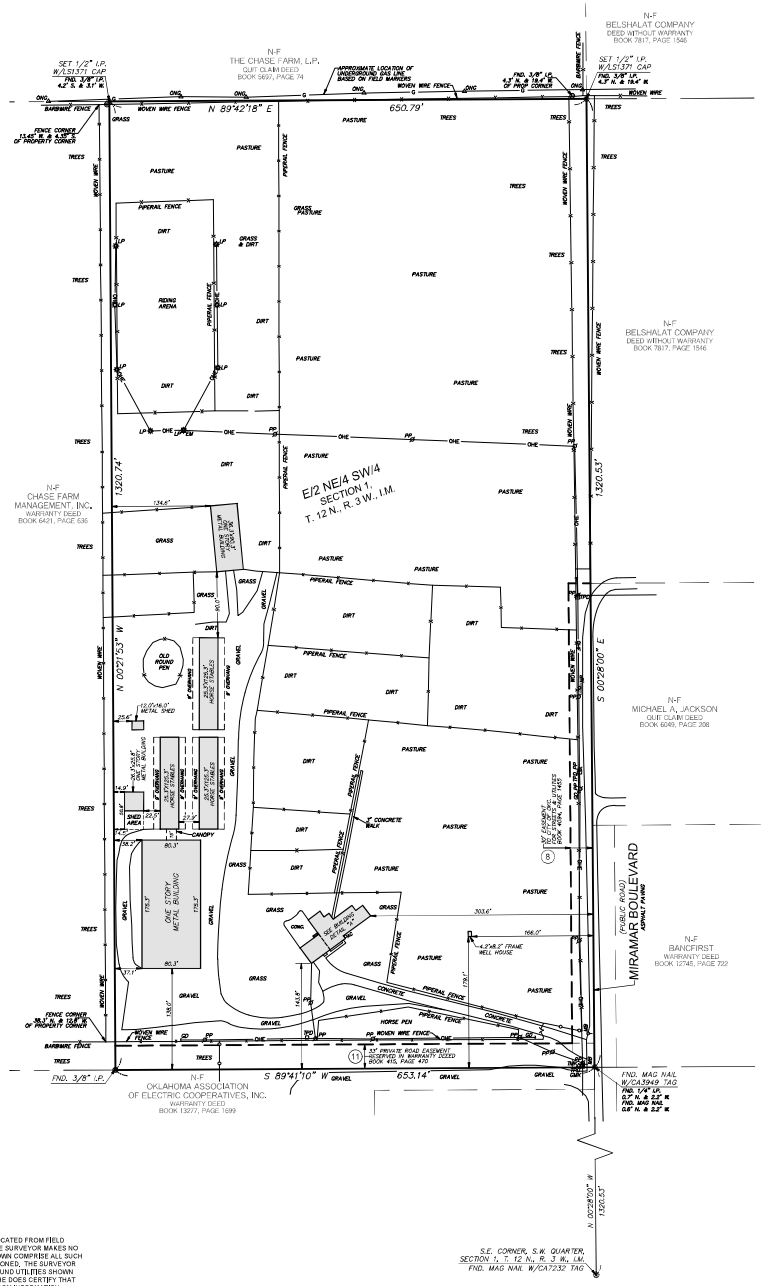
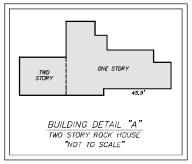
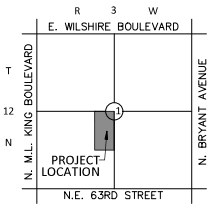




BUILDING DETAIL "A"
TWO STORY ROCK HOUSE
"NOT TO SCALE"



LOCATION MAP
1" = 2000'

SURVEYOR'S CERTIFICATE

To: ELIJAH T. STINER
ALSETH-WALKER PROPERTIES, L.L.C.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
OLD REPUBLIC TITLE COMPANY OF OKLAHOMA

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)(b1), 8, 9, 13, 16, and 17 of Table A thereof.

The field work was completed on April 3, 2022.

