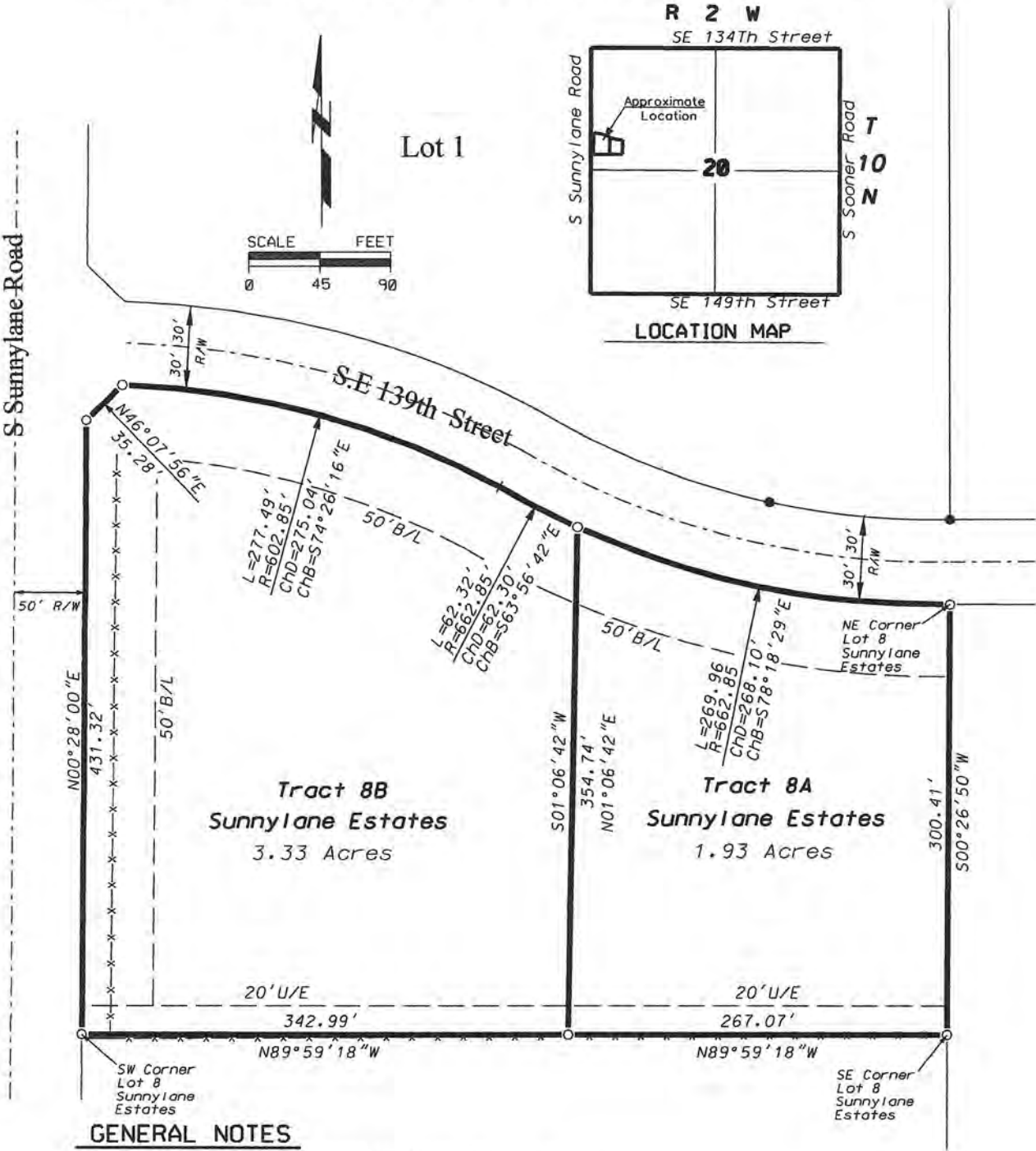


CERTIFICATE OF SURVEY

LOT SPLIT SURVEY OF LOT 8 OF SUNNYLANE ESTATES,
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



GENERAL NOTES

- (U/E) - Indicates Platted Utility Easement.
 - (B/L) - Indicates Platted Building Line Setback.
 - (R/W) - Indicates Platted Right-of-way.
 - (-x-x-) - Indicates Existing Fence Line.
 - (●) - Indicates Existing 1/2" Iron Pin Or Monument as Noted.
 - (○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "PLS 1474".
- Bearings Are Based On the recorded Plat of Sunnylane Estates as filed in Plat Book 8, Page 5, Dated May 22, 1970 in the Cleveland County Clerk's records.
- According to the Federal Emergency Management (FEMA) Federal Insurance Rate map (FIRM) Map/Panel # 40027C0180J with an effective date of February 20, 2013 the subject property lies in a Zone "X".
- Zone "X" is defined as "Areas of Minimal Flood Hazards".

POLLARD & WHITED SURVEYING INC. 2514 TEE DRIVE NORMAN, OKLAHOMA 73069 (405)366-0001 CA 2380 exp. 6-30-23	Misty Norman	
	Certificate of Survey	
	Lot 8 of Sunnylane Estates	
	Cleveland County, Oklahoma	
	Nov. 08, 2024	Drawn By: J. Sanders
timepwsurveying.com		SunnylaneEst.dwg
		GPS Sheet 1 of 3

CERTIFICATE OF SURVEY

I, Timothy G. Pollard, a Professional Land Surveyor, hereby certify that the attached drawing is a true and accurate representation of a survey of the described property.
I further certify that this survey meets or exceeds the current "Oklahoma Minimum Standards For The Practice Of Land Surveying" as adopted by the Oklahoma State Board Of Licensure For Professional Engineers and Land Surveyors.

