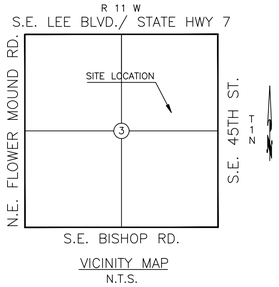
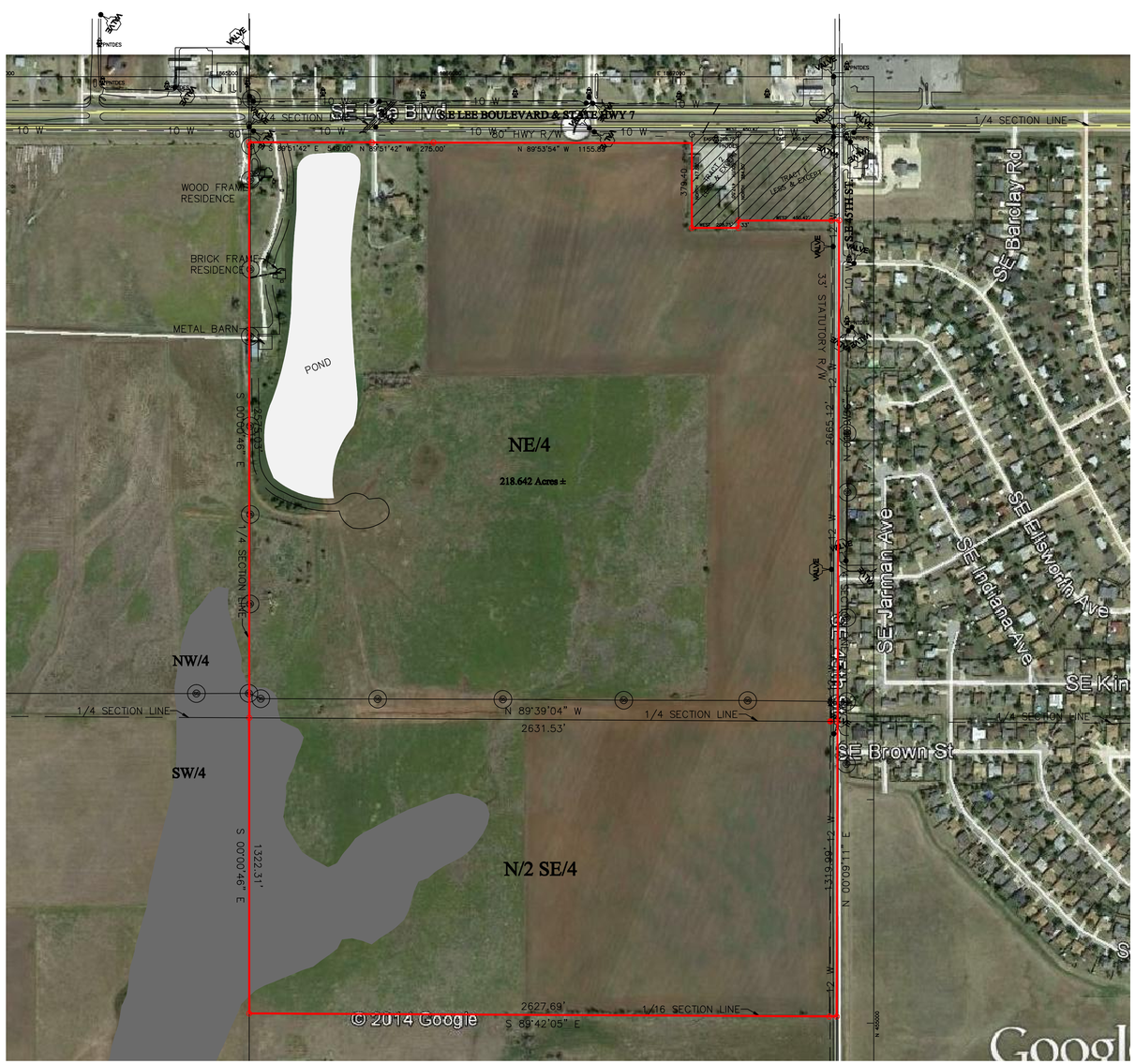


VICINITY MAP
N.T.S.

ALTA / ACSM LAND TITLE SURVEY OF A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP ONE (1) NORTH, RANGE ELEVEN (11) WEST, OF THE INDIAN MERIDIAN COMANCHE COUNTY, OKLAHOMA



Scale: 1 inch = 300 feet

0' 300' 600' 900'

- ⊠ 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

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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SURVEYOR'S CERTIFICATE

XXXXXXXXXX

This survey is made for the benefit of:

MICHAEL THOMAS CRAIG
CLEO L. CRAIG JR.

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.

