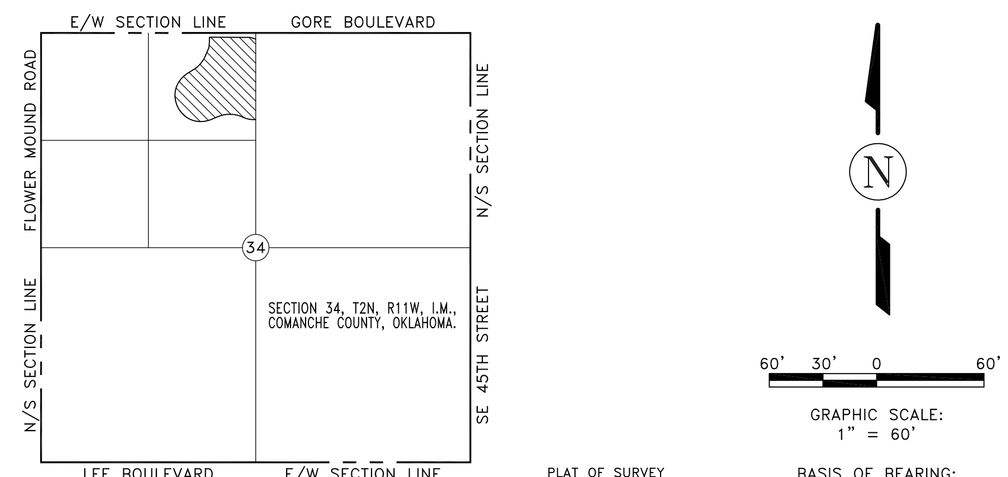

VICINITY MAP

PLAT OF SURVEY
LEGEND PARK
FHA PROJECT NO.
GORE BOULEVARD AND WARWICK WAY
LAWTON, OKLAHOMA
SCALE: 1"=60'
DATE: JANUARY 18, 2011
18.40 ACRES 802,102.22 SQUARE FEET

BASIS OF BEARING:
NORTH LINE OF NW/4
N 89°47'24" W

I HEREBY CERTIFY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD"), CORNERSTONE-LAWTON, LLC, BERKADIA COMMERCIAL MORTGAGE, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HERON LOCATED IN THE CITY OF LAWTON, COMANCHE COUNTY, OKLAHOMA ON JANUARY 18, 2011 AND THAT IT AND THIS MAP WERE MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS AND REPORT, FORM HUD-2458, AND THE REQUIREMENTS FOR ANY ALTA/ACSM LAND TITLE SURVEY, AS DEFINED IN THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALT/ACSM LAND TITLE SURVEY," DATED 2005.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON: THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; AND THE PREMISES FREE OF ANY 500 YEAR RETURN FREQUENCY FLOOD HAZARD AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 40031C0451E.

DATE:_____ SIGNED: _____

MJ LEWIS & ASSOCIATES, INC.
BUDDY R. HOKIT, P.L.S. 1326
707 W. WALNUT DUNCAN, OK 73533
P.L.S. 1326

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 10, 11, 12, 13, 16, 17 & 18 OF TABLE A THEREOF.
I FURTHER CERTIFY THAT THIS SURVEY HAS BEEN MADE PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT THE "POSITIONAL UNCERTAINTIES" RESULTING FROM THE SURVEY DO NOT EXCEED THE ALLOWABLE "POSITIONAL TOLERANCE". THIS SURVEY IS SUBJECT TO THE NOTES SHOWN.

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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE DESCRIBED PROPERTY, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE PROPERTY, EXCEPT AS SHOWN. THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PROPERTY BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS NOTED. AND THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENTS CROSSING SAID PROPERTY, EXCEPT AS NOTED.

LEGAL DESCRIPTION:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 34, T2N, R11W, I.M., COMANCHE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE S 00°21'38" W A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°16'09" W A DISTANCE OF 991.00 FEET; THENCE N 89°28'08" W A DISTANCE OF 20.24 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 320 FEET AND ARC LENGTH OF 131.81 FEET, A CHORD BEARING OF N 77°40'08" W AND A CHORD LENGTH OF 130.88 FEET; THENCE N 65°52'11" W A DISTANCE OF 11.59 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 312.87 FEET, A CHORD BEARING OF N 89°27'24" W AND A CHORD LENGTH OF 304.11 FEET; THENCE S 66°57'25" W A DISTANCE OF 87.19 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 958.51 FEET, A CHORD BEARING OF N 27°14'18" W, AND A CHORD LENGTH OF 638.29 FEET; THENCE N 58°33'58" E A DISTANCE OF 88.29 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 355.22 FEET, AN ARC LENGTH OF 237.05 FEET, A CHORD BEARING OF N 39°59'56" E, AND A A CHORD LENGTH OF 232.68 FEET; THENCE N 22°47'49" E A DISTANCE OF 101.88 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 411.78 FEET, AN ARC LENGTH OF 63.83 FEET, A CHORD BEARING OF N 04°43'44" E, AND A CHORD LENGTH OF 63.77 FEET; THENCE N 00°19'11" E A DISTANCE OF 62.35 FEET; THENCE S 89°46'20" E, PARALLEL TO THE NORTH LINE OF SAID NW/4, A DISTANCE OF 503.10 FEET; THENCE S 73°06'27" E A DISTANCE OF 69.75 FEET TO THE POINT OF BEGINNING.

