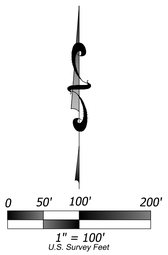

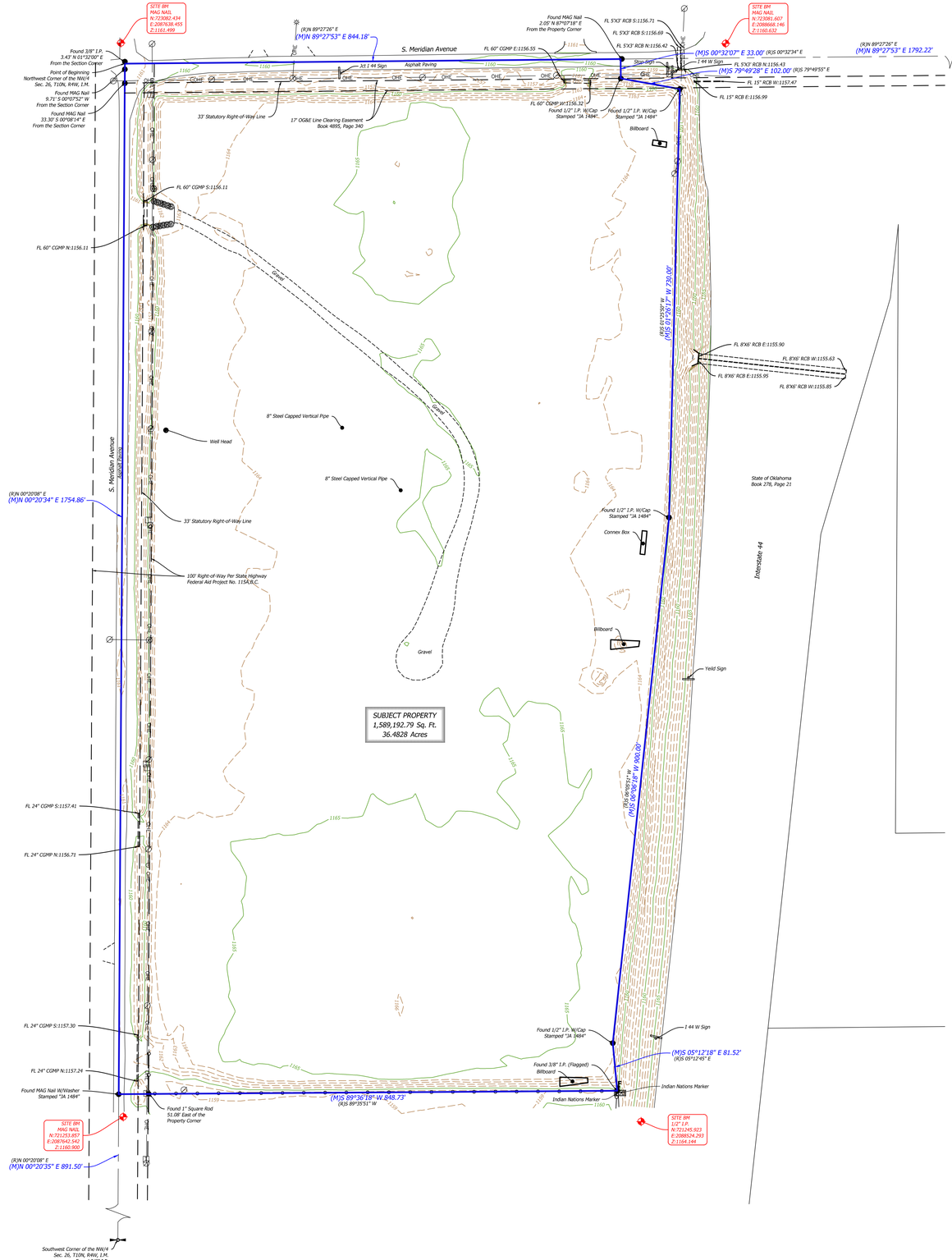

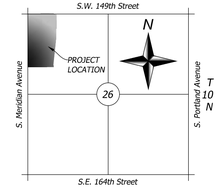

UTILITY NOTE

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Shown located utilities were marked in reference to Call 811 #'s511031406380B, 251103140638I6, 251103140738Z0, 251103140738Z5, 251103140838Z9, 251103140938Z6, 251103140938Z4 & 251103141038Z6

