

ALTA / ACSM LAND TITLE SURVEY OF
A PART OF THE NORTHEAST QUARTER (NE/4) OF
SECTION EIGHT (8), TOWNSHIP THIRTEEN (13) NORTH,
RANGE TWO (2) WEST, OF THE INDIAN MERIDIAN
OKLAHOMA COUNTY, OKLAHOMA

SURVEYOR'S CERTIFICATE

July 25, 2014

This survey is made for the benefit of:

JERRY WINKELMAN
CAPITOL ABSTRACT AND TITLE COMPANY
CHICAGO 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.

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 Chicago Title Insurance Company's Commitment Number 1215852, with effective date of July 9, 2012, 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 I

The West Half (W/2) of the Northeast Quarter (NE/4) and the West Half (W/2) of the Southeast Quarter, (SE/4) of the Northeast Quarter (NE/4) and the West Half (W/2) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) all in Section Eight (8), Township Thirteen (13) North, Range Two (2) West, Oklahoma County, Oklahoma.

Tract II

A part of the East Half (E/2) of the Northeast Quarter (NE/4) of Section Eight (8), Township Thirteen (13) North, Range Two (2) West, Indian Meridian, Oklahoma, County, Oklahoma, more particularly described as follows:

Commencing at the Southeast Corner (SE/C) of said NE/4; thence South 89°38'43" West along the South line of said NE/4 a distance of 161.61 feet to the point or place of beginning said point being on the West right-of-way line of Interstate #35; thence North 0°07'51" West along said right-of-way line a distance of 591.15 feet; thence North 1°16'36" West along said right-of-way line a distance of 871.01 feet to a point of curvature; thence along said right-of-way line on a curve to the left having a radius of 626.20 feet an arc distance of 353.40 feet to a point of reverse curvature; thence along said right-of-way line on a curve to the right having a radius of 806.20 feet an arc distance of 471.10 feet; thence North 0°07'51" West along said right-of-way line a distance of 270 feet; thence South 89°28'42" West along the right-of-way line a distance of 348.09 feet; thence North 83°36'29" East along the right-of-way line a distance of 558.37 feet to a point on the West line of the East Half (E/2) of said NE/4; thence South 0°16'29" East along the West line of the East Half (E/2) of said NE/4 a distance of 1257.12 feet to the Northwest Corner (NW/C) of the West Half (W/2), Southeast Quarter (SE/4) said NE/4; thence North 89°33'46" East along the North line of the W/2 of the SE/4 of said NE/4 a distance of 656.45 feet to the Northeast Corner (NE/C) of said W/2, SE/4, NE/4; thence South 0°16'13" East along the East line of said W/2, SE/4, NE/4 a distance of 660.43 feet to the NW/C of the W/2 of the SE/4 of the SE/4 of said NE/4; thence North 89°36'14" East along the North line of the W/2 of the SE/4 of the SE/4 of said NE/4 a distance of 328.21 feet to the NE/C of said W/2, SE/4, SE/4, NE/4; thence South 0°16'13" East along the East line of said W/2, SE/4, SE/4, NE/4 a distance of 660.66 feet to a point on the South line of said NE/4; thence North 8°38'43" East along the South line of said NE/4 a distance of 166.58 feet to the point or place of beginning.

SCHEDULE B - SECTION II SPECIAL EXCEPTIONS

- Easement/Right of Way as set out in Report of Commissioners for State of Oklahoma, ex rel Department of Highways of the State of Oklahoma in Case No. 131592 recorded in Book 1738, Page 442 does not affect subject property.
- Easement/Right of Way as set out in Report of Commissioners for State of Oklahoma, ex rel Department of Highways of the State of Oklahoma in Case No. CJ-70-914 recorded in Book 3941, Page 1339 affects subject property and is shown.
- Intentionally omitted. Duplicate of number 9 above.
- Easement/Right of Way as set out in Report of Commissioners for Brown and Sons, Inc in Case No. CJ-70-915 recorded in Book 3938, Page 1551 does not affect subject property.
- Right of Way Agreement in favor of Gulf Energy Gathering and Processing Corp. recorded in Book 5550, Page 1004 affects subject property and is shown.
- Right of Way Agreement in favor of Gulf Energy Gathering and Processing Corp. recorded in Book 5550, Page 1006 affects subject property and is shown.
- Right of Way Agreement in favor of Gulf Energy Gathering and Processing Corp. recorded in Book 5550, Page 1008 affects subject property and is shown.
- Affidavit related to Utility Permit No. 55-685 by Gulf Energy Gathering and Processing Corporation as recorded in Book 5550, Page 1010 affects subject property and is shown.
- Street Right-of-Way Easement in favor of the City of Edmond, Oklahoma recorded in Book 9660, Page 1218 affects subject property and is shown.
- Street Right-of-Way Easement in favor of the City of Edmond, Oklahoma recorded in Book 9660, Page 1228 affects subject property and is shown.
- Street Right-of-Way Easement in favor of the City of Edmond, Oklahoma recorded in Book 9660, Page 1231 affects subject property and is shown.
- Street Right-of-Way Easement in favor of the City of Edmond, Oklahoma recorded in Book 9660, Page 1233 affects subject property and is shown.

