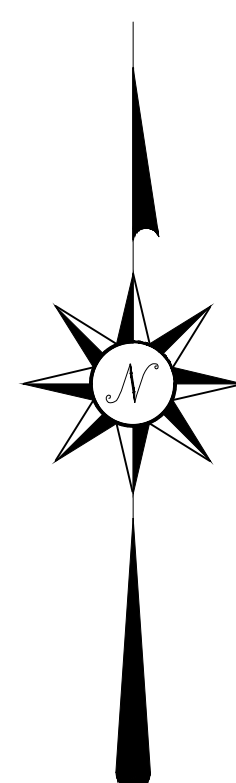
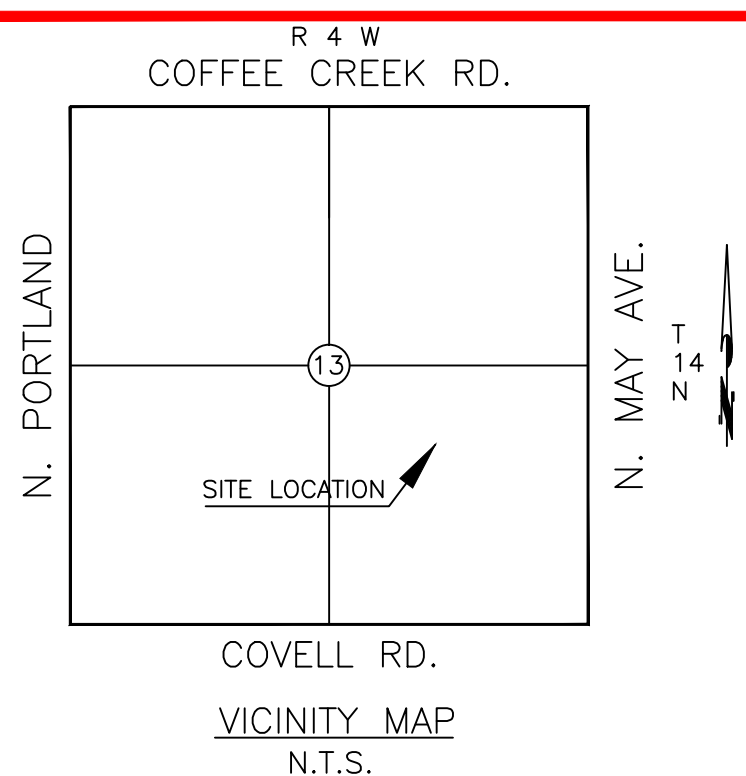


# ALTA / NSPS LAND TITLE SURVEY OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 4 WEST, I.M. OKLAHOMA COUNTY, OKLAHOMA



Scale: 1 inch = 200 feet



### GENERAL SURVEY NOTES:

- The Basis of Bearing for this survey is the East line of the SE/4 being N 00°00'00" E (Measured)
- No utility location or connections are shown.
- All locations shown hereon are those obtainable by surface evidence only, unless otherwise shown.
- This drawing is protected by applicable copyright laws and any reuse without the authors express consent is unlawful.
- The original signature is blue ink and a red seal.
- **This survey was prepared for the exclusive use of the client(s) and does not extend to any unnamed person(s) without express recertification by surveyor naming said person(s).**

