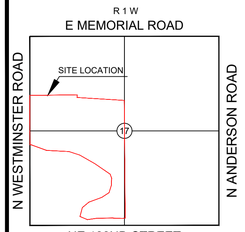
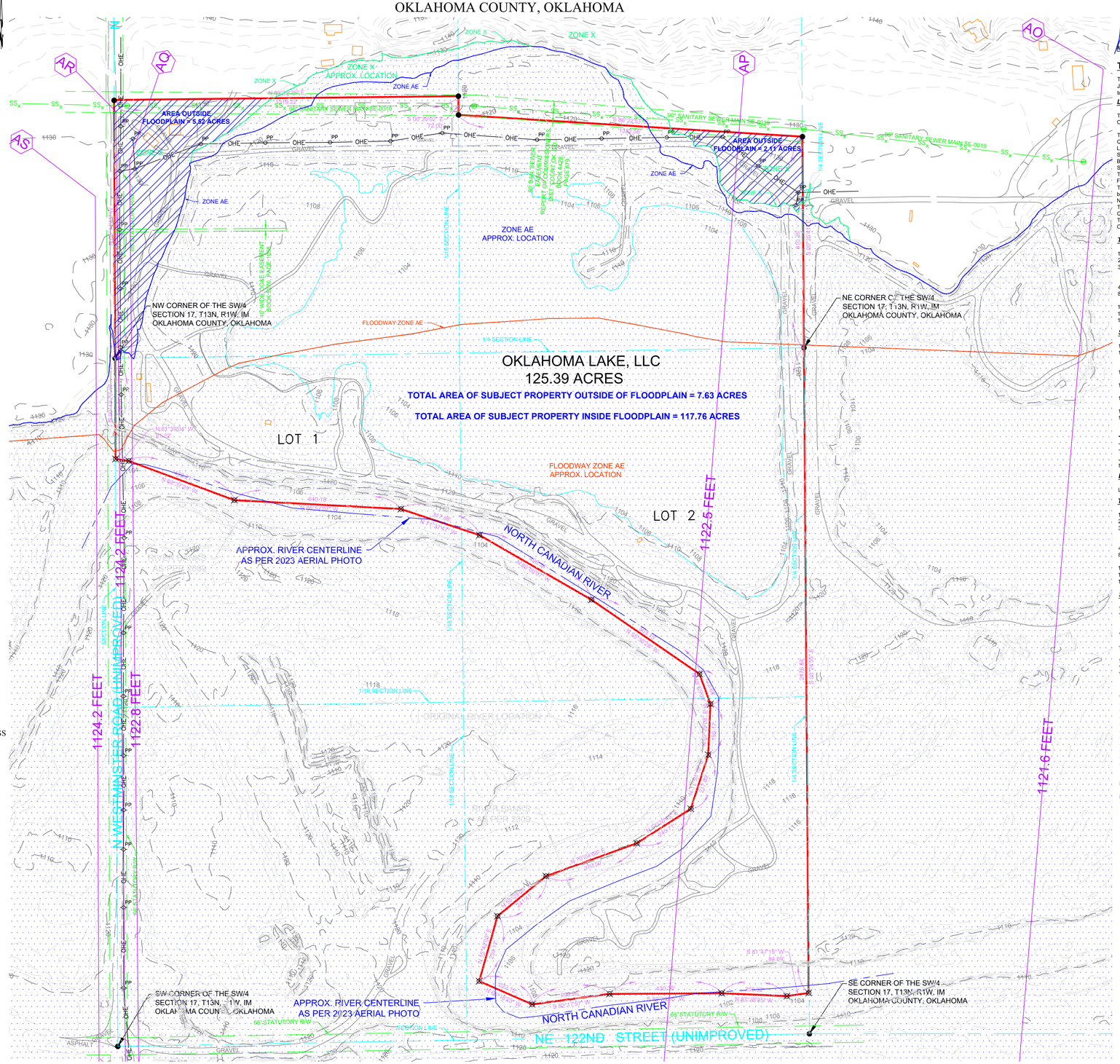
ALTA / NSPS SURVEY
A PART OF THE NORTHWEST QUARTER (NW/4)
AND
THE SOUTHWEST QUARTER (SW/4)
OF SECTION 17, TOWNSHIP 13 NORTH, RANGE 1 WEST, I.M.,
OKLAHOMA COUNTY, OKLAHOMA



VICINITY MAP
1" = 2000'



⊠ 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 surveys 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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Any abridgment or violation of the rights of Converse Surveying & Engineering Inc shall be prosecuted to the fullest extent possible under the law.

