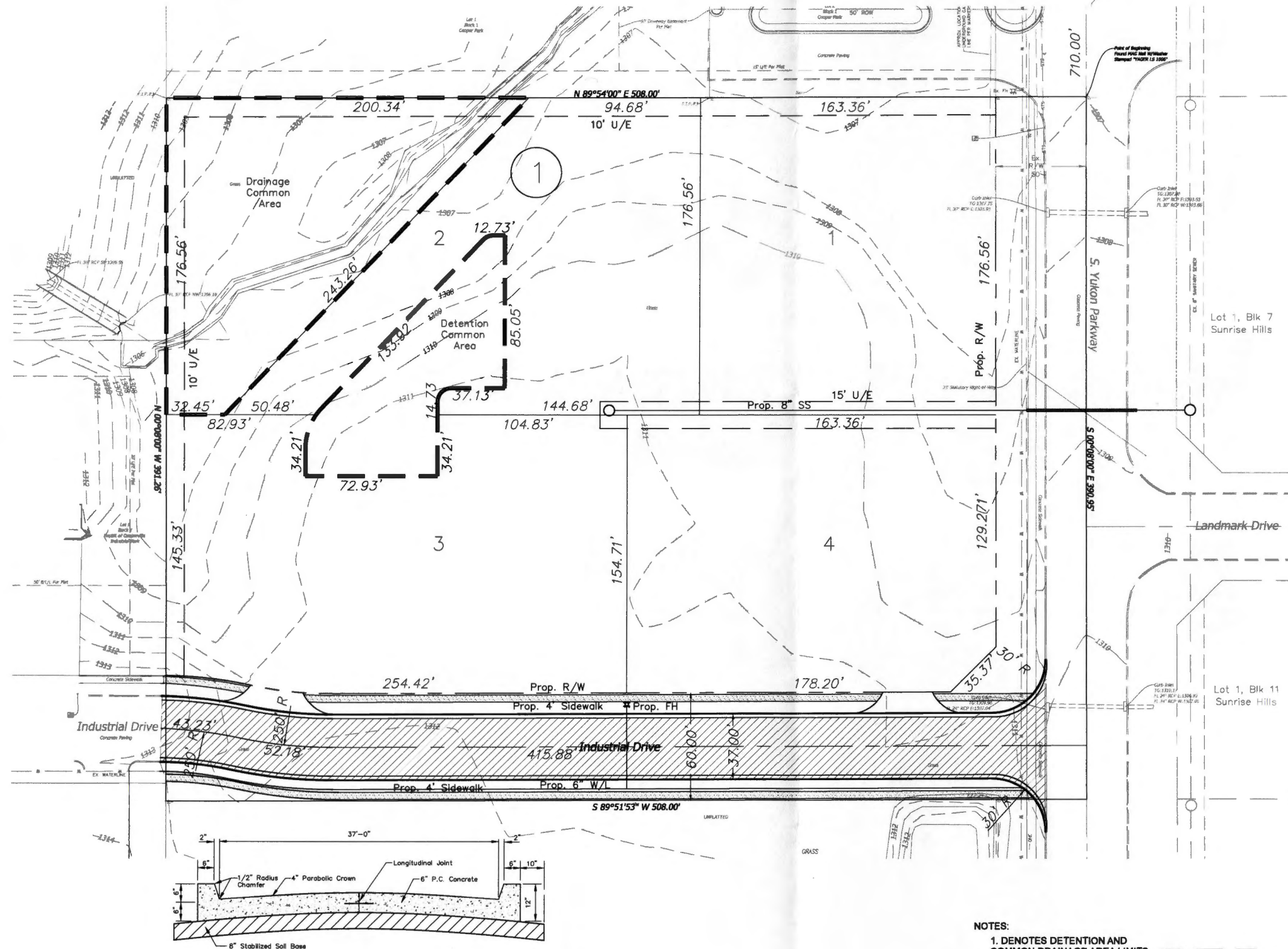
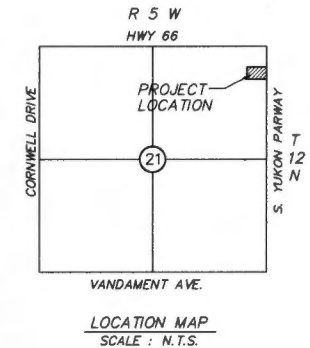
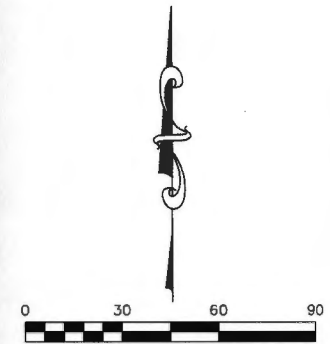


