

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) AND PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE MERIDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

Schedule B—II

8. STATUTORY SECTION LINE ROAD EASEMENTS IN FAVOR OF THE STATE OF OKLAHOMA, WHERE APPLICABLE. (SURVEYOR NOTE: DOES NOT AFFECT

5. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED MAY 8, 1980, RECORDED IN BOOK 8112 AT PAGE 1086 IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA. (SURVEYOR NOTE: THE SUBJECT PROPERTY IS MADE A PART OF THE DECLARATION BY REFERENCE OF BEING INCLUDED WITHIN THE TRACT OF LAND DESCRIBED ON EXHIBIT "A" THEREIN SAID TRACT LYING IN SECTION 34.)

7. RECORD, CONDITIONS AND PROVISIONS OF SEWER LINE EASEMENT IN FAVOR OF THE CITY OF BROKEN ARROW, OKLAHOMA, DATED SEPTEMBER 28, 1985, RECORDED AS DOCUMENT #209534547 IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA. (SURVEYOR NOTE: 20.00 FEET WIDE AND AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)

8. RECORD, CONDITIONS AND PROVISIONS OF UTILITY EASEMENT IN FAVOR OF THE PUBLIC, DATED SEPTEMBER 8, 1983, RECORDED IN BOOK 4728 AT PAGE 851 IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA. (SURVEYOR NOTE: DOES NOT AFFECT SUBJECT PROPERTY.)

8. TERMS, CONDITIONS AND PROVISIONS OF RIGHT-OF-WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, DATED MAY 10, 1964, RECORDED IN BOOK 4791 AT PAGE 83 IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA, AS PURPORTEDLY ASSIGNED BY ONEOK, INC. TO THE GAS, INC. PURSUANT TO ASSIGNMENT AND ASSUMPTION AGREEMENT DATED AS OF JANUARY 27, 2014, AND RECORDED AS DOCUMENT 2014-010512. (SURVEYOR NOTE: DOES NOT AFFECT SUBJECT PROPERTY.)

BOOK 3899, OKMHO, OKLAHOMA, DATED JANUARY 24, 1969, RECORDED IN BOOK 3898 AT PAGE 2286 IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA. [SURVEYOR NOTE: 30.00 FEET WIDE AND AFFECTS SUBJECT PROPERTY AS SHOWN HEREIN.]

11. TERMS, CONDITIONS AND PROVISIONS OF RIGHT-OF-WAY CONTRACT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, DATED MARCH 27, 1967, RECORDED IN BOOK 2789 AT PAGE 172 IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA, ASSIGNED TO TRANSGAS PIPELINE COMPANY BY INSTRUMENT# RECORDED IN BOOK 2946 AT PAGE 890. AS

12. TERMS, CONDITIONS AND PROVISIONS OF UTILITY [WATER PIPELINE] AGREEMENT IN FAVOR OF THE CITY OF BOKHON ARKANSAS, OKLAHOMA, DATED AUGUST 18, 1964, RECORDED IN BOOK 5650 AT PAGE 2003 IN THE OFFICE OF THE COUNTY CLERK OF WULF COUNTY, OKLAHOMA. (SURVEYOR NOTE: BORN WIFE OF BOKHON ARKANSAS, SURVIVOR PROCEEDING.)

3. TERMS, CONDITIONS AND PROVISIONS OF POSSIBLE UNRECORDED
POINT-TO-POINT AGREEMENT DATED AUGUST 24, 1922 FROM JOHN
HEATHE, TO GORDON PIPE LINE COMPANY, PURPORTING TO COVER THE
SW 1/4 OF SECTION 34, TOWNSHIP 16 N., RANGE 14 E., AS ASSIGNED BY
AS-CONTRACT PIPE LINE (DIT) LLC TO SINGCO PARTNERS REAL ESTATE
CORPORATION, LLC PURSUANT TO ASSIGNMENT AND ASSUMPTION AGREEMENT
DATED NOVEMBER 18, 2011, RECORDED AS DOCUMENT 6002963643.
SUNNYGTON HOTEL PART OF THE SUBJECT PROPERTY LIES IN THE SW 1/4 OF

SECTION 34. NOTHING CAN BE PLOTTED.]

Simultaneous Notes

ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CALL "800" (1-800-522-6543) BEFORE DIGGING (WE DO NOT CERTIFY TO THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES.)

THE PROPERTY DESCRIBED HEREON CONTAINS 14.78 ACRES OR 641,444 SQ. FT.

