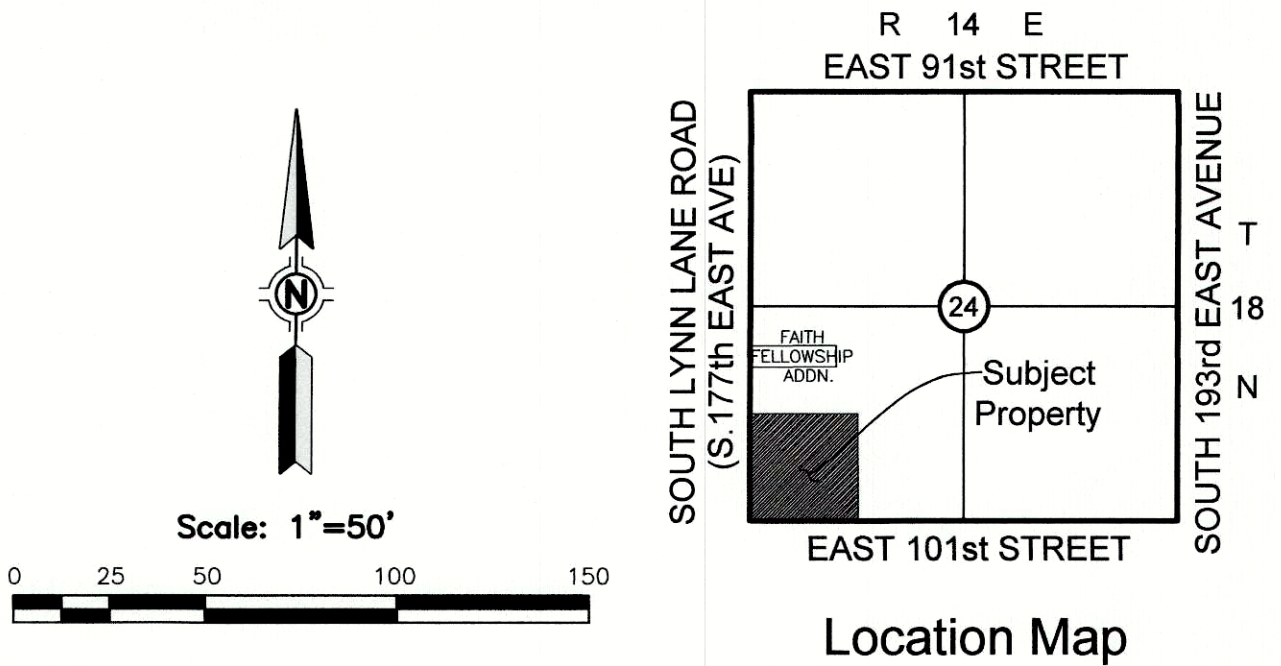


- Legend**
- BC BOTTOM OF CURB
 - BM BENCHMARK
 - BW BOTTOM OF WALL
 - C&G CURB & GUTTER
 - FL FLOWLINE (INVERT)
 - GM GAS METER
 - GUY GUY WIRE DOWN
 - GV GAS VALVE
 - OE OVERHEAD ELECTRIC
 - PP POWER POLE
 - SS SANITARY SEWER
 - SSMH SANITARY STORM DRAIN MANHOLE
 - TC TOP OF CURB
 - TRLP TRAFFIC LIGHT POLE
 - TRMH TRAFFIC MANHOLE
 - TW TOP OF WALL
 - UC UNDERGROUND CABLE
 - UE UNDERGROUND ELECTRIC
 - UG UNDERGROUND GAS

