

BOUNDARY/TOPOGRAPHIC SURVEY

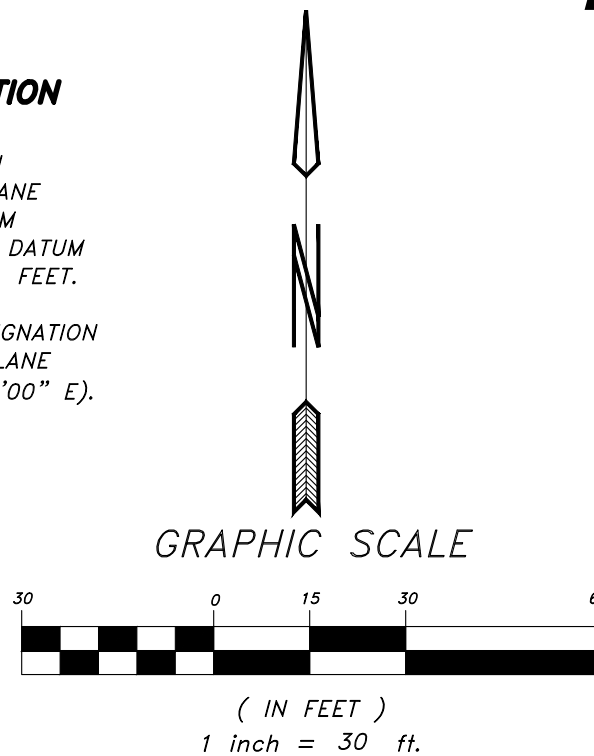
PART OF BLOCK 8 AND PART OF BLOCK 17

MAYWOOD ADDITION

TO OKLAHOMA CITY, OKLAHOMA

DATUM INFORMATION

BEARINGS ARE ON
OKLAHOMA STATE PLANE
COORDINATE SYSTEM
OKLAHOMA NORTH ZONE DATUM
NAD 83, NAVD 88, U.S. FEET.
CONTROL MONUMENT DESIGNATION
ALLTERRA MAPPING PLANE
GRID NORTH IS (N 00°00'00" E).



