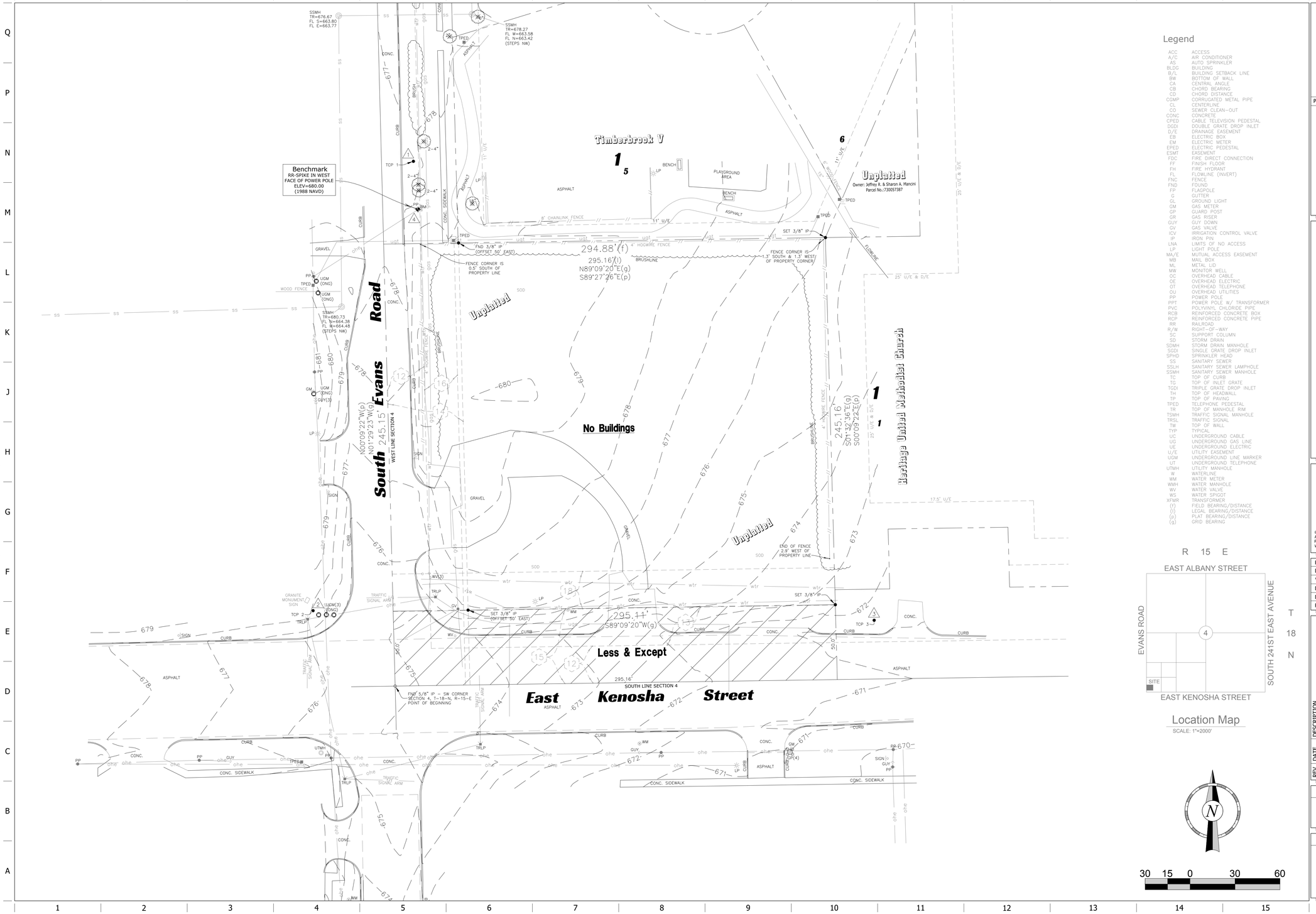

Legend

ACC	ACCESS
A/C	AIR CONDITIONER
AS	AUTO SPRINKLER
BLDG	BUILDING
B/L	BUILDING SETBACK LINE
BW	BOTTOM OF WALL
CA	CENTRAL ANGLE
CB	CHORD BEARING
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WMH	WATER MANHOLE
WV	WATER VALVE
WS	WATER SPIGOT
XFMR	TRANSFORMER
(f)	FIELD BEARING/DISTANCE
(l)	LEGAL BEARING/DISTANCE
(p)	PLAT BEARING/DISTANCE
(g)	GRID BEARING

