FINAL PLAT

ASHTON PLACE

BEING A PART OF THE SOUTHWEST QUARTER (SW/4), OF SECTION FIFTEEN (15), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, YUKON, CANADIAN COUNTY, OKLAHOMA

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Canadian County, OK

CANADIAN COUNTY, OKLAHOMA OFFICIAL SEAL BY BOARD OF COUNTY COMMISSIONERS

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT TAG ASHTON PLACE RE HOLDINGS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT THEY ARE THE OWNER OF, AND THE ONLY PERSON, FIRM, CORPORATION, OR ENTITY HAVING TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE FINAL PLAT OF ASHTON PLACE, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA. IT HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, AS SHOWN ON SAID FINAL PLAT, WHICH SAID FINAL PLAT REPRESENTS A CAREFUL SURVEY OF ALL PROPERTY INCLUDED THEREIN UNDER THE FINAL PLAT OF ASHTON PLACE, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FIFTEEN (15), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, YUKON, CANADIAN COUNTY, OKLAHOMA.

THEY FURTHER CERTIFY THAT THEY ARE THE OWNER OF AND THE ONLY PERSON, FIRM,CORPORATION, OR ENTITY WHO HAS ANY RIGHT, TITLE OR INTEREST TO THE LAND INCLUDED IN THE ABOVE MENTIONED FINAL PLAT, AND THEY DO HEREBY DEDICATE ALL STREET, DRAINAGE & UTILITY EASEMENTS AS SHOWN ON SAID FINAL PLAT TO THE USE OF THE PUBLIC, FOR PUBLIC STREETS, DRAINAGE AND UTILITIES FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES. EXECUTED ON THIS 14th DAY OF September, 2022.

DENVER GREEN, MEMBER/MANAGER

STATE OF OKLAHOMA)
) SS:
COUNTY OF Oklahoma)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 14th DAY OF September, 2022 PERSONALLY APPEARED DENVER GREEN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS OWNER, AND DULY 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 SUCH LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS 14th DAY OF September, 2022

MY COMMISSION EXPIRES: 10/21/2023
MY COMMISSION NO.: 19010591

NOTARY PUBLIC

CERTIFICATION OF PLANNING COMMISSION:

I William B Baker, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF YUKON, OKLAHOMA, HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF ASHTON PLACE, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA AT A MEETING THE 11th DAY OF April 2022

William B Baker
PLANNING COMMISSION CHAIR

CERTIFICATE OF CITY CLERK:

I, DOUG SHIVERS, CITY CLERK OF THE CITY OF YUKON, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS ON UN-MATURED INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF ASHTON PLACE, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS 20TH DAY OF SEPTEMBER 2022

CITY CLERK

ACCEPTANCE OF DEDICATION BY CITY COUNCIL:

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YUKON THAT THE DEDICATIONS SHOWN ON THE FINAL PLAT OF ASHTON PLACE, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ARE HEREBY ACCEPTED.

ADOPTED BY THE COUNCIL OF THE CITY OF YUKON THIS 20TH DAY OF SEPTEMBER, 2022

CITY CLERK

Shelli Selby
MAYOR

COUNTY TREASURER'S CERTIFICATE:

I, Sarah Ward for Jay K. Arnold, DO HEREBY CERTIFY THAT I AM THE DULY QUALIFIED COUNTY TREASURER OF CANADIAN COUNTY AND THAT THE TAX RECORDS OF SAID COUNTY SHOW THAT ALL TAXES FOR THE YEAR 2021 AND PRIOR YEARS ARE PAID ON THE FINAL PLAT OF ASHTON PLACE, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICES OF THE COUNTY TREASURER GUARANTEEING THE CURRENT YEAR'S TAXES.

IN WITNESS THEREOF SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 3rd DAY OF November, 2022.

Sarah Ward for Jay K. Arnold
COUNTY TREASURER

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 CERTIFY THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND SHOWN ON THE FINAL PLAT OF ASHTON PLACE, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, IS VESTED IN TAG ASHTON PLACE RE HOLDINGS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, THE 24th DAY OF October, 2022 THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK THEREOF, THAT THE TAXES ARE PAID FOR THE YEAR 2021 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 FINAL PLAT, EXCEPT MORTGAGES, RIGHTS-OF-WAY, EASEMENTS, AND MINERAL CONVEYANCES OF RECORD.

IN WITNESS THEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 1st DAY OF November, 2022.

BONDED ABSTRACTOR

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

I, JEREMY A. LAWSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FINAL PLAT OF ASHTON PLACE, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, CONSISTING OF 2 SHEETS, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION ON THE _____ DAY OF _____ 20____, AND THAT THE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTS.

I FURTHER CERTIFY THAT 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.

WITNESS MY HAND AND SEAL THIS 25th DAY OF October, 2022

JEREMY A. LAWSON, P.L.S. NO. 1916
CRAFTON TULL
STATE OF OKLAHOMA
COUNTY OF ~~CANADIAN~~ Cleveland) SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JEREMY A. LAWSON, 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.

