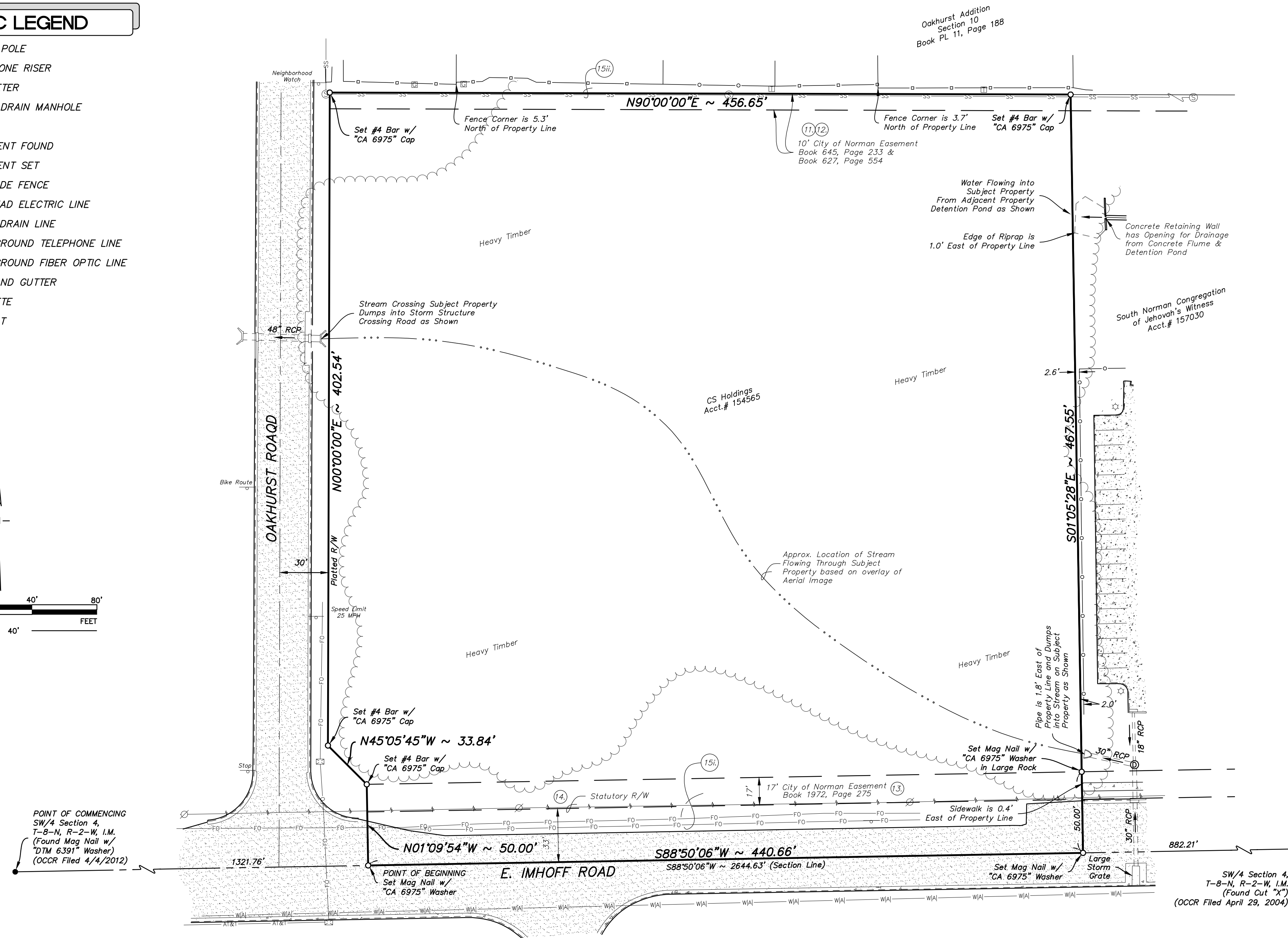
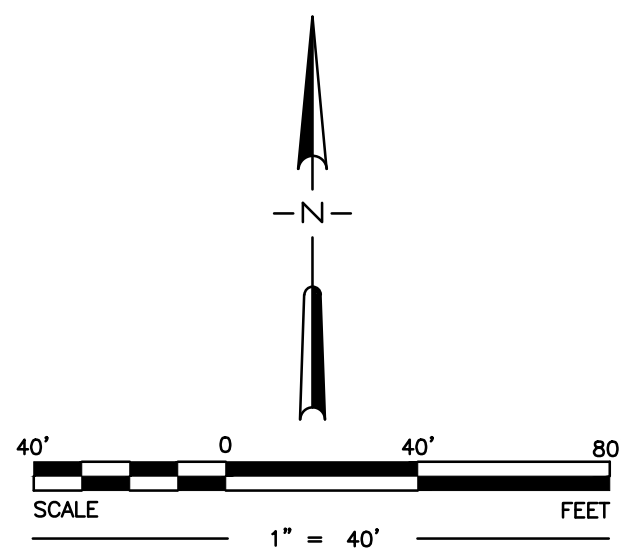


