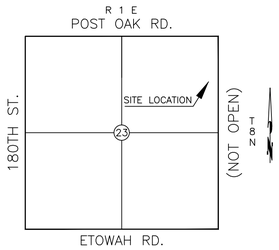
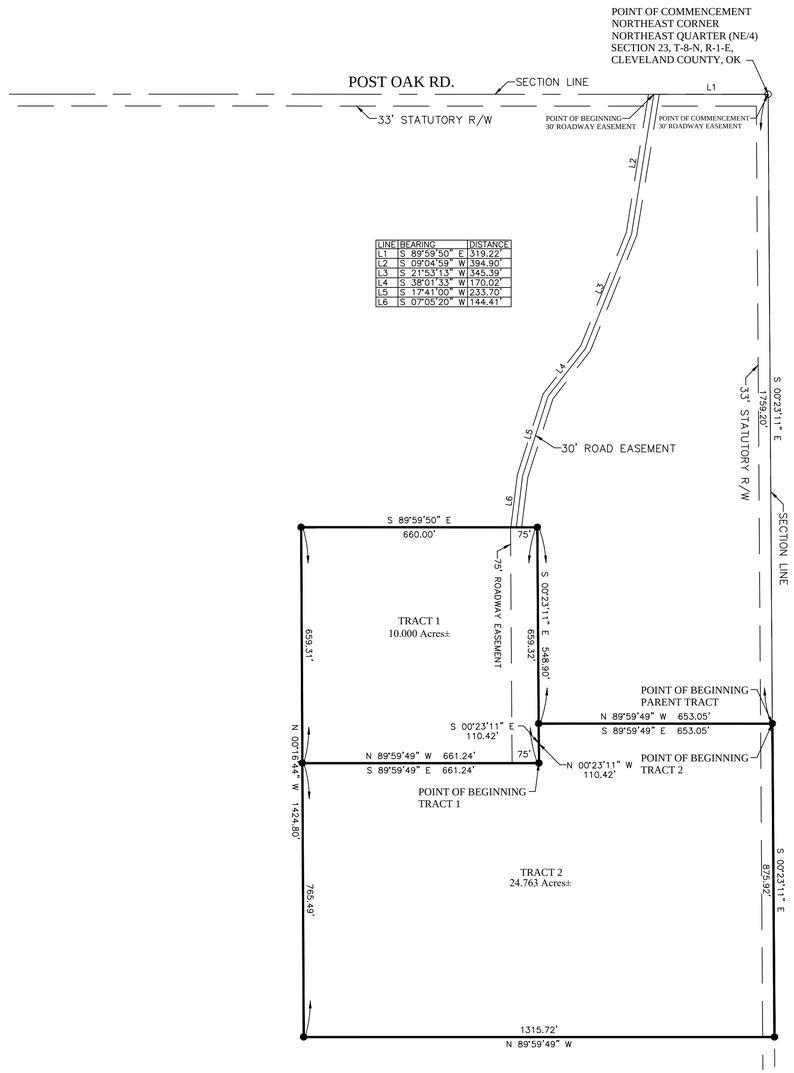
A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 1 EAST, OF THE INDIAN MERIDIAN CLEVELAND COUNTY, OKLAHOMA



VICINITY MAP
N.T.S.



LINE	BEARING	DISTANCE
L1	S 89°59'50" E	319.22'
L2	S 09°04'59" W	394.90'
L3	S 21°55'15" W	345.39'
L4	S 38°01'33" W	170.02'
L5	S 17°41'00" W	233.70'
L6	S 07°05'20" W	144.41'

Scale: 1 inch = 200 feet

0 200 400 600

⊠ 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.

SALES EXHIBIT

I, Delbert W. Converse, Licensed Professional Surveyor No. 1262 in the State of Oklahoma, do hereby certify to Louis Dakil that I have made a survey under my direct supervision of the following described property to the best of my knowledge and belief and further certify that is a true and correct Plat of Survey that meets the minimum standards for the practice of land surveying.

