

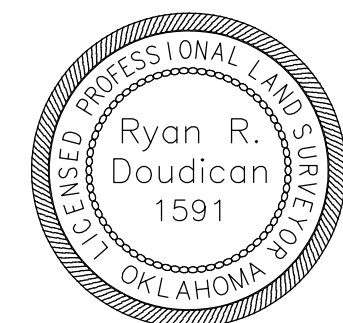
1" = 30'

SURVEYOR'S CERTIFICATE

I, Ryan Doudican, a Registered Professional Land Surveyor, do hereby certify, as of the date shown hereon that I, or others under my direct supervision, have made a careful survey of a tract of land described as follows:

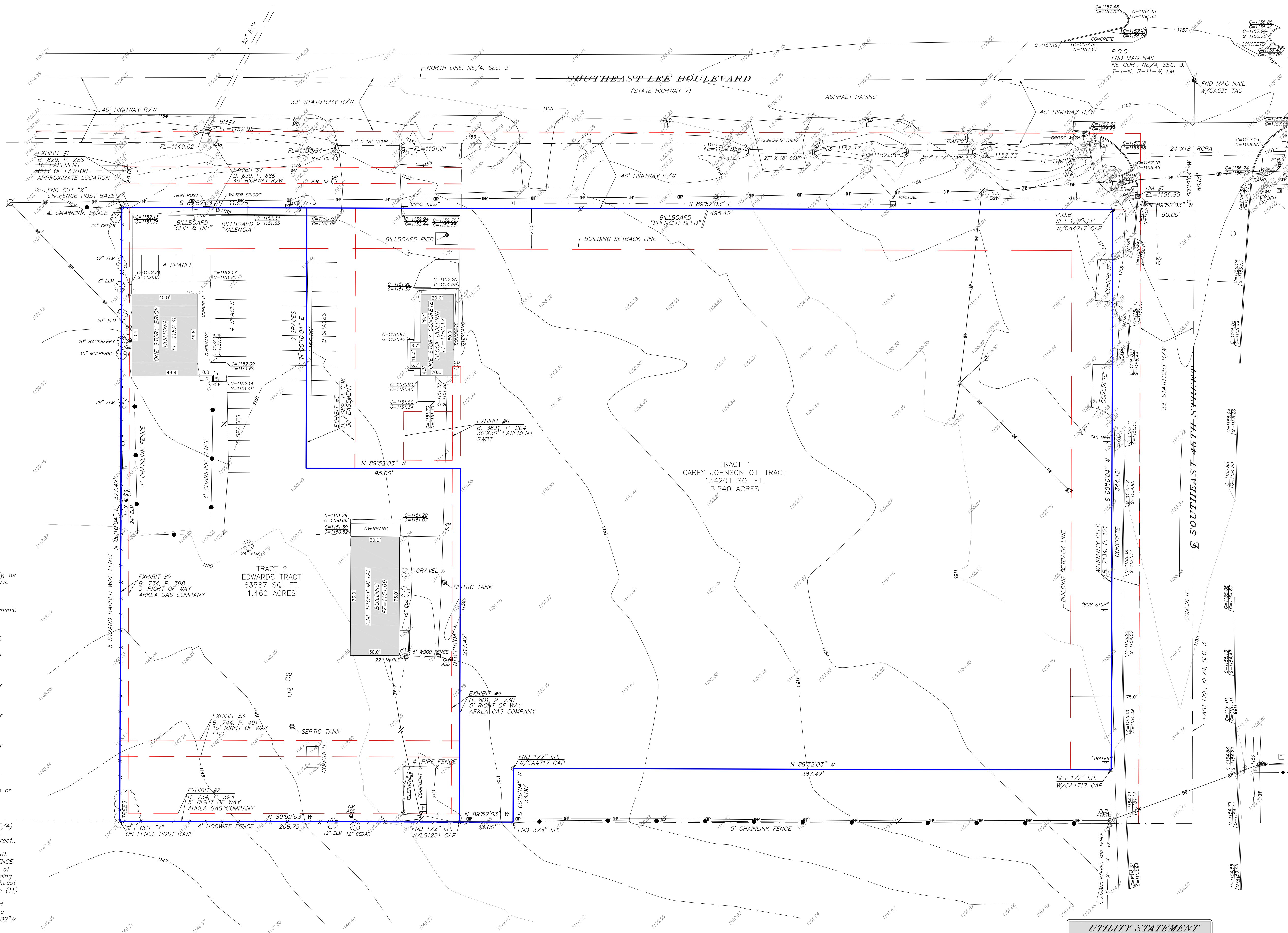
TRACT 1
A tract of land in the Northeast Quarter (NE/4) of Section Three (3), Township One (1) North, Range Eleven (11) West of the Indian Meridian, Comanche County, Oklahoma, more particularly described as follows:
COMMENCING at the Northeast corner of said Northeast Quarter (NE/4);
Thence S 00°10'04" W along the East line of said Northeast Quarter (NE/4) (Basis of Bearing), a distance of 80.00 feet;
Thence N 89°52'03" W parallel with the North line of said Northeast Quarter (NE/4), a distance of 50.00 feet to the POINT OF BEGINNING;
Thence S 00°10'04" W parallel with the East line of said Northeast Quarter (NE/4), a distance of 344.42 feet;
Thence N 89°52'03" W parallel with the North line of said Northeast Quarter (NE/4), a distance of 367.42 feet;
Thence S 00°10'04" W parallel with the East line of said Northeast Quarter (NE/4), a distance of 33.00 feet;
Thence N 89°52'03" W parallel with the North line of said Northeast Quarter (NE/4), a distance of 33.00 feet;
Thence N 00°10'04" E parallel with the East line of said Northeast Quarter (NE/4), a distance of 217.42 feet;
Thence N 89°52'03" W parallel with the North line of said Northeast Quarter (NE/4), a distance of 95.00 feet;
Thence N 00°10'04" E parallel with the East line of said Northeast Quarter (NE/4), a distance of 160.00 feet;
Thence S 89°52'03" E parallel with the North line of said Northeast Quarter (NE/4), a distance of 495.42 feet to the POINT OF BEGINNING.
Said tract having an area of 154,201.25 Square Feet or 3.540 Acres, more or less.
Legal description prepared by Ryan R. Doudican, R.P.L.S. 1591, 12/3/2020.

