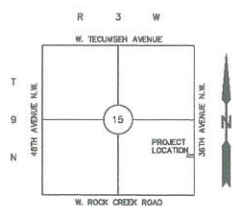


VICINITY MAP
NOT TO SCALE

1" = 20'

0' 20' 40' 60'

SURVEYOR'S CERTIFICATE

I, Ryan Doudican, a Registered Professional Land Surveyor, do hereby certify, as of the date shown hereon that I, or others under my direct supervision, have made a careful survey of a tract of land described as follows:

Part of the North Half (N/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:
BEGINNING at a point which is the Southeast corner of said North Half (N/2) of the Southeast Quarter (SE/4); Thence North 87 feet; Thence West 250 feet; Thence South 87 feet; Thence East 250 feet to the Point of Beginning.
LESS AND EXCEPT a part of the North Half (N/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Nine (9) North, Range Three (3) West of the Indian Meridian, being more particularly described as follows:
COMMENCING at the Southeast corner of said N/2 of the SE/4; Thence North for a distance of 87.0 feet; Thence South 89°52'34" West for a distance of 248.65 feet to the Point or Place of Beginning; Thence continuing South 89°52'34" West for a distance of 3.35 feet; Thence South 00°50'20" West for a distance of 85.25 feet; Thence North 89°52'34" East for a distance of 3.35 feet; Thence North 00°50'20" East for a distance of 85.25 feet to the Point or Place of Beginning.

To: Russell Ventures, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 7(a), 8, 9 and 11 of Table A thereof. The field work was completed on 7/11/2024.

Date of Plat or Map: 7/24/24

LICENSED PROFESSIONAL LAND SURVEYOR — Ryan R. Doudican 1591 — OKLAHOMA

Ryan R. Doudican 7/24/24
Ryan R. Doudican — DATE
R.P.L.S. 1591

Basis of bearing for this survey is N 00°28'38" W along the East line of the SE/4 of Section 15, Township 9 North, Range 3 West of the Indian Meridian, Oklahoma State Plane Coordinate System, South Zone, NAD83 (2011), RTK NET.
VERTICAL DATUM: NAVD 88
U.S. SURVEY FEET
Trimble R12i RTK using Atterra Central RTK Network used for control on this survey. Control set and adjusted 7/11/24.
Spatial accuracy: Horizontal: 0.013' Vertical: 0.027'

I, Ryan R. Doudican, certify that this horizontal/vertical control survey was completed under my direct and responsible charge from an actual survey made under my supervision and meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

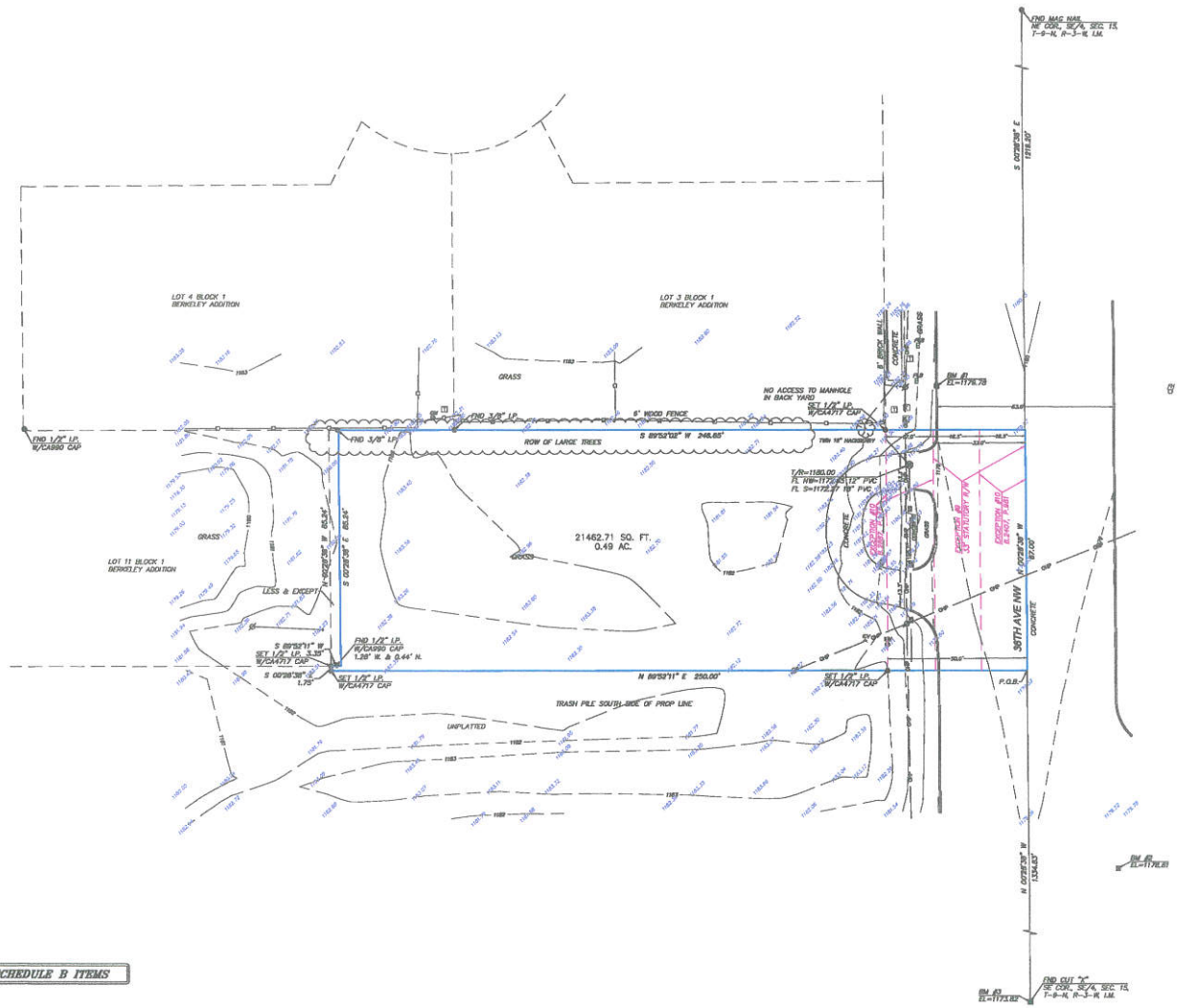
This plat of survey meets the Minimum Technical Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA SOUTH ZONE
HORIZONTAL DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 88 – RTKNET