- ⊗ 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

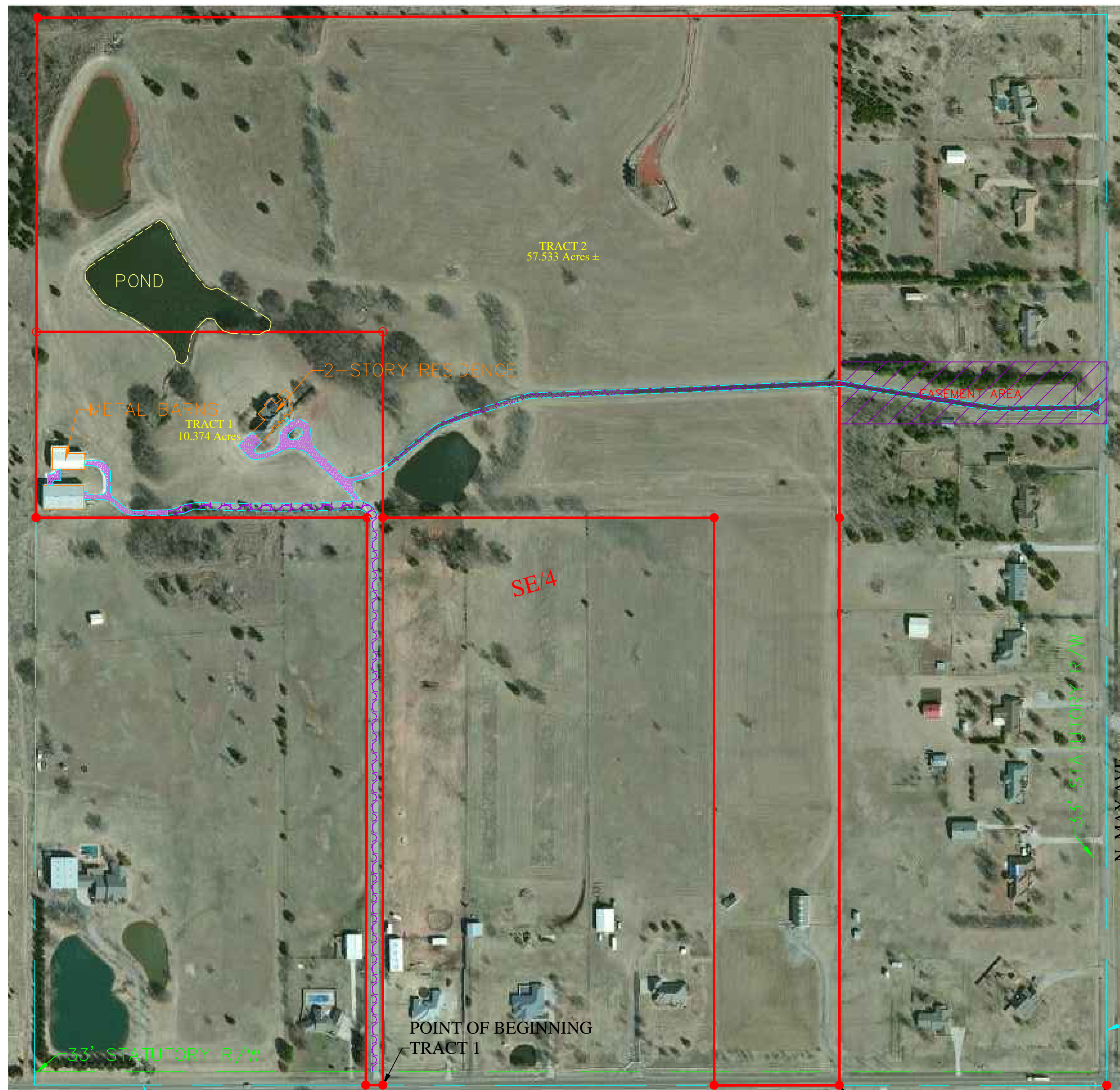
**This Plat Of Survey Meets The Oklahoma Minimum Standards For The Practice Of Land Surveying As Adopted By The Oklahoma State Board Of Registration For Professional Engineers And Land Surveyors.**

**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**  
This drawing is an instrument of service and shall remain the property of Converse Surveying & Engineering Inc. whether the project for which it is intended is constructed or not. This drawing and the concepts and ideas contained herein, shall not be used or copied without written approval of Converse Surveying & Engineering Inc.

Copyrighted © 2017 Converse Surveying & Engineering Inc.  
Submissions or distribution of this drawing to meet official regulatory requirements or for other purposes in connection with the project is not to be construed as publication in derogation of any of the rights of Converse Surveying & Engineering Inc.

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



POINT OF BEGINNING TRACT 1  
POINT OF BEGINNING TRACT 2  
POINT OF COMMENCEMENT  
SOUTHEAST CORNER  
SOUTHEAST QUARTER (SE/4)  
SECTION 13, T-14-N, R-4-W, I.M.,  
OKLAHOMA COUNTY, OKLAHOMA  
FD 3/8" IRON ROD  
CCR PER L.S. 1276

### TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. No monuments were set other than the monuments shown set.
2. Subject property has an address of 21051 N. May Ave., Edmond, Oklahoma 73012.
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 40083C0480F, with an identification date of September 29, 2010, for Community No. 400466 Oklahoma County Unincorporated Areas, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
4. Tract 1 contains an area of 10.374 Acres, more or less. Tract 2 contains an area of 57.533 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 evidence of dirt and/or material being deposited.

