## TITLE OPINION EASEMENTS AND RIGHTS-OF-WAY

1. EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF SPECIAL WARRANTY DEED IN FAVOR OF WAGONER COUNTY, OKLAHOMA, DATED JANUARY 27, 1942, FILED FEBRUARY 3, 1942 AND RECORDED IN BOOK 232, PAGE 32 IN THE OFFICE OF THE WAGONER COUNTY CLERK. (SURVEYORS NOTE: DOES NOT AFFECT SUBJECT PROPERTY.)

2. EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF ORDER TO ENLARGE THE PURPOSES AND POWERS OF RURAL WATER DISTRICT NO. 4 IN WAGONER COUNTY, OKLAHOMA, DATED NOVEMBER 7, 1984, FILED NOVEMBER 7, 1984 AND RECORDED IN BOOK 662, PAGE 539 IN THE OFFICE OF THE WAGONER COUNTY CLERK. (SURVEYORS NOTE: SUBJECT PROPERTY IS MADE PART OF THE ORDER TO ENLARGE BY VIRTUE OF BEING INCLUDED WITHIN THE LANDS DESCRIBED THEREIN.)

3. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY DEED IN FAVOR OF MISSOURI, KANSAS & OKLAHOMA RAILROAD COMPANY, DATED AUGUST 11, 1902, FILED SEPTEMBER 8, 1919 AND RECORDED IN BOOK 135, PAGE 298 IN THE OFFICE OF THE WAGONER COUNTY CLERK. (SURVEYORS NOTE: 100.00 FOOT WIDE STRIP FOR RIGHT OF WAY DEED DOES NOT AFFECT SUBJECT PROPERTY. A PORTION OF THE SOUTHERLY LINE FOR RIGHT OF WAY DEED IS THE COMMON BOUNDARY TO A NORTHERLY LINE OF SUBJECT PROPERTY. SHOWN FOR INFORMATIONAL PURPOSES.)

4. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY DEED IN FAVOR OF MISSOURI, KANSAS AND OKLAHOMA RAILROAD COMPANY, DATED OCTOBER 30, 1902, FILED SEPTEMBER 8, 1919 AND RECORDED IN BOOK 135, PAGE 299 IN THE OFFICE OF THE WAGONER COUNTY CLERK. (SURVEYORS NOTE: 25.00 FOOT WIDE STRIP FOR RIGHT OF WAY DEED DOES NOT AFFECT SUBJECT PROPERTY. A PORTION OF THE SOUTHERLY LINE FOR RIGHT OF WAY DEED IS THE COMMON BOUNDARY TO A NORTHERLY LINE OF SUBJECT PROPERTY. SHOWN FOR INFORMATIONAL PURPOSES.)

5. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT IN FAVOR OF RURAL WATER DISTRICT NO. 4, WAGONER COUNTY, OKLAHOMA, DATED MARCH 22, 1967, FILED MAY 18, 1967 AND RECORDED IN BOOK 358, PAGE 208 IN THE OFFICE OF THE WAGONER COUNTY CLERK. (SURVEYORS NOTE: EASEMENT NOT TO EXCEED 10.00 FEET IN WIDTH ACROSS THE SE/4 OF NW/4 AND "SHALL BE PARALLEL TO EXISTING ROAD EASEMENTS AND THE CENTERLINE SHALL NOT EXCEED --- FEET FROM THE CENTER OF THE ROAD". WE DOT KNOW OF ANY ROAD EASEMENTS COVERING THE SE/4 OF NW/4 AT THE TIME OF THIS INSTRUMENTS FILING. WATER FACILITIES, AS PROVIDED BY THE CITY OF BROKEN ARROW, SHOW NO WATERLINE IN THE SE/4 OF NW/4. NOTHING CAN BE PLOTTED.)

6. TERMS, CONDITIONS AND PROVISIONS OF ORDER IN FAVOR OF M.K. & T. RAILROAD COMPANY, DATED MAY 18, 1905, FILED JANUARY 17, 1912 AND RECORDED IN BOOK 89, PAGE 267 IN THE OFFICE OF THE WAGONER COUNTY CLERK. (SURVEYORS NOTE: REFEREES APPOINTED TO DETERMINE AND APPRAISE COMPENSATION FOR LAND PROPERTY THAT IS SHOWN HEREON FOR RAILROAD.)