# ALTA/NSPS LAND TITLE SURVEY FOR OAKHURST TRACT NORMAN, CLEVELAND COUNTY, OKLAHOMA

## TOPOGRAPHIC LEGEND

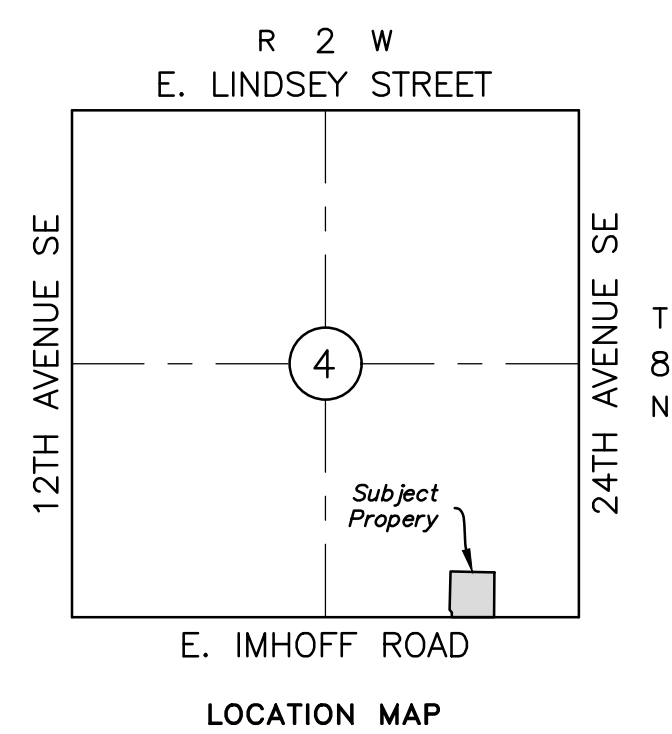
- ☒ POWER POLE
- ☐ TELEPHONE RISER
- ⊠ GAS METER
- ⊙ STORM DRAIN MANHOLE
- SIGN
- MONUMENT FOUND
- MONUMENT SET
- STOCKADE FENCE
- OVERHEAD ELECTRIC LINE
- STORM DRAIN LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- CURB AND GUTTER
- CONCRETE
- ASPHALT



**UTILITY WARNING:**  
The underground utilities shown have been located from record documents or field locations by the operator. 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 the surveyor does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

Utility elevations and sizes may have been measured under adverse field conditions. Upon exposing the utility, elevations and line sizes should be verified by the contractor prior to construction. Contractor should verify critical elevations using the benchmark provided by the surveyor or engineer. Any discrepancies should be immediately brought to the engineer's and surveyor's attention.

Call OKIE Ticket No. 23040309081194



## SURVEYOR'S NOTES

- The subject property does not have an assigned address according to the Cleveland County Assessor's Office.
- The subject property does not lie within a designated flood hazard zone (Zone X - area of minimal flood hazard) according to FEMA Flood Insurance Rate Map Panel 40027C 0285H, effective date - 9/26/2008.
- The subject tract contains a gross area of 4.96 acres.
- The subject tract is currently zoned PUD (Planned Unit Development) according to the City of Norman's Interactive Map. Refer to regulations for specific details.
- There were no substantial improvements observed on subject property at the time of the survey.
- No evidence of recent earth moving work, building construction, or building additions observed at the time of the survey.
- Issuing a new Title Policy or a re-dating of an existing policy which references this map and survey without the benefit of an update of said survey by Lemke Land Surveying, LLC shall terminate any liability expressed or implied hereon.

## SCHEDULE B-II

The following items refer to Chicago Title Insurance Co.  
Title Commitment No. 710702201259  
Effective Date: March 20, 2023 at 7:30 AM

- NOT SURVEY MATTERS.
- Rules and Regulations for the Central Oklahoma Master Conservancy District recorded in Book 1897, Page 303 and Book 1899, Page 29; Affidavit of General Manager Central Oklahoma Master Conservancy District recorded in Book 5873, Page 1469. Affects Subject Property. Refer to instrument for details.
- Easement in favor of Southwestern Bell Telephone Company recorded in Book 2322, Page 612. Does Not Affect Subject Property.
- Easement in favor of the City of Norman recorded in Book 645, Page 233. Affects Subject Property as shown.
- Easement in favor of the City of Norman recorded in Book 627, Page 559. Affects Subject Property as shown.
- Easement in favor of the City of Norman recorded in Book 1972, Page 275. Affects Subject Property and is shown hereon.
- Statutory Roadway Easement in favor of the State of Oklahoma across all Section lines. Affects Subject Property and is shown hereon.
  - Underground fiber optic lines and overhead electric line on the South without the benefit of an easement. Lines lie within Statutory R/W as shown.
  - Sewer Line on the North without the benefit of an easement - Falls within Easement(s) as shown