Joe A. Covey, Professional Land Surveyor No. 1371

Date of Plat of Map: May 21, 2022

Date of Signature: May 22, 2022

REGISTERED PROFESSIONAL LAND SURVEYOR
JOE A. COVEY
L.S. 1371
OKLAHOMA

GENERAL SURVEY NOTES:

1. This plat or map and the survey on which it is based were made in accordance with 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.
2. The property described hereon is the same as the property described by Old Republic National Title Insurance Company in Commitment No. 21266501 with an effective date of March 30, 2022 (Revision No. 4 - April 29, 2022) and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
3. Said described property is located within an area having a Zone Designation "X" (Unshaded) (Non Special Flood Hazard Areas) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40109C0190H, with a date of identification of December 18, 2009, for Community No. 405378, in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
4. The Property has direct access to Miramar Boulevard, a dedicated public street.
5. The total number of striped parking spaces on the subject property is 0.
6. There is no observed evidence of current earth moving work, building construction or building additions.
7. There are no proposed changes in street right of way lines, according to the best of my knowledge.
8. There is no observed evidence of recent street or sidewalk construction or repairs.
9. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
10. The assumed bearing of North 00°28'00" West, along the east line of the Southwest Quarter of Section 1, Township 12 North, Range 3 West of the Indian Meridian and as shown hereon was used as the basis of bearings for this survey.

RECORD DESCRIPTION:

The East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section ONE (1), Township TWELVE (12) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

Said described tract of land contains a gross area of 861,007 square feet or 19.7660 acres and a net area (less public and private street rights of way) of 820,644 square feet or 18.8394 acres, more or less.

TITLE COMMITMENT EXCEPTION NOTES:

8. EASEMENT in favor of the City of Oklahoma City, for streets and utilities, recorded in Book 4094, Page 1455 affects subject property and is shown hereon.
11. Private Road Easement reserved in WARRANTY DEED to Marquand and Jean Huckins recorded in Book 415, Page 470 affects subject property and is shown hereon.

LEGEND

ALPHA ALPHA	PP POWER POLE
AS AUTO SPRINKLER	LP LIGHT POLE
AC AIR CONDITIONER	UP UTILITY POLE
EPED ELEC. PED.	GA GUY ANCHOR
EM ELEC. METER	GP GUARD POST
ET ELEC. TRANS.	GM GAS METER
TPED TELE. PED.	WM WATER METER
TVPED CABLE PED.	WMP WATER METER PIT
AD AREA DRAIN	VNT VENT PIPE
CO CLEAN OUT	FH FIRE HYDRANT
FD FIRE DETECTOR	FV FIRE VALVE
SS SIGN SCRIPT	WV WATER VALVE
EMR ELEC. MARKER	GV GAS VALVE
F.O.M. FIBER OPTIC MARKER	PULB PULL BOX
GMR GAS MARKER	TCB TRAFFIC CONTROL BOX
MRK UTILITY MARKER	TSL TRAFFIC SIGNAL LIGHT
PMR PIPELINE MARKER	SCV SPRINKLER VALVE
TMR CABLE MARKER	YL YARD LIGHT
TUS TELE. MARKER	YH YARD HYDRANT
MW MONITORING WELL	SG STORM GRATE
MB MAILBOX	VNT VENT PIPE
GREASE TRAP	GATE
SANITARY SEWER	HC HANDICAPPED SIGN
STORM WATER	SIGN
LAMP HOLE	BENCHMARK ELEVATION
TELEPHONE	TREE
CABLE TV	BUSH
ELECTRIC	HANDICAPPED SPACE
WATER	
BARBWIRE/PELGARD FENCE	GAS LINE
STOCKADE FENCE	WATER LINE
CHAINLINK FENCE	FO FIBER OPTIC
OHE OHE OVERHEAD ELECTRIC	U/E U/E ELECTRIC LINE
TSR TSR TOP OF BANK	TUG TUG UNDERGROUND TELEPHONE
TOE TOE TOE OF BANK	U/TV U/TV UNDERGROUND CABLE TV
SS SS SANITARY SEWER	STM STM STORM SEWER
HEDGE LINE	

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

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.

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

JOE COVEY, PLS
2805 Northwest 24th Street
Newcastle, Oklahoma 73065
Cell: 405-990-0323 Phone: 405-392-4624

PROJECT:	ELIJAH T. STINER PROPERTY 6800 MIRAMAR BOULEVARD OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA		
DATE: MAY 21, 2022	SCALE: 1"=80'	SHEET(S): 1 of 1	
CHECKED BY: JAC	DRAWN BY: CLT		
FILENAME: 01-T12N-R03W\SW4\ALSETH WALKER\ALSETH WALKER SURVEY 5-20-22.DWG			