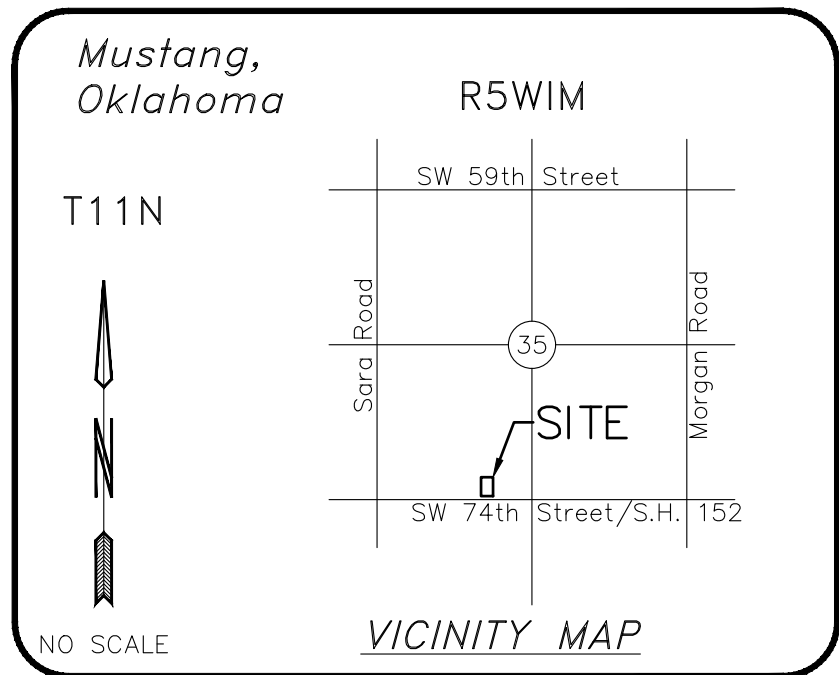


ALTA/NSPS LAND TITLE SURVEY

LOT 1, BLOCK 1

OF PROPOSED MUSTANG MARKET PLACE TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA



SCHEDULE B-II ITEMS

TITLE COMMITMENT HAS NOT BEEN PROVIDED BY THE CLIENT.

SURVEY NOTES

1. PROPERTY DOES HAVE PHYSICAL ACCESS TO SW 74TH STREET/STATE HIGHWAY 152. (I.E. CURB CUTS OR DRIVES)
2. SURVEY WAS BALANCED AND ADJUSTED.
3. SUBJECT PROPERTY HAS NO MARKED PARKING SPACES.
4. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. NO INFORMATION WAS PROVIDED TO THE SURVEYOR RELATING TO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS OBSERVABLE EVIDENCE OF OF RECENT SIDEWALK CONSTRUCTION ALONG ASPEN AVENUE.
6. 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.
7. A UTILITY LOCATE REQUEST WAS MADE THROUGH THE OKLAHOMA ONE CALL SYSTEM (TICKET #22081809431567), SURVEYOR CAN NOT VERIFY THAT ALL UTILITIES WERE MARKED BY THE UTILITY COMPANIES THAT WERE NOTIFIED.
8. A ZONING REPORT WAS NOT PROVIDED BY THE CLIENT.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 40017C0440H DATED SEPTEMBER 26, 2008. 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.

POSSIBLE ENCROACHMENTS

- ☒ A BARB WIRE FENCE LIES 1.1 FEET SOUTH OF SOUTH BOUNDARY OF THE SUBJECT PROPERTY.

LEGEND

●	MONUMENT SET (1/2" IRON BAR UNLESS OTHERWISE NOTED)
○	MONUMENT FOUND
⚓	BENCHMARK
△	CONTROL POINT
—	SUBJECT PROPERTY
---	PROPOSED PROPERTY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY
---	BUILDING LIMIT LINE
---	SECTION LINE
X X X	BARB WIRE FENCE
— O —	OVERHEAD ELECTRIC LINE
— U —	UNDERGROUND ELECTRIC LINE
— G —	GAS LINE
— T —	UNDERGROUND TELEPHONE LINE
— W —	UNDERGROUND WATER LINE
—	TREE LINE
(00°00'00")	CONCRETE
○ PP	PROPOSED PLAT CALLS
○ PP	POWER POLE
☆	LIGHT POLE
⚡	ELECTRIC TRANSFORMER
⚙	WATER METER
⚙	WATER VALVE
⚙	FIRE HYDRANT
⚙	TELEPHONE PEDESTAL
⚙	HANDHOLE
⚙	GAS VALVE
⚙	GAS PIPELINE MARKER
⚙	SEWER MANHOLE
⚙	AREA INLET
⚙	CURB INLET
⚙	STORM SEWER MANHOLE
⚙	SIGN



OKLAHOMA
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.

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).

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

TITLE INFORMATION

TITLE COMMITMENT HAS NOT BEEN PROVIDED BY THE CLIENT.

TITLE COMMITMENT DESCRIPTION

TITLE COMMITMENT HAS NOT BEEN PROVIDED BY THE CLIENT.

RECOMMENDED LEGAL DESCRIPTION

LOT ONE (1), IN BLOCK (1), OF MUSTANG MARKETPLACE, TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. (NOTE: THE PLAT OF MUSTANG MARKETPLACE HAS NOT YET BEEN FILED.)

SURVEYOR'S CERTIFICATE

TO: CIVIL ENGINEERING SERVICES, P.O. BOX 1302, FAIRVIEW, TENNESSEE 37062

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, 5, 6(A), 6(B), 7(A), 7(B), 8, 9, 10, 11(A), 11(B), 12, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 12, 2022. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR THE STATE OF OKLAHOMA.

NOVEMBER 4, 2022

SPENCER JIVIDEN, O.L.S. 1904

STATE OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 4TH DAY OF NOVEMBER, 2022, 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

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 NOT ONE INCH
ON THIS SHEET, ADJUST SCALES
ACCORDINGLY.

CIVIL ENGINEERING SERVICES
P.O. BOX 1302
FAIRVIEW, TENNESSEE 37062

DATE DRAWN NOVEMBER 2, 2022
DRAWN BY R. WOODS
PROJECT NO. 183-22 - R05WIM, T11N, Section 26, SW
DWG NAME 183-22 alta.dwg

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