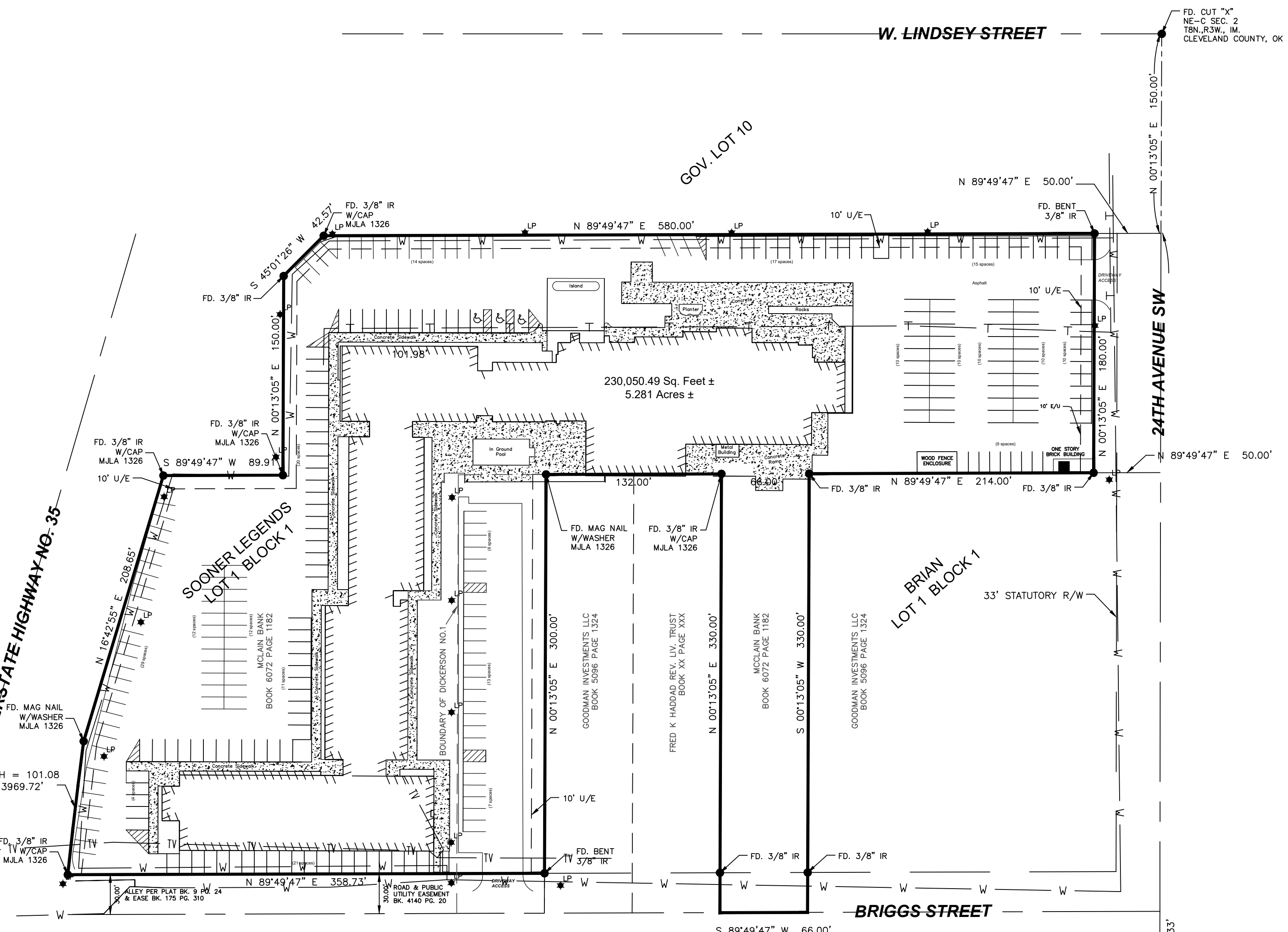
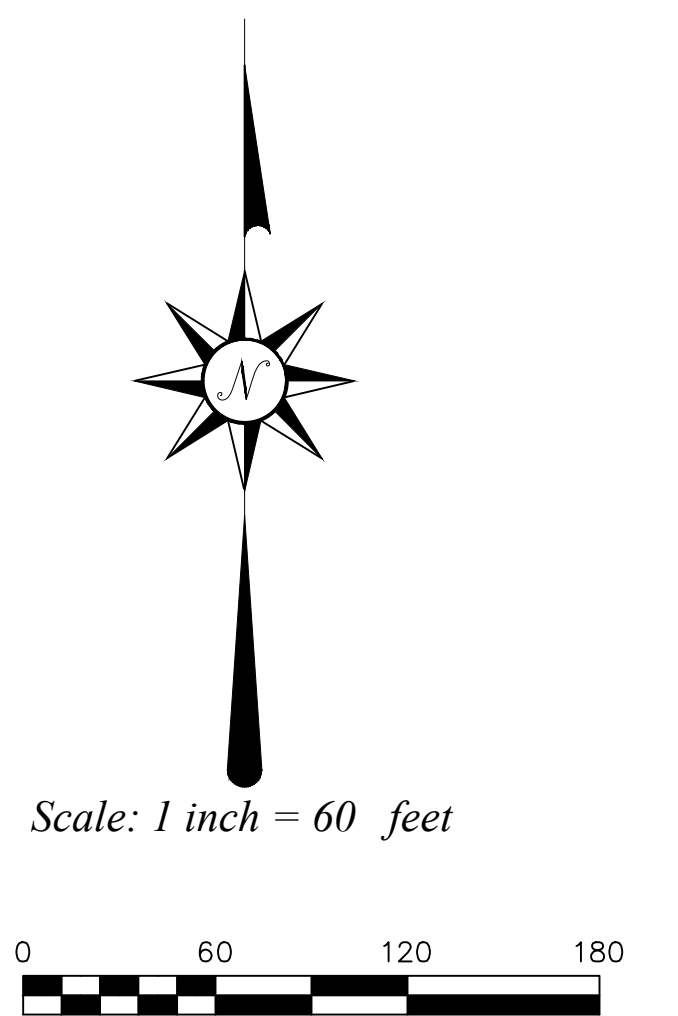