PROJECT NO.:######

SISEMORE & ASSOCIATES
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Suite 210 - Tulsa, Oklahoma 74135
Cert. of Auth. No. CA-2661 Exp. 06/30/2023
Phone: (918) 665-3600
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QuikTrip No. 0035

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Broken Arrow, Oklahoma

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REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
SURVEY PLAN

SHEET NUMBER:
1 of 3

FILE LOCATION:K:\19258\QT Conversion\QT0035 - 19258TP - REVISED.dwg TAB NAME:Survey 1 USER:jrogers SAVED:3/20/2023 3:43 PM PLOTTED:3/20/2023 3:47 PM

Property Address

22501 E. 71ST STREET S.
BROKEN ARROW, OK 74014

Legal Description

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4 SW/4) OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 4; THENCE EASTERLY ALONG THE LINE DIVIDING SECTIONS 4 AND 9 OF THE ABOVE TOWNSHIP A DISTANCE OF 295.16 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE DIVIDING LINE BETWEEN SECTION 4 AND 9 A DISTANCE OF 295.16 FEET; THENCE WESTERLY A DISTANCE OF 295.16 FEET TO THE SECTION LINE BETWEEN SECTIONS 4 AND 5; THENCE SOUTHERLY ALONG SAID SECTION LINE TO THE POINT OF BEGINNING, LESS AND EXCEPT THE SOUTH 50 FEET THEREOF.

Schedule B-II Exceptions

12. SECTION LINE ROAD RIGHT OF WAY. (SAID RIGHT OF WAY IS 24.75 FEET IN WIDTH AND AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

13. EASEMENT TO CITY OF BROKEN ARROW RECORDED IN BOOK 345, PAGE 471. (DOES NOT AFFECT THE SUBJECT PROPERTY. SAID EASEMENT IS 25 FEET IN WIDTH AND SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.)

14. RIGHT OF WAY AGREEMENT TO OKLAHOMA NATURAL GAS COMPANY RECORDED IN BOOK 373, PAGE 560, AS ASSIGNED TO ONE GAS, INC., BY ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY INTERESTS RECORDED IN BOOK 2135, PAGE 434. (SAID RIGHT OF WAY IS 50 FEET IN WIDTH AND AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

15. REAL PROPERTY ACQUIRED BY STATE OF OKLAHOMA, EX REL. DEPARTMENT OF TRANSPORTATION, BY CONDEMNATION IN CASE NO. C-81-152, DISTRICT COURT OF WAGONER COUNTY, REPORT OF COMMISSIONERS ENTERED JUNE 4, 1981, RECORDED IN BOOK 584, PAGE 15. (DOES NOT AFFECT THE SUBJECT PROPERTY. SAID REAL PROPERTY ACQUISITION IS 50 FEET IN WIDTH AND SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.)

16. WATER LINE EASEMENT TO CITY OF BROKEN ARROW RECORDED IN BOOK 663, PAGE 761. (SAID EASEMENT IS 22.25 FEET IN WIDTH AND AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

17. DEED OF DEDICATION TO CITY OF BROKEN ARROW RECORDED IN BOOK 1322, PAGE 477. (SAID DEED OF DEDICATION CONTAINS NO LEGAL DESCRIPTION. NO DETERMINATION CAN BE MADE. SAID DEDICATION MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY.)