7. TERMS, CONDITIONS AND PROVISIONS OF DEDICATION DEED FOR RIGHT OF WAY IN FAVOR OF STATE OF OKLAHOMA, DATED OCTOBER 14, 1950, FILED NOVEMBER 24, 1950 AND RECORDED IN BOOK 256, PAGE 124 IN THE OFFICE OF THE WAGONER COUNTY CLERK. (SURVEYORS NOTE: DOES NOT AFFECT SUBJECT PROPERTY.)

8. TERMS, CONDITIONS AND PROVISIONS OF RIGHT-OF-WAY EASEMENT IN FAVOR OF RURAL WATER DISTRICT NO. 4, WAGONER COUNTY, OKLAHOMA, DATED AUGUST 18, 1976, FILED SEPTEMBER 13, 1976 AND RECORDED IN BOOK 470, PAGE 22 IN THE OFFICE OF THE WAGONER COUNTY CLERK. (SURVEYORS NOTE: DOES NOT AFFECT SUBJECT PROPERTY.)

9. TERMS, CONDITIONS AND PROVISIONS OF SEWER LINE EASEMENT CORPORATE IN FAVOR OF THE CITY OF BROKEN ARROW, OKLAHOMA, DATED APRIL 28, 1997, FILED MAY 21, 1997 AND RECORDED IN BOOK 953, PAGE 484 IN THE OFFICE OF THE WAGONER COUNTY CLERK. (SURVEYORS NOTE: 20.00 FEET WIDE AND AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)

10. TERMS, CONDITIONS AND PROVISIONS OF RIGHT-OF-WAY EASEMENT IN FAVOR OF RURAL WATER AND SEWER DISTRICT NO. 4, WAGONER COUNTY, DATED DECEMBER 25, 2005, FILED FEBRUARY 6, 2006 AS DOCUMENT NO. 2006-1740 AND RECORDED IN BOOK 1557, PAGE 547 IN THE OFFICE OF THE WAGONER COUNTY CLERK. (SURVEYORS NOTE: DOES NOT AFFECT SUBJECT PROPERTY. SHOWN HEREON FOR INFORMATIONAL PURPOSES.)

11. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, STYLED CONNIE L. WEATHERS, RALPH COMPTON, AND JAN L. HUNTER-HARDEN, ON BEHALF OF THEMSELVES AND ALL OTHERS SIMILARLY SITUATED, PLAINTIFFS, VS. SPRINT COMMUNICATIONS COMPANY L.P., QWEST COMMUNICATIONS COMPANY, LLC, AND LEVEL 3 COMMUNICATIONS, LLC, DEFENDANTS, IN THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF OKLAHOMA, CASE NO. CIV-11-1475-W, DATED NOVEMBER 28, 2012, FILED NOVEMBER 28, 2012. (SURVEYORS NOTE: THERE ARE NO MATHEMATICAL DESCRIPTIONS FOR "EASEMENT" FOR "TELECOMMUNICATIONS CABLE SYSTEM" AS COLLECTIVELY DEFINED THEREIN AND LIMITED TO "TEN (10) FEET ON EACH SIDE OF THE GRANTEE'S TELECOMMUNICATIONS CABLE SYSTEM ...AS IT EXISTED ON MARCH 22, 2012" AND THE TERMS, CONDITIONS AND PROVISIONS THEREIN. THE EXHIBIT PROVIDED, FOR AFFECTED LANDOWNERS (OUTSIDE OF RAILROAD, ETC.), MAKES REFERENCE TO GERALD M. BROTHER (FEE OWNER OF A PORTION OF SUBJECT PROPERTY) AND SITUATED IN SECTION 20, T-18-N, R-15-E, WAGONER COUNTY. WE MAKE NOTE OF SEVERAL FIBER OPTIC ROUTE MARKERS ALONG THE NORTH SIDE OF SUBJECT PROPERTY. IT CANNOT BE ENTIRELY CONSTRUED THAT FACILITIES EXIST THERE TODAY AND THEREFORE NOTHING CAN BE PLOTTED. EASEMENT RIGHTS MAY EXIST OVER A PORTION OF SUBJECT PROPERTY.)

