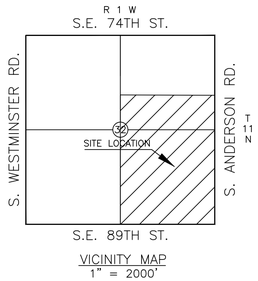
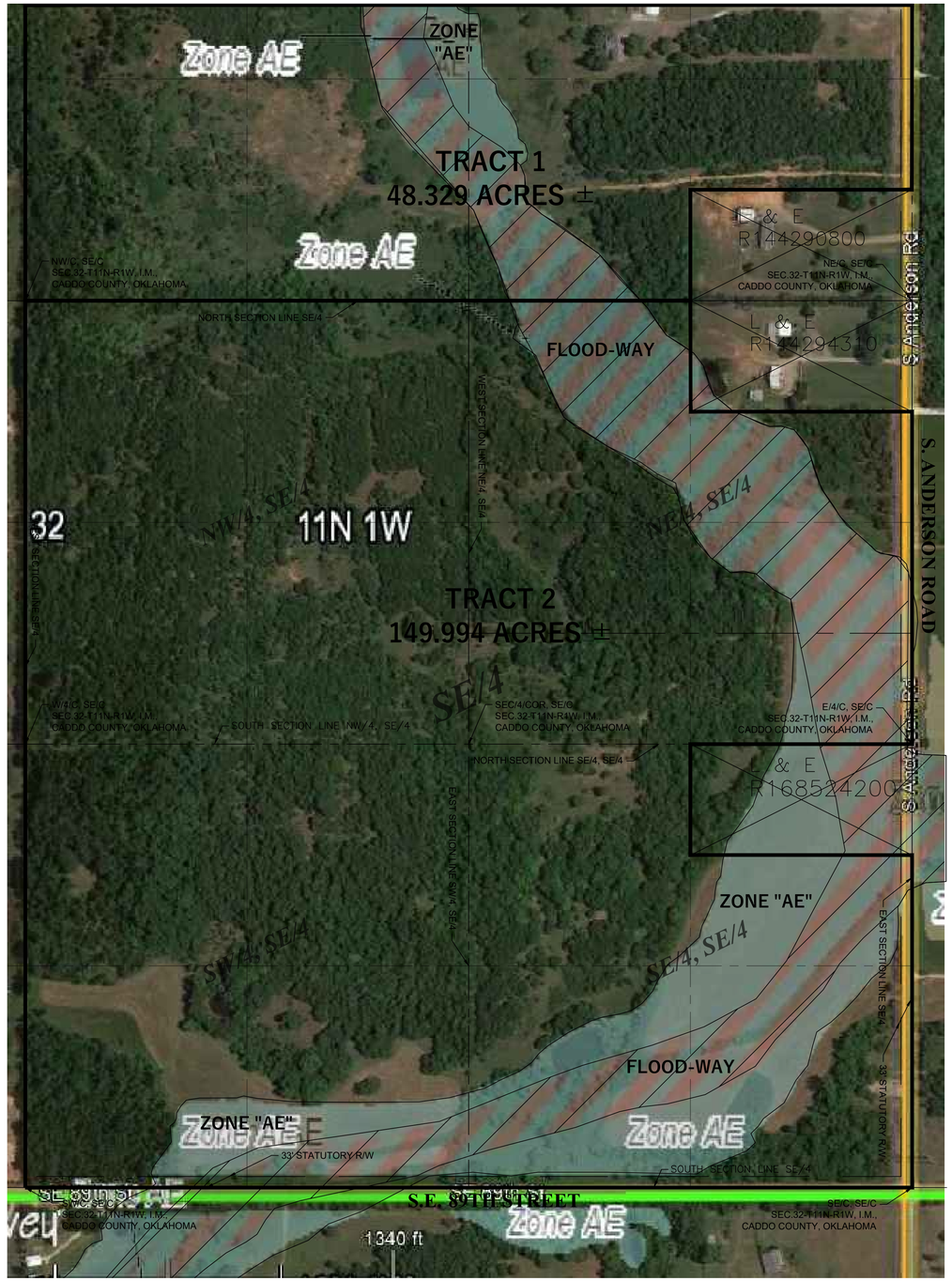
ALTA / NSPS SURVEY A PART OF THE SOUTHEAST QUARTER (SE/4), SECTION 32, TOWNSHIP 11 NORTH, RANGE 1 WEST, I.M., OKLAHOMA COUNTY, OKLAHOMA



VICINITY MAP
1" = 2000'

Scale: 1 inch =200 feet

0 200 400 600



FLOOD ZONE "AE"

FLOOD WAY

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.

COPYRIGHT NOTICE

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SURVEYOR'S CERTIFICATE

This survey is made for the benefit of:

OKLAHOMA CITY ABSTRACT & TITLE CO.

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, & 16 of Table A thereof. The fieldwork was completed on _____.

