

**ALTA / NSPS LAND TITLE SURVEY OF
A PART OF THE SOUTHEAST QUARTER (SE/4) OF
SECTION TWENTY-THREE (23), TOWNSHIP TWO (2) NORTH, RANGE ONE (1) EAST, I.M.
GARVIN COUNTY, OKLAHOMA**

SURVEYOR'S CERTIFICATE

July 6, 2020
This survey is made for the benefit of:
CHARLES MCGREGOR
OKLAHOMA CITY ABSTRACT & TITLE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 11, 13, & 16 of Table A thereof. The fieldwork was completed on _____.

PRELIMINARY EXHIBIT

THIS IS NOT A FINAL SEALED DOCUMENT

Delbert W. Converse, P.L.S. 1262 July 6, 2020
Date of Certification

The property described hereon is the same as the property described in Oklahoma City Abstract & Title Company's Commitment Number _____, with effective date of _____ and that all Easements, Covenants, and Restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their affect on the subject property.

LEGAL DESCRIPTION (Book 1939 Page 443)

A tract of land located in the S1/2 SE1/4 NE1/4 and NE1/4 SE1/4 and NE1/4 NW1/4 SE1/4 in Section 23, Township 2 North, Range 1 East of the I.M., more particularly described as follows, to wit:
Beginning at a point on the Northeastly right of way line of U.S. Highway 77 which point is 786.2 feet North and 37.7 feet West of the Southwest corner of the SW1/4 NE1/4 SE1/4, thence East and parallel with the South line of the NE1/4 SE1/4 a distance of 443.2 feet;
Thence Southeastly and parallel with the Northeastly right of way line of U.S. Highway 77 a distance of 417.4 feet;
Thence East and parallel with the South line of the NE1/4 SE1/4 to a point on the East line of the NE1/4 SE1/4;
Thence North along the East line of the NE1/4 SE1/4 and the East line of the S1/2 SE1/4 NE1/4 to a point 105 feet North of the Southeast corner of the S1/2 SE1/4 NE1/4;
Thence West 700 feet;
Thence South 58°30' West a distance of 380 feet;
Thence South 67°07' West a distance of 466 feet to a point on the Northeastly right of way line of U.S. Highway 77;
Thence Southeastly along the Northeastly right of way line of U.S. Highway 77 to the POB, containing 28 acres, more or less; less tracts sold (see deeds filed in Book 746 at page 475 and Book 965 at Page 225.

SCHEDULE B- SECTION II

11.

TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

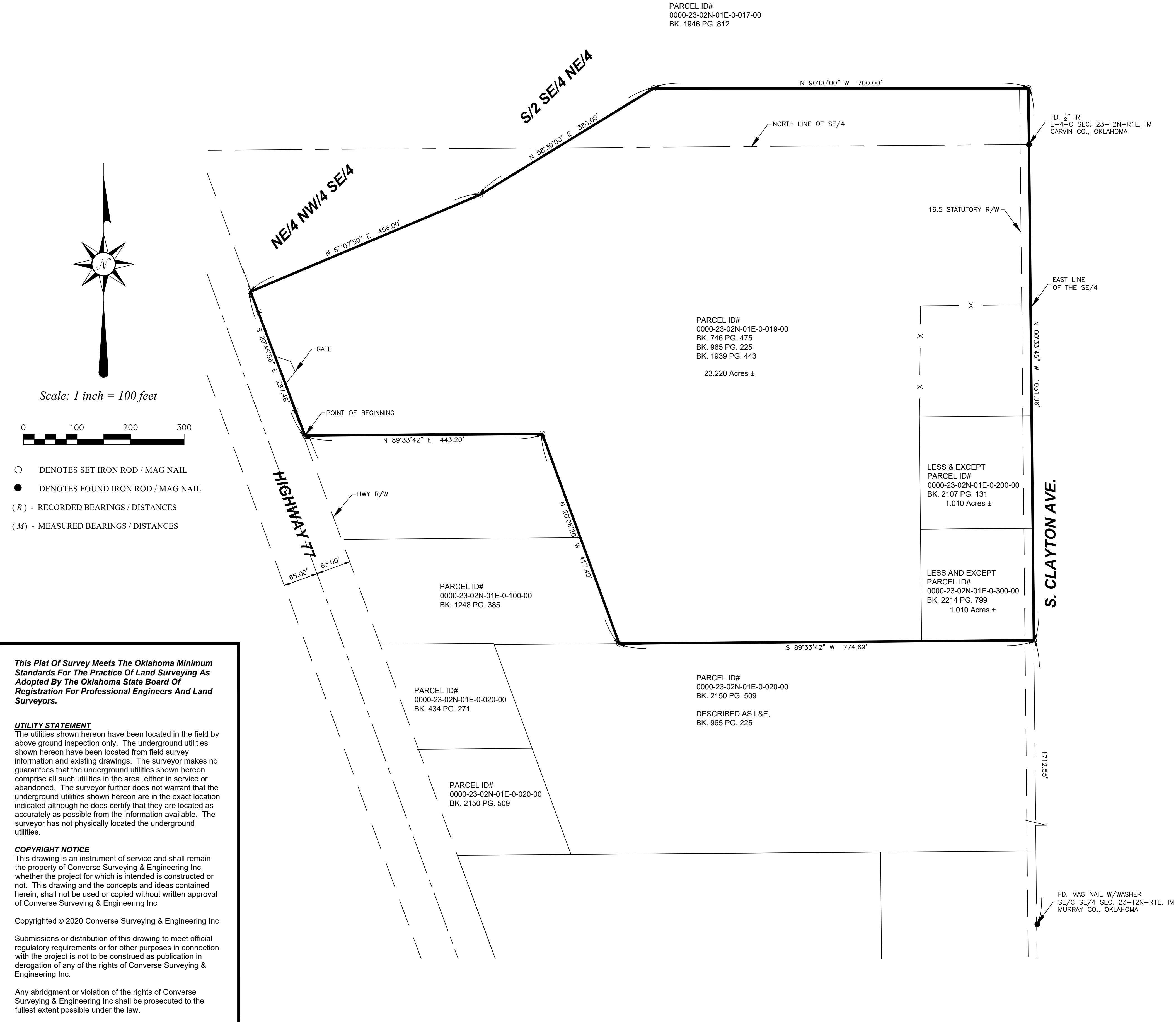
1. No monuments were set other than the monuments shown set.
2. Subject property has no apparent mailing address according to the records available through Garvin County.
3. The described property is located within area having a Flood Zone designation of "X(unshaded)" by the Federal Emergency Management Agency (FEMA), reflected on Flood Insurance Rate Map Number 4049C0295D, with an identification date of April 3, 2012, for Community No.400472, Garvin County, Oklahoma, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
4. The subject property contains an area of 23.220 Acres, more or less.
11. All locations of utilities shown hereon are those obtainable by surface evidence only unless otherwise shown. Utilities shown were marked by Okie One Call.
16. Subject property shows no evidence of dirt and/or material being deposited.