- Exceptions**
- ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF SUNCO PARTNERS REAL ESTATE ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED NOVEMBER 15, 2011, FILED JULY 2, 2012, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS DOCUMENT NO. 2012063843. (DOES NOT AFFECT SUBJECT PROPERTY/RELEASED 5/20/1960)
 - EASEMENT IN FAVOR OF FERMON TAYLOR, N.D. COVINGTON, C.L. HAMILTON, ROBERT FRIEZE, MELVIN OGLE, R.P. RIDLEY, JACK STEVENS, HELEN K. BRENNAN AND THOMAS J. HARDMAN, DATED SEPTEMBER 7, 1965, FILED SEPTEMBER 10, 1965, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 3622 AT PAGE 634. (AFFECTS SUBJECT PROPERTY AS SHOWN. SEE EXCEPTION 13.)
 - TERMS, CONDITIONS, AND PROVISIONS OF THE AGREEMENT BY AND BETWEEN FERMON TAYLOR, N.D. COVINGTON, C.L. HAMILTON, ROBERT FRIEZE, MELVIN OGLE, JACK STEVENS, HELEN K. BRENNAN, R.P. RIDLEY AND THOMAS J. HARMAN, AND CHAS S. HALL, DATED SEPTEMBER 1, 1965, FILED SEPTEMBER 10, 1965, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 3622 AT PAGE 638. (AFFECTS SUBJECT PROPERTY AS SHOWN. SEE EXCEPTION 13.)
 - DISSOLUTION OF UNINCORPORATED ASSOCIATION RECITALS IN FAVOR OF THE CITY OF BROKEN ARROW, DATED DECEMBER 8, 1987, FILED DECEMBER 8, 1987, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 5068 AT PAGE 2039. (AFFECTS SUBJECT PROPERTY AS SHOWN. SEE EXCEPTION 13.)
 - ASSIGNMENT OF EASEMENTS IN FAVOR OF THE CITY OF BROKEN ARROW, A MUNICIPAL CORPORATION, DATED NOVEMBER 25, 1987, FILED DECEMBER 11, 1987, AND RECORDED IN BOOK 5069 AT PAGE 731. (AFFECTS AS SHOWN)
 - ORDINANCE NO. 208, DATED JUNE 7, 1966, FILED MARCH 30, 1979, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 4389 AT PAGE 1853. (DOES NOT AFFECT SUBJECT PROPERTY)
 - EASEMENT AND RIGHT OF WAY IN FAVOR OF GENERAL TELEPHONE COMPANY OF THE SOUTHWEST, DATED JULY 2, 1979, FILED JULY 9, 1979, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 4411 AT PAGE 1814; ASSIGNED BY SPECIAL WARRANTY DEED AND ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF VALOR TELECOMMUNICATIONS OF OKLAHOMA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED JUNE 20, 2000, FILED JULY 19, 2000, AND RECORDED IN BOOK 6391 AT PAGE 1004. (AFFECTS SUBJECT PROPERTY AS SHOWN)
 - ORDINANCE NO. 2398, DATED NOVEMBER 19, 2001, FILED DECEMBER 4, 2001, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 6644 AT PAGE 2202. (AFFECTS SUBJECT PROPERTY AS BLANKET AND AS SHOWN)
 - JOURNAL ENTRY OF JUDGEMENT, CASE NO. CJ-2008-2836 IN THE DISTRICT COURT OF TULSA COUNTY, DATED NOVEMBER 21, 2008, FILED DECEMBER 8, 2008, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS DOCUMENT NO. 2017057325. (AFFECTS SUBJECT PROPERTY AS SHOWN)
 - RESOLUTION NO. 1024 AUTHORIZING THE EXECUTION OF A CONTRACT FOR SALE OF REAL ESTATE, DATED JUNE 5, 2017, FILED JUNE 20, 2017, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS DOCUMENT NO. 2017057325. (AFFECTS SUBJECT PROPERTY AS BLANKET AND AS SHOWN)



- Notes**
- ALL EASEMENTS AND RIGHTS OF WAY THAT ARE CONTAINED IN THE TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JULY 26, 2017 AT 7:59 AM, COMMITMENT NO: 17-7204H, ARE SHOWN AND NOTED HEREON.
 - THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
 - ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. (CALL "OKIE" BEFORE DIGGING!!).
 - THE PROPERTY DESCRIBED HEREON CONTAINS 496,155 SQUARE FEET OR 11.39 ACRES MORE OR LESS.
 - THE PROPERTY CONTAINS NO STRIPED PARKING AREAS.
 - THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP TULSA COUNTY, OKLAHOMA, MAP NO. 40143C0394M, MAP REVISED: SEPTEMBER 30, 2016, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) NOT SHADED WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
 - EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS OR PROTRUSIONS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS OR VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY.
 - EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS ON THE SUBJECT PROPERTY BY BUILDINGS OR VISIBLE IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
 - THE BASIS OF BEARING IS BASED ON THE SOUTH LINE OF SECTION 24, T-18-N, R-14-E, AND AS BEING N88°37'20"E.
 - THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING IN A WETLAND AREA.
 - THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD88 GPS DATA.
 - THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED OKLAHOMA STATE PLANE NAD83.

Legal Description

THE SOUTH 660 FEET OF THE WEST 825 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE SOUTH 24.75 FEET AND LESS AND EXCEPT THE WEST 24.75 FEET THEREOF, AND LESS AND EXCEPT BEGINNING 182.50 FEET NORTH AND 24.75 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4); THENCE EAST 15.25 FEET; THENCE SOUTH 142.50 FEET; THENCE EAST 790.75 FEET; THENCE SOUTH 15.25 FEET; THENCE WEST 806 FEET; THENCE NORTH 157.75 FEET TO THE POINT OF BEGINNING.

ALTA ACSM LAND TITLE SURVEY

of part of

The SW 1/4 of The SW 1/4 of Section 24

T-18-N , R-14-E

Broken Arrow Municipal Authority

Tulsa County, Oklahoma

Surveyor's Certification

WE, BENNETT SURVEYING, INC. DO HEREBY CERTIFY TO:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
BROKEN ARROW MUNICIPAL AUTHORITY, AN OKLAHOMA MUNICIPAL CORPORATION
LINDA M. SCHLEGEL N/K/A LINDA M. MAIN; ELIZABETH ANNE READ; RUSSELL FLOYD READ, IV; AND BETTY WINFREY
COMMERCIAL TITLE & ESCROW SERVICES, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 5, 8, 11, 13, 14, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 19, 2017.

WITNESS MY HAND AND SEAL THIS 20TH DAY OF SEPTEMBER, 2017.



BENNETT SURVEYING, INC.
BY: *Cliff Bennett*
CLIFF BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1815



REVISIONS	BY	DATE
FILE:	1814.24	SURVEY BY: DM
ORDER:	173451	DRAWN BY: GA
ORIG. DOC. DATE: 08/23/17	CHECKED BY: CB	SHEET 1 OF 1
SURVEY DATE: 09/19/17		SCALE: 1"=50'

Benchmark Notes

BM #1 1/2" Iron Pin W/Cap N:377914.455 E:2625457.200 EL=715.68'	BM #3 1/2" Iron Pin W/Cap N:377912.379 E:2625117.211 EL=705.54'
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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 COMPRISE 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 ALL UNDERGROUND UTILITIES.