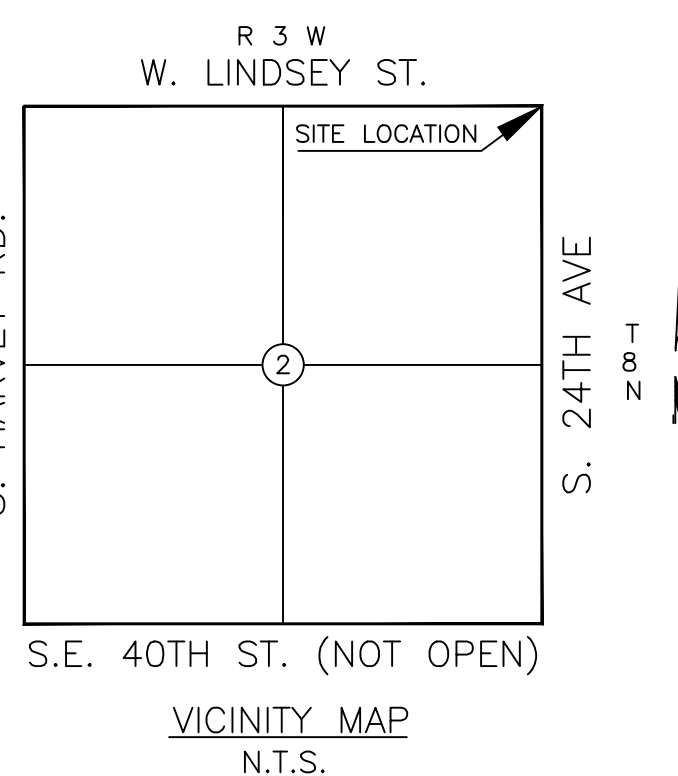


