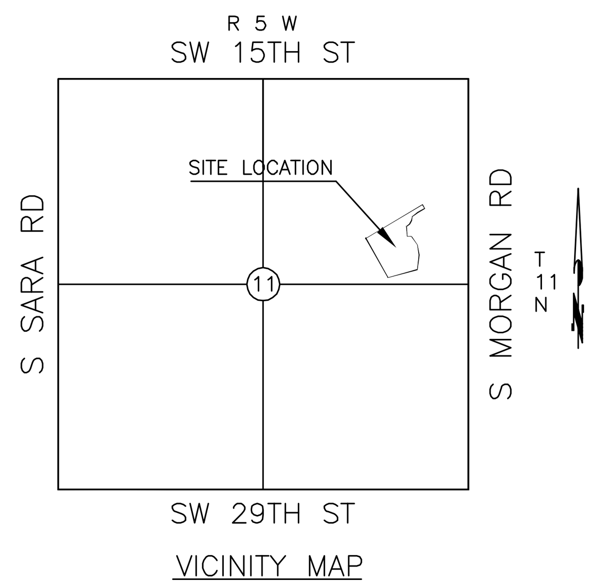
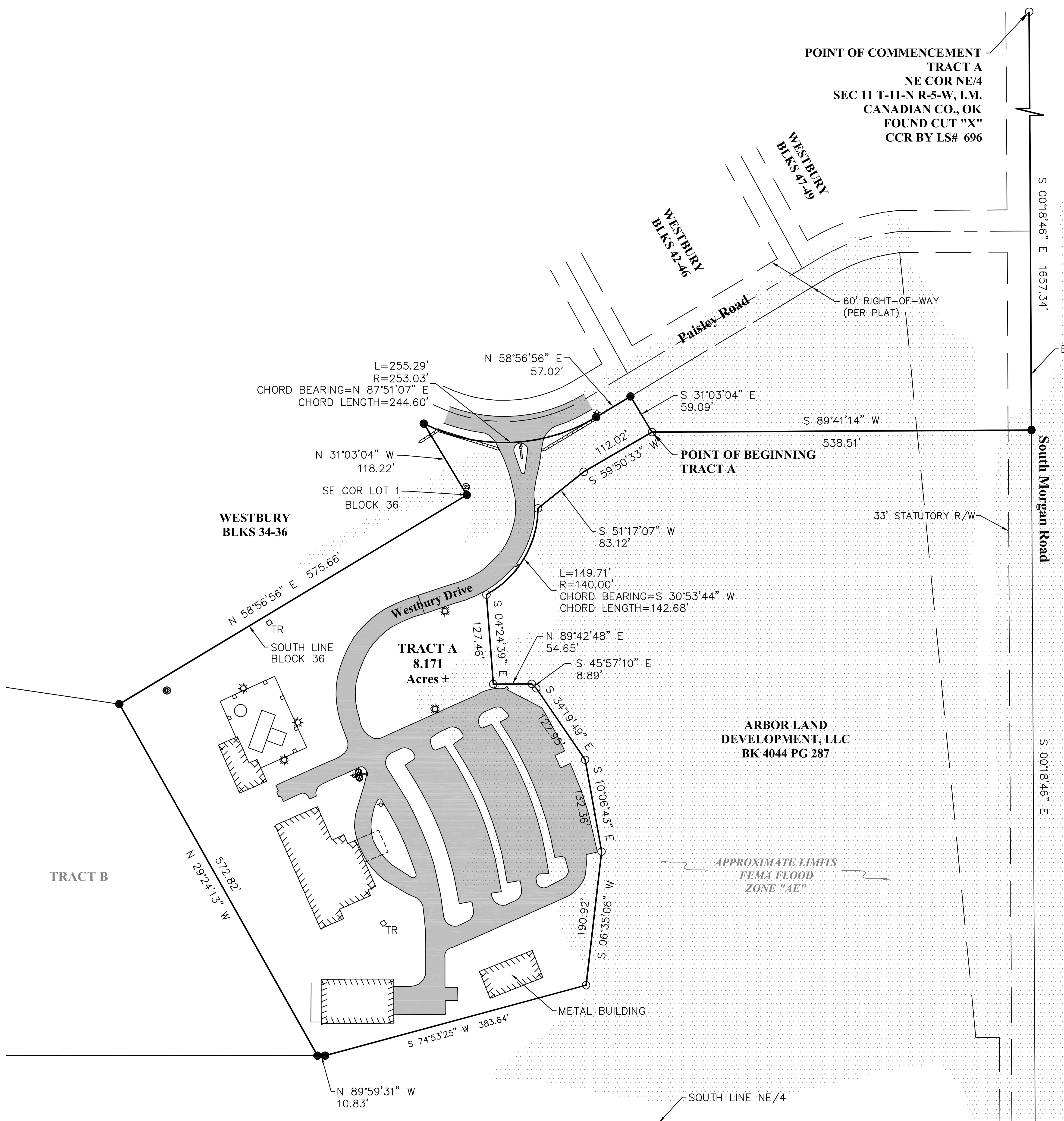
ALTA / ACSM LAND TITLE SURVEY OF A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION ELEVEN (11), TOWNSHIP ELEVEN (11) NORTH, RANGE FIVE (5) WEST, OF THE INDIAN MERIDIAN CANADIAN COUNTY, OKLAHOMA