18. UTILITY EASEMENT ACQUIRED BY THE CITY OF BROKEN ARROW BY CONDEMNATION IN CASE NO. CJ-2005-344, DISTRICT COURT OF WAGONER COUNTY, JOURNAL ENTRY OF JUDGMENT ENTERED MAY 29, 2007, RECORDED IN BOOK 1708, PAGE 267. (SAID EASEMENT IS 25 FEET IN WIDTH AND AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

19. UNRECORDED MONTH TO MONTH LEASE TO KAYLINS COFFEE AND SODA LLC, DATED SEPTEMBER 1, 2022. (SAID LEASE NOT PROVIDED. NO DETERMINATION CAN BE MADE. SAID LEASE MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY.)

Miscellaneous Notes

A. ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY, "OKIE" REQUEST OR FROM EXISTING ATLAS SHEETS. WE CANNOT CERTIFY THAT ALL EXISTING UTILITIES, IN SERVICE OR ABANDONED, ARE SHOWN HEREON. FURTHERMORE, WE CANNOT CERTIFY THAT THE UTILITIES SHOWN HEREON ARE IN THEIR EXACT LOCATION, BUT HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE WITH THE INFORMATION AVAILABLE AT THE TIME OF SURVEY. CALL "OKIE" (1-800-522-6543) 48 HOURS PRIOR TO DIGGING.

B. THE PROPERTY DESCRIBED HEREON CONTAINS 1.660 ACRES OR 72,315 SQ. FT.

C. THE BEARING BASE FOR THIS SURVEY IS GRID BEARINGS, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM. (NORTH ZONE 3501)

D. THE PROPERTY DESCRIBED HEREON CONTAINS NO STRIPED PARKING SPACES.

E. ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NAVD.

F. THE PROPERTY DESCRIBED HEREON HAS ACCESS TO EAST KENOSHA STREET AND SOUTH EVANS ROAD.

G. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.

H. WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, WAGONER COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40145C0115J, MAP REVISED: SEPTEMBER 30, 2016, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X)(UNSHADED) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. (PER: https://msc.fema.gov/portal/)

I. 3/8" IRON PIN SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

J. ALL EASEMENTS AND RIGHT OF WAY CONTAINED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 2022.0818, WITH A COMMITMENT DATE OF AUGUST 22, 2022, ARE SHOWN OR NOTED HEREON.

Control Data

1. CONTROL POINT #1
POINT NO.: 4
3/8" IRON PIN
ELEV.=678.02
N=394407.6680
E=2640573.6970

2. CONTROL POINT #2
POINT NO.: 10006
3/8" IRON PIN
ELEV.=678.39
N=394107.7130
E=2640506.7520

3. CONTROL POINT #3
POINT NO.: 10005
3/8" IRON PIN
ELEV.=671.89
N=394101.3040
E=3640881.1940

4. BENCHMARK
POINT NO.: 10098
RR-SPIKE IN POWER POLE
ELEV.=680.00
N=394375.4880
E=2640576.7590

Topographic Survey Certificate

I, SHAWN A. COLLINS, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE SPECIFICATIONS FOR TOPOGRAPHIC AND PLANIMETRIC MAPPING CONTAINED IN 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. THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 8, 2023; THAT THE SURVEY WAS COMPLETED ON FEBRUARY 13, 2023; AND ALL COORDINATES ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501 AND ADJUSTED TO NAD83(1993) GRID DATA. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.

Surveyor's Certification

WE, SISEMORE & ASSOCIATES, INC. DO HEREBY CERTIFY TO:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BLUESTEM ESCROW & TITLE, LLC
SEPTEMBER SIXTEEN LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 16 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 14, 2023.

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.

WITNESS MY HAND AND SEAL THIS 14TH DAY OF MARCH, 2023.

