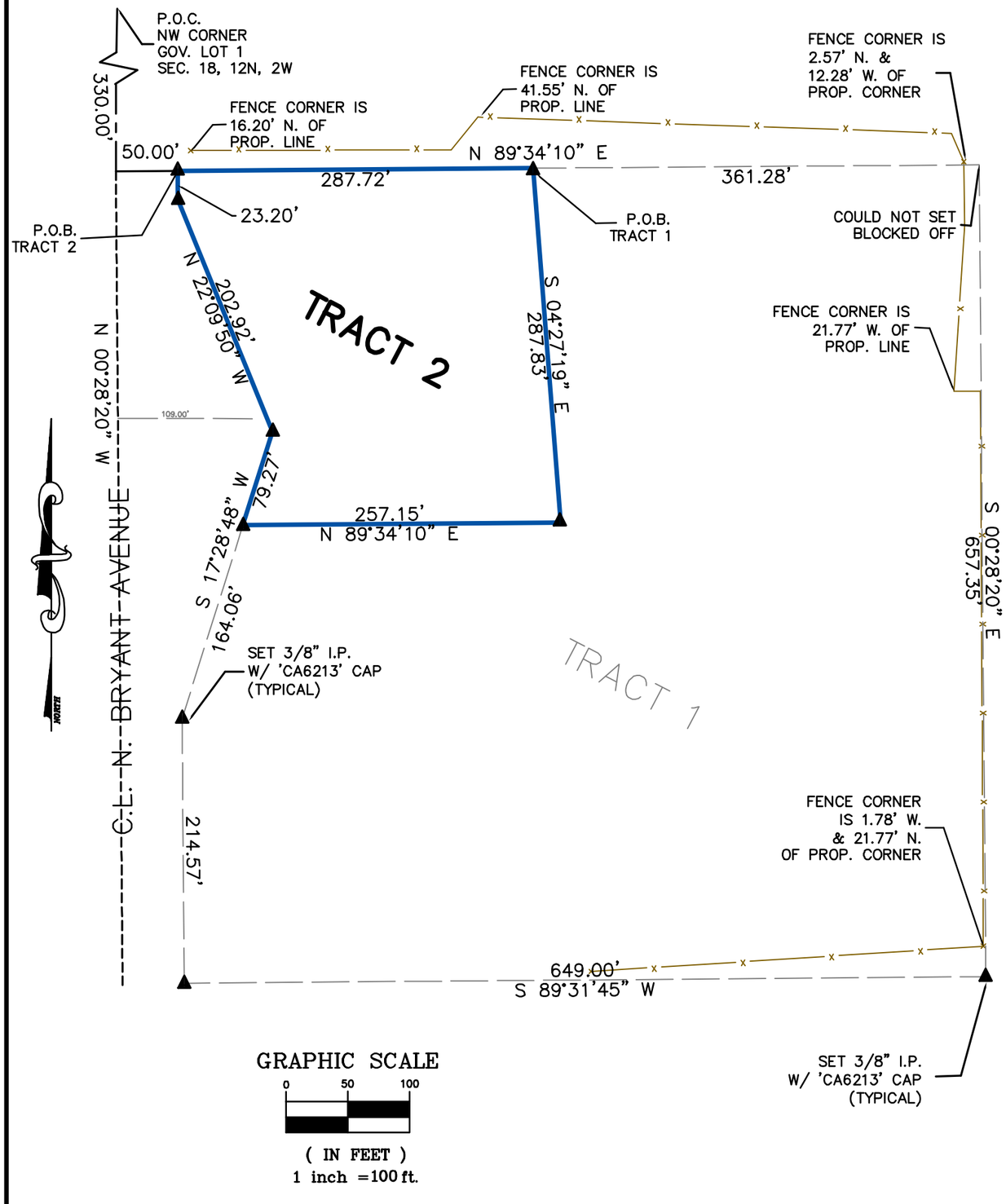


GRAPHIC SCALE

0 50 100

(IN FEET)

1 inch = 100 ft.

Certificate of Survey

I, Chris Fairchild, a Licensed Professional Land Surveyor, do hereby certify, 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:

Original Legal for overall tract of land:

The legal description below represents the same parcel as the legal description recorded in the Warranty Deed filed at Book 9367, Page 660, in the Office of the County Clerk, Oklahoma County, Oklahoma.

