



SEE SURVEYOR'S CERTIFICATE, LEGAL DESCRIPTIONS, AND MISCELLANEOUS NOTES ON SHEET 1 OF 2

BASIS OF BEARING  
 EAST LINE OF SW/4  
 NORTH 00° 05' 50" WEST



*Michael A. Dawson*  
 5/20/19

JOB NUMBER 19-214 DATE 5/17/19 SCALE 1"=300'	FIELD BOOK 2019.1 DRAWN BY MD APPROVED BY MD	REVISIONS	PATHFINDER SURVEYING CA # 9003 PO Box 7433 Moore, Oklahoma 73153 Phone (405) 476-1489 Mike@Pathfindersurvey.com	LOT SPLIT EXHIBIT DRAWING STINCHCOMB PROPERTY SHEET 1 OF 2 PART OF THE SOUTHWEST QUARTER SEC 6 T-12-N, R-4-W, OKLAHOMA COUNTY, OK.	<b>LEGEND</b> --- 33' STATUTORY RIGHT OF WAY -X- FENCE S.I.P. SET 3/8" IRON PIN W/ LS 1816 CAP F.I.P. FOUND IRON PIN POB POINT OF BEGINNING POC POINT OF COMMENCEMENT
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**SURVEYOR'S CERTIFICATE**  
September 20, 2018

I, Michael A. Dawson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the field work was completed as of the date set forth above and that an on the ground survey was made under my supervision of a tract of land described as follows:

**TRACT 1**

A tract of land located in the Southwest Quarter (SW/4) of Section Six (6), Township Twelve (12) North, Range Four (4) West, of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows

With a basis of bearing being the East line of said SW/4, N00°05'50"W

BEGINNING at the Southeast Corner of the Southwest Quarter (SW/4) of said Section 6, thence S88°43'06"W along the South line of said SW/4 a distance of 724.44 feet, thence N00°05'50"W and parallel with the East line of said SW/4 a distance of 871.18 feet to the a point on the South line of the recorded plat of RIVERBEND ESTATES SECTION 7, thence along the South line of said RIVERBEND ESTATES SECTION 7 the following three (3) calls S58°00'35"E a distance of 628.09 feet, thence S55°03'55"E a distance of 134.70 feet, thence S74°15'13"E a distance of 84.99 feet to the Southeast Corner of RIVERBEND ESTATES SECTION 7 also being a point on the West line of RIVER BEND ESTATES SECTION 6, thence S00°05'50"E along the West line of RIVER BEND ESTATES SECTION 6, a distance of 422.10 feet to the point of beginning

Tract 1 contains ±461922.0 square feet, or ±10.6 acres

**TRACT 2**

A tract of land located in the Southwest Quarter (SW/4) of Section Six (6), Township Twelve (12) North, Range Four (4) West, of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows

With a basis of bearing being the East line of said SW/4, N00°05'50"W

COMMENCING at the Southeast Corner of the Southwest Quarter (SW/4) of said Section 6, thence S88°43'06"W along the South line of said SW/4 a distance of 724.44 feet to the POINT OF BEGINNING, thence continuing S88°43'06"W a distance of 453.19 feet, thence N00°05'50"W and parallel with the East line of said SW/4 a distance of 1164.57 feet to a point on the South line of the recorded plat of RIVERBEND ESTATES SECTION 10, thence S58°00'35"E along the South line of RIVERBEND ESTATES a distance of 534.75 feet, thence S00°05'50"E a distance of 871.18 feet to a point on the South line of Section 6, and the point of beginning

Tract 2 contains ±461921.9 square feet, or ±10.6 acres

**TRACT 3**

A tract of land located in the Southwest Quarter (SW/4) of Section Six (6), Township Twelve (12) North, Range Four (4) West, of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows

With a basis of bearing being the East line of said SW/4, N00°05'50"W

COMMENCING at the Southeast Corner of the Southwest Quarter (SW/4) of said Section 6, thence S88°43'06"W along the South line of said SW/4 a distance 1177.63 feet to the POINT OF BEGINNING, thence continuing S88°43'06"W a distance of 362.06 feet, thence N00°05'50"W a distance of 1318.48 feet to the North line of the Southwest Quarter of said Southwest Quarter (SW/4 SW/4) thence N88°45'30"E (N88°43'19"E recorded deed) a distance of 220.02 feet to a point on the West line of RIVERBEND ESTATES SECTION 10, said point also being the Northeast corner of said SW/4, SW/4, thence S00°05'50"E along the West line of RIVERBEND ESTATES SECTION 10 a distance of 61.91 feet, thence S58°00'35"E along the South line of RIVERBEND ESTATES SECTION 10 a distance of 167.60 feet, thence S00°05'50"E a distance of 1164.57 feet to a point on the South line of said SW/4, and the point of beginning