- NOTES:
- 1.) L.N.A. = Limits of No Access
 - 2.) Property Owners Association will be established to maintain common areas.
 - 3.) Maintenance of Common Areas and/or Private Drainage Easements, islands and medians in street rights of way and arterial street rights of way for landscaping in the 301 S. Yukon Parkway PUD shall be the responsibility of property owners association. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within the drainage related common areas and/or Drainage Easements shown. Certain amenities such as, but not limited to, walks, benches, piers, & docks shall be permitted if installed in a manner to meet the requirements specified above.
 - 4.) Every structure shall have a pitched roof. Class "C" or better roofing materials are required on all structures.
 - 5.) The Developer shall install arterial landscaping and irrigation facilities in accordance with an approved Landscape Plan submitted with the final plat prior to issuance of occupancy permits.
 - 6.) All primary structures shall consist of a minimum of 75% brick, rock, stone, stucco or similar material.

PRELIMINARY PLAT
OF
301 S. Yukon Parkway
A PART OF THE NE/4 SECTION 21, T12N, R5W, I.M.
YUKON, OKLAHOMA
CANADIAN COUNTY, OKLAHOMA



- NOTES:
1. DENOTES DETENTION AND COMMON DRAINAGE AREA LIMITS



CONTOURS
Contours are based on USGS datum

LOT TOTAL
TOTAL LOTS = 4 Commercial

OWNER NAME
SHANE SWEARINGEN
521 LAINEY LANE
YUKON, OKLAHOMA 73099

SUBDIVIDER NAME
SHANE SWEARINGEN
521 LAINEY LANE
YUKON, OKLAHOMA 73099

Legal Description
A tract of land lying in the Northeast Quarter of Section Twenty-One (21), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of the NE/4; Thence S00°08'00"E along the East line of said NE/4 a distance of 710.00 feet to the Point of Beginning; Thence Continuing S00°08'00"E along the East line of said NE/4 a distance of 390.95 feet; Thence S89°51'53"W a distance of 508.00 feet; Thence N00°08'00"W a distance of 391.26 feet; Thence N89°54'00"E a distance of 508.00 feet to the Point of Beginning Containing 198,682 Sq. Ft. or 4.5811 Acres, more or less.

This document contains confidential information. It is an instrument of service and property of Peacock Design, LLC. It shall not be used on other projects or for the extension of this project without the direct written approval of Peacock Design, LLC. Do Not Reproduce

NEW PROJECT PLANS FOR:
PRELIMINARY PLAT
301 S. YUKON PARKWAY
YUKON, OK

JOB #: 0358
DATE: 8.1.2022
SCALE: 1:30
SHEET NAME: Prel Plat
SHEET #: 1 OF 1
REVISION #:

2428 N Classen Blvd
Oklahoma City, OK 73108
(405) 577-2804
www.PEACOCKDESIGN.com

CERTIFICATE OF AUTHORIZATION:
#8809 EXP: JUNE 30, 2023
#03172 EXP: JUNE 30, 2023

ARCHITECTURE
ENGINEERING
PLANNING

**PEACOCK
DESIGN**