

ALTA / NSPS SURVEY
 A PART OF THE NORTHWEST QUARTER (NW/4)
 AND
 THE SOUTHWEST QUARTER (SW/4)
 OF SECTION 17, TOWNSHIP 13 NORTH, RANGE 1 WEST, I.M.,
 OKLAHOMA COUNTY, OKLAHOMA

SURVEYOR'S CERTIFICATE
 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 August 28, 2024.

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

September 16, 2024
 Date of Certification

Title Commitment # 2404279
 The property described herein 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 effect 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 One (1) and Two (2) in the Southwest Quarter (SW/4) of Section 17, Township 13 North, 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 Five hundred feet;

Thence in a Westerly direction a distance of One Thousand Three Hundred Twenty-five feet to a point on the West boundary 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 Quarter (SE/4) of the Northwest Quarter (NW/4);

Thence East along the North boundary of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) a distance of One 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 1646.
- 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 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 herein 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 effect 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

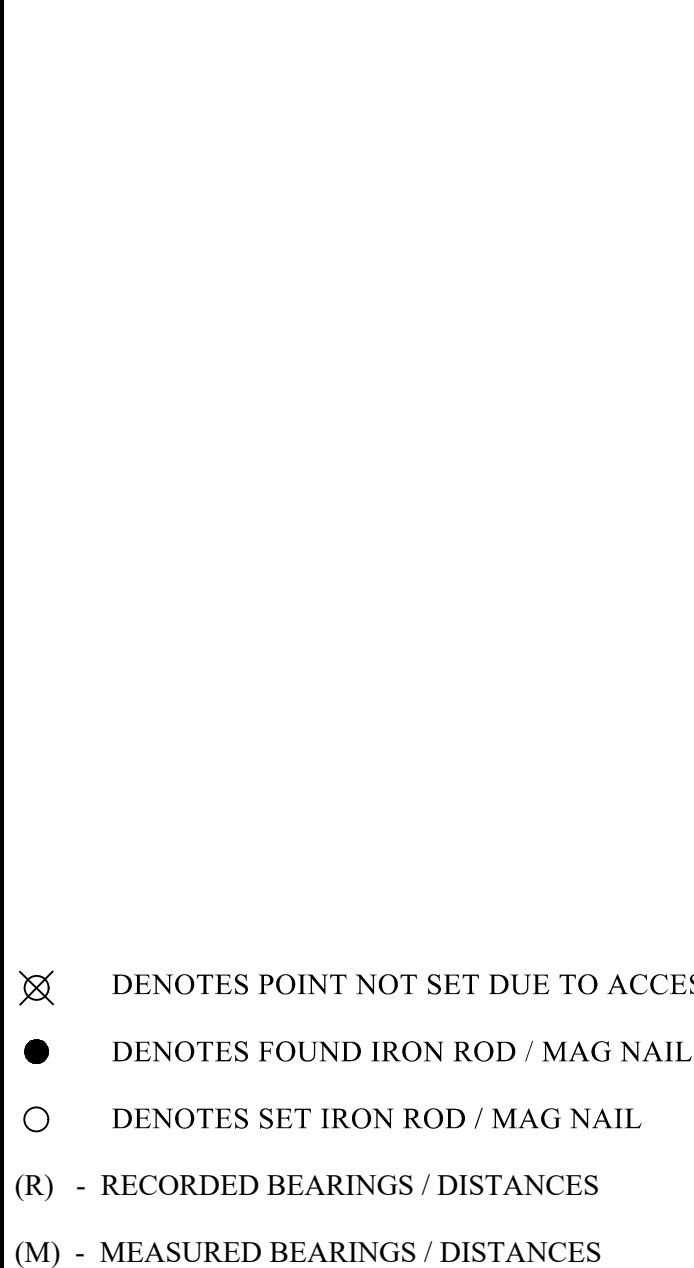
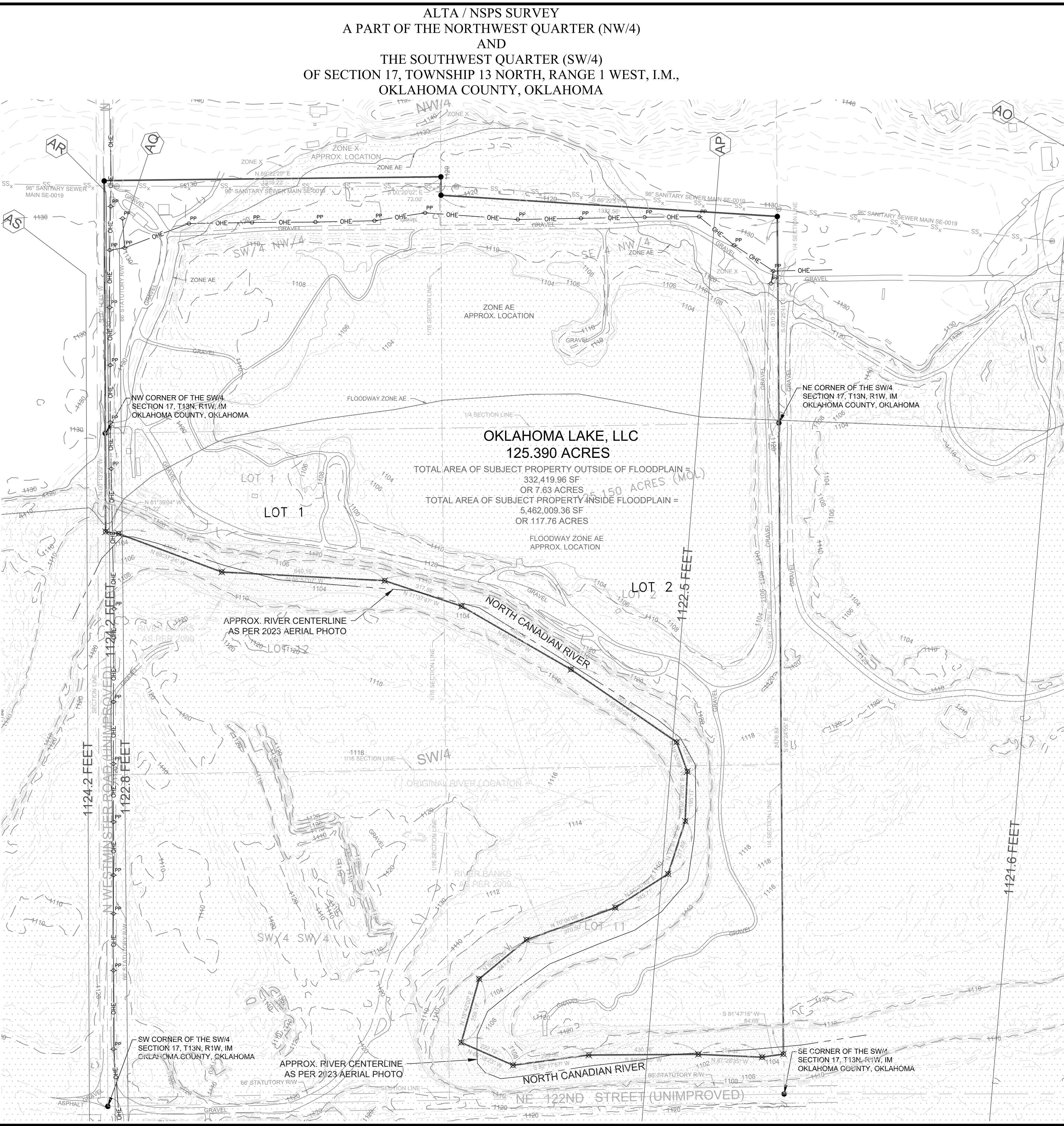
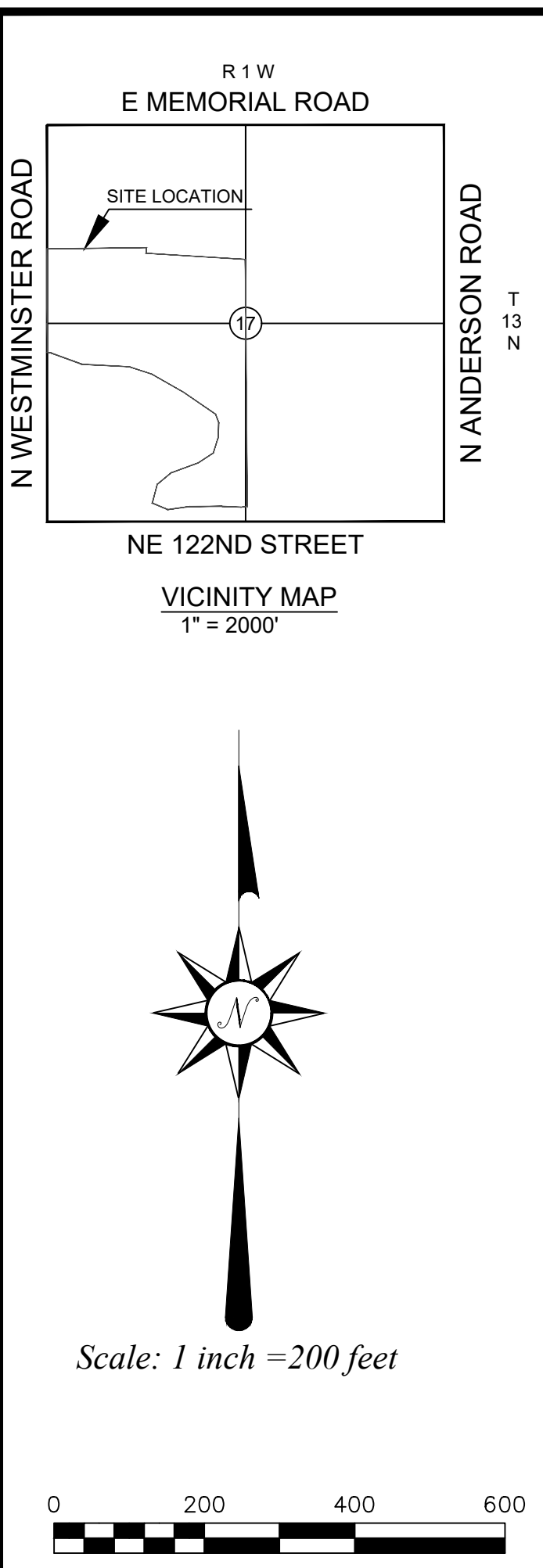
- Statutory right-of-way along all section lines, shown on drawing.
- Easement in favor of Sinclair Pipe Line Company recorded in Book 2643, page 435, Book 4498, page 1149, Book 4657, page 1238, Book 5551, page 1311, Book 6334, page 1088, Book 8579, page 274, and Book 8766, page 1646.
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- 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/NORTH 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.

