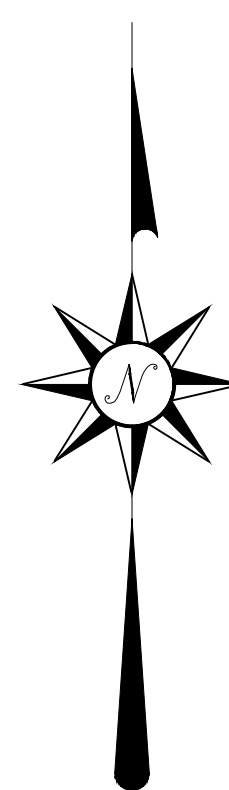
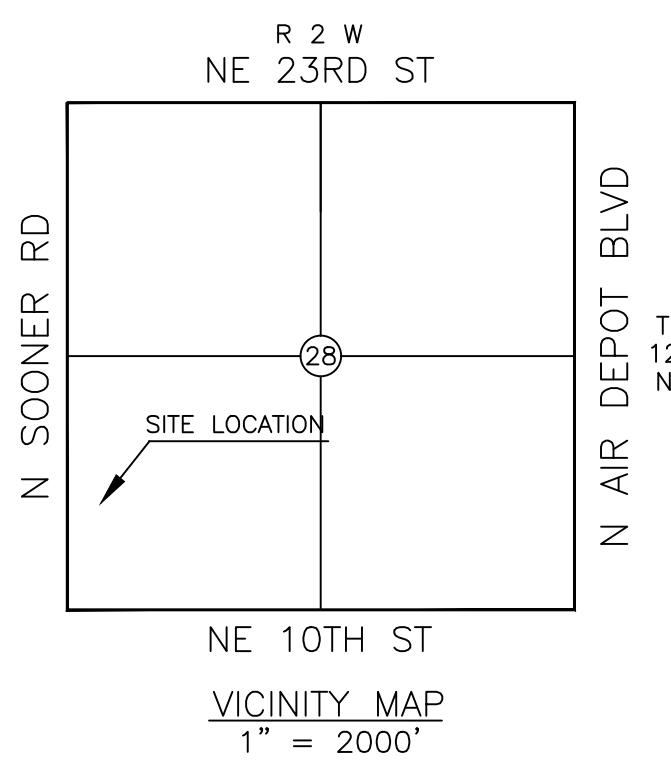


ALTA / NSPS SURVEY
 A PART OF THE SOUTHWEST QUARTER (SW/4)
 SECTION 28, TOWNSHIP 12 NORTH, RANGE 2 WEST, I.M.,
 OKLAHOMA COUNTY, OKLAHOMA



Scale: 1 inch = 100 feet



N. SOONER ROAD

POINT OF BEGINNING

WEST LINE OF SW/4

33' STATUTORY R/W

NE 10TH STREET

POINT OF COMMENCEMENT
 S.W. COR, SW/4
 SEC 28, T12N, R2W I.M.,
 OKLAHOMA COUNTY
 FOUND CUT "X"
 CCR BY LS# 1378



SURVEYOR'S CERTIFICATE

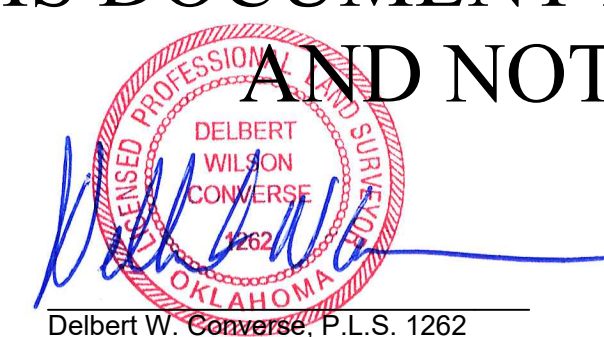
August xx, 2021

This survey is made for the benefit of:

Lon Spencer

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 NOT A FINAL DRAWING



XXXXX
 Date of Certification

The property described hereon is the same as the property described in XXX Title Company's Commitment # XXX, with an effective date of XXX 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 BOOK: 9972 PAGE: 1780 - R 156227065

A part of the SW/4 of Section 28, Township 12 North, Range 2 West of the I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the SW/C of said Section 28, said point is physically evidenced by an Oklahoma Highway Department Brass Cap; Thence N 00°00'00" E along the West line of said Section 28, a distance of 1083.90 feet to the point or place of beginning, said point is physically evidenced by a PK and shiner; Thence continuing N 00°00'00" East along the West line of said Section 28, a distance of 297.76 feet to a point, said point is physically evidenced by a PK and shiner; Thence S 89°50'00" E and along the South fence line of the existing Mobil Oil Plant Site, a distance of 899.97 feet to a point, being physically evidenced by a 3/8" iron pin; Thence S 00°00'00" W and parallel to the West line of said Section 28 a distance of 302.59 feet to a point, being physically evidenced by a 3/8" iron pin; Thence N 89°31'34" W and parallel to the South line of said Section 28 a distance of 900.00 feet to the point or place of beginning.

