

September 16, 2024 This survey is made for the benefit of: DAKIL

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, 8, 11, 13 & 16 of Table A thereof. The fieldwork was completed on THIS DOCUMENT IS PRELIMINARY IN NATURE AND NOT A FINAL DRAWING

September 16, 2024 Date of Certification

Fitle Commitment # 2404279

he property described hereon is the same as the property described in Oklahoma City Abstract & Title Company Commitment # 2404279, with an effective date of July 19, 2024 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

The South Thirty (30) acres of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4), a part of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) and Lots Dne (1) and Two (2) in the Southwest Quarter (SW/4) of Section 17, Township 13 North (T13N) Range 1 West (R1W) of the Indian Meridian, Oklahoma County, Oklahoma.

The South Thirty (30) acres of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4), All of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4), Oklahoma County, Oklahoma,

LESS AND EXCEPT a tract of land in the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of Section Seventeen (17), Township Thirteen (13) North, Range One (1) West of the Indian Meridian, BEGINNING at the Northeast Corner of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of Section

Seventeen (17), Township Thirteen (13) North, Range One (1) West of the Indian Meridian; Thence South along the East boundary of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) a distance of

Thence in a Westerly direction a distance of One-Thousand-three-hundred-twenty-five feet to a point on the West oundary of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) that is Four-hundred-two feet South of the

Northwest Corner of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4); Thence North along the West line of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) a distance of Four hundred-two feet to the Northwest Corner of the Southeast

Thence East along the North boundary of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) a distance of Dne-thousand-three-hundred-seventeen feet to the Point or Place of Beginning.

TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

- No monuments were set other than the monuments shown set.
- Subject Property Address is N Westminster Road and NE 122nd Street, Jones, OK 73049
- A portion of described property is located within area having a Flood Zone designation of "AE" and "X" by the Federal Emergency Management Agency (FEMA), reflected on Flood Insurance Rate Map Number 40109C0205H, with an identification date of 12/18/2009, for Community No. 405378, City of Oklahoma City, State
- of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated. The subject property contains an area of 125.390 Acres, more or less.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5) (e.g. parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
- All locations of utilities shown hereon are those obtainable by surface evidence only unless otherwise shown. Utilities shown were marked by Okie One Call.
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

SCHEDULE B, PART II - EXCEPTIONS

- Statutory right-of-way along all section lines, shown on drawing. Easement in favor of Sinclair Pipe Line Company recorded in Book 2643, page 435, Book 4498, page 1149, Book 4657, page 1238, Book 5551, page 1311, Book 6334, page 1088, Book 8579, page 274, and Book 8766,
- page 1648. Report of Commissioners, Distrcit Court of Oklahoma County, Case No. CJ-77-3077 recorded in Book 4429,
- page 879. Final Order Establishing Prior Ground Water Rights by the Oklahoma Water Resources Board recorded in
- Book 4840, page 601.
- Book 4840, page 601.
 Easement in favor of OG&E Co. recorded in Book 5270, page 1058 and Book 12421, page 1480.
 Easement in favor of City of Oklahoma City recorded in Book 6112, page 1052.
 Right of Way in favor of Koch Hydrocarbon Company, recorded in Book 8063, page 1716.

Title Commitment # 2404280

The property described hereon is the same as the property described in Oklahoma City Abstract & Title Company Commitment # 2404280, with an effective date of July 19, 2024 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

Lots One (1) and Two (2) in the Southwest Quarter (SW/4) of Section Seventeen (17), Township Thirteen (13) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

- No monuments were set other than the monuments shown set.
- Subject Property Address is N Westminster Road and NE 122nd Street, Jones, OK 73049 A portion of described property is located within area having a Flood Zone designation of "AE" and "X" by the Federal Emergency Management Agency (FEMA), reflected on Flood Insurance Rate Map Number 40109C0205H, with an identification date of 12/18/2009, for Community No. 405378, City of Oklahoma City, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The subject property contains an area of 125.390 Acres, more or less.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5) (e.g. parking lots,
- billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). All locations of utilities shown hereon are those obtainable by surface evidence only unless otherwise shown. Utilities shown were marked by Okie One Call.
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

SCHEDULE B, PART II - EXCEPTIONS

Statutory right-of-way along all section lines, shown on drawing.