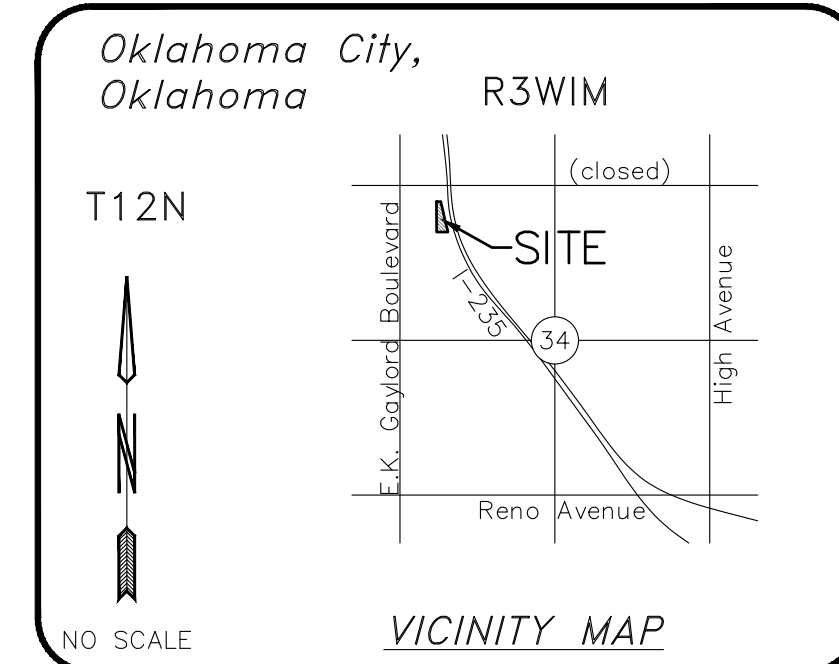
LEGEND

●	MONUMENT SET (1/2" IRON BAR UNLESS OTHERWISE NOTED)
○	MONUMENT FOUND
—	SUBJECT PROPERTY
---	SUBDIVISION LOT LINE
---	EASEMENT LINE
---	CENTERLINE
○-○	CHAIN LINK FENCE
---	GUARDRAIL
---	OVERHEAD ELECTRIC LINE
---	UNDERGROUND ELECTRIC LINE
---	GAS LINE
---	UNDERGROUND COMMUNICATION LINE
---	SANITARY SEWER LINE
---	UNDERGROUND WATER LINE
---	STORM SEWER LINE
---	ASPHALT
---	CONCRETE
---	GRAVEL
---	POWER POLE
---	GUY ANCHOR
---	LIGHT POLE
---	YARD LAMP
---	ELECTRIC METER
---	ELECTRIC TRANSFORMER
---	TRAFFIC CONTROL BOX
---	TRAFFIC SIGNAL LIGHT
---	WATER VALVE
---	FIRE HYDRANT
---	SPRINKLER CONTROL
---	COMMUNICATION PEDESTAL
---	COMMUNICATION MANHOLE
---	HANDHOLE
---	GAS VALVE
---	GAS METER
---	SEWER CLEAN OUT
---	SEWER MANHOLE
---	AREA INLET
---	CURB INLET
---	STORM SEWER MANHOLE
---	SIGN
---	EVERGREEN TREE
---	DECIDUOUS TREE
---	SHRUB/BUSH



OKLAHOMA
ONE-CALL
SYSTEM, INC.
800-522-OKIE (6543)
TULSA (918) 732-OKIE (6543)
OKC (405) 840-5032

THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.



POSSIBLE ENCROACHMENTS

- AN UNDERGROUND COMMUNICATION LINE LIES 2.2 FEET EAST OF THE WEST BOUNDARY OF THE SUBJECT PROPERTY WITH NO EASEMENT FOUND IN EASEMENT SEARCH.
- A CHAIN LINK FENCE LIES 7.8 FEET EAST OF THE WEST BOUNDARY OF THE SUBJECT PROPERTY.
- A CHAIN LINK FENCE LIES 0.7 FEET NORTH OF THE NORTH BOUNDARY OF THE SUBJECT PROPERTY.
- UNDERGROUND COMMUNICATION LINES LIE ACROSS THE SUBJECT PROPERTY WITH NO EASEMENT FOUND IN EASEMENT SEARCH.
- AN OVERHEAD ELECTRIC LINE LIES ACROSS THE SUBJECT PROPERTY WITH NO EASEMENT FOUND IN EASEMENT SEARCH.
- AN UNDERGROUND COMMUNICATION LINE LIES ACROSS THE SUBJECT PROPERTY WITH NO EASEMENT FOUND IN EASEMENT SEARCH.

SURVEY NOTES

- PROPERTY DOES HAVE PHYSICAL ACCESS TO OKLAHOMA AVENUE. PROPERTY DOES NOT HAVE PHYSICAL ACCESS TO NE 10TH STREET. (I.E. CURB CUTS OR DRIVES)
- SURVEY WAS BALANCED AND ADJUSTED.
- SUBJECT PROPERTY HAS NO MARKED PARKING SPACES.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDE, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVEGROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- A UTILITY LOCATE REQUEST WAS MADE THROUGH THE OKLAHOMA ONE CALL SYSTEM (TICKET #2211291324214, TICKET #22113012473490, & TICKET #22113012483494). SURVEYOR CAN NOT VERIFY THAT ALL UTILITIES WERE MARKED BY THE UTILITY COMPANIES THAT WERE NOTIFIED.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 40109C0285H DATED DECEMBER 18, 2009. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OF 0.2% ANNUAL CHANCE FLOOD OR AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

EASEMENTS AFFECTING PROPERTY (DETERMINED BY OLD REPUBLIC TITLE COMPANY OF OKLAHOMA)