811 Know what's below. Call 811 before you dig.

LEGEND

- POWER POLE
- LIGHT POLE
- GUY ANCHOR
- ELECTRIC METER
- ELECTRIC BOX
- TRAN ELEC. TRANSFORMER
- ELEC. MANHOLE
- ELEC. PEDESTAL
- ELEC. PULL BOX
- SPOT LIGHT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM SEWER MANHOLE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TELEPHONE MARKER
- TELEPHONE PULL BOX
- FIBER OPTIC MARKER
- FOB FIBER OPTIC PULL BOX
- CABLE TV PEDESTAL
- CABLE MARKER
- CABLE TV PULL BOX
- IRRIGATION CONTROL VALVE
- SPRINKLER HEAD
- BOLLARD
- VENT PIPE
- FIRE DEPARTMENT CONNECT
- PROPANE TANK
- BASKETBALL GOAL
- GAS METER
- GAS VALVE
- GAS MARKER
- OIL PIPELINE MARKER
- MB MAIL BOX
- SIGN
- FLAG POLE
- FIRE HYDRANT
- W WATER MANHOLE
- WV WATER VALVE
- WATER METER
- DOWN SPOUT
- AIR CONDITIONER
- TRAFFIC SIGNAL
- TSB TRAFFIC SIGNAL BOX
- TSPB TRAFFIC SIGNAL PULL BOX
- PEDESTRIAN CROSSING SIGNAL
- GREASE TRAP
- KEY PAD
- COLUMN
- SECTION CORNER
- QUARTER CORNER
- SET IRON PIN W/CAP
- SET MAG NAIL W/WASHER
- FOUND MONUMENT
- RIGHT OF WAY MARKER
- YARD HYDRANT/SPICKET
- BENCHMARK
- SATELLITE DISH
- WELLHEAD

- W WATER LINE
- G GAS LINE
- SS SANITARY SEWER LINE
- T TELEPHONE LINE
- E ELECTRIC LINE
- OHE OVERHEAD POWERLINE
- x BARBED WIRE FENCE
- CHAIN LINK FENCE
- // WOOD PANEL FENCE
- MASONRY FENCE
- IRON FENCE
- FO FO FIBER OPTIC LINE
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE

S.I.P.-SET IRON PIN I.P.-IRON PIN CCMP-CORRUGATED METAL PIPE B/L/L-BUILDING LIMIT LINE
F.I.P.-FOUND IRON PIN H/C-HANDICAP RCP-REINFORCED CONCRETE PIPE U/E-UTILITY EASEMENT

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263" UNLESS NOTED OTHERWISE

LEGAL DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty-six (26), Township Ten (10) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:
Beginning at the Northwest (NW) Corner of said NW/4, said point being the POINT OF BEGINNING;
THENCE North 89°27'26" East, along and with the North line of said NW/4, a distance of 844.18 feet;
THENCE South 00°32'34" East, departing said North line, a distance of 33.00 feet to a point on the South 33' statutory right-of-way line of S.W. 149th Street and a point on the West right-of-way line of Interstate 44;
THENCE along and with the West right-of-way line of Interstate 44 the following four (4) calls:
1. South 79°49'55" East, a distance of 102.00 feet;
2. South 01°25'50" West, a distance of 730.00 feet;
3. South 06°05'51" West, a distance of 900.00 feet;
4. South 05°12'45" East, a distance of 81.52 feet to the Northeast (NE) Corner of a tract of land recorded in Book 5434, Page 319 (Kaiser-Francis Tract);
THENCE South 89°35'51" West, along and with the North line of said Kaiser-Francis Tract, a distance of 848.73 feet to the Northwest (NW) Corner of said Kaiser-Francis Tract, said corner lying on the West line of said NW/4;
THENCE North 00°20'08" East, along and with the West line of said NW/4, a distance of 1,754.87 feet to the POINT OF BEGINNING.
Containing 1,589,200 squareContaining 1,589,192.79 Sq. Ft. or 36.4828 Acres, more or less.

GENERAL NOTES

1: *Said described property in, by graphical plotting only, located entirely within an area having a Zone Designation AE by FEMA, on Flood Insurance Rate Map No. 40027C0155H, dated September 26th, 2008.*

2: *The Property has direct access to S.W. 149th Street and S. Meridian Avenue, both being a dedicated public street.*

3: *There is no observed evidence of current earth moving work, building construction or building additions.*

4: *There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.*

5: *There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.*

6: *An assumed bearing of North 00° 20' 34" East as the West line of the NW/4 per Oklahoma State Plane Grid South was used as the basis of bearing for this survey.*

7: *This survey was conducted without the benefit of a Title Commitment, there may be matters benefiting or burdening the subject property unknown to the surveyor.*

8: *All unit of measurements are US Survey feet (Ground).*

TOPOGRAPHIC SURVEY

I, Troy Dee, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/planimetric survey and meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on November 3rd, 2025; that the survey was completed on November 11, 2025; that contours shown as [broken lines] may not meet the stated standard; and all coordinates are based on Oklahoma State Plane Grid South 'NAD 83' and realization all elevations are based on NAVD 88.

TROY DEE 1745 PROFESSIONAL LAND SURVEYOR OKLAHOMA

November 11, 2025

TOPOGRAPHIC SURVEY
OF
S.W. 149TH STREET & MERIDIAN AVENUE

Prepared By

GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com

Drafted by: SQ
Plot Date: November 11, 2025 Paper Size: 24"x36"
GLS Job No.: 252439

Sheet 1 Of 1

Filename: O:\JOBS\# PROJECTS 2025\252439 SEC SW 149TH AND MERIDIAN_OKC, OK_TOPO\DWG\252439 SEC SW 149TH AND MERIDIAN_OKC, OK_TOPO.DWG; Last Saved: 11/11/2025 3:14:25 PM; Plot Date: 11/11/2025; Login: Stephen Quinalty