SCHEDULE B - SECTION II

Not Provided

TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

- No monuments were set other than the monuments shown set.
- Subject property Address is 1400 N. Sooner Rd, Midwest City, Oklahoma 73140-3662
- 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 40109C0310H, with an identification date of 12/18/2009, for Community No.400466, City of Midwest City, Oklahoma, 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 6.202 Acres, more or less.
- All locations of utilities shown hereon are those obtainable by surface evidence only unless otherwise shown. Utilities shown were marked by Okie One Call.
- Subject property shows no evidence of dirt and/or material being deposited.

GENERAL SURVEY NOTES:

- Date of last site visit: XXXXX
- The Basis of Bearing for this survey is (West) Line of (XX)/4 being N (XX)'XXXX" W - recorded.
- DATUM: NAD83/OKNORTH; ELLIPSOID: GRS 1980; Lambert Conformal Conic Projection
- Grid to Ground Scale Factor: XXXXXXXXXX
- No utility location or connections are shown.
- No improvements are shown on drawing.
- No monuments were set other than the monuments shown set.
- All locations shown hereon are those obtainable by surface evidence only unless otherwise shown.
- 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.

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.

- ⊗ 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.

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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.

LEGEND	
ALPHA □ ALPHA	PP □ POWER POLE
AS □ AUTO SPRINKLER	LP □ LIGHT POLE
AC □ AIR CONDITIONER	UP □ UTILITY POLE
EPD □ ELEC. PED.	GD □ GUY ANCHOR
EM □ ELEC. METER	GP □ GUARD POST
ET □ ELEC. TRANS.	GM □ GAS METER
TPD □ TELE. PED.	WM □ WATER METER
WMP □ WATER METER PIT	
AD □ AREA DRAIN	VNT □ VENT PIPE
CO □ CLEAN OUT	FH □ FIRE HYDRANT
FD □ FIRE DETECTOR	FV □ FIRE VALVE
DS □ DOWN SPOUT	WV □ WATER VALVE
FP □ FLAG POLE	GV □ GAS VALVE
EMK □ ELEC. MARKER	FLB □ FILL BOX
F/O □ FIBER OPTIC MARKER	TCB □ TRAFFIC CONTROL BOX
MRK □ UTILITY MARKER	TSL □ TRAFFIC SIGNAL LIGHT
PKM □ PIPELINE MARKER	SOV □ SPRINKLER VALVE
TMK □ CABLE MARKER	YL □ YARD LIGHT
TUG □ TELE. MARKER	YH □ YARD HYDRANT
MW □ MONITORING WELL	SB □ STORM GRATE
MB □ MAILBOX	VNT □ VENT PIPE
GREASE TRAP	GATE
SANITARY SEWER	HANDICAPPED SIGN
STORM WATER	SIGN
LAMP HOLE	BENCHMARK ELEVATION
TELEPHONE	TREE
CABLE TV	BUSH
ELECTRIC	HANDICAPPED SPACE
WATER	
BARB WIRE / FIELD WIRE FENCE	GAS LINE
STOCKADE FENCE	WATER LINE
CHAINLINK FENCE	F/O - F/O
OHE - OHE	U/E - U/E
OVERHEAD ELECTRIC	ELECTRIC LINE
TOP OF BANK	UNDERGROUND TELEPHONE
TOE OF BANK	UNDERGROUND CABLE TV
TREE LINE	SANITARY SEWER
HEDGE LINE	STORM SEWER
P.O.C. POINT OF COMMENCEMENT	
P.O.B. POINT OF BEGINNING	
PH PORCH / DECK HEIGHT	
FF FINISHED FLOOR ELEVATION	

		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 SURVEY A PART OF THE SOUTHWEST QUARTER (SW/4) SECTION 28, TOWNSHIP 12 NORTH, RANGE 2 WEST, I.M., OKLAHOMA COUNTY, OKLAHOMA			
		2313 Silverfield Ln. Edmond, OK. 73025 Phone: 405-826-1355 Fax: 405-562-3387 E-Mail: cseoklahoma@gmail.com Certificate of Authorization No. 2977 Expires June 30, 2022	
CLIENT - SPENCER		Revisions	
		No.	Date
DRAWN BY		Description	
JBH			
CHECKED BY			
DWC			
DATE		08-20-2021	
SURVEY NUMBER		A-08042021A	
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