GENERAL SURVEY NOTES:

- Date of last site visit: _____
- Datum: USA/NAD83/OK South; Projection: Lamber Conformal Conic; Grid to Ground Scale Factor: 1.00098014487
- The Basis of Bearing for this survey is the East line of the Southeast Quarter, being N 00°33'45" W, measured.
- No utility location or connections are shown.
- No monuments were set other than the monuments shown set.
- All locations shown hereon are those obtainable by surface evidence only unless otherwise shown.
- This survey was prepared for the exclusive use of the above mentioned client(s) and does not extend to any unnamed person(s) without express recertification by surveyor naming said person(s)

Mission Statement: To provide prompt technical solutions for your surveying and engineering services.

IF THE SEAL IS NOT IN RED INK AND THE SIGNATURE IS NOT IN BLUE INK THEN THIS COPY IS IN VIOLATION OF COPYRIGHT LAWS.



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.

UTILITY STATEMENT
The utilities shown hereon have been located in the field by above ground inspection only. The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

COPYRIGHT NOTICE
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ONE CALL UTILITY LOCATION NUMBER

840-5032 This number is to be used for information on the location of all underground utilities. Contact this number and other numbers 1-800-522-6543 specified in the plans prior to any excavation.

SURVEY LEGEND			
	AIR VALVE(BLOW-OFF VALVE)		TOP OF RIM
	HANDICAP PARKING		TOP OF GRATE
	BUSH		UNDERGROUND WATER
	STOCKADE FENCE		UNDERGROUND STORM SEWER
	CHAINLINK FENCE		UNDERGROUND TELEPHONE CABLE
	BARBED WIRE FENCE		UNDERGROUND SANITARY SEWER
	EM (ELECTRIC METER)		UNDERGROUND GAS
	ELECTRIC MANHOLE		OVERHEAD CABLE
	FIRE HYDRANT		UNDERGROUND POWER CABLE (PUG)
	CLEAN OUT		CORRESPONDING NOTES
	GAS METER		REINFORCED CONCRETE PIPE
	GAS VALVE		REINFORCED CONCRETE BOX
	GUY WIRE		CORRUGATED METAL PIPE
	IRON PIN (FOUND)		RIGHT-OF-WAY
	IRON PIN (SET)		PROPERTY LINE
	LIGHT POLE		IRON PIN
	MAIL BOX		ACCESS EASEMENT
	SANITARY SEWER MANHOLE		UTILITY EASEMENT
	STORM SEWER MANHOLE		DRAINAGE EASEMENT
	TELEPHONE MANHOLE		DRAINAGE & UTILITY EASEMENT
	STORM SEWER INLET		BUILDING LIMIT LINE
	POWER POLE		RISER
	GP (GUARD POST)		WATER METER
	SIGN		WATER VALVE
	TRAFFIC SIGNAL		

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GARVIN COUNTY, OKLAHOMA

CSE
Converse Surveying and Engineering, Inc.

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Certificate of Authorization No. 2977
Expires June 30, 2022

CLIENT - MCGREGOR		Revisions		
		No.	Date	Description
DRAWN BY	DWC			
CHECKED BY	DWC			
DATE	05/13/2020			
SURVEY NUMBER	A-02072020X			