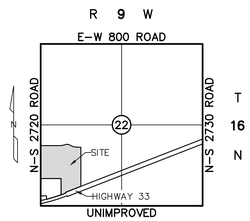


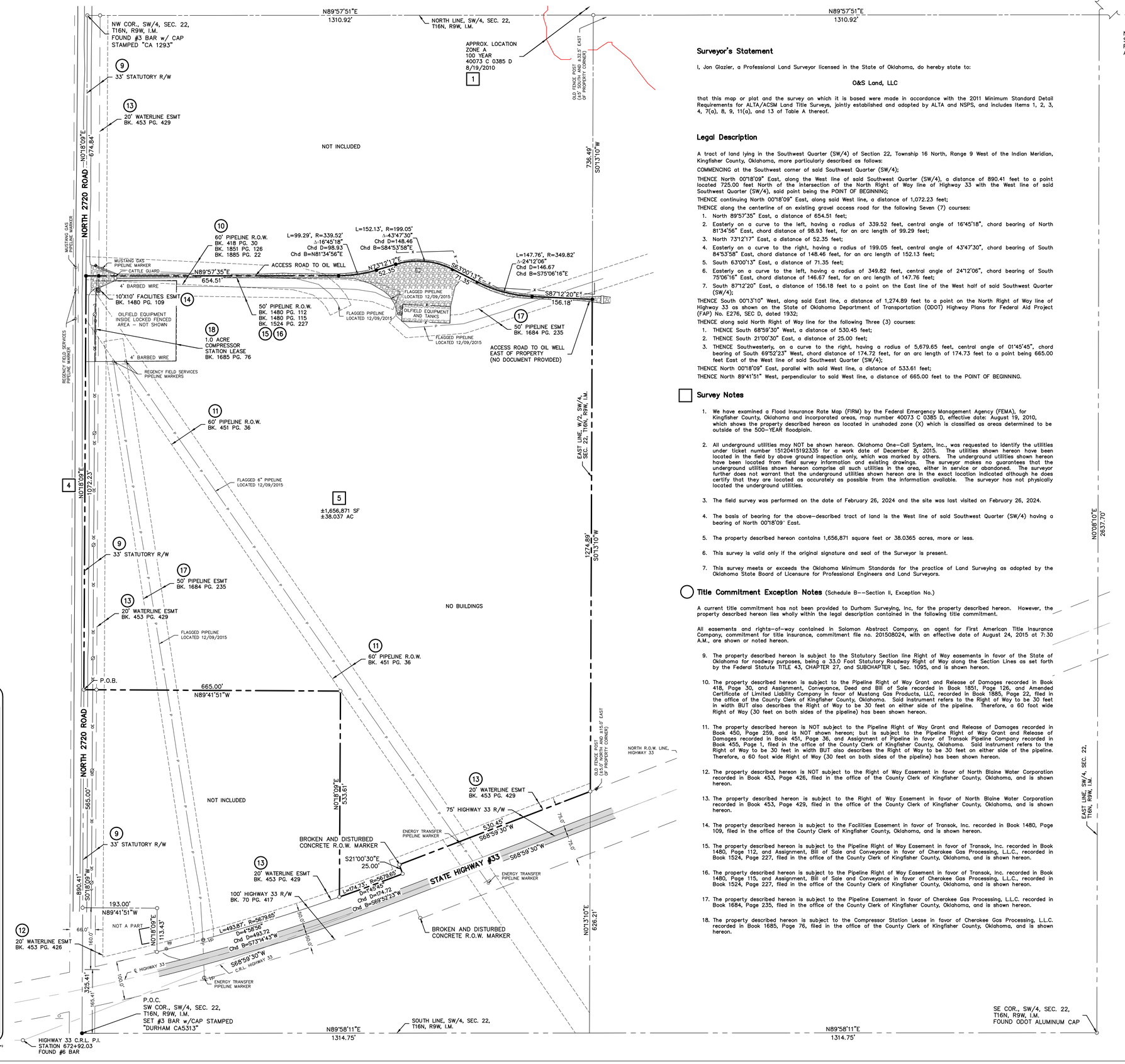
Location Map

SCALE: 1"=2000'