## Miscellaneous Notes

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

B. EXHIBIT "A" TRACT DESCRIBED HEREON AND LYING SOUTH OF EXHIBIT "B" TRACT CONTAINS 39.083 ACRES OR 1,702,458 SQUARE FEET.

EXHIBIT "A" TRACT DESCRIBED HEREON AND LYING NORTH OF EXHIBIT "B" TRACT CONTAINS 38.734 ACRES OR 1,687,270 SQUARE FEET.

EXHIBIT "B" TRACT DESCRIBED HEREON CONTAINS 2.441 ACRES OR 106,314 SQUARE FEET.

C. THE BEARING BASE FOR THIS SURVEY IS BASED ON GRID BEARINGS AND THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

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

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

F. WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40145C0115J, MAP EFFECTIVE: SEPTEMBER 30, 2016, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE X WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. (PER: https://msc.fema.gov/portal)

G. THE PROPERTY DESCRIBED HEREON HAS NO ADDRESS AT DATE OF SURVEY.

H. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

I. THERE WERE NO WETLANDS MARKERS OBSERVED FOR THE SUBJECT PROPERTY.

J. ELEVATIONS SHOWN HEREON BASED ON 1988 NAVD.

K. 3/8" IRON PINS SET AT ALL CORNER UNLESS OTHERWISE NOTED.

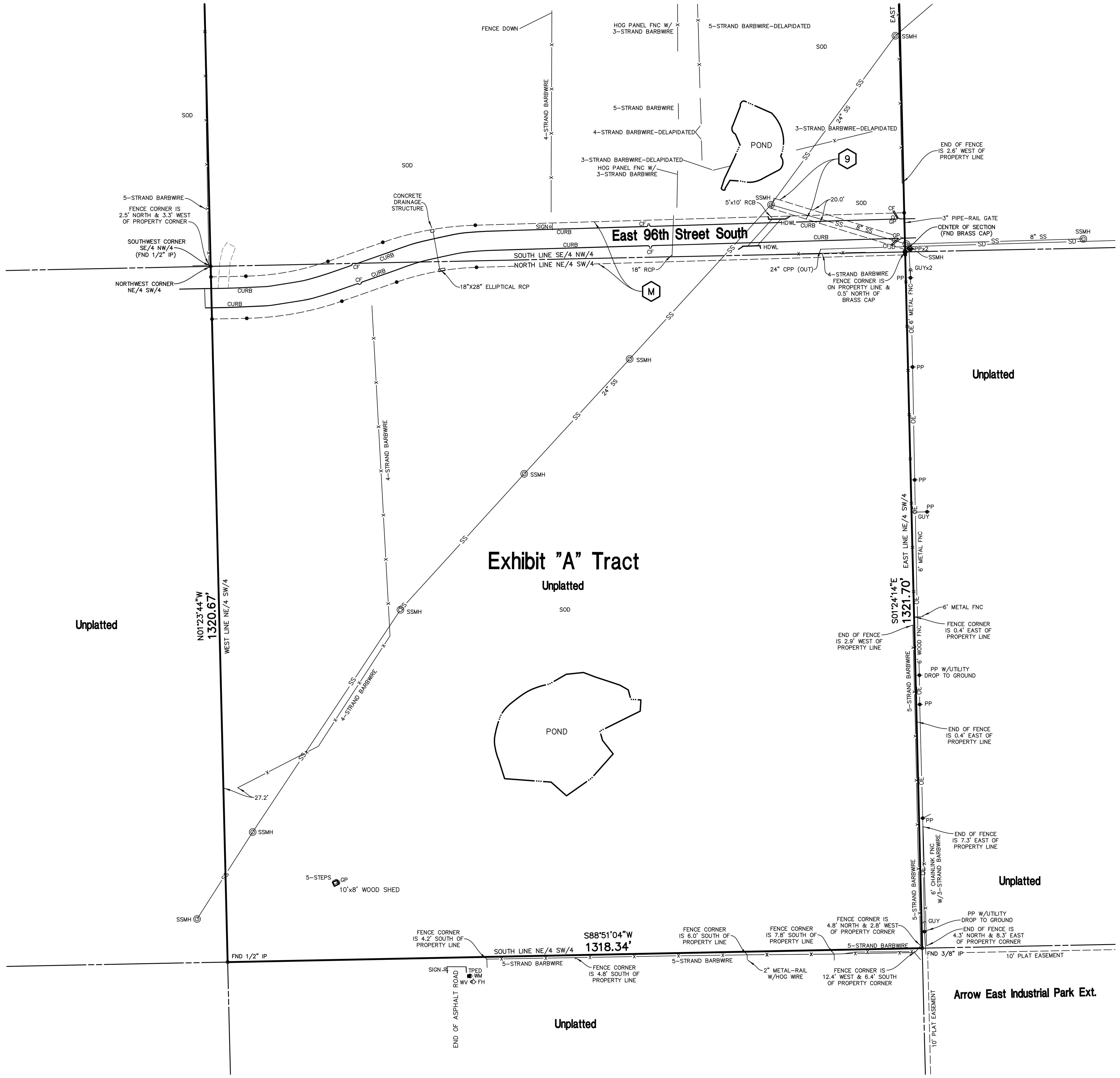
L. ALL EASEMENTS AND RIGHTS-OF-WAY CONTAINED IN TITLE OPINION BY KIVELL, RAYMENT AND FRANCIS, P.C., DATED JANUARY 18, 2019, ARE SHOWN OR NOTED HEREON.