BENCHMARK # 1
CUT "X" TOP OF CURB, WEST SIDE OF 36TH AVE. NW, 15' NORTH OF SUBJECT PROPERTY, IN LINE WITH POWER POLE.
N: 698404.390
E: 2119468.134
EL: 1178.78

BENCHMARK # 2
CUT "X" TOP OF CURB, SOUTH P.C. OF DRIVE ON EAST SIDE OF 36TH AVE NW, AT S.E. CORNER OF SUBJECT PROPERTY
N: 698230.144
E: 2119533.107
EL: 1178.81

BENCHMARK # 3
FOUND CUT "X" AT THE SE CORNER OF THE SE/4 OF SECTION 15, T-9-N, R-3-W, I.M.
N: 696995.776
E: 2119511.654
EL: 1173.82



LEGEND

-GATE VALVE	-GAS METER	-POWER POLE	-POWER MANHOLE
-WATER METER	-PIPELINE MARKER	-UTILITY POLE	-BOLLARD POST
-FIRE HYDRANT	-MONITOR WELL	-ELEC. TRANS.	-FLAG POLE
-YARD MARKER	-PIPELINE VENT	-ELEC. PEDESTAL	-GROUND LIGHT
-YELLOW MANHOLE	-STORM SEW. MAN.	-LIGHT POLE	-CONTROL BOX
-TV PED	-CLEAN OUT	-MAIL BOX	-SIGN
-GAS VALVE	-MAIL BOX	-OHP- OVERHEAD POWER	-TREE

NOTES CORRESPONDING TO SCHEDULE B ITEMS

Title Commitment Number: 2644846-NO01
Effective Date: June 25, 2021
First American Title Insurance Company

6. Statutory right-of-way along all section lines.
(AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON)

10. Easement in favor of Southwestern Bell Telephone Company, recorded in Book 2407, Page 981, subject to assignments and partial releases of record.
(AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON)

11. Easement in favor of the City of Norman, recorded in Book 2557, Page 177 and in Book 3887, Page 178 and in Book 2898, Page 1115, subject to assignments and partial releases of record.
(AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON)

12. Agreement on Boundary Line Fence recorded in Book 4466, Page 1158.
(AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)

13. Resolution No. R-9697-82 of the Council of the City of Norman recorded in Book 2834, Page 986.
(AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)

14. Resolution No. R-8899-82 of the Council of the City of Norman recorded in Book 3043, Page 1080.
(AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)

15. Rules and Regulations for the Central Oklahoma Master Conservancy District recorded in Book 1987, Page 303, Book 1898, Page 29 and Book 2873, Page 1469.
(AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)

ZONING

Zoning designation for subject property
According to the City of Norman Zoning Map
A-2 Rural Agricultural

FLOOD

By graphic plotting only, this property is located within an area having a zone designation of "X" (areas determined to be outside the 0.2% annual chance floodplain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Panel No. 0190 K with a date of January 16th, 2001, Map No. 40027C0193K.

GENERAL NOTES

Subject property has direct ingress and egress to and from 36th Avenue NW, which is a paved public right-of-way.

Date of last site visit – 7/11/2024

Site contains 0 regular parking spaces and 0 handicapped parking spaces.

The south line of subject property should be the south line of the north half of the southeast quarter however that does not match the distances from the southeast section corner and the east quarter section corner. The north line of the recorded plat of Berekly Addition Section 4 matches the north line of the south half of the southeast quarter as called out on quit claim deed in Book 5370, Page 468 and the south line of Berkeley Addition. Therefore, in my professional opinion, the intent of the description of subject property is to abut the south line of Berkeley Addition as shown hereon.

UTILITY STATEMENT

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 THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2710 36TH AVENUE N.W.
NORMAN, OKLAHOMA 73072
TOPOGRAPHIC & ALTA/NSPS LAND TITLE SURVEY

3121 E. SORGHUM MILL ROAD
EDMOND, OK 73034
PH:(405)821-5656
web site: www.oklahomasurveycompany.com
email: ryan@oklahomasurveycompany.com

CERTIFICATE OF AUTHORIZATION # 4717

OKLAHOMA SURVEY COMPANY

NUMBER	REVISIONS	DATE

PARTY CHIEF: RRD
DRAWN BY: RRD
CHECKED BY: RRD
SCALE 1"=20'
PROJECT NUMBER: 4026
SHEET 1 OF 1