- CORPORATION COMMISSION OF OKLAHOMA CERTIFICATE OF NON-DEVELOPMENT RECORDED IN BOOK 1646, PAGE 546. DOES AFFECT SUBJECT PROPERTY, IS NOT SHOWN HEREON, AND IS BLANKET IN NATURE.
- OWNER'S CERTIFICATE, DEDICATION AND PLAT OF MAYWOOD ADDITION RECORDED AT BOOK 1 OF PLATS, PAGE 15 (ENTRY 5-A). DOES AFFECT SUBJECT PROPERTY, IS NOT SHOWN HEREON, AND IS BLANKET IN NATURE.
- OWNER'S CERTIFICATE, DEDICATION AND PLAT OF AMENDED PLAT OF MAYWOOD ADDITION RECORDED AT BOOK 1 OF PLATS, PAGE 20 (ENTRY 6-A). DOES AFFECT SUBJECT PROPERTY, IS NOT SHOWN HEREON, AND IS BLANKET IN NATURE.
- ORDINANCE NO. 24,332 OF THE CITY OF OKLAHOMA CITY RECORDED AT BOOK 11895, PAGE 295 (ENTRY 153-D). DOES AFFECT SUBJECT PROPERTY, IS NOT SHOWN HEREON, AND IS BLANKET IN NATURE.
- ORDINANCE NO. 24,213 OF THE CITY OF OKLAHOMA CITY RECORDED AT BOOK 11895, PAGE 220 (ENTRY 163-D). DOES AFFECT SUBJECT PROPERTY, IS NOT SHOWN HEREON, AND IS BLANKET IN NATURE.

SURVEYORS CERTIFICATE

TO: BWR DESIGN GROUP, P.O. BOX 31732, EDMOND, OKLAHOMA 73003

I, SPENCER JIVIDEN, A REGISTERED LAND SURVEYOR IN AND FOR THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT ON THE 5TH DAY OF JANUARY, 2023, A BOUNDARY/TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS COMPLETED UNDER MY DIRECT SUPERVISION AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR THE STATE OF OKLAHOMA.

JANUARY 10, 2023

SPENCER JIVIDEN, O.L.S. 1904

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 10TH DAY OF JANUARY, 2023, PERSONALLY APPEARED SPENCER JIVIDEN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF AND THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: 6/30/2025
MY COMMISSION NUMBER: 05006036

NOTARY PUBLIC

QUIT DEED (BOOK 15031, PAGE 1148)

PARCEL 7

A STRIP, PIECE OR PARCEL OF LAND LYING IN ALL OF LOTS 14, 15 AND 16, AND PART OF LOTS 12 AND 13, BLOCK 8 OF MAYWOOD ADDITION TO THE CITY OF OKLAHOMA CITY, ACCORDING TO THE RECORDED PLAT THEREOF, IN OKLAHOMA COUNTY, OKLAHOMA. SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 16, SAID POINT BEING ON THE PRESENT EAST RIGHT-OF-WAY LINE OF N. OKLAHOMA AVENUE AND THE PRESENT WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 235 AND THE PRESENT SOUTH RIGHT-OF-WAY LINE OF N.E. 10TH STREET, THENCE N 89°55'17" E ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOTS 16, 15, 14, AND 13 A DISTANCE OF 76.46 FEET TO A POINT ON THE PERMANENT WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 235, THENCE S 0°04'43" E ALONG SAID PERMANENT WEST RIGHT-OF-WAY LINE A DISTANCE OF 30.16 FEET, THENCE S 15°41'30" E ALONG SAID PERMANENT WEST RIGHT-OF-WAY LINE A DISTANCE OF 97.71 FEET, THENCE S 12°22'31" E ALONG SAID PERMANENT WEST RIGHT-OF-WAY LINE A DISTANCE OF 16.13 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12, THENCE S 89°54'56" W ALONG THE SOUTH LINE OF SAID LOTS 12, 13, 14, 15 AND 16 A DISTANCE OF 106.19 FEET TO THE SW CORNER OF SAID LOT 16, SAID POINT BEING ON THE PRESENT EAST RIGHT-OF-WAY LINE OF N. OKLAHOMA AVENUE AND THE PRESENT WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 235, THENCE N 0°05'34" W ALONG SAID WEST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID LOT 16 A DISTANCE OF 140.03 FEET TO THE POINT OF BEGINNING. CONTAINING 0.28 ACRES, BEING 12,383 SQUARE FEET, MORE OR LESS.

