

PROJECT NO.:##### SISEMORE
& ASSOCIATES 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 00 Miscellaneous Notes 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. A. ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY, "OKIE" REQUEST OR FROM EXISTING ATLAS SHEETS. WE 9 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 QuikTrip ACCURATELY AS POSSIBLE WITH THE INFORMATION AVAILABLE AT THE TIME OF SURVEY. CALL "OKIE" (1-800-522-6543) 48 HOURS PRIOR TO DIGGING. Schedule B-II Exceptions B. THE PROPERTY DESCRIBED HEREON CONTAINS 1.660 ACRES OR 72,315 SQ. FT. 12. SECTION LINE ROAD RIGHT OF WAY. (SAID RIGHT OF WAY IS 24.75 FEET IN C. THE BEARING BASE FOR THIS SURVEY IS GRID BEARINGS, BASED ON THE WIDTH AND AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.) OKLAHOMA STATE PLANE COORDINATE SYSTEM. (NORTH ZONE 3501) [13.] EASEMENT TO CITY OF BROKEN ARROW RECORDED IN BOOK 345, PAGE 471. D. THE PROPERTY DESCRIBED HEREON CONTAINS NO STRIPED PARKING SPACES. (DOES NOT AFFECT THE SUBJECT PROPERTY. SAID EASEMENT IS 25 FEET IN E. ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NAVD. WIDTH AND SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.) (14) RIGHT OF WAY AGREEMENT TO OKLAHOMA NATURAL GAS COMPANY RECORDED IN F. THE PROPERTY DESCRIBED HEREON HAS ACCESS TO EAST KENOSHA STREET AND SOUTH EVANS ROAD. BOOK 373, PAGE 560, AS ASSIGNED TO ONE GAS, INC., BY ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY INTERESTS RECORDED IN BOOK 2135, PAGE G. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY. PROPERTY AS SHOWN HEREON.) H. WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, 15. REAL PROPERTY ACQUIRED BY STATE OF OKLAHOMA, EX REL. DEPARTMENT OF FLOOD INSURANCE RATE MAP, WAGONER COUNTY, OKLAHOMA AND Control Data TRANSPORTATION, BY CONDEMNATION IN CASE NO. C-81-152, DISTRICT COURT INCORPORATED AREAS, MAP NO. 40145C0115J, MAP REVISED: SEPTEMBER 30, OF WAGONER COUNTY, REPORT OF COMMISSIONERS ENTERED JUNE 4, 1981, 2016, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON RECORDED IN BOOK 584, PAGE 15. (DOES NOT AFFECT THE SUBJECT PROPERTY. $\sqrt{1}$ control point #1 $\sqrt{2}$ control point #2 $\sqrt{3}$ control point #3 $\sqrt{4}$ benchmark AS LOCATED IN ZONE (X)(UNSHADED) WHICH IS CLASSIFIED AS AREAS SAID REAL PROPERTY ACQUISITION IS 50 FEET IN WIDTH AND SHOWN HEREON POINT NO.: 10098 POINT NO.: 4 POINT NO.: 10006 POINT NO.: 10005 DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. FOR INFORMATIONAL PURPOSES ONLY.) RR-SPIKE IN POWER POLE ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN. 3/8" IRON PIN 3/8" IRON PIN 3/8" IRON PIN (PER: https://msc.fema.gov/portal/) ELEV.=678.02 ELEV.=680.00 ELEV.=678.39 ELEV.=671.89 (16.) WATER LINE EASEMENT TO CITY OF BROKEN ARROW RECORDED IN BOOK 663, N=394375.4880 N=394101.3040 N=394407.6680 N = 394107.7130I. 3/8" IRON PIN SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED. PAGE 761. (SAID EASEMENT IS 22.25 FEET IN WIDTH AND AFFECTS THE SUBJECT E=2640576.7590 E=2640573.6970 E=2640506.7520 E=3640881.1940 PROTOTYPE: P-112 (11/01/22) PROPERTY AS SHOWN HEREON.) J. ALL EASEMENTS AND RIGHT OF WAY CONTAINED IN OLD REPUBLIC NATIONAL DIVISION: TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT Topographic Survey Certificate VERSION: 001 17. DEED OF DEDICATION TO CITY OF BROKEN ARROW RECORDED IN BOOK 1322, NO. 2022.0818, WITH A COMMITMENT DATE OF AUGUST 22, 2022, ARE SHOWN PAGE 477. (SAID DEED OF DEDICATION CONTAINS NO LEGAL DESCRIPTION. NO DESIGNED BY: OR NOTED HEREON. DETERMINATION CAN BE MADE. SAID DEDICATION MAY OR MAY NOT AFFECT THE DRAWN BY: I, SHAWN A. COLLINS, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT SUBJECT PROPERTY.) REVIEWED BY: 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 (18.) UTILITY EASEMENT ACQUIRED BY THE CITY OF BROKEN ARROW BY CONDEMNATION FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED IN CASE NO. CJ-2005-344, DISTRICT COURT OF WAGONER COUNTY, JOURNAL TO MEET THE SPECIFICATIONS FOR TOPOGRAPHIC AND PLANIMETRIC MAPPING CONTAINED IN ENTRY OF JUDGMENT ENTERED MAY 29, 2007, RECORDED IN BOOK 1708, PAGE THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED 267. (SAID EASEMENT IS 25 FEET IN WIDTH AND AFFECTS THE SUBJECT BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND PROPERTY AS SHOWN HEREON.) 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 19. UNRECORDED MONTH TO MONTH LEASE TO KAYLINS COFFEE AND SODA LLC, OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501 AND ADJUSTED TO DATED SEPTEMBER 1, 2022. (SAID LEASE NOT PROVIDED. NO DETERMINATION CAN NAD83(1993) GRID DATA. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM. BE MADE. SAID LEASE MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY.) 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. SHEET TITLE: WITNESS MY HAND AND SEAL THIS 14TH DAY OF MARCH, 2023. SISEMORE & ASSOCIATES, INC. SHAWN A. SHEET NUMBER: COLLINS SHAWN A. COLLINS 1788 PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1788 EMAIL: scollins@sw-assoc.com

