	141.80	S 4456.53° W	98.80	
LC9	36.0744°	28.00	17.66	S 1806.59° E	17.36	



- PLAT NOTES**
- A sidewalk shall be constructed by the developer along Highway 66 and along common areas within the addition.
 - A sidewalk shall be constructed on each lot where it abuts a local and/or a collector street. The sidewalk is required at the building permit stage and must be installed prior to the issuance of a certificate of occupancy from the City of Yukon.
 - Owners of corner lots shall incorporate handicap ramps in sidewalk.
 - The common areas and islands/medians shall be maintained by the Property Owners Association.
 - All primary structure roofing shall be of Class "C" or better material. No wood shingles will be permitted.
 - All easements shown outside of the plat boundary are made a part of this plat unless labeled as given by separate instrument.

LEGEND
 SIP = SET IRON PIN
 FIP = FOUND IRON PIN
 SPK = SET PK NAIL
 FPK = FOUND PK NAIL
 BLL = BUILDING LIMIT LINE
 D/E = DRAINAGE EASEMENT
 U/E = UTILITY EASEMENT
 LONA = LIMITS OF NO ACCESS
 POACA = PROPERTY OWNERS ASSOC. COMMON AREA



OWNER'S NOTARY
 CITY CLERK
 COUNTY TREASURER
 SURVEYOR
 SURVEYOR'S NOTARY
 ABSTRACTOR
 ABSTRACTOR'S NOTARY

FRISCO RIDGE
 PLAT BY: COON ENGINEERING, INC.
 CA 1179 EXP. 6-30-06
 2832 W. WILSHIRE BLVD.
 OKLAHOMA CITY, OKLAHOMA
 405-842-0383
 SM144.130702