WITNESS MY HAND AND SEAL THIS 25th DAY OF October, 2022

MY COMMISSION EXPIRES: 5/2/2023
MY COMMISSION NO.: 11004011

Jeane E Young
NOTARY PUBLIC

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER (SW/4) OF SECTION FIFTEEN (15), TOWNSHIP TWELVE NORTH (T12N), RANGE FIVE WEST (R5W) OF THE INDIAN MERIDIAN (I.M.), YUKON, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4; THENCE
N00°06'26"W ALONG THE WEST LINE OF SAID SW/4 A DISTANCE OF 734.58 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUING

N00°06'26"W ALONG SAID WEST LINE A DISTANCE OF 411.41 FEET; THENCE
S89°59'15"E A DISTANCE OF 500.38 FEET; THENCE
S00°06'43"E A DISTANCE OF 411.71 FEET; THENCE
N89°57'10"W A DISTANCE OF 500.41 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 205,941 SQ FT OR 4.73 ACRES, MORE OR LESS.

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

Crafton Tull
SURVEYING
300 Pointe Parkway Blvd
Yukon, OK 73099
405.787.6270 t 405.787.6276 f
www.craftontull.com
CA 973 (PE/LS) Expires 6/30/2024

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. SARA ROAD
YUKON, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

DATE OF PREPARATION: 9/06/2022

FINAL PLAT

ASHTON PLACE

BEING A PART OF THE SOUTHWEST QUARTER (SW/4), OF SECTION FIFTEEN (15), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, YUKON, CANADIAN COUNTY, OKLAHOMA

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

DEVELOPER:
TAG ASHTON PLACE RE HOLDINGS, LLC
12360 MARKET DR.
OKC, OK 73114

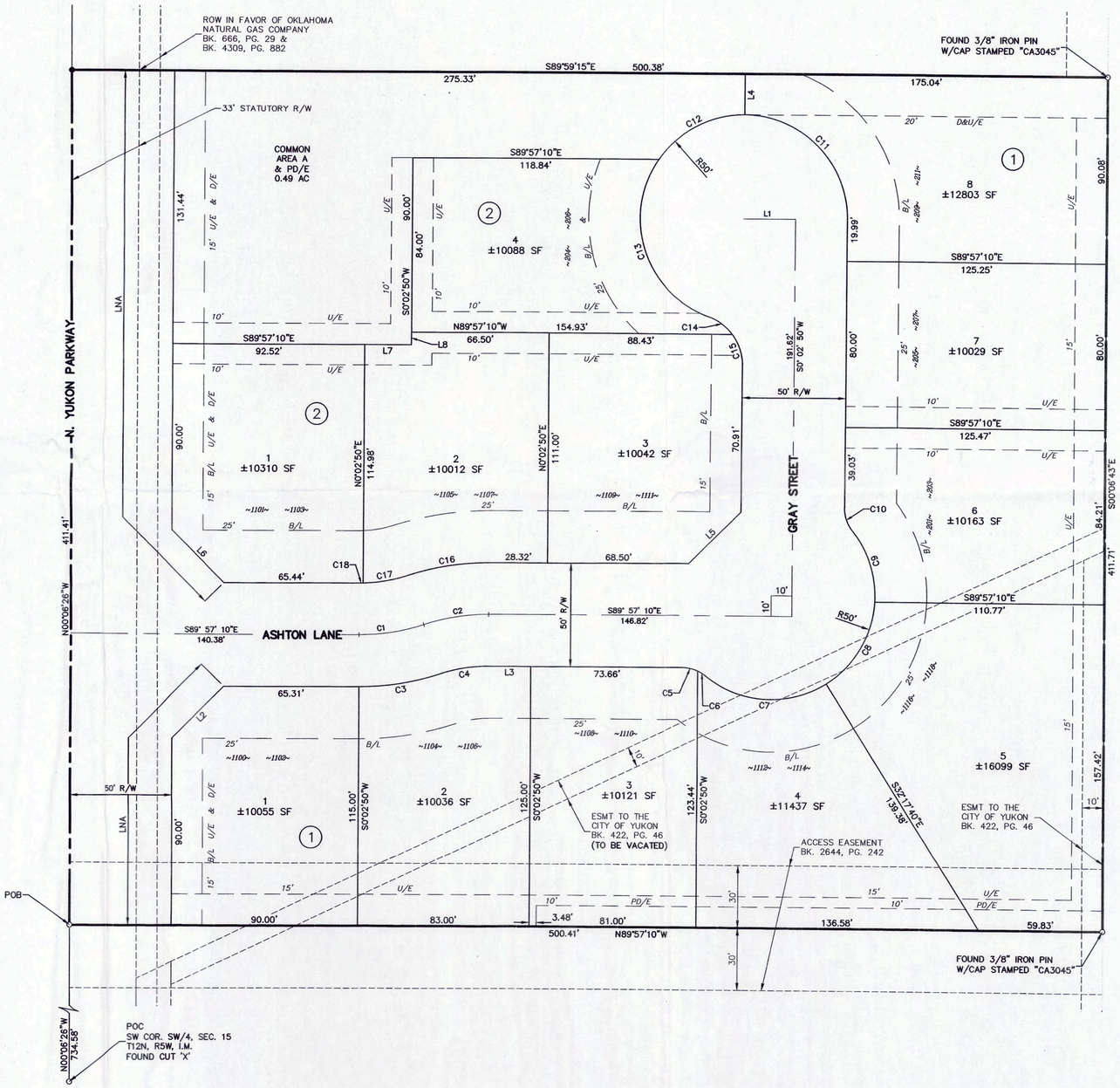
SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA: 4.73 ACRES
CURRENT ZONING: PUD (R-2)
NUMBER OF LOTS: 12
GROSS COMMON AREA: 0.49 ACRES

CENTERLINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S89°57'10"E	25.00'

CENTERLINE CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	100.00'	31.76'	18°11'42"	N80°56'59"E	31.62'
C2	100.00'	31.76'	18°11'42"	N80°56'59"E	31.62'

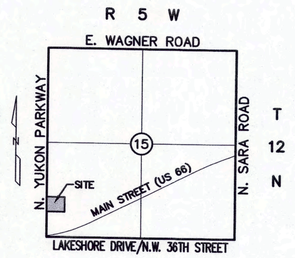
LOT LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	N44°58'12"E	35.31'
L3	S89°57'10"E	20.55'
L4	S0°02'50"W	19.98'
L5	S45°02'50"W	35.36'
L6	N45°01'48"W	35.40'
L7	S89°57'10"E	22.50'
L8	S0°02'50"W	6.00'

LOT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C3	125.00'	39.70'	18°11'42"	N80°56'59"E	39.53'
C4	75.00'	23.82'	18°11'42"	N80°56'59"E	23.72'
C5	18.00'	7.56'	24°03'03"	S77°55'38"E	7.50'
C6	18.00'	4.63'	14°44'33"	S58°31'51"E	4.62'
C7	50.00'	62.08'	71°08'06"	S86°43'37"E	58.17'
C8	50.00'	47.74'	54°42'13"	N30°21'14"E	45.95'
C9	50.00'	36.43'	41°44'53"	N17°52'19"W	35.63'
C10	18.00'	12.19'	38°47'36"	N19°20'58"W	11.96'
C11	50.00'	78.58'	90°02'53"	N44°58'36"W	70.74'
C12	50.00'	48.32'	55°22'04"	S62°18'55"W	46.46'
C13	50.00'	91.73'	105°06'47"	S17°55'30"E	79.40'
C14	25.00'	14.57'	33°23'47"	S53°47'00"E	14.37'
C15	25.00'	16.20'	37°07'57"	S18°31'08"E	15.92'
C16	125.00'	39.70'	18°11'42"	S80°56'59"W	39.53'
C17	75.00'	22.05'	16°50'42"	S80°16'29"W	21.97'
C18	75.00'	1.77'	1°21'00"	S89°22'20"W	1.77'



GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

BASIS OF BEARING = N 00°06'26" W
WEST LINE SW/4
SECTION 15, T12N, R5W, I.M.
OKLAHOMA NORTH NAD83 (2011) EPOCH 2010.0



LOCATION MAP
SCALE: 1"=2000'

PLAT NOTES:

1. MAINTENANCE OF THE COMMON AREAS AND ISLANDS/MEDIANS IN PUBLIC RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE 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.
2. A SIDEWALK SHALL BE REQUIRED ON EACH LOT AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
3. SIDEWALKS ALONG COMMON AREAS ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT. ARTERIAL SIDEWALKS WILL BE PROVIDED IN ACCORDANCE WITH SIDEWALK ORDINANCES.
4. IF THE GARAGE FRONT IS DESIGNED SO THAT THE GARAGE DOOR EXTENDS BEYOND THE FRONT WALL OF THE DWELLING, SCREENING WILL BE PROVIDED BY PLANTING EITHER ONE 3-INCH CALIPER DECIDUOUS TREE OR TWO 1.5-INCH CALIPER TREES IN THE FRONT YARD, PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THE AFFECTED LOT.
5. ALL EXISTING AND PROPOSED EASEMENTS SHALL BE TIED TO LOT CORNERS.

OGE=OKLAHOMA GAS AND ELECTRIC
CA=COMMON AREA
PG=PAGE
BK=BOOK
R/W = RIGHT-OF-WAY
LNA = LIMITS OF NO ACCESS
B/L = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
PD/E = PRIVATE DRAINAGE EASEMENT
ESMT = EASEMENT
O = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED
● = SET 3/8" IRON PIN W/CAP STAMPED "CA973" OR MAG NAIL WITH ALUMINUM SHINER STAMPED "CA973" UNLESS OTHERWISE NOTED
(X) BLOCK NO.

Crafton Tull
SURVEYING
300 Pointe Parkway Blvd
Yukon, OK 73099
405.787.6270 f 405.787.6276
www.craftontull.com
CA 973 (PE/LS) Expires 6/30/2024

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