TRACT 2
The East 208 3/4 Feet of a Four-Acre Tract in the Northeast Quarter (NE/4) of Section Three (3), Township One (1) North, Range Eleven (11) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof, described as follows: Beginning at a Point 450 feet 5 inches West of the Northeast Corner of said Quarter Section, but at the Highway, THENCE South 417 1/2 feet; THENCE West 417 1/2 feet; THENCE North 417 1/2 feet; THENCE East along the Highway 417 1/2 feet to the Point of Beginning; this tract of land being exclusive of the Highway on the North side of said tract, according to the survey thereof LESS AND EXCEPT A parcel of land lying in the Northeast Quarter (NE/4) of Section Three (3), Township One (1) North, Range Eleven (11) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof; Commencing at a point, being the Northeast Corner of said Northeast Quarter (NE/4) of Section Three (3); THENCE S00°10'03"W on the East line of said Section Three (3) a distance of 80 feet; THENCE N89°52'02"W a distance of 450.42 feet for a Point of Beginning; THENCE S00°10'04"W (Record bearing "SOUTH") a distance of 160.00 feet; THENCE N89°52'02"W a distance of 95.00 feet; THENCE N00°10'04"E a distance of 160.00 feet; THENCE S89°52'02"E (Record bearing "EAST") for a distance of 95.00 feet to the Point of Beginning.



Ryan R. Doudican
Ryan R. Doudican, R.P.L.S. DATE 12/3/2020

This plat of survey meets the Minimum Technical Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.