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

LEGAL DESCRIPTION-PARENT TRACT

Part of the East Half (E/2) of the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, described as follows:
Commencing at the NE Corner of the NE/4 of Section 23, thence S 00°23'11" E along the East line of the NE/4 a distance of 1759.20 feet to the Point of Beginning;
Thence continuing S 00°23'11" E along the East line of Section 23 a distance of 875.92 feet to the SE corner of the NE/4;
Thence N 89°59'49" W along the South line of the NE/4 of Section 23 a distance of 1315.72 feet to the Southwest corner of the E/2 of the NE/4 of Section 23;
Thence N 00°16'44" W along the West line of the E/2, NE/4 a distance of 1424.80 feet;
Thence S 89°59'49" E and parallel with the North line of the NE/4 600 feet;
Thence S 00°23'11" E and parallel with the East line a distance of 548.90 feet;
Thence S 89°39'50" E and parallel with the North line a distance of 633.05 feet to the Point of Beginning.
AND
Together with an easement for road access to Post Oak Road being more particularly described as follows:
A 30 foot road easement being 15 feet each side of the following described centerline:
A part of the Northeast Quarter of Section 23, T8N, R1E, I.M., Cleveland County, Oklahoma, being more particularly described as follows:
Commencing at the Northeast Corner of the Northeast Quarter of said Section 23;
Thence N 89°59'50" W along the North line of the Northeast Quarter of said Section 23, a distance of 319.22 feet to the point of beginning;
Thence S 9°04'59" W a distance of 394.90 feet;
Thence S 21°55'15" W a distance of 345.39 feet;
Thence S 38°01'33" W a distance of 170.02 feet;
Thence S 17°41'00" W a distance of 233.70 feet;
Thence S 7°05'20"W a distance of 144.41 feet to the Point of Beginning.

TRACT 1

Part of the East Half (E/2) of the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, described as follows:
Commencing at the Northeast Corner of the NE/4 of said Section 23;
Thence S 00°23'11" E along the East line of the NE/4 a distance of 1759.20 feet, more or less;
Thence N 89°59'49" W a distance of 653.05 feet, more or less to a Set Iron Rod;
Thence S 00°23'11" E a distance of 110.42 feet, more or less to the Point of Beginning;
Thence N 89°59'49" W a distance of 661.24 feet, more or less to a Set Iron Rod;
Thence N 00°16'44" W a distance of 659.31 feet, more or less to a Set Iron Rod;
Thence S 89°59'50" E a distance of 660.00 feet, more or less to a Set Iron Rod;
Thence S 00°23'11" E a distance of 659.32 feet, more or less to the Point of Beginning.
Said tract contains 10.000 Acres, more or less.

TRACT 2

Part of the East Half (E/2) of the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, described as follows:
Commencing at the Northeast Corner of the NE/4 of said Section 23;
Thence S 00°23'11" E along the East line of the NE/4 a distance of 1759.20 feet, more or less to the Point of Beginning;
Thence S 00°23'11" E a distance of 875.92 feet, more or less to a Set Iron Rod;
Thence N 89°59'49" W a distance of 1315.72 feet, more or less to a Set Iron Rod;
Thence N 00°16'44" W a distance of 765.49 feet, more or less to a Set Iron Rod;
Thence S 89°59'49" E a distance of 661.24 feet, more or less to a Set Iron Rod;
Thence N 00°23'11" W a distance of 110.42 feet, more or less to a Set Iron Rod;
Thence S 89°59'49" E a distance of 653.05 feet, more or less to the Point of Beginning.
Said tract contains 24.763 Acres, more or less.

75' ROADWAY EASEMENT

The West 75 feet of the following described tract:
Part of the East Half (E/2) of the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, described as follows:
Commencing at the Northeast Corner of the NE/4 of said Section 23;
Thence S 00°23'11" E along the East line of the NE/4 a distance of 1759.20 feet, more or less;
Thence N 89°59'49" W a distance of 653.05 feet, more or less to a Set Iron Rod;
Thence S 00°23'11" E a distance of 110.42 feet, more or less to the Point of Beginning;
Thence N 89°59'49" W a distance of 661.24 feet, more or less to a Set Iron Rod;
Thence N 00°16'44" W a distance of 659.31 feet, more or less to a Set Iron Rod;
Thence S 89°59'50" E a distance of 660.00 feet, more or less to a Set Iron Rod;
Thence S 00°23'11" E a distance of 659.32 feet, more or less to the Point of Beginning.

GENERAL SURVEY NOTES:

- The Basis of Bearing for this survey is the East line of the NE/4 being S 00°23'11" E (Recorded.)
- 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).***

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.

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

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
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
S	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		
	GP (GUARD POST)	RISER	
	SIGN	WATER METER	WM
	TRAFFIC SIGNAL	WATER VALVE	WV

A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 1 EAST, OF THE INDIAN MERIDIAN CLEVELAND COUNTY, OKLAHOMA

CSE
Converse Surveying & Engineering Inc

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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	06/14/2016			
SURVEY NUMBER	A-05252016A			