**SOONER LEGENDS NO.1 ADDITION
A REPLAT OF DICKERSON 1
SECTION 2, TOWNSHIP 8 NORTH, RANGE 3 WEST, I.M.
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA**



- ⊗ DENOTES POINT NOT SET DUE TO ACCESS
- DENOTES FOUND IRON ROD / MAG NAIL
- DENOTES SET IRON ROD / MAG NAIL
- (R) - RECORDED BEARINGS / DISTANCES
- (M) - MEASURED BEARINGS / DISTANCES

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 guarantees 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.

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SURVEYOR'S CERTIFICATE

October __, 2020

This survey is made for the benefit of:

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 and 16 of Table A thereof. The field work was completed on October __, 2020.

**THIS DOCUMENT IS PRELIMINARY IN NATURE
AND NOT A FINAL DRAWING**

Delbert W. Converse, P.L.S. 1262

October XX, 2020
Date of Certification

The property described hereon is the same as the property described in _____ Title Insurance Company's Commitment Number _____, with an effective date of October _____, 2020 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 effect on the subject property.

LEGAL DESCRIPTION

Lot 1, Block 1 of FINAL PLAT OF SOONER LEGENDS, A REPLAT OF DICKERSON NO.1 ADDITION AND AN UNPLATTED PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 3 WEST, I.M. CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, as recorded in Book PL 23, Page 163, Cleveland County Clerks Office.

TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. No monuments were set other than the monuments shown set.
2. Subject property address is 1200 24th Ave SW, Norman, Oklahoma 73069.
3. A portion of described property is located within area having a Flood Zone designation of "X" the Federal Emergency Management Agency (FEMA), reflected on Flood Insurance Rate Map Number 40027C0280H with an identification date of September 26, 2008, for Community No.400046, City of Norman, Cleveland County, 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 5.281 Acres, more or less.
11. All locations of utilities shown hereon are those obtainable by surface evidence only unless otherwise shown.
16. Subject property shows no evidence of dirt and/or material being deposited.

SCHEDULE B- SECTION II - (XXX TITLE COMMITMENT #)

Deed for Easement at Book 4414, Page 1470, affects subject property and is shown on drawing.
Easement, recorded in Book 4425, Page 1069, affects subject property and is shown on drawing.

GENERAL SURVEY NOTES

- The basis of bearing for this survey is the East line of Government Lot 10, N 00°13'05" E measured.
- 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.

SURVEY LEGEND		
AV	AIR VALVE (BLOW-OFF VALVE)	TOP OF RIM
HP	HANDICAP PARKING	TOP OF GRATE
B	BUSH	UNDERGROUND WATER
SF	STOCKADE FENCE	UNDERGROUND STORM SEWER
CL	CHAINLINK FENCE	UNDERGROUND TELEPHONE CABLE
BW	BARBED WIRE FENCE	UNDERGROUND SANITARY SEWER
EM	EM (ELECTRIC METER)	UNDERGROUND GAS
EH	ELECTRIC MANHOLE	OVERHEAD ELECTRIC CABLE
FH	FIRE HYDRANT	UNDERGROUND ELECTRIC CABLE
CO	CLEAN OUT	CORRESPONDING NOTES
GM	GAS METER	REINFORCED CONCRETE PIPE
GV	GAS VALVE	REINFORCED CONCRETE BOX
GW	GLY WIRE	CORRUGATED GALVANIZED METAL PIPE
IR	IRON ROD (SET)	RIGHT-OF-WAY
IF	IRON ROD (FOUND)	PROPERTY LINE
LP	LIGHT POLE	IRON ROD
MB	MAIL BOX	ACCESS EASEMENT
SM	SANITARY SEWER MANHOLE	UTILITY EASEMENT
SSM	STORM SEWER MANHOLE	DRAINAGE EASEMENT
TM	TELEPHONE MANHOLE	DRAINAGE & UTILITY EASEMENT
SI	STORM SEWER INLET	BUILDING LIMIT LINE
PP	POWER POLE	RISER
GP	GP (GUARD POST)	WATER METER
S	SIGN	WATER VALVE
TS	TRAFFIC SIGNAL	

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 specified in the plans prior to any excavation.
1-800-522-6543

SOONER LEGENDS NO.1 ADDITION
A REPLAT OF DICKERSON 1
SECTION 2, TOWNSHIP 8 NORTH, RANGE 3 WEST, I.M.
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA

CSE

2313 Silverfield Ln.
Edmond, OK. 73025
Phone: 405-826-1355
Fax: 405-562-3387
E-Mail: cseoklahoma@gmail.com
Certificate of Authorization No. 2977
Expires June 30, 2022

Converse Surveying and Engineering, Inc.

CLIENT -	Revisions		
	No.	Date	Description
DRAWN BY	JBH		
CHECKED BY	DWC		
DATE	10-19-2020		
SURVEY NUMBER	A-10052020A		

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