A part of Government Lot One (1) in Section Eighteen (18), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma county, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said Government Lot One (1);

THENCE South 00°28'20" East along the West line of said Government Lot One (1) a distance of 330.00 feet;

THENCE North 89°34'10" East and parallel to the North line of said Government Lot One (1) a distance of 50.00 feet to the POINT OF BEGINNING, said point being the East right of way line of N. Bryant Avenue;

THENCE continuing North 89°34'10" East and parallel to the North line of said Government Lot One (1) a distance of 649.00 feet;

THENCE South 00°28'20" East and parallel to the West line of said Government Lot One (1) a distance of 657.35 feet;

THENCE South 89°31'45" West and parallel to the South line of said Government Lot One (1) a distance of 649.00 feet;

THENCE North 00°28'20" West and parallel to the West line of said Government Lot One (1) a distance of 214.57 feet;

THENCE North 17°28'48" East a distance of 243.33 feet;

THENCE North 22°09'50" West 202.92 feet to the East right of way line of North Bryant Avenue;

THENCE North 00°28'20" West and parallel to the West line of said Government Lot One (1) a distance of 23.20 feet to the POINT OF BEGINNING.

Said tract of land has an area of 411,017 sq. feet or 9.4356 acres, more or less.

As Proposed: Tract 1

A part of Government Lot One (1) in Section Eighteen (18), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma county, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said Government Lot One (1);

THENCE South 00°28'20" East along the West line of said Government Lot One (1) a distance of 330.00 feet;

THENCE North 89°34'10" East and parallel to the North line of said Government Lot One (1) a distance of 337.72 feet to the POINT OF BEGINNING;

THENCE continuing North 89°34'10" East a distance of 361.28 feet;

THENE South 00°28'20" East a distance of 657.35 feet;

THENCE South 89°31'45" West a distance of 649.00 feet

THENCE North 00°28'20" West and parallel to the West line of said Government Lot One (1) a distance of 214.57 feet;

THENCE North 17°28'48" East a distance of 164.06 feet;

THENCE North 89°34'10" East a distance of 257.15 feet;

THENCE North 04°27'19" West a distance of 287.83 feet to the POINT OF BEGINNING.

Said tract of land has an area of 337,339 sq. feet or 7.7442 acres, more or less.

Tract 2

A part of Government Lot One (1) in Section Eighteen (18), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma county, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said Government Lot One (1);

THENCE South 00°28'20" East along the West line of said Government Lot One (1) a distance of 330.00 feet;

THENCE North 89°34'10" East and parallel to the North line of said Government Lot One (1) a distance of 50.00 feet to the POINT OF BEGINNING, said point being the East right of way line of N. Bryant Avenue;

THENCE continuing North 89°34'10" East and parallel to the North line of said Government Lot One (1) a distance of 287.72 feet;

THENCE South 04°27'19" East a distance of 287.83 feet;

THENE South 89°34'10" West a distance of 257.15 feet to the East right of way line of N. Bryant Avenue;

THENCE North 17°28'48" East a distance of 79.27 feet along the East right of way line of N. Bryant Avenue;

THENE North 22°09'50" West a distance of 202.92 feet along the East right of way line of N. Bryan Avenue;

THENCE North 00°28'20" West a distance of 23.20 feet along the East right of way line of N. Bryant Avenue to the POINT OF BEGINNING.

Said tract of land has an area of 73,678 sq. feet or 16914 acres, more or less.

I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

_____

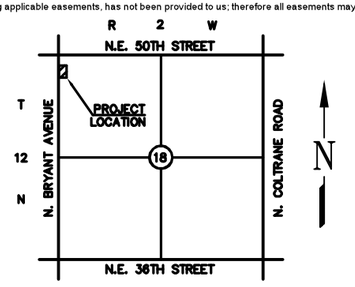
Chris Fairchild, P.L.S. 1743

_____

Date

Notes:

1. The bearing of South 00°28'20" East as shown on the deed of record for the West line of said Government Lot One (1) was used as the basis of bearing for this survey.
2. A title commitment, indicating applicable easements, has not been provided to us; therefore all easements may not be shown hereon.



LOCATION MAP

NOT TO SCALE

4908 N. Bryant Avenue

Tract Split Survey

A B SURVEYING

Chris Fairchild, P.L.S. #1743, C.A. #6213
7333 Hammond Circle, Warr Acres, OK 73132
405.816.8217 Phone – chris.fairchild@cox.net

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Project No: 2391
Drawn By: CJF
DWG File: 2391-4908 N Bryant

Field Date: 8/7/23
Party Chief: RBW
Survey File: 2391-8-7

Scale: 1"=100'
Revisions: 10/26/23
Sheet: 1 of 1