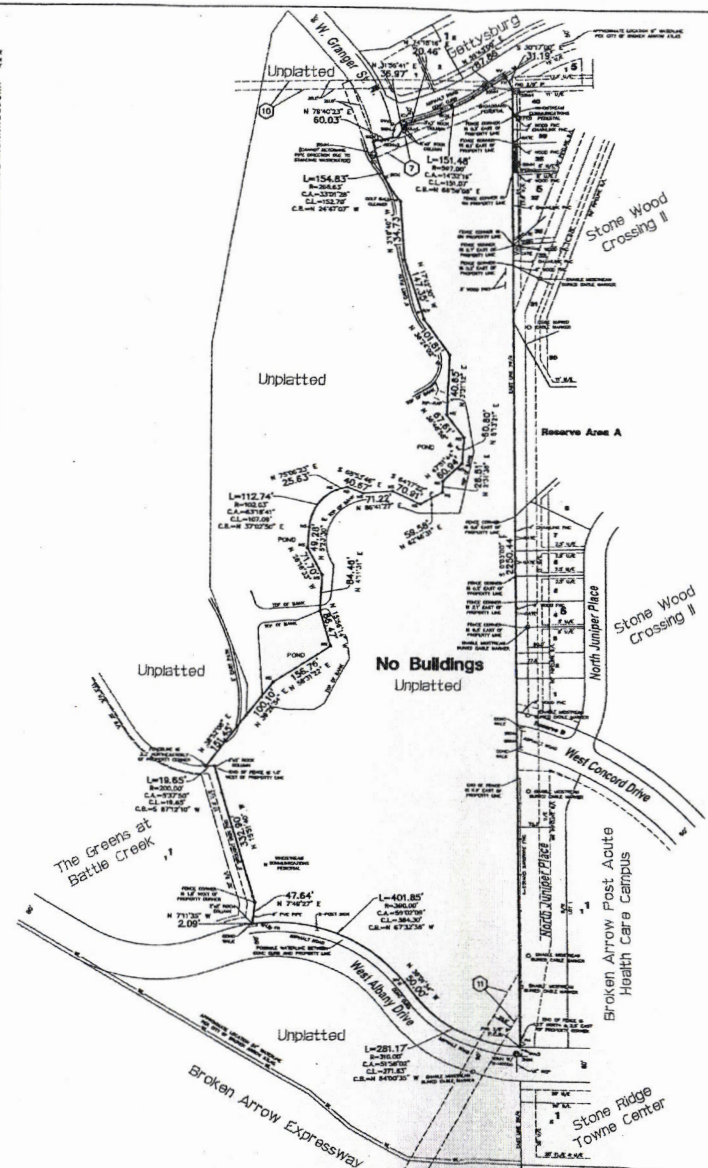
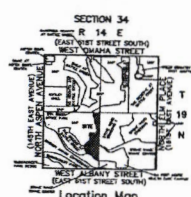
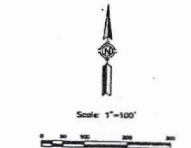
THE BEARING BASE FOR THIS SURVEY IS ASSUED USING THE HISTORICAL AND ADJACENT DEEDS FOR THE UNPLATTED CITY OF BROKEN ARROW PROPERTY

THE PROPERTY DESCRIBED HEREIN CONTAINS NO STRIPPED PARKING SPACES.

THE PROPERTY DESCRIBED HEREIN HAS ACCESS TO THE VARIOUS STREET RIGHTS-OF-WAY SHOWN HEREON.

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

ALL EASEMENTS AND RIGHTS-OF-WAY CONTAINED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NO. 305786, WITH EFFECTIVE DATE OF SEPTEMBER 21, 2010, ARE SHOWN OR NOTED HEREON.

[illegible]

ALTA/ACSM Land Title Survey
Part of the SW/4 & NW/4
Sec. 34, T-19-N, R-14-E
City of Broken Arrow, Tulsa County, OK

Surveyor's Certification

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TULSA ABSTRACT & TITLE COMPANY
CAPITAL HOMES RESIDENTIAL GROUP, LLC

[illegible]

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.

DATE OF LAST FIELD VISIT: SEPTEMBER 24th, 2015.

WITNESSED MY HAND AND SEAL THIS 14th DAY OF OCTOBER, 2015.

SEDMORE, NEISS & ASSOCIATES, INC.

DEAN ROBINSON
LICENSED PROFESSIONAL LAND SURVEYOR
ONE HAZEN AVE. SEASIDE

1100 ONLINE FIRST, 2003, 11400
[Epub: 2003/06/10] doi:10.1093/oxfordjournals.oxfordjournals.org

Seamore Welz & Associates, Inc.

SEKA 88 EAST 84th PLACE TEL: 348-1444 FAX: 348-1444
FLOR. 32210-3400
EIA, INC. 348-1444

FILE	10043400	SURVEY BY	SL	DATE	10/14/70
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ORDER: 17646	DRAWN BY: AGM	SCALE: 1" = 100'
NOON	DATE: APR 2006	SHEET: 1 OF 1

[illegible]