Tract 3 contains ±461157.8 square feet, or ±10.59 acres

**TRACT 4 (A & B)**

(A) A tract of land located in the Southwest Quarter (SW/4) of Section Six (6), Township Twelve (12) North, Range Four (4) West, of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows

With a basis of bearing being the East line of said SW/4 of Section 6, N00°05'50"W

COMMENCING at the Southeast Corner of the Southwest Quarter (SW/4) of said Section 6, thence S88°43'06"W along the South line of said SW/4 a distance 1539.69 feet to the POINT OF BEGINNING, thence continuing S88°43'06"W a distance of 544.33 feet to a point on the Eastern line of OKLAHOMA CITY LAKE OVERHOLSER PROPERTY, thence N46°28'05"W 482.26 feet (N56°46'00"W 480.4 feet recorded deed) to a point on the West line of said SW/4, thence N00°02'43"E along the West line of said SW/4 a distance of 979.19 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter (SW/4 SW/4), thence N88°45'30"E (N88°43'19"E recorded deed) a distance of 891.02 feet, thence S00°05'50"E a distance of 1318.48 feet to a point on the South line of said SW/4 and the point of beginning. **AND (B)** A part of the East Half of the Northwest Quarter (E/2 NW/4) of Section Seven (7), Township Twelve (12) North, Range Four (4) West, I.M., Oklahoma County, Oklahoma and a part of Government Lot One (1) in Section Seven (7), Township Twelve (12) North, Range Four (4) West, I.M., Oklahoma County, being more particularly described as follows: Commencing at the Southeast corner of the Northwest Quarter (NW/4) of said Section Seven (7), thence North, along the East line of the Northwest Quarter (NW/4) of said Section Seven (7), a distance of 2455.38 feet (N0°05'43"E 2455.75' Field) to a point of beginning, thence S88°09'00"W and parallel to the North line of the Northwest Quarter (NW/4) of said Section Seven (7), a distance of 1909.72 feet (S88°12'34"W 1910.11' Field) to a point in the Easterly line of Oklahoma City Lake Overholser property, thence N46°56'30"W along the Easterly line of Oklahoma City Lake Overholser property a distance of 249.51 (N46°37'32"W 249.71 feet-Field) feet to the North line of the Northwest Quarter (NW/4) of said Section Seven (7), thence N88°09'00"E (N88°14'18"E Field) along the North line of the Northwest Quarter (NW/4) of said Section Seven (7) a distance of 2092.00 feet to the Northeast Corner of the Northwest Quarter (NW/4) of said Section Seven (7), thence South (S0°05'43"W Field) along the East line of the Northwest Quarter (NW/4) of said Section Seven (7), a distance of 176.12 feet to the point of beginning, LESS AND EXCEPT a tract of land that is a part of the Northwest Quarter (NW/4) of Section Seven (7), Township Twelve (12) North, Range Four (4) West, I.M., Oklahoma County, Oklahoma, described as follows: Commencing at the Southeast Corner of the said Northwest Quarter (NW/4), thence North, along the East Line of said Northwest Quarter (NW/4), a distance of 2455.42 feet (N0°05'43"E Field) to the POINT OF BEGINNING, thence continuing North (N0°05'43"E Field), along said East line a distance of 176.20 feet to the Northeast Corner of said Northwest Quarter (NW/4), thence S88°09'00"W, (S88°14'18"W Field) along the North line of said Northwest Quarter (NW/4), a distance of 494.70 feet, thence South (S0°05'43"W Field), parallel with said East line a distance of 176.20 feet, thence N88°09'00"E (N88°12'34"E Field), parallel with said North line, a distance of 494.70 feet to the Point of beginning

Tract 4 (A&B) contains ±1383623.4 square feet, or ±31.76 acres

This survey does not show The identifying titles of all recorded plats, filed maps, right of way maps, or similar documents with their appropriate recording data, filing dates and map numbers, of the surveyed premises. Nor does it show the names of adjoining owners as they appear of record and recorded lot or parcel numbers, recording information identifying the current description of record and similar information, where appropriate.

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, as adopted July 23, 2013. I further certify that the property corners were set or found as shown

Note Only the improvements as shown hereon were located as per client's request. Any alteration of this property boundary survey or legal description by any party other than the author, stated below, voids this property boundary survey and legal description and the plat of survey to which it relates

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose

JOB NUMBER 18-307	FIELD BOOK 2018.1	REVISIONS	PATHFINDER SURVEYING CA # 8003 28 SW 174th St Oklahoma City, Oklahoma 73170 Phone (405) 478-1469 FINDERSURVEYING@GMAIL.COM	STINCHCOMB PROPERTY	SHEET 1 OF 2
DATE 9/22/18	DRAWN BY MD			PART OF THE SOUTHWEST QUARTER SEC 6 AND THE NORTHWEST QUARTER T-12-N, R-4-W, OKLAHOMA COU.	JK
SCALE N/A	APPROVED BY MD				