SURVEYOR'S CERTIFICATE

September 17, 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

OKLAHOMA PROFESSIONAL LAND SURVEYOR DELBERT WILSON COMBS 1262

Delbert W. Combs, P.L.S. 1262 — September 17, 2024
Date of Certification

Title Commitment # 2404279

The 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 One (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 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

1. No monuments were set other than the monuments shown set.
2. Subject Property Address is N Westminster Road and NE 122nd Street, Jones, OK 73049
3. 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.
4. The subject property contains an area of 125.390 Acres, more or less.
8. 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).
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.
13. 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."
16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

SCHEDULE B, PART II - EXCEPTIONS

10. Statutory right-of-way along all section lines. (As shown on drawing.)
11. 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. (Affects subject property as a blanket easement.)
12. Report of Commissioners, District Court of Oklahoma County, Case No. CJ-77-3077 recorded in Book 4429, page 879. (As shown on drawing.)
13. Final Order Establishing Prior Ground Water Rights by the Oklahoma Water Resources Board recorded in Book 4840, page 601. Affects subject property as a blanket easement.)
14. Easement in favor of OG&E Co. recorded in Book 5270, page 1058 and Book 12421, page 1480. (As shown on drawing.)
15. Easement in favor of City of Oklahoma City recorded in Book 6112, page 1052. (Not plottable.)
16. Right of Way in favor of Koch Hydrocarbon Company, recorded in Book 8063, page 1716. (Affects subject property as a blanket easement.)

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

1. No monuments were set other than the monuments shown set.
2. Subject Property Address is N Westminster Road and NE 122nd Street, Jones, OK 73049
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16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

SCHEDULE B, PART II - EXCEPTIONS

10. Statutory right-of-way along all section lines, shown on drawing. (As shown on drawing.)
11. 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. (Affects subject property as a blanket easement.)
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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.

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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	GW	GUY WITH WIRE
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	WV	WATER VALVE
SS	DOWN SPOUT	WV	WATER VALVE
EMK	ELEC. MARKER	GV	GAS VALVE
FO	FIBER OPTIC MARKER	PLB	PULL BOX
GMK	GAS MARKER	TCB	TRAFFIC CONTROL BOX
MRK	UTILITY MARKER	TSL	TRAFFIC SIGNAL LIGHT
PMK	PIPELINE MARKER	SCV	SPRINKLER VALVE
TVM	CABLE TV MARKER	YL	YARD LIGHT
VM	ELEC. MARKER	YH	YARD HYDRANT
MW	MONITORING WELL	YG	YARD GATE
MB	MAILBOX	VNT	VENT PIPE
	GREASE TRAP		GATE
	SANITARY SEWER		HANDICAPPED SIGN
	STORM WATER		SIGN
	LAMP HOLE		BENCHMARK ELEVATION
	TELEPHONE		TREE
	CABLE TV		BUSH
	ELECTRIC		HANDICAPPED SPACE
	WATER		
BARBWIRE/FIELDWIRE FENCE			GAS LINE
	STOCKADE FENCE		WATER LINE
	CHAINLINK FENCE		FIBER OPTIC
	OVERHEAD ELECTRIC		ELECTRIC LINE
	TOP OF BANK		UNDERGROUND TELEPHONE
	TOE OF BANK		UNDERGROUND CABLE TV
	TREE LINE		SANITARY SEWER
	HEDGE LINE		STORM SEWER

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

XX.XX DENOTES FLOODPLAIN CROSS SECTION ELEVATIONS

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.

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THE SOUTHWEST QUARTER (SW/4)
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OKLAHOMA COUNTY, OKLAHOMA

CSE
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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
DRAWN BY	STC	2	9/16/2024	Floodway Cross Sections
CHECKED BY	DWC			
DATE	9/17/2024			
SURVEY NUMBER	A-07162024A			

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