GENERAL NOTES

- The Basis of Bearing for this survey is the East line of said Northeast Quarter (NE/4) Section 8 being S 00°15'37" E (Measured)
- Date of last site visit: xxxxxxxxxx
- The future sanitary sewer easement is shown for information purposes only and not part of a recorded instrument at time of this survey.
- The future sanitary sewer lift station is shown for information purposes only and not part of a recorded instrument at time of this survey.
- The future roadway and utility easement is shown for information purposes only and not part of a recorded instrument at time of this survey.
- The property has limited access to Interstate 35 (I-35) Service Road, East 40th Street, and East 33rd Street.
- Improvements not within the boundary of subject property were obtained from aerial photography taken October 2013.
- This property may be subject to a flood zone building restrictions by the City of Edmond to determine acceptable finish floor elevations.
- 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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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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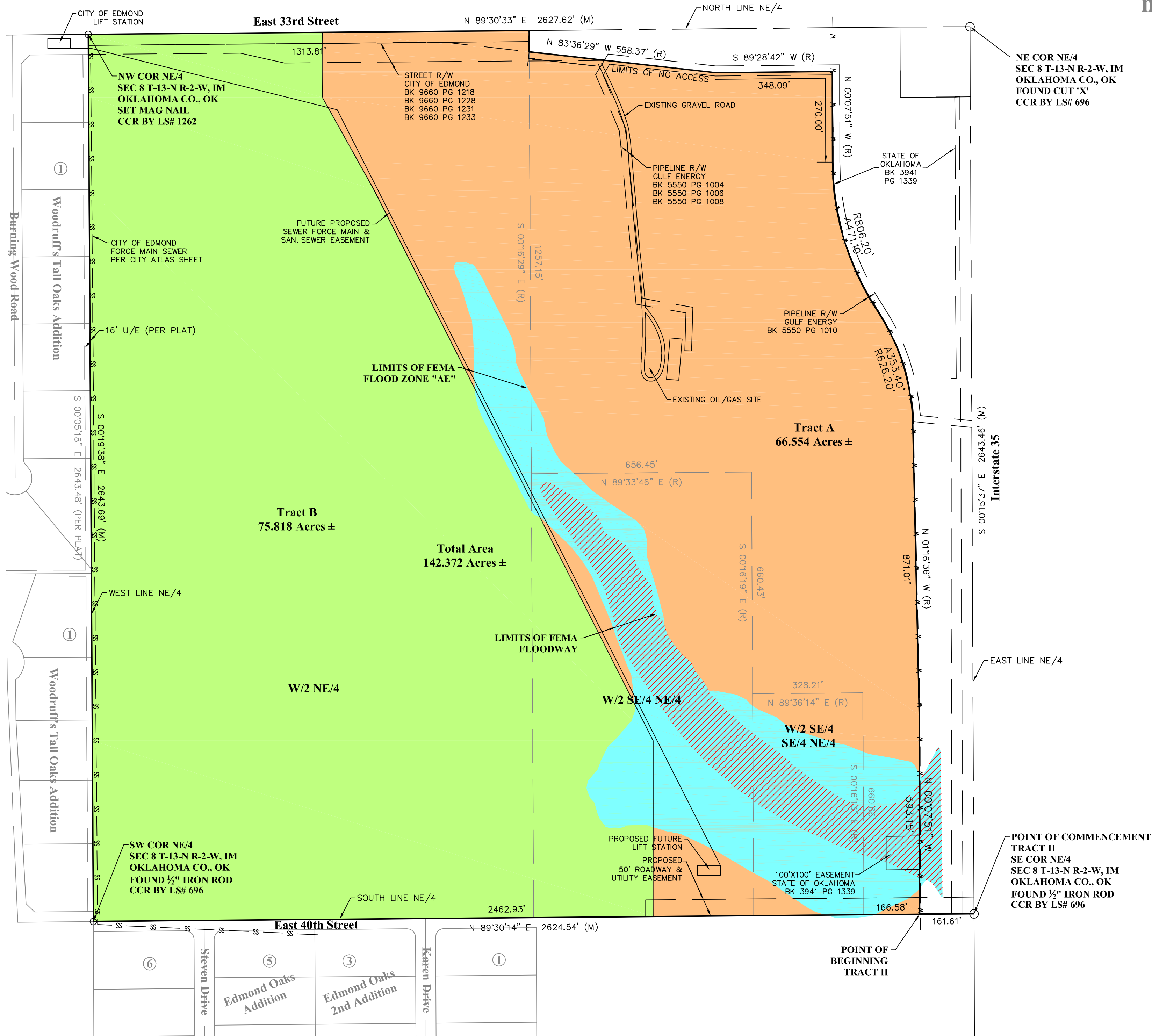


TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

- No monuments were set other than the monuments shown set.
- Subject property has no apparent mailing address according to the records available at Oklahoma County Clerk's office.
- 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 40109C0185H, with a date of identification of December 18, 2009, for the community No. 400252, City of Edmond, Oklahoma County, 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 142.372 Acres, more or less.
- Land use for the subject property is designated A (single family residential) and (I-35 Corridor), per zoning map from City of Edmond, Oklahoma. <http://edmondok.com/DocumentCenter/Home/View/400>
- Property is subject to zoning restrictions per City of Edmond Master Plan IV.
- All locations of utilities shown hereon are those obtainable by surface evidence only unless otherwise shown. Utilities shown were marked by Okie One Call.
- Additional locations of utilities shown hereon were obtained from The City of Edmond.
- Names of adjoining owners obtained from Oklahoma County are shown hereon.
- Subject property shows evidence of dirt and/or material being deposited.
- No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at <http://www.fws.gov/wetlands/Data/Mapper.html>

- FEMA FLOODWAY
- FEMA FLOOD ZONE DESIGNATED "AE"
- SINGLE FAMILY RESIDENTIAL & I-35 CORRIDOR ZONING DESIGNATION
- PROPOSED URBAN MIXED BUSINESS PARK, PLANNED URBAN DEVELOPMENT, & I-35 CORRIDOR ZONING DESIGNATION (DOES NOT REFLECT ZONING AT TIME OF SURVEY)



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.

SURVEY LEGEND			
	AIR VALVE (BLOW-OFF VALVE)		TOP OF RIM
	HANDICAP PARKING		TOP OF GRATE
	BUSH		UNDERGROUND WATER
	STOCKADE FENCE		UNDERGROUND STORM SEWER
	CHAINLINK FENCE		UNDERGROUND TELEPHONE CABLE
	BARBED WIRE FENCE		UNDERGROUND SANITARY SEWER
	EM (ELECTRIC METER)		UNDERGROUND GAS
	ELECTRIC MANHOLE		OVERHEAD ELECTRIC CABLE
	FIRE HYDRANT		UNDERGROUND ELECTRIC CABLE
	CLEAN OUT		CORRESPONDING NOTES
	GAS METER		REINFORCED CONCRETE PIPE
	GAS VALVE		REINFORCED CONCRETE BOX
	GUY WIRE		CORRUGATED GALVANIZED METAL PIPE
	IRON ROD (SET)		RIGHT-OF-WAY
	IRON ROD (FOUND)		PROPERTY LINE
	LIGHT POLE		IRON ROD
	MAIL BOX		ACCESS EASEMENT
	SANITARY SEWER MANHOLE		UTILITY EASEMENT
	STORM SEWER MANHOLE		DRAINAGE EASEMENT
	TELEPHONE MANHOLE		DRAINAGE & UTILITY EASEMENT
	STORM SEWER INLET		BUILDING LIMIT LINE
	POWER POLE		RISER
	GP (GUARD POST)		WATER METER
	SIGN		WATER VALVE
	TRAFFIC SIGNAL		

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Expires June 30, 2016

CLIENT - DAKIL / SHADID		Revisions	
		No.	Date Description
DRAWN BY	BKH		
CHECKED BY	DWC		
DATE	JULY 25, 2014		
SURVEY NUMBER	A-06122014A		

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