VICINITY MAP
N.T.S.

Scale: 1 inch = 100 feet

0' 100' 200' 300'



☒ DENOTES POINT NOT SET DUE TO ACCESS

● DENOTES SET IRON ROD / MAG NAIL

○ DENOTES FOUND IRON ROD / MAG NAIL

(R) - RECORDED BEARINGS / DISTANCES

(M) - MEASURED BEARINGS / DISTANCES

AREA WITHIN FEMA FLOOD ZONE DESIGNATED "AE" = 1.82 ACRES±

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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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

October 28, 2013

This survey is made for the benefit of:

BENJAMIN YOUNG HAN
WESTBURY, INC., AN OKLAHOMA CORPORATION
XXXXXXXXX ABSTRACT AND TITLE COMPANY
XXXXXXXXX TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6 (a), 11(a), 11(b), 13, 16, & 19 of Table A thereof.

PRELIMINARY

Delbert W. Converse, P.L.S. 1242   Date of certification

The property described hereon is the same as the property described in First American Title Insurance Company's Commitment Number XXXXXXX, with effective date of XXXXXXX X, 201X, 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 - TRACT A

A part of the Northeast Quarter (NE/4) of Section Eleven (11), Township Eleven (11) North, Range Five (5) West of the Indian Meridian,Canadian County, Oklahoma, more particularly described as follows:
Commencing at a CUT "X" found at the Northeast Corner of said Northeast Quarter (NE/4);
Thence S 00°18'46" E, along the East line of said Northeast Quarter (NE/4), a distance of 1657.34 feet, to a set Mag Nail;
Thence S 89°41'14" W, perpendicular to the East line of said Northeast Quarter (NE/4), a distance of 538.51 feet, to a 3/8" Iron Rod found on the West line of parcel described on Warranty Deed recorded in Book 4044, Page 287 , and the Point of Beginning;
Thence along said West line of parcel described on Warranty Deed recorded in Book 4044, Page 287 for the following Eleven (11) courses:

Thence S 59°50'33" W, a distance of 112.02 feet, to a set 3/8" Iron Rod;
Thence S 51°17'07" W, a distance of 83.12 feet, to a set 3/8" Iron Rod;
Thence with a curve turning to the right with an arc length of 149.71', with a radius of 140.00', with a chord bearing of S 30°53'44" W, with a chord length of 142.68', to a found 3/8" Iron Rod;
Thence S 04°24'39" E, a distance of 127.46 feet, to a found 3/8" Iron Rod;
Thence N 89°42'48" E, a distance of 54.65 feet, to a found 3/8" Iron Rod;
Thence S 45°57'10" E, a distance of 8.89 feet, to a found 3/8" Iron Rod;
Thence S 34°19'49" E, a distance of 122.95 feet, to a found 3/8" Iron Rod;
Thence S 10°06'43" E, a distance of 132.36 feet, to a found 3/8" Iron Rod;
Thence S 06°35'06" W, a distance of 190.92 feet, to a found 3/8" Iron Rod;
Thence S 74°53'25" W, a distance of 383.64 feet, to a set 3/8" Iron Rod;
Thence N 89°59'31" W, a distance of 10.83 feet, to a set 3/8" Iron Rod;

Thence N 29°24'13" W, a distance of 572.82 feet, to a 3/8" Iron Rod set on the South line of Block Thirty-Six (36), **WESTBURY Blocks 34-36** to Canadian County, OK;
Thence N 58°56'56" E, along said South line of Block Thirty-Six (36), a distance of 575.66 feet to a 3/8" Iron Rod set at the Southeast corner of Lot One (1), of said Block Thirty-Six (36);
Thence N 31°03'04" W, along the East line of said Lot One (1) , a distance of 118.22 feet, to a set 3/8" Iron Rod;
Thence along the South right-of-way of Paisley Road, being a part of **WESTBURY Blocks 42-46** with a curve turning to the left with an arc length of 255.29', with a radius of 255.03', with a chord bearing of N 87°51'07" E, with a chord length of 244.60', to a set 3/8" Iron Rod;
Thence N 58°56'56" E, continuing along the South right-of-way of Paisley Road , a distance of 57.02 feet , to a set 3/8" Iron Rod;
Thence S 31°03'04" E, a distance of 59.09 feet to the Point of Beginning.
Said described tract contains an area of 8.171 Acres, more or less.