THIS DOCUMENT IS PRELIMINARY IN NATURE AND NOT A FINAL DRAWING

STATE OF OKLAHOMA REGISTERED PROFESSIONAL LAND SURVEYOR DELBERT WILSON CONVERSE 1262

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

December 12, 2022
Date of Certification

The property described hereon is the same as the property described in Oklahoma City Abstract & Title Company's Commitment # 2209652, with an effective date of November 14, 2022 at 7:00 A.M 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 - (R168524200)

The South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-two (32), Township Eleven (11), Range One (1) West of the Indian Meridian, Oklahoma County, State of Oklahoma.
AND
The Northwest Quarter (NW/4) of the Southeast Quarter (SE/4), and the Southeast Quarter (SE/4) and the Southeast Quarter (SE/4).
LESS and EXCEPT the North half (N/2) of the Southeast Quarter(SE/4) of the Southeast Quarter (SE/4) of Section Thirty-two (32), Township Eleven (11), Range One (1) West of the Indian Meridian, Oklahoma County, State of Oklahoma.

SCHEDUAL B - PART II

8. Statutory Right of Way in favor of the State of Oklahoma, along all section lines.
9. Right of Way Agreement in favor of Mid-Continent recorded in Book 2618, Page 618.
10. Right of Way Agreement in favor of Mid-Continent recorded in Book 2633, Page 485.
11. Right of Way Agreement in favor of Mid-Continent recorded in Book 2633, Page 486.
12. Central Oklahoma Master Conservancy District recorded in Book 1897 page 303, Book 1899 page 29, and amended in Book 5873 page 1469.

TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. No monuments were set other than the monuments shown set.
2. No Subject property Address Per County Records.
3. A portion of described property is located within area having a Flood Zone designation of "X" by the Federal Emergency Management Agency (FEMA), reflected on Flood Insurance Rate Map Number 40109C0414, with an identification date of July 2, 2002, for Community No.405378, City of Oklahoma, Oklahoma, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
4. The total of subject properties contain an area of 1,656 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: XXXXX
- The Basis of Bearing for this survey is South Line of SE/4 being N 89°55'58" W - recorded.
- DATUM: NAD83/OKNORTH; ELLIPSOID: GRS 1980; Lambert Conformal Conic Projection
- Grid to Ground Scale Factor: XXXXXXXXXX
- No utility location or connections are shown.
- No improvements are shown on drawing.
- 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.OF COPYRIGHT LAWS.

LEGEND

ALPHA	ALPHA	PP	POWER POLE
AS	AUTO SPRINKLER	LP	LIGHT POLE
AC	AIR CONDITIONER	UP	UTILITY POLE
EPD	ELEC. PED.	GD	GUY ANCHOR
EM	ELEC. METER	GP	GUARD POST
ET	ELEC. TRANS.	GM	GAS METER
TPD	TELE. PED.	WM	WATER METER
TVPD	CABLE PED.	WMP	WATER METER PIT
AD	AREA DRAIN	VNT	VENT PIPE
CO	CLEAN OUT	FH	FIRE HYDRANT
FD	FIRE DETECTOR	FV	FIRE VALVE
DS	DOWN SPOUT	WV	WATER VALVE
FP	FLAG POLE	GV	GAS VALVE
EMK	ELEC. MARKER	PLB	PULL BOX
F/O	FIBER OPTIC MARKER	TCB	TRAFFIC CONTROL BOX
GMK	GAS MARKER	TSL	TRAFFIC SIGNAL LIGHT
MRK	UTILITY MARKER	SCV	SPRINKLER VALVE
PMK	PIPELINE MARKER	YL	YARD LIGHT
TVMK	CABLE MARKER	YH	YARD HYDRANT
TUG	TELE. MARKER		STORM GRATE
MW	MONITORING WELL	VNT	VENT PIPE
MB	MAILBOX		GATE
	GREASE TRAP		HANDICAPPED SIGN
	SANITARY SEWER		SIGN
	STORM WATER		BENCHMARK ELEVATION
	LAMP HOLE		TREE
	TELEPHONE		BUSH
	CABLE TV		HANDICAPPED SPACE
	ELECTRIC		
	WATER		

BARBWIRE/FIELDWIRE FENCE
STOCKADE FENCE
CHAINLINK FENCE
OHE OVERHEAD ELECTRIC
TBK TOP OF BANK
TOE TOE OF BANK
TREE LINE
HEDGE LINE

GAS LINE
WATER LINE
F/O FIBER OPTIC
U/E ELECTRIC LINE
TUG UNDERGROUND TELEPHONE
U/TV UNDERGROUND CABLE TV
SS SANITARY SEWER
STS STORM SEWER

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
PH PORCH/DECK HEIGHT
FF FINISHED FLOOR ELEVATION

BEFORE YOU DIG 811 CALL OKIE

ONE CALL UTILITY LOCATION NUMBER

840-5032
1-800-522-6543

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.

ALTA / NSPS SURVEY A PART OF
THE SOUTHEAST QUARTER (SE/4),
SECTION 32, TOWNSHIP 11 NORTH, RANGE 1 WEST,
I.M., OKLAHOMA COUNTY, OKLAHOMA

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Certificate of Authorization
No. 2977
Expires June 30, 2024

CLIENT - OKC ABSTRACT		Revisions		
		No.	Date	Description
DRAWN BY	JBH			
CHECKED BY	DWC			
DATE	12/12/2022			
SURVEY NUMBER	A-11152022X			

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