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



Survey Legend

NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS SURVEY PLAT

	TELEPHONE PEDESTAL	(D)	DEED
	TELEPHONE MANHOLE	(M)	MEASURED
	TRAFFIC CONTROL BOX	(P)	PLATTED
	TRAFFIC SIGNAL POLE	(R)	RECORD
	TRAFFIC – PARKING METER	℄	CENTERLINE
	CABLE TV RISER	FF	FINISHED FLOOR
	POWER POLE	℄	FLOWLINE
	LIGHT POLE	TR	TOP OF RIM
GW	GUY WIRE	TG	TOP OF GRATE
	UTILITY MANHOLE	A/E	ACCESS EASEMENT
	ELECTRIC MANHOLE	U/E	UTILITY EASEMENT
	ELECTRIC METER	D/E	DRAINAGE EASEMENT
	ELECTRIC RISER	D&U/E	DRAINAGE & UTILITY EASEMENT
TRS	TRANSFORMER	B/L	BUILDING LINE
PB	UTILITY PULL BOX	ESMT	EASEMENT
GP	GUARD POST	LNA	LIMITS OF NO ACCESS
	SIGN	R/W	RIGHT–OF–WAY
	SANITARY SEWER MANHOLE	OG&E	OKLAHOMA GAS & ELECTRIC CO.
	SANITARY SEWER FORCE MAIN VALVE	ONG	OKLAHOMA NATURAL GAS CO.
CO	CLEAN OUT	SBC	SOUTHWESTERN BELL TELEPHONE CO.
DS	DOWNSPOUT – ROOF DRAIN	CMP	CORRUGATED METAL PIPE
	STORM SEWER MANHOLE	RCP	REINFORCED CONCRETE PIPE
	STORM GRATE/INLET	RCB	REINFORCED CONCRETE BOX
	STORM CURB INLET HOOD		
	FIRE HYDRANT	X	BARB WIRE FENCE
	WATER METER	O	CHAIN LINK FENCE
	WATER WELL	□	WOOD FENCE
	WATER VALVE	P	UNDERGROUND PIPELINE
	GAS VALVE	UG	UNDERGROUND NATURAL GAS
	GAS METER	UT	UNDERGROUND TELEPHONE
PLM	PIPELINE MARKER	UE	UNDERGROUND ELECTRIC
VP	VENT PIPE	UTS	UNDERGROUND TRAFFIC SIGNAL
MW	MONITORING WELL	FO	UNDERGROUND FIBER OPTIC
	PETRO INTAKE VALVE	UC	UNDERGROUND CABLE TV
	HANDICAPPED SPACE	ST	STORM SEWER
MB	MAIL BOX	SS	SANITARY SEWER
	FOUND #3 BAR w/ YELLOW CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED	W	WATER LINE
	#3 BAR SET w/ YELLOW CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED	OE	OVERHEAD ELECTRIC
	SET MAG NAIL w/ SHINER STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED		RAIL ROAD
			BRUSH LINE
OCCR	OKLAHOMA CERTIFIED CORNER RECORD FILED IN THE DEPT. OF LIBRARIES ARCHIVE DIVISION		ASPHALT / CONCRETE / GRAVEL

T:\ACAD\LEGENDS\LEGEND_SURVEY.dwg

Surveyor's Statement

I, Jon Glazier, a Professional Land Surveyor licensed in the State of Oklahoma, do hereby state to:

O&S Land, LLC

that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11(a), and 13 of Table A thereof.