LICENSED PROFESSIONAL LAND SURVEYOR DELBERT WILSON CONVERSE 1262 OKLAHOMA

Delbert W. Converse, P.L.S. 1262 — Date of Certification: XXXXXXXXXXXX

The property described hereon is the same as the property described in First American Title Insurance Company's Commitment Number XXXXX, with effective date of XXXXXXXXX, 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 North Half (N/2) of the Southeast Quarter (SE/4) of Section Three (3), Township One (1) North, Range Eleven (11) West, I.M., Comanshe County, Oklahoma, according to the U.S. Government survey thereof.
AND
The Northeast Quarter (NE/4) of SEction Three (3), Township One (1) North, Range Eleven (11) West, I.M., Comanche County, Oklahoma, according to the U.S. Governement survey thereof;
Less and except the following described tracts:
TRACT 1:
Beginning at a point 40 feet south of the Northeast Corner of Section 3, Township 1 North, Range 11 West, I.M.;
Thence South 417'5" feet;
Thence West 417'5" feet;
Thence North 417'5" feet;
Thence East 417'5" fee to the Point of Beginning, as described in Sheriff's Deed recorded in Book 2030, Pages 239 & 240.
TRACT 2:
Beginning 450'5" feet west of the Northeast Corner of the NE/4 of Section 3, Township 1 North, Range 11 West, I.M.,
Thence South 417.5 feet;
Thence West 206.75 feet;
Thence North 417.5 feet;
Thence East 208.75 feet to the Point of Beginning, to be exclusive of the Highway on the North line of said tract, described as an exception in Warranty Deed recorded in Book 232, Page 252.
TRACT 3:
Beginning at a point 80.00 feet S 00°16'30" E and 549.00 feet S 89°51'42" E of the Northwest Corner of the NE/4 of Section 3, Township 1 North, Range 11 West I.M.,
Thence S 00°21'42" a distance of 1584.00 feet;
Thence S 89°51'42" E a distance of 275.00 feet;
Thence N 00°21'42" W a distance of 1584.00 feet;
Thence N 89°51'42" W along the South Right-of-Way of State Highway 7, a distance of 275.00 feet, to the Point of Beginning.

TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. No monuments were set other than the monuments shown set.
2. Subject property has no apparent mailing address according to the records available at Comanche County Clerk's office.
3. A portion of described property is located within area having a Flood Zone designations of "A" and "X" by the Federal emergency Management Agency (FEMA), reflected on Flood Insurance Rate Map Number 40031C0454E, with a date of identification of July 20, 2009, for the Community No. 400049, City of Lawton, Comanche 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 218.642 Acres, more or less.
6. Land use for the subject property is designated A-1, per zoning map from City of Lawton, Oklahoma. http://www.gislawton.us/mapping/
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 Lawton.
13. Names of adjoining owners obtained from Comanche County are shown hereon.
16. Subject property shows evidence of dirt and/or material being deposited.
19. 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

GENERAL NOTES

- The Basis of Bearing for this survey is the North line of subject property also being the North line of SE/4 NE/4 Section 30 being S 89°53'01" W (Measured)
- Date of last site visit: November 26, 2014
- The property has access to S.E. Lee Boulevard which is a public 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 study by the City of Lawton to determine acceptable finish floor elevation.
- ***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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PRELIMINARY

SURVEY LEGEND

AV	AIR VALVE(BLOW-OFF VALVE)	TOP OF RIM	TR
	HANDICAP PARKING	TOP OF GRATE	TG
	BUSH	UNDERGROUND WATER	W
o—o—o	STOCKADE FENCE	UNDERGROUND STORM SEWER	ST
o—o—o	CHAINLINK FENCE	UNDERGROUND TELEPHONE CABLE	UGT
x—x—x	BARBED WIRE FENCE	UNDERGROUND SANITARY SEWER	SS
E	EM (ELECTRIC METER)	UNDERGROUND GAS	G
E	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
S	SANITARY SEWER MANHOLE	UTILITY EASEMENT	U/E
ST	STORM SEWER MANHOLE	DRAINAGE EASEMENT	D/E
T	TELEPHONE MANHOLE	DRAINAGE & UTILITY EASEMENT	D & U/E
	STORM SEWER INLET	BUILDING LIMIT LINE	B/L
	POWER POLE		
	GP (GUARD POST)	RISER	
	SIGN	WATER METER	WM
	TRAFFIC SIGNAL	WATER VALVE	WV

FEMA FLOOD ZONE DESIGNATED "AE"

BEFORE YOU DIG 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 THREE (3), TOWNSHIP ONE (1) NORTH, RANGE ELEVEN (11) WEST, OF THE INDIAN MERIDIAN COMANCHE COUNTY, OKLAHOMA

CSE
Converse Surveying and Engineering
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, 2016

CLIENT - DAKIL		Revisions		
		No.	Date	Description
DRAWN BY	DTC			
CHECKED BY	DWC			
DATE	12/4/2014			
SURVEY NUMBER	A-11112014A			

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