SCHEDULE B - SECTION II SPECIAL EXCEPTIONS

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. No monuments were set other than the monuments shown set.
2. Subject property mailing address is 2101 Westbury Drive Yukon, OK 73099.
3. A portion of described property is located within area having a Flood Zone designation of "AE" by the Federal emergency Management Agency (FEMA), reflected on Flood Insurance Rate Map Number 40017C0430H, with a date of indentification of Sptember 26, 2008, for the community No. 405376, City of Oklahoma City, Oklahoma County, 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 8.000 Acres, more or less.
6. Land use for the subject property is designated PUD-232, per zoning dept. City of Oklahoma City, Oklahoma. www.okc.gov/planning/zoning/locator_intro.html

11a. All locations of utilities shown hereon are those obtainable by surface evidence only unless otherwise shown. Utilities shown were marked by Okie One Call.
11b. Additional locations of utilities shown hereon were obtained from The City of Oklahoma City.
13. Names of adjoining owners obtained from Oklahoma County are shown hereon.

GENERAL NOTES

- The Basis of Bearing for this survey is the East line of the Northeast Quarter (NE/4)being S 00°18'46" E (Measured)
- Date of last site visit: XXXXXXX X, 201X
- The property has access to Paisley Road which is a public street.
- Improvements not within the boundary of subject property were obtained from aerial photography taken October 2012.
- ***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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SURVEY LEGEND

AV	AIR VALVE(BLOW-OFF VALVE)	TOP OF RIM	TR
	HANDICAP PARKING	TOP OF GRATE	TG
	BUSH	UNDERGROUND WATER	W
	STOCKADE FENCE	UNDERGROUND STORM SEWER	ST
	CHAINLINK FENCE	UNDERGROUND TELEPHONE CABLE	UGT
	BARBED WIRE FENCE	UNDERGROUND SANITARY SEWER	SS
	EM (ELECTRIC METER)	UNDERGROUND GAS	G
	ELECTRIC MANHOLE	OVERHEAD ELECTRIC CABLE	OHE
FH	FIRE HYDRANT	UNDERGROUND ELECTRIC CABLE	UGE
C.O.	CLEAN OUT	CORRESPONDING NOTES	1
GM	GAS METER	REINFORCED CONCRETE PIPE	RCP
GV	GAS VALVE	REINFORCED CONCRETE BOX	RCB
GW	GUY WIRE	CORRUGATED GALVENIZED METAL PIPE	CGMP
	IRON ROD (SET)	RIGHT-OF-WAY	R/W
	IRON ROD (FOUND)	PROPERTY LINE	P/L
LP	LIGHT POLE	IRON ROD	IP
	MAIL BOX	ACCESS EASEMENT	A/E
	SANITARY SEWER MANHOLE	UTILITY EASEMENT	U/E
	STORM SEWER MANHOLE	DRAINAGE EASEMENT	D/E
	TELEPHONE MANHOLE	DRAINAGE & UTILITY EASEMENT	D & U/E
	STORM SEWER INLET	BUILDING LIMIT LINE	B/L
	POWER POLE	RISER	
	GP (GUARD POST)	WATER METER	WM
	SIGN	WATER VALVE	WV
	TRAFFIC SIGNAL		

BEFORE YOU DIG 811 1-800-522-OKIE 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 / ACSM LAND TITLE SURVEY OF A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION ELEVEN (11), TOWNSHIP ELEVEN (11) NORTH, RANGE FIVE (5) WEST, OF THE INDIAN MERIDIAN CANADIAN COUNTY, OKLAHOMA

CSE
Converse Surveying and Engineering

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Certificate of Authorization
No. 2977
Expires June 30, 2014

CLIENT - DAKIL / WESTBURY

		Revisions No.	Date	Description
DRAWN BY	BKH			
CHECKED BY	DWC			
DATE	OCT. 28, 2013			
SURVEY NUMBER	S-08302013A			

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