## SURVEYOR'S CERTIFICATE

To:

- Chicago Title Insurance Company
- City of Norman

I, WILLIAM SULLIVAN, a Registered Professional Land Surveyor, do hereby certify to the aforesaid parties, as of the date set forth above that I or others under my direct supervision, have made a careful survey of a tract of land described as follows:

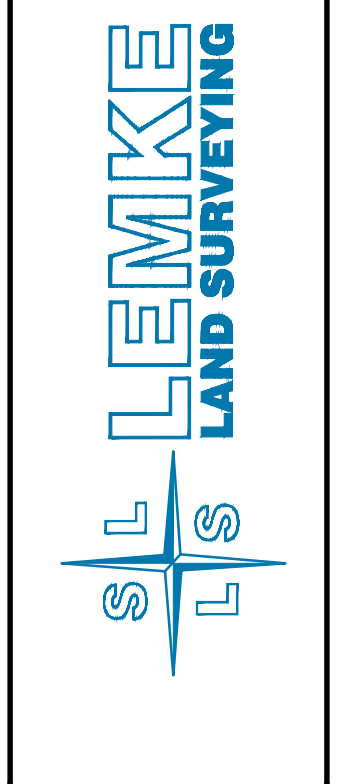
Legal Description (Commitment):

A part of the Southeast Quarter (SE/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:  
Beginning at a point on the South line of said Southeast Quarter (SE/4), 1321.76 feet North 88°50'06" East of the Southwest Corner of said Southeast Quarter (SE/4), said point of beginning, being on the East line of Oakhurst Avenue; Thence North 01°09'54" West a distance of 50.00 feet;  
Thence North 45°05'45" West a distance of 33.84 feet;  
Thence North 00°00'00" East a distance of 402.54 feet to the Southwest corner of Lot 19, Block 30 of Oakhurst Addition Section 10;  
Thence South 90°00'00" East, on the South line of Oakhurst Addition Section 10, a distance of 676.69 feet;  
Thence South 01°05'28" East a distance of 463.08 feet to the South line of said Southeast Quarter (SE/4);  
Thence South 88°50'06" West on said South line a distance of 660.65 feet to the point of beginning.  
LESS AND EXCEPT the East 220.00 feet of the following described tract:  
A part of the Southeast Quarter (SE/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, and being more particularly described as follows:  
Beginning at a point on the South line of said Southeast Quarter (SE/4), 1321.76 feet North 88°50'06" East of the Southwest Corner of said Southeast Quarter (SE/4), said point of beginning, being on the East line of Oakhurst Avenue; Thence North 01°09'54" West a distance of 50.00 feet;  
Thence North 45°05'45" West a distance of 33.84 feet;  
Thence North 00°00'00" East a distance of 402.54 feet to the Southwest corner of Lot 19, Block 30 of Oakhurst Addition Section 10;  
Thence South 90°00'00" East on the South line of Oakhurst Addition Section 10, a distance of 676.69 feet;  
Thence South 01°05'28" East a distance of 463.08 feet to the South line of said Southeast Quarter (SE/4);  
Thence South 88°50'06" West on said South line a distance of 660.65 feet to the point of beginning.

- 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, 8, 11b, 13, and 16, of Table A thereof. The fieldwork was completed on April 06, 2023.
- This survey meets or exceeds the requirements set forth by 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.

If the surveyor's signature is not red colored, the plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

WILLIAM SULLIVAN, P.L.S. NO. 1571      DATED: \_\_\_\_\_



LEWIS & CLARK SURVEYING  
3328 EAST CENTER STREET  
NORMAN, OK 73070  
PH: (405) 368-8844 FAX: (405) 368-8540  
CA # 6975 http://www.lemke-lls.com

NO.	DATE	DESCRIPTION	BY	APPR.
1.	05/11/2023	Reviewed	WS	WS

NO.	DATE	DESCRIPTION	BY	APPR.
1.	04/28/2023	AS SHOWN	WS	WS

NO.	DATE	DESCRIPTION	BY	APPR.
1.	04/10/2023	AS SHOWN	WS	WS

ALTA/NSPS LAND TITLE SURVEY FOR  
OAKHURST TRACT  
PART OF THE SE/4 SECTION 4, T-8-N, R-2-W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA  
CITY OF NORMAN  
201 W. GRAY, NORMAN, OK 73070