### SURVEYOR'S CERTIFICATE

September 20, 2017

This survey is made for the benefit of:

Jay Jirous  
OKLAHOMA CITY ABSTRACT COMPANY

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 IS NOT A FINAL, SIGNED AND SEALED DOCUMENT**

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

Date of Certification \_\_\_\_\_

The property described hereon is the same as the property described in Oklahoma City Abstract & Title Company's Commitment Number \_\_\_\_\_, with effective date of \_\_\_\_\_ 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

**TRACT 1**  
A tract of land in the Southeast Quarter (SE/4) of Section Thirteen (13), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:  
COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);  
Thence N 89°59'08" W along the South line of said SE/4, a distance of 1791.89 feet, more or less, to a Found Mag nail w/ washer, said point is also the Point of Beginning;  
Thence N 89°59'08" W along the South line of said SE/4, a distance of 42.35 feet, more or less, to a Found Mag nail w/ washer;  
Thence N 00°08'41" E a distance of 1405.00 feet, more or less, to a Found 1/2" Iron Rod w/ Cap;  
Thence N 89°59'08" W parallel with the said South line of said SE/4, a distance of 820.00 feet, more or less, to a Found 3/8" Iron Rod;  
Thence N 00°08'41" E a distance of 460.05 feet, more or less, to a Set 3/8" Iron Rod w/ Cap;  
Thence N 90°00'00" E a distance of 857.64 feet, more or less, to a Set 3/8" Iron Rod w/ Cap;  
Thence S 00°00'00" E a distance of 460.27 feet, more or less, to a Found 5/8" Iron Rod;  
Thence S 00°00'00" E a distance of 1405.00 feet, more or less, to the Point of Beginning.  
Said Tract contains 10.374 Acres, more or less.

**TRACT 2**  
A tract of land in the Southeast Quarter (SE/4) of Section Thirteen (13), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:  
COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);  
Thence N 89°59'08" W along the South line of said SE/4, a distance of 661.89 feet, more or less, to a Found Mag nail w/ washer, said point is also the Point of Beginning;  
Thence N 89°59'08" W along the South line of said SE/4, a distance of 310.00 feet, more or less, to a Found Mag nail w/ washer;  
Thence N 00°08'41" E a distance of 1405.00 feet, more or less, to a Found 5/8" Iron Rod w/ Cap;  
Thence N 89°59'08" W parallel with the said South line of said SE/4, a distance of 820.00 feet, more or less, to a Found 5/8" Iron Rod;  
Thence N 00°08'41" E a distance of 460.27 feet, more or less, to a Set 3/8" Iron Rod w/ Cap;  
Thence S 90°00'00" W a distance of 857.64 feet, more or less, to a Set 3/8" Iron Rod w/ Cap;  
Thence N 00°08'41" E a distance of 777.73 feet, more or less, to a Found 3/8" Iron Rod;  
Thence N 89°50'45" E a distance of 1985.68 feet, more or less, to a Set 3/8" Iron Rod;  
Thence S 00°00'00" W a distance of 1243.81 feet, more or less, to a Found 1/2" Iron Rod;  
Thence S 00°00'00" W a distance of 1405.00 feet, more or less, to the Point of Beginning.  
Said Tract contains 57.533 Acres, more or less.

### PARENT TRACT LEGAL DESCRIPTIONS

**OKLAHOMA COUNTY ASSESSOR ACCOUNT # R257133050**  
A part of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:  
COMMENCING at the Southeast corner of said Section 13; thence North 89°59'08" West and parallel to the South line of the SE/4 for a distance of 661.89 feet to the Point of Beginning; thence North 89°59'08" West and parallel to the South line of the SE/4 for a distance of 1988.80 feet; thence North 00°08'41" East and along the West line of the SE/4 for a distance of 1237.76 feet to the Northwest corner of the SE/4; thence south 89°50'45" East and along the North line of the SE/4 for a distance of 1985.68 feet; thence South and parallel to the East line of the SE/4 for a distance of 1243.81 feet to the Point of Beginning.

**AND**  
A part of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:  
COMMENCING at the Southeast corner of said Section 13; thence North 89°59'08" West and parallel to the South line of said Southeast Quarter (SE/4) for a distance of 1791.89 feet to the Point of Beginning; thence North and parallel to the East section line of said Section 13 for a distance of 1405.00 feet; thence North 89°59'08" West and parallel to the South section line of said Section 13 for a distance of 38.80 feet; thence South 00°08'41" West for a distance of 1404.98 feet; thence South 89°59'08" East along the South section line of said Section 13 for a distance of 42.35 feet to the point of beginning.