Legal Description

A tract of land lying in the Southwest Quarter (SW/4) of Section 22, Township 16 North, Range 9 West of the Indian Meridian, Kingfisher County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4);

THENCE North 00°18'09" East, along the West line of said Southwest Quarter (SW/4), a distance of 890.41 feet to a point located 725.00 feet North of the intersection of the North Right of Way line of Highway 33 with the West line of said Southwest Quarter (SW/4), said point being the POINT OF BEGINNING;

THENCE continuing North 00°18'09" East, along said West line, a distance of 1,072.23 feet;

THENCE along the centerline of an existing gravel accass road for the following Seven (7) courses:

1. North 89°57'35" East, a distance of 654.51 feet;
2. Easterly on a curve to the left, having a radius of 339.52 feet, central angle of 16°45'18", chord bearing of North 81°34'56" East, chord distance of 98.93 feet, for an arc length of 99.29 feet;
3. North 73°12'17" East, a distance of 52.35 feet;
4. Easterly on a curve to the right, having a radius of 199.05 feet, central angle of 43°47'30", chord bearing of South 84°53'58" East, chord distance of 148.46 feet, for an arc length of 152.13 feet;
5. South 63°00'13" East, a distance of 71.35 feet;
6. Easterly on a curve to the left, having a radius of 349.82 feet, central angle of 24°12'06", chord bearing of South 75°06'16" East, chord distance of 146.67 feet, for an arc length of 147.76 feet;
7. South 87°12'20" East, a distance of 156.18 feet to a point on the East line of the West half of said Southwest Quarter (SW/4);

THENCE South 00°13'10" West, along said East line, a distance of 1,274.89 feet to a point on the North Right of Way line of Highway 33 as shown on the State of Oklahoma Department of Transportation (ODOT) Highway Plans for Federal Aid Project (FAP) No. E276, SEC D, dated 1932;

THENCE along said North Right of Way line for the following Three (3) courses:

1. THENCE South 68°59'30" West, a distance of 530.45 feet;
2. THENCE South 21°00'30" East, a distance of 25.00 feet;
3. THENCE Southwesterly, on a curve to the right, having a radius of 5,679.65 feet, central angle of 01°45'45", chord bearing of South 69°52'23" West, chord distance of 174.72 feet, for an arc length of 174.73 feet to a point being 665.00 feet East of the West line of said Southwest Quarter (SW/4);

THENCE North 00°18'09" East, parallel with said West line, a distance of 533.61 feet;

THENCE North 89°41'51" West, perpendicular to said West line, a distance of 665.00 feet to the POINT OF BEGINNING.

Survey Notes

1. We have examined a Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA), for Kingfisher County, Oklahoma and incorporated areas, map number 40073 C 0385 D, effective date: August 19, 2010, which shows the property described hereon as located in unshaded zone (X) which is classified as areas determined to be outside of the 500–YEAR floodplain.

2. All underground utilities may NOT be shown hereon. Oklahoma One–Call System, Inc., was requested to identify the utilities under ticket number 151204151923335 for a work date of December 8, 2015. The utilities shown hereon have been located in the field by above ground inspection only, which was marked by others. The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

3. The field survey was performed on the date of February 26, 2024 and the site was last visited on February 26, 2024.

4. The basis of bearing for the above–described tract of land is the West line of said Southwest Quarter (SW/4) having a bearing of North 00°18'09" East.

5. The property described hereon contains 1,656,871 square feet or 38.0365 acres, more or less.

6. This survey is valid only if the original signature and seal of the Surveyor is present.

7. This survey meets or exceeds 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.

Title Commitment Exception Notes (Schedule B––Section II, Exception No.)

A current title commitment has not been provided to Durham Surveying, Inc, for the property described hereon. However, the property described hereon lies wholly within the legal description contained in the following title commitment.

All easements and rights–of–way contained in Solomon Abstract Company, an agent for First American Title Insurance Company, commitment for title insurance, commitment file no. 201508024, with an effective date of August 24, 2015 at 7:30 A.M., are shown or noted hereon.

9. The property described hereon is subject to the Statutory Section line Right of Way easements in favor of the State of Oklahoma for roadway purposes, being a 33.0 Foot Statutory Roadway Right of Way along the Section Lines as set forth by the Federal Statute TITLE 43, CHAPTER 27, and SUBCHAPTER I, Sec. 1095, and is shown hereon.