LICENSED PROFESSIONAL LAND SURVEYOR
SHAWN A. COLLINS
1788
OKLAHOMA

SISEMORE & ASSOCIATES, INC.
BY:
SHAWN A. COLLINS
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1788
EMAIL: scollins@sw-assoc.com

PROJECT NO.:######

SISEMORE & ASSOCIATES
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Suite 210
Tulsa, Oklahoma 74135
C.A. No. 2661 Exp. Date 06/30/2023
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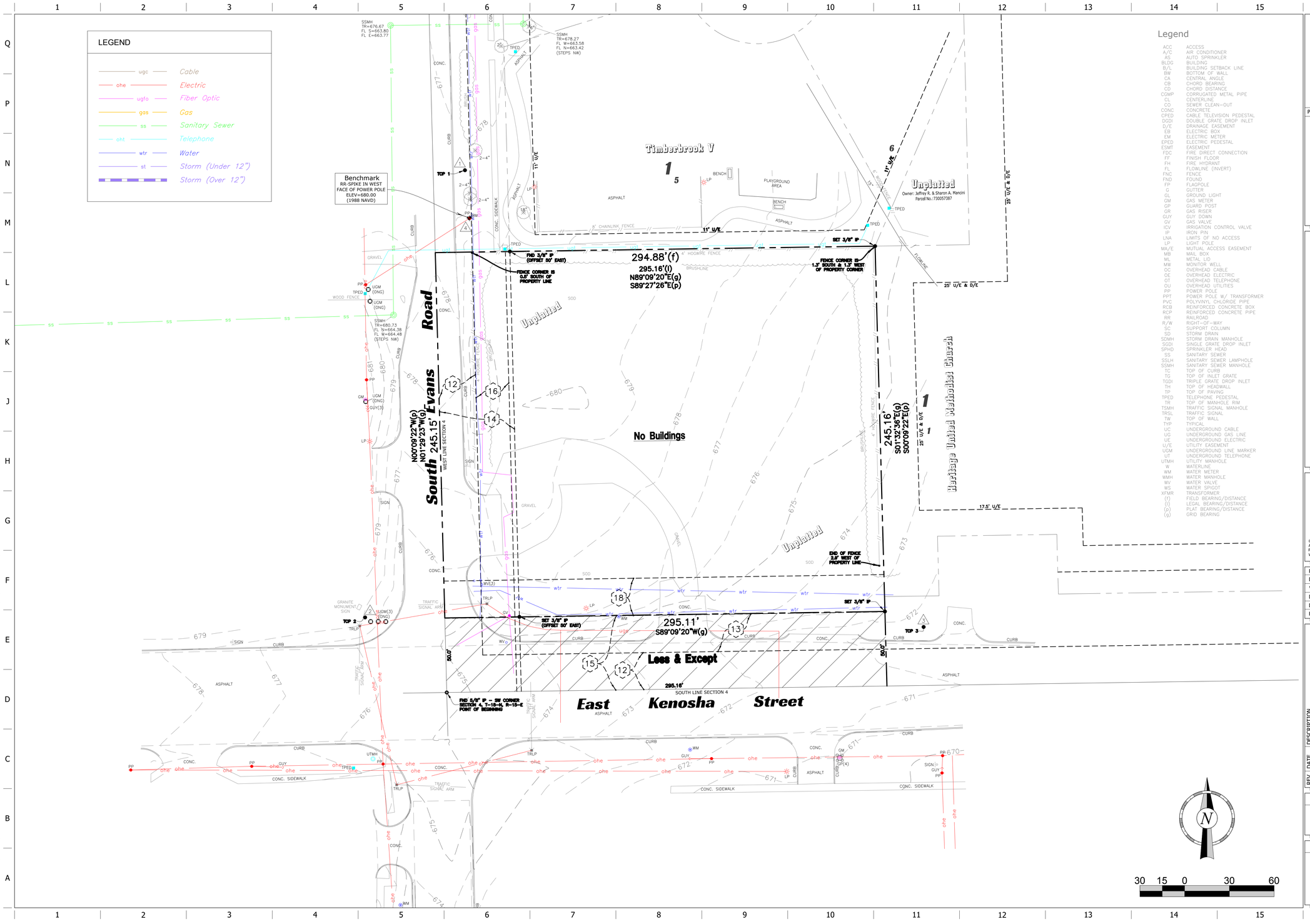

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XFMR	TRANSFORMER
(I)	FIELD BEARING/DISTANCE
(l)	LEGAL BEARING/DISTANCE
(p)	PLAT BEARING/DISTANCE
(g)	GRID BEARING

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