ZONING

Zoning designation for subject property is "C-4 Tourist Commercial District". According to the Matt with the City of Lawton Planning Department.
Front building setback is 25' from the right-of-way. Side building setback along S.E. 45th St. is 75' from the Section line. There are no restrictions on side building setback except along the section line road and adjacent zoning codes. Rear building setback is contingent upon use of building.
Floor space requirements are as follows: Except for dwellings, the maximum coverage for buildings shall be not more than sixty percent (60%) of the lot area.
Building height restrictions are as follows: No building shall exceed fifteen (15) stories or one hundred sixty-five (165) feet, whichever be greater, except as provided in Section 18-405 of the City of Lawton code.
The source of this data is the City of Lawton Code of Ordinances Division 18-6-11 C-4 Tourist Commercial District.
According to Charlotte Brown
Planning & Subdivision Administrator
City of Lawton

GENERAL NOTES

Basis of bearing for this survey is S 00°10'04" W along the East line of the Northeast Quarter (NE/4) of Section 3, Township 1 North, Range 11 West of the Indian Meridian, Comanche County, Oklahoma.
VERTICAL DATUM: NAVD 88
Subject property has direct ingress and egress to and from Southeast Lee Boulevard and Southeast 45th Street, both of which are paved public rights-of-way.
Date of last site visit - 12/3/2020

FLOOD

By graphic plotting only, this property is located within an area having a zone designation of "X" (areas determined to be outside 500 year flood plain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Panel Map numbers 40031C0452E and 40031C0454E with a date of July 20th 2009.

BENCHMARK # 1	
CUT "X" TOP OF CURB, S.W.S. INTERSECTION OF SE 45TH STREET & SE LEE BOULEVARD	
N: 10385.680	E: 9999.449
EL: 1156.85	

BENCHMARK # 2	
CUT "X" ON EAST END OF CONCRETE HEADWALL 52' EAST AND 47' NORTH OF NORTHWEST CORNER OF SUBJECT PROPERTY	
N: 10425.676	E: 9427.417
EL: 1152.95	

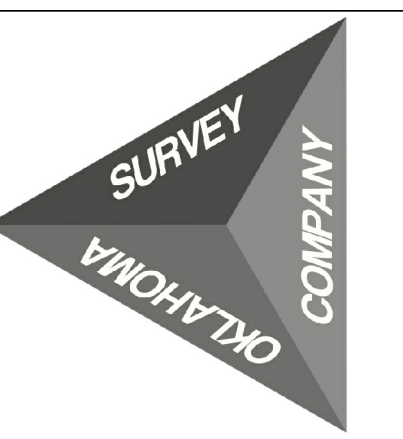
UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND			
⊗ - WATER VALVE	⊗ - GAS METER	⊗ - POWER POLE	⊗ - POWER MANHOLE
⊗ - WATER METER	⊗ - PIPELINE MARK	⊗ - UTILITY POLE	⊗ - GUARD POST
⊗ - FIRE HYDRANT	⊗ - MONITOR WELL	⊗ - ELEC. TRANS	⊗ - FLAG POLE
⊗ - TELE MARKER	⊗ - PIPELINE VENT	⊗ - ELEC. PEDESTAL	⊗ - SIGNAL LIGHT
⊗ - TELE MANHOLE	⊗ - STORM SEW. M.H.	⊗ - LIGHT WIRE	⊗ - CONTROL BOX
⊗ - TELE PED	⊗ - SAN. SEW. M.H.	⊗ - GUY WIRE	⊗ - SIGN
⊗ - TV PED	⊗ - CLEAN OUT	⊗ - PULL BOX	⊗ - BUSH
⊗ - GAS VALVE	⊗ - MAIL BOX	⊗ - OVERHEAD POWER	⊗ - TREE

SOUTHEAST 45TH ST. & LEE BLVD.
LAWTON, OKLAHOMA
PLAT OF SURVEY

3121 E. SORGHUM MILL ROAD
EDMOND, OK 73034
PH: (405) 821-5656
PH: (918) 720-6787
web site: www.oklahomasurveycompany.com
email: ryan@oklahomasurveycompany.com
CA #4717 EXPIRES JUNE 30, 2021



NUMBER	REVISIONS	DATE
	updated exhibit callouts	12/4/20
PARTY CHIEF: RRD		
DRAWN BY: RRD		
CHECKED BY: RRD		
SCALE 1" = 30'		
PROJECT NUMBER: 1150		
SHEET 1 OF 1		