PARCEL 8

A STRIP, PIECE OR PARCEL OF LAND LYING IN ALL OF LOTS 17, 18, 19 AND 20, AND PART OF LOTS 21 AND 22, BLOCK 8 OF MAYWOOD ADDITION TO THE CITY OF OKLAHOMA CITY, ACCORDING TO THE RECORDED PLAT THEREOF, IN OKLAHOMA COUNTY, OKLAHOMA. SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 17, SAID POINT BEING ON THE PRESENT EAST RIGHT-OF-WAY LINE OF N. OKLAHOMA AVENUE AND THE PRESENT WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 235 AND THE PRESENT NORTH RIGHT-OF-WAY LINE OF N.E. 9TH STREET, THENCE N 89°54'34" E ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID LOTS 17, 18, 19, 20, 21 AND 22 A DISTANCE OF 139.37 FEET TO A POINT ON THE PERMANENT WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 235, THENCE N 11°41'58" W ALONG SAID PERMANENT WEST RIGHT-OF-WAY LINE A DISTANCE OF 142.94 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 21, THENCE S 89°54'56" W ALONG THE NORTH LINE OF SAID LOTS 21, 20, 19, 18 AND 17 A DISTANCE OF 110.61 FEET TO THE NW CORNER OF SAID LOT 17, SAID POINT BEING ON THE PRESENT EAST RIGHT-OF-WAY LINE OF N. OKLAHOMA AVENUE AND THE PRESENT WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 235, THENCE S 0°05'34" E ALONG SAID WEST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID LOT 17 A DISTANCE OF 140.03 FEET TO THE POINT OF BEGINNING. CONTAINING 0.40 ACRES, BEING 17,501 SQUARE FEET, MORE OR LESS.

PARCEL 9

A STRIP, PIECE OR PARCEL OF LAND LYING IN ALL OF LOTS 11, 12, 13, 14, 15 AND 16, AND PART OF LOTS 9 AND 10, BLOCK 17 OF MAYWOOD ADDITION TO THE CITY OF OKLAHOMA CITY, ACCORDING TO THE RECORDED PLAT THEREOF, IN OKLAHOMA COUNTY, OKLAHOMA. SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 16, SAID POINT BEING ON THE PRESENT EAST RIGHT-OF-WAY LINE OF N. OKLAHOMA AVENUE AND THE PRESENT WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 235 AND THE PRESENT SOUTH RIGHT-OF-WAY LINE OF N.E. 9TH STREET, THENCE N 89°54'34" E ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOTS 16, 15, 14, 13, 12, 11 AND 10 A DISTANCE OF 159.02 FEET TO A POINT ON THE PERMANENT WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 235, THENCE S 15°05'24" E ALONG SAID PERMANENT WEST RIGHT-OF-WAY LINE A DISTANCE OF 82.98 FEET, THENCE S 12°07'15" E ALONG SAID PERMANENT WEST RIGHT-OF-WAY LINE A DISTANCE OF 61.20 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 9, THENCE S 89°54'13" W ALONG THE SOUTH LINE OF SAID LOTS 9, 10, 11, 12, 13, 14, 15 AND 16 A DISTANCE OF 193.25 FEET TO THE SW CORNER OF SAID LOT 16, SAID POINT BEING ON THE PRESENT EAST RIGHT-OF-WAY LINE OF N. OKLAHOMA AVENUE AND THE PRESENT WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 235, THENCE N 0°05'34" W ALONG SAID WEST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID LOT 16 A DISTANCE OF 140.03 FEET TO THE POINT OF BEGINNING. CONTAINING 0.57 ACRES, BEING 24,794 SQUARE FEET, MORE OR LESS.