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⊗ 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 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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LEGEND

ALPHA	ALPHA	PP	POWER POLE
AS	ALTO SPRINKLER	LP	LIGHT POLE
AC	AIR CONDITIONER	UP	UTILITY POLE
EP	ELECTRICAL PANEL	GA	GROUND ANCHOR
EM	ELECTRICAL METER	GM	GUARD METER
ET	ELECTRICAL TRANSFORMER	GM	GAS METER
TP	TELEPHONE	WMP	WATER METER
TP	TRIP	WMP	WATER METER FIT
TP	TRIP	WMP	WATER METER FIT
TP	TRIP	WMP	WATER METER FIT
TP	TRIP	WMP	WATER METER FIT

ONE CALL UTILITY LOCATION NUMBER
 840-5032
 1-800-522-6543

ALTA / NSPS SURVEY
 A PART OF THE NORTHWEST QUARTER (NW/4)
 OF SECTION 17, TOWNSHIP 13 NORTH, RANGE 1 WEST, I.M.,
 OKLAHOMA COUNTY, OKLAHOMA

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 Certificate of Authorization No. 2977
 Expires June 30, 2026

CLIENT - DAKIL		Revisions	
No.	Date	Description	
1	8/28/2024	Title Commitments	
2	9/16/2024	Floodway Cross Sections	

DRAWN BY: STC
 CHECKED BY: DWC
 DATE: 9/16/2024
 SURVEY NUMBER: A-07162024A

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