DRAINAGE EASEMENT LEGAL:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 34, T2N, R11W, I.M., COMANCHE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE S 00°21'38" W A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°16'09" W A DISTANCE OF 313.94 FEET; THENCE S 27°30'01" W A DISTANCE OF 60.68 FEET; THENCE S 00°00'00" W A DISTANCE OF 499.56 FEET; THENCE S 90°00'00" W A DISTANCE OF 41.62 FEET; THENCE S 08°20'44" W A DISTANCE OF 117.80 FEET TO A POINT ON A CURVE, BEING THE SOUTH BOUNDARY LINE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 320 FEET, AN ARC LENGTH OF 25.14 FEET, A CHORD BEARING OF N 75°47'46" W, AND A CHORD LENGTH OF 25.13 FEET; THENCE N 08°20'44" E A DISTANCE OF 115.23 FEET; THENCE N 77°00'48" W A DISTANCE OF 218.09 FEET; THENCE N 15°08'04" W A DISTANCE OF 77.90 FEET; THENCE N 37°10'53" E A DISTANCE OF 191.13 FEET; THENCE N 00°00'00" E A DISTANCE OF 189.77 FEET; THENCE N 45°00'00" E A DISTANCE OF 55.00 FEET; THENCE N 90°00'00" E A DISTANCE OF 121.42 FEET; THENCE N 27°30'01" E A DISTANCE OF 34.07 FEET; THENCE N 03°26'47" E A DISTANCE OF 191.43 FEET; THENCE N 00°16'09" E A DISTANCE OF 144.83 FEET; THENCE S 73°06'27" E A DISTANCE OF 26.09 FEET TO THE POINT OF BEGINNING.

NOTES:
1) THE INFORMATION ON EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE FROM THE COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. CLO-0803278 WITH AN EFFECTIVE DATE OF NOVEMBER 07, 2008, AS SUPPLIED TO THE UNDERSIGNED. ONLY THOSE EASEMENTS, RIGHT-OF-WAYS AND OTHER INSTRUMENTS SUPPLIED TO THE UNDERSIGNED WERE EXAMINED.
2) EXCEPT AS SPECIFICALLY STATED OR SHOWN THIS SURVEY DOES NOT REFLECT ANY EASEMENTS, RIGHT-OF-WAYS, BUILDING LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS.
3) ALL SUBSURFACE IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN. ONLY OBSERVED EVIDENCE OF UNDERGROUND UTILITIES ARE SHOWN. CALL THE NUMBERS SHOWN OR THE OWNERS OF UNDERGROUND UTILITIES AND FACILITIES BEFORE AN EXCAVATION.

ONE CALL UTILITY LOCATION NUMBER
1-800-522-6543

THIS NUMBER IS TO BE USED FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTACT THIS NUMBER AND ANY OTHER NUMBERS SPECIFIED IN THE PLANS PRIOR TO ANY EXCAVATION.

SCHEDULE B – SECTION II:
(7) PERMANENT EASEMENT IN FAVOR OF THE CITY OF LAWTON, OKLAHOMA, FILED OCTOBER 8, 2004, BOOK 4502, PAGE 128, AS SHOWN.

(8) PERMANENT EASEMENT IN FAVOR OF THE CITY OF LAWTON, OKLAHOMA, FILED OCTOBER 8, 2004, BOOK 4502, PAGE 131, AS SHOWN.

(9) ORDINANCE NO. 1534, FILED APRIL 26, 1984, IN BOOK 1279, PAGE 940, THIS ORDINANCE ANNEXED PROPERTY, INCLUDING THE SUBJECT PROPERTY, INTO THE CITY LIMITS OF LAWTON, OKLAHOMA. PROPERTY IS SUBJECT TO THE CONDITIONS OF THIS ORDINANCE.

FLOOD CERTIFICATE:
DESCRIBED PROPERTY IS LOCATED IN A ZONE "X", WHICH IS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN BASED ON FEDERAL INSURANCE RATE MAP (FIRM) 40031C0451E JULY 20, 2009.

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DUNCAN, OKLAHOMA 73533
580-255-6402 - fax 580-470-8474 - toll free 877-606-5000
mjlewis1087@sbcglobal.net

MJLA
Surveying - Drafting - Design

IF THE SURVEYOR'S SIGNATURE IS IN BLUE INK, THIS SURVEY DOES NOT HAVE A RED SEAL IMPRINT, THE DOCUMENT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS, AND BE CONSIDERED INVALID. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

LEGEND PARK APARTMENT
3501 EAST GORE BOULEVARD
LAWTON, OKLAHOMA 73505

ALTA/ACSM LAND SURVEY

PROJECT #:	14700
SCALE:	1" = 60'
SURVEYED:	01-18-11
DRAWN:	01-21-11
DRAWN BY:	BJP
REVISIONS:	
1)	
2)	
3)	
4)	
SHEET NO.	1 OF 1