10. The property described hereon is subject to the Pipeline Right of Way Grant and Release of Damages recorded in Book 418, Page 30, and Assignment, Conveyance, Deed and Bill of Sale recorded in Book 1851, Page 126, and Amended Certificate of Limited Liability Company in favor of Mustang Gas Products, LLC, recorded in Book 1885, Page 22, filed in the office of the County Clerk of Kingfisher County, Oklahoma. Said instrument refers to the Right of Way to be 30 feet in width BUT also describes the Right of Way to be 30 feet on either side of the pipeline. Therefore, a 60 foot wide Right of Way (30 feet on both sides of the pipeline) has been shown hereon.

11. The property described hereon is NOT subject to the Pipeline Right of Way Grant and Release of Damages recorded in Book 450, Page 259, and is NOT shown hereon; but is subject to the Pipeline Right of Way Grant and Release of Damages recorded in Book 451, Page 36, and Assignment of Pipeline in favor of Transok Pipeline Company recorded in Book 455, Page 1, filed in the office of the County Clerk of Kingfisher County, Oklahoma. Said instrument refers to the Right of Way to be 30 feet in width BUT also describes the Right of Way to be 30 feet on either side of the pipeline. Therefore, a 60 foot wide Right of Way (30 feet on both sides of the pipeline) has been shown hereon.

12. The property described hereon is NOT subject to the Right of Way Easement in favor of North Blaine Water Corporation recorded in Book 453, Page 426, filed in the office of the County Clerk of Kingfisher County, Oklahoma, and is shown hereon.

13. The property described hereon is subject to the Right of Way Easement in favor of North Blaine Water Corporation recorded in Book 453, Page 429, filed in the office of the County Clerk of Kingfisher County, Oklahoma, and is shown hereon.

14. The property described hereon is subject to the Facilities Easement in favor of Transok, Inc. recorded in Book 1480, Page 109, filed in the office of the County Clerk of Kingfisher County, Oklahoma, and is shown hereon.

15. The property described hereon is subject to the Pipeline Right of Way Easement in favor of Transok, Inc. recorded in Book 1480, Page 112, and Assignment, Bill of Sale and Conveyance in favor of Cherokee Gas Processing, L.L.C., recorded in Book 1524, Page 227, filed in the office of the County Clerk of Kingfisher County, Oklahoma, and is shown hereon.

16. The property described hereon is subject to the Pipeline Right of Way Easement in favor of Transok, Inc. recorded in Book 1480, Page 115, and Assignment, Bill of Sale and Conveyance in favor of Cherokee Gas Processing, L.L.C., recorded in Book 1524, Page 227, filed in the office of the County Clerk of Kingfisher County, Oklahoma, and is shown hereon.

17. The property described hereon is subject to the Pipeline Easement in favor of Cherokee Gas Processing, L.L.C. recorded in Book 1684, Page 235, filed in the office of the County Clerk of Kingfisher County, Oklahoma, and is shown hereon.

18. The property described hereon is subject to the Compressor Station Lease in favor of Cherokee Gas Processing, L.L.C. recorded in Book 1685, Page 76, filed in the office of the County Clerk of Kingfisher County, Oklahoma, and is shown hereon.

DURHAM SURVEYING, INC.
1800 SOUTH SARA ROAD, YUKON, OK 73099
Phone (405) 265-5404
Fax (405) 265-0649
durham@durhamsurveying.com
CERTIFICATE OF AUTHORIZATION NO. 5313
EXPIRATION DATE – JUNE 30, 2024

JON GLAZIER 1720 OKLAHOMA REGISTERED PROFESSIONAL LAND SURVEYOR 2-28-2024

O&S LAND, LLC

PART SW/4, SEC. 22, T16N, R9W, I.M.
OMEGA, KINGFISHER, COUNTY, OKLAHOMA

ALTA/NSPS LAND TITLE SURVEY

REVISIONS		
NO.	DESCRIPTION	DATE

Proj No.: 15-123-002
Date: 2-28-2024
Scale: (Horiz.)" = 100'
(Vert.) NA
Drawn By: JBS
Checked By: JG
Approved By: DKG

SHEET NUMBER
1 OF 1