



VICINITY MAP  
NOT TO SCALE

**Flood Zone Designation:**

Subject property is located in Zone "X" and is not in a Flood Hazard area. According to Firm Map #40109CD345H, dated 12/18/09

**GENERAL NOTE**

Bearing Base: Bearing along South Property Line from Legal Description.

**LEGAL DESCRIPTION (AS RECORDED)**

A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION 28; THENCE NORTH 00°22'01" WEST ALONG THE SECTION LINE A DISTANCE OF 107.97 FEET; THENCE SOUTH 89°37'59" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 09°04'41" WEST A DISTANCE OF 660.28 FEET; THENCE SOUTH 73°22'59" WEST A DISTANCE OF 714.72 FEET; THENCE SOUTH 84°00'10" WEST A DISTANCE OF 406.97 FEET; THENCE SOUTH 73°22'59" WEST A DISTANCE OF 700.00 FEET; THENCE SOUTH 62°04'23" WEST A DISTANCE OF 254.95 FEET; THENCE SOUTH 73°22'59" WEST A DISTANCE OF 549.81 FEET TO A POINT ON THE EAST/WEST ONE HALF SECTION LINE, SAID POINT BEING 49.89 FEET EAST OF THE CENTER OF SECTION 28; THENCE SOUTH 89°12'52" EAST ALONG THE ONE HALF SECTION LINE A DISTANCE OF 2667.60 FEET TO THE POINT OR PLACE OF BEGINNING.

ADDRESS: 6305 S. Hiwassee, Oklahoma City, Oklahoma

**LEGAL DESCRIPTION (AS MEASURED)**

A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION 28; THENCE NORTH 00°32'20" EAST ALONG THE SECTION LINE A DISTANCE OF 107.97 FEET; THENCE NORTH 89°27'38" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 08°10'19" WEST A DISTANCE OF 660.28 FEET; THENCE SOUTH 74°17'21" WEST A DISTANCE OF 714.72 FEET; THENCE SOUTH 84°54'32" WEST A DISTANCE OF 406.97 FEET; THENCE SOUTH 74°17'21" WEST A DISTANCE OF 700.00 FEET; THENCE SOUTH 62°58'46" WEST A DISTANCE OF 254.95 FEET; THENCE SOUTH 74°17'21" WEST A DISTANCE OF 520.39 FEET TO A POINT ON THE EAST/WEST ONE HALF SECTION LINE, SAID POINT BEING 49.90 FEET NORTH OF THE CENTER OF SECTION 28; THENCE SOUTH 89°12'52" EAST ALONG THE ONE HALF SECTION LINE A DISTANCE OF 2638.83 FEET TO THE POINT OR PLACE OF BEGINNING.

TOTAL ACREAGE:  
25.65 AC.±

**LEGEND**

— P —	OVERHEAD ELECTRIC
— x —	FENCE LINE
←	GUY ANCHOR
☆ LP	LIGHT POLE
● PP	POWER POLE
△	FOUND CONC. MONUMENT
○	FOUND IRON PIN
○	Set 1/2" I.P. w/Cap
●	Fnd. PK Nail w/Shiner
■	Set PK Nail w/Shiner

**SCHEDULE B TITLE EXCEPTION NOTES**

- This survey is based on a title report prepared by First American Title Insurance Company, Commitment No.: 2051972-OK11, dated July 7, 2015 at 7:30 a.m. Any easements shown were taken from the title report. No further research was done by the land surveyor.
- Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.
- Easement in favor of Oklahoma Electric Cooperative recorded in Book 2341, page 157. Affects subject property as Blanket Easement.
  - Easement in favor of the City of Oklahoma City recorded in Book 5188, page 1930. Affects subject property as shown on drawing, the W. 17 feet of the E. 50 feet of the S. 108 feet of the NE/4 of Section 28 as a Permanent Easement to the City of Oklahoma City
  - Private Roadway Easement recorded in Book 5142, page 8. Affects subject property as a Blanket Easement.
  - Private Roadway Easement recorded in Book 5142, page 10. Affects subject property as a Blanket Easement.
  - Private Roadway Easement recorded in Book 5142, page 12. Affects subject property as a Blanket Easement.
  - Warranty Deed in favor of the State of Oklahoma recorded in Book 3552, page 608. Does not affect subject property.

**CERTIFICATION**

TO FIRST AMERICAN 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 5, 6, 7, 8, 9 & 10 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07-29-15.

*D. Mike Dossey*  
D. MIKE DOSSEY, R.P.L.S. No. 1431

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 DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NO.	REVISION	DATE	BY	APPR
<b>ALTA/ACSM</b>				
PLAT SHOWN				
ALTA/ACSM OF A TRACT OF LAND IN A PART OF THE NE/4 OF SECTION 28, T11N-R1W OKLAHOMA COUNTY, OKLAHOMA				
		1510 SW 89th Street, Bldg. C3 Oklahoma City, OK 405.492.7444 www.cimarron.com		
SCALE: 1"=100'	SURV. BY: D.O.	DRAWING NUMBER:		
DATE: 07/31/15	DRAWN BY: N.J.S.	1514.158-ALTA		
JOB NO.: 1514158	APPR. BY: D.M.D.	SHEET 1 OF 1		