LEGAL DESCRIPTIONS

Parent Tract

Lot Eight (8) of the final plat of Sunnylan Estate to Oklahoma City, Cleveland County, Oklahoma, according to the recorded plat thereof.

Lot 8A

A tract of land being part of Lot Eight (8) of the final plat of Sunnylan Estate to Oklahoma City, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474, dated November 11, 2024, using the final plat of said Sunnylan Estate as filed in Plat Book 8 at Page 5, dated May 22, 1970 in the Cleveland County Clerk's records as a Basis of Bearing, said tract further described as:

BEGINNING at the Southeast corner of said Lot 8;

Thence N89°59'18"W, on the South line of said Lot 8, for a distance of 267.07 feet;

Thence N01°06'42"E for a distance of 354.74 feet to the North line of said Lot 8;

Thence Southeasterly, on the North line of said Lot 8, being a curve to the left, having a radius of 662.85 feet, a chord of S78°18'29"E 268.10 feet for an arc distance of 269.96 feet to the Northeast corner of said Lot 8;

Thence S00°26'50"W, on the East line of said Lot 8, for a distance of 300.41 feet to the **POINT OF BEGINNING**, containing 1.93 acres more or less and subject to easements and rights-of-way of record.

Lot 8B

A tract of land being part of Lot Eight (8) of the final plat of Sunnylan Estate to Oklahoma City, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474, dated November 11, 2024, using the final plat of said Sunnylan Estate as filed in Plat Book 8 at Page 5, dated May 22, 1970 in the Cleveland County Clerk's records as a Basis of Bearing, said tract further described as:

Thence N89°59'18"W, on the South line of said Lot 8, for a distance of 267.07 feet to the **POINT OF BEGINNING**;

Thence N89°57'18"W, on the South line of said Lot 8, for a distance of 342.99 feet to the Southwest corner of said Lot 8;

Thence N00°28'00"E, on the West line of said Lot 8, for a distance of 431.32 feet;

Thence N46°07'56"E for a distance of 35.28 feet to the North line of said Lot 8;

Thence Southeasterly, on the North line of said Lot 8, being a curve to the right, having a radius of 602.85 feet, a chord of S74°26'16"E 275.04 feet, for an arc distance of 277.49 feet;

Thence Southeasterly, on the North line of said Lot 8, being a curve to the left, having a radius of 662.85 feet, a chord of S63°56'42"E 62.30 feet, for an arc distance of 62.32 feet;

Thence S01°06'42"W for a distance of 354.74 feet to the **POINT OF BEGINNING**, containing 3.33 acres more or less and subject to easements and rights-of-way of record.

SURVEYOR'S REPORT & NOTES

(1) The attached boundary survey was based upon the recorded final plat of Sunnylan Estate to Oklahoma City, Cleveland County, Oklahoma, as filed in Plat Book 8, Page 5, Dated May 22, 1970, in the Cleveland County Clerk's records. Additionally, this survey was made to establish the boundary locations as shown hereon and is based upon found monuments by other surveyors.

(2) This does not represent a complete search of the County Clerk's records to determine ownership. No courthouse research was made by the undersigned for additional deeds or easement information, except as noted hereon. The undersigned has not abstracted the subject property.

(3) This survey does not represent a complete search of the County Clerk's records to determine if any easements or rights-of-way affect the property except as noted.

(4) No excavations were made during the progress of this Survey to locate underground utilities and facilities. Call 1-800-522-6543 or the owners of underground facilities to have them marked before any excavation.

(5) Except as specifically stated or shown this Survey does not reflect any easements, rights-of-way, building lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations. Further this Survey does not show any other facts which an accurate and current title search would disclose.

(6) All buildings, surface or subsurface improvements on or adjacent to the subject property are not necessarily shown. This "Boundary Survey" was made to locate the boundary lines of said property and not necessarily to locate all improvements.

(7) It is advised, by the undersigned, that all adjoining property owners should be contacted prior to building any fences or other structures along or on the property lines. Certain legal rights may exist with existing fences that have been used for particular periods of time for lines of possession. If any difference of opinion is indicated a resolution should be reached, preferably in writing, between the owners on the location of any improvements along or on the property lines.



Timothy G. Pollard
Timothy G. Pollard, PLS 1474

NOTARY

State Of Oklahoma)
County Of Cleveland) SS
Before me, a Notary Public, in and for said County and State, on this 12th day of November 2024, personally appeared, Timothy G. Pollard, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.



Josh Thomas
Notary Public

POLLARD & WHITED SURVEYING INC.

2514 TEE DRIVE, NORMAN, OKLAHOMA 73069
OFFICE: 405-366-0001

INVOICE

November 12, 2024

Misty Norman
4400 SE 139th Street
Oklahoma City, OK 73165

RE: Certificate of Lot Split Survey for tract, being Lot 8 of Sunnyslane Estates to Oklahoma City, Cleveland County, Oklahoma.

Includes: Boundary survey of Lot 8 of Sunnyslane Estates, Set/mark each corner of tract, create new legal description for two (2) tracts and Prepare certificate of survey with drawing showing the results of the survey.

Total Amount Due \$1200.00

Thank you for your business.



Timothy G. Pollard, PLS

Invoice – 693