**AND**  
A part of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:  
BEGINNING at the Southeast corner of the Southeast Quarter (SE/4) of said Section 13; thence North 89°49'08" West along the South line of said Southeast Quarter (SE/4) a distance of 661.89 feet for a Point of Beginning; thence North 89°49'03" West (measured 89°59'08") along said South line a distance of 310 feet; thence North 00°04'20" East a distance of 1405 feet; thence North 89°50'45" East a distance of 310 feet; thence South 00°00'00" East and parallel with the East line of said Southeast Quarter (SE/4) a distance of 1405 feet to the Point or Place of Beginning.

**OKLAHOMA COUNTY ASSESSOR ACCOUNT # R25713060**  
Basis of bearing is N00°00'00" E along the East line of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian.  
A tract of land in the Southeast Quarter (SE/4) of Section Thirteen (13), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:  
COMMENCING at the Southeast corner of the Southeast Quarter (SE/4);  
Thence N 89°59'08" W along the South line of said Southeast Quarter (SE/4), a distance of 661.89 feet to the POINT OF BEGINNING;  
Thence continuing N 89°59'08" W along the South line of said Southeast Quarter S(SE/4), a distance of 310.00 feet;  
Thence N 00°08'41" E parallel to the East line of said Southeast Quarter (SE/4), a distance of 1405.00 feet;  
Thence S 89°59'08" E parallel to the South line of said Southeast Quarter (SE/4), a distance of 310.00 feet;  
Thence S 00°00'00" W parallel to the East line of the Southeast Quarter (SE/4), a distance of 1405.00 feet to the POINT OF BEGINNING.  
Said tract contains an area of 435550.87 square feet or 10 acres, more or less.

**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.**

SURVEY LEGEND		
AV	AIR VALVE (BLOW-OFF VALVE)	TOP OF RIM
HC	HANDICAP PARKING	TOP OF GRATE
B	BUSH	UNDERGROUND WATER
SF	STOCKADE FENCE	UNDERGROUND STORM SEWER
CF	CHAINLINK FENCE	UNDERGROUND TELEPHONE CABLE
BW	BARBED WIRE FENCE	UNDERGROUND SANITARY SEWER
EM	EM (ELECTRIC METER)	UNDERGROUND GAS
EH	ELECTRIC MANHOLE	OVERHEAD ELECTRIC CABLE
FH	FIRE HYDRANT	UNDERGROUND ELECTRIC CABLE
CO	CLEAN OUT	CORRESPONDING NOTES
GM	GAS METER	REINFORCED CONCRETE PIPE
GV	GAS VALVE	REINFORCED CONCRETE BOX
GW	GUY WIRE	CORRUGATED GALVANIZED METAL PIPE
IR	IRON ROD (SET)	RIGHT-OF-WAY
IRF	IRON ROD (FOUND)	PROPERTY LINE
LP	LIGHT POLE	IRON ROD
MB	MAIL BOX	ACCESS EASEMENT
SM	SANITARY SEWER MANHOLE	UTILITY EASEMENT
SMH	STORM SEWER MANHOLE	DRAINAGE EASEMENT
TM	TELEPHONE MANHOLE	DRAINAGE & UTILITY EASEMENT
SMI	STORM SEWER INLET	BUILDING LIMIT LINE
PP	POWER POLE	RISER
GP	GP (GUARD POST)	WATER METER
S	SIGN	WATER VALVE
TS	TRAFFIC SIGNAL	

**ONE CALL UTILITY LOCATION NUMBER**

840-5032      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.

1-800-522-6543

ALTA / NSPS LAND TITLE SURVEY OF  
SECTION 13, TOWNSHIP 14 NORTH, RANGE 4 WEST, I.M.  
OKLAHOMA COUNTY, OKLAHOMA

**Converse Surveying and Engineering Inc**

3701 Lonetree Dr.  
Edmond, OK. 73025  
Phone: 405-826-1355  
Fax: 405-562-3387  
E-Mail: cseoklahoma@gmail.com  
Certificate of Authorization No. 2977  
Expires June 30, 2018

CLIENT - JIROUS		Revisions	
Drawn By	DTC	No.	Date
CHECKED BY	DWC		
DATE	9/20/2017		
SURVEY NUMBER	A-9182017A		