PARCEL 14

A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF THE ALLEY IN BLOCK 8 OF MAYWOOD ADDITION TO THE CITY OF OKLAHOMA CITY, ACCORDING TO THE RECORDED PLAT THEREOF, IN OKLAHOMA COUNTY, OKLAHOMA. SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NW CORNER OF LOT 17 OF SAID BLOCK 8, SAID POINT BEING ON THE PRESENT EAST RIGHT-OF-WAY LINE OF N. OKLAHOMA AVENUE AND THE PRESENT WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 235, THENCE N 89°54'56" E ALONG THE NORTH LINE OF LOTS 17, 18, 19, 20 AND 21 OF SAID BLOCK 8 A DISTANCE OF 110.61 FEET TO A POINT ON THE PERMANENT WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 235, THENCE N 12°53'25" W ALONG SAID PERMANENT WEST RIGHT-OF-WAY LINE A DISTANCE OF 20.48 FEET TO A POINT ON THE SOUTH LINE OF LOT 12 OF SAID BLOCK 8, THENCE S 89°54'56" W ALONG THE SOUTH LINE OF LOTS 12, 13, 14, 15 AND 16 OF SAID BLOCK 8 A DISTANCE OF 106.19 FEET TO THE SW CORNER OF SAID LOT 16, SAID POINT BEING ON THE PRESENT EAST RIGHT-OF-WAY LINE OF N. OKLAHOMA AVENUE AND THE PRESENT WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 235, THENCE S 0°05'34" E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.05 ACRES, BEING 2,168 SQUARE FEET, MORE OR LESS.

PARCEL 15

A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF N.E. 9TH STREET, BETWEEN BLOCKS 8 AND 17 OF MAYWOOD ADDITION TO THE CITY OF OKLAHOMA CITY, ACCORDING TO THE RECORDED PLAT THEREOF, IN OKLAHOMA COUNTY, OKLAHOMA. SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID BLOCK 17, SAID POINT BEING ON THE PRESENT EAST RIGHT-OF-WAY LINE OF N. OKLAHOMA AVENUE AND THE PRESENT WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 235 AND THE PRESENT SOUTH RIGHT-OF-WAY LINE OF N.E. 9TH STREET, THENCE N 89°54'34" E ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID BLOCK 17 A DISTANCE OF 159.02 FEET TO A POINT ON THE PERMANENT WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 235, THENCE N 13°53'51" W ALONG SAID PERMANENT WEST RIGHT-OF-WAY LINE A DISTANCE OF 82.38 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF N.E. 9TH STREET AND THE SOUTH LINE OF SAID BLOCK 8, THENCE S 89°54'34" W ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID SOUTH LINE OF BLOCK 8 A DISTANCE OF 139.87 FEET TO THE SW CORNER OF SAID BLOCK 8, SAID POINT BEING ON THE PRESENT EAST RIGHT-OF-WAY LINE OF N. OKLAHOMA AVENUE AND THE PRESENT WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 235, THENCE S 0°05'34" E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.27 ACRES, BEING 11,936 SQUARE FEET, MORE OR LESS.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO CERTAIN DEGREE OF INACCURACY AND OPINION.



JIVIDEN AND COMPANY, P.L.L.C.
PROFESSIONAL SURVEYING SERVICES
3405 E. Memorial Road
Edmond, Oklahoma 73013
C.A. 4151 - Expires June 30, 2023
Office (405) 478-0772 Office (405) 2SU-RVEY
Fax (405) 478-3272 (405) 278-7839
<http://www.jacsurvey.com>

VERIFY SCALE

0" 1"
BAR IS ONE INCH ORIGINAL
DRAWING. IF THE BAR IS NOT
ON THIS SHEET, ADJUST SCALES
ACCORDINGLY.

BWR DESIGN GROUP
P.O. BOX 31732
EDMOND, OKLAHOMA 73003

DATE DRAWN JANUARY 6, 2023
DRAWN BY R. WOODS
PROJECT NO. 146-16 - Maywood Addition
DWG NAME 146-16 boundary blocks 8 and 17.dwg

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