- Easement in favor of Sinclair Pipe Line Company recorded in Book 2643, page 435, Book 4498, page 1149, Book 4657, page 1238, Book 5551, page 1311, Book 6334, page 1088, Book 8579, page 274, and Book 8766,
- page 1648. Report of Commissioners, District Court of Oklahoma County, Case No. CJ-77-3077 recorded in Book 4429,
- page 879.
- Final Order Establishing Prior Ground Water Rights by the Oklahoma Water Resources Board recorded in
- Book 4840, page 601. Easement in favor of OG&E Co. recorded in Book 5270, page 1058.
- Easement in favor of City of Oklahoma City recorded in Book 6112, page 1052. Right of Way in favor of Koch Hydrocarbon Company, recorded in Book 8063, page 1716.

GENERAL SURVEY NOTES:

- Date of last site visit: 8/27/2024
- The Basis of Bearing for this survey is West Line of SW/4 being N 00°14'41" W recorded. DATUM: NAD83/OKNORTH; ELLIPSOID: GRS 1980; Lambert Conformal Conic Projection
- Grid to Ground Scale Factor:
- 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.
- All utilities and structures referenced on the drawing were obtained by the use of Ortho Photogrammetry methods. 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.

LEGEND	ONE CALL UTILITY LOCATION NUMBER
ALPHA ALPHA PP Ø POWER POLE AS A UTO SPRINKLER LP 🗱 LIGHT POLE AC AIR CONDITIONER UP 🐵 UTILITY POLE EPD ELEC. PED. GD ← GUY ANCHOR EM ELEC. METER GP Ø GUARD POST ET ELEC. TRANS. GM Ø GAS METER TPD TELE. PED. WM Ø WATER METER	840-5032 This number is to be used for information on the location of al underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.
TVPD CABLE PED. WMP WATER METER PIT AD O AREA DRAIN O O OLEN OUT VNT O VENT PIPE	ALTA / NSPS SURVEY
FD O FIRE DETECTOR	A PART OF THE NORTHWEST QUARTER (NW/4)
FP © FLAG POLE WV ₩ WATER VALVE	AND
E/O A FIRER OPTIC MARKER PLB D PULL BOX	THE SOUTHWEST QUARTER (SW/4)
GMK A GAS MARKER TCB TRAFFIC CONTROL BOX MRK A UTILITY MARKER TSL - D- TRAFFIC SIGNAL LIGHT	OF SECTION 17, TOWNSHIP 13 NORTH, RANGE 1 WEST, I.M.,
РМК Д PIPELINE MARKER SCV © SPRINLKER VALVE TVMK Д CABLE MARKER YL Ф YARD LIGHT	
TUG A TELE. MARKER YH O YARD HYDRANT MW A MONITORING WELL EI STORM GRATE	OKLAHOMA COUNTY, OKLAHOMA
MB O- MAILBOX VNT O VENT PIPE	2313 Silverfield Ln.
◎ GREASE TRAP	Edmond, OK. 73025
SW) STORM WATER	Phone: 405-826-1355
B LAMP HOLE	Fax: 405-562-3387
	E-Mail:
	cseoklahoma@gmail.com
	Certificate of Authorization
	Converse Surveying and Engineering, Inc. No. 2977 Expires June 30, 2026
BARBWIRÊ/FIELDWIRÊ FENCE GAS LINE 	Converse Surveying and Engineering, Inc. Expires June 30, 2026
	CLIENT - DAKIL Revisions
CHAINLINK FENCE FIBER OPTIC	
OVERHEAD ELECTRIC ELECTRIC LINE	No. Date Description 1 8/28/2024 Title Commitments
TOP OF BANK UNDERGROUND TELEPHONE	DRAWN BY STC 2 9/16/2024 Floodway Cross Sections
TOE TOE UNDERGROUND CABLE TV	
TREE LINE SANITARY SEWER	CHECKED BY DWC
HEDGE LINE STORM SEWER	
P.O.C. POINT OF COMMENCEMENT P.O.B. POINT OF BEGINNING	DATE 9/16/2024
PH PORCH/DECK HEIGHT FF FINISHED FLOOR ELEVATION	
XXXXXXXX DENOTES FLOODPLAIN CROSS SECTION ELEVATIONS	SURVEY NUMBER A-07162024A
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Five-hundred feet;

Quarter (SE/4) of the Northwest Quarter (NW/4);