M. GENERAL WARRANTY DEED FROM GERALD M. BROTHER TO CITY OF BROKEN ARROW, OKLAHOMA, A MUNICIPAL CORPORATION, DATED DECEMBER 3, 2012, FILED DECEMBER 13, 2012 AS DOCUMENT NO. 2012-15505 AND RECORDED IN BOOK 2056, PAGE 696 IN THE OFFICE OF THE WAGONER COUNTY CLERK.

## Legend

| | | | |
|---|---|---|---|
| ACC | ACCESS | OE | OVERHEAD ELECTRIC |
| A/C | AIR CONDITIONER | P.O.B. | POINT OF BEGINNING |
| AS | AUTO SPRINKLER | P.O.C. | POINT OF COMMENCEMENT |
| BLDG | BUILDING | PP | POWER POLE |
| B/L | BUILDING SETBACK LINE | PPT | POWER POLE W/TRANSFORMER |
| BW | BOTTOM OF WALL | PVC | POLYVINYL CHLORIDE PIPE |
| CB | CHORD BEARING | RCB | REINFORCED CONCRETE BOX |
| CD | CHORD DISTANCE | RCP | REINFORCED CONCRETE PIPE |
| CF | CONCRETE FLUME | RR | RAILROAD |
| CGMP | CORRUGATED METAL PIPE | R/W | RIGHT-OF-WAY |
| CO | SEWER CLEAN-OUT | SC | SUPPORT COLUMN |
| CONC | CONCRETE | SD | STORM DRAIN |
| COT | CITY OF TULSA | SDMH | STORM DRAIN MANHOLE |
| CPED | CABLE TELEVISION PEDESTAL | SGDI | SINGLE GRATE DROP INLET |
| DESC. | DESCRIBED | SPHD | SPRINKLER HEAD |
| DGDI | DOUBLE GRATE DROP INLET | SS | SANITARY SEWER |
| DS | DOWNSPOUT | SSLH | SANITARY SEWER LAMPHOLE |
| EB | ELECTRIC BOX | SSMH | SANITARY SEWER MANHOLE |
| EM | ELECTRIC METER | TC | TOP OF CURB |
| EP | EDGE OF PAVEMENT | TG | TOP OF INLET GRATE |
| EPED | ELECTRIC PEDESTAL | TGDI | TRIPLE GRATE DROP INLET |
| ESMT | EASEMENT | TH | TOP OF HEADWALL |
| FH | FIRE HYDRANT | TP | TOP OF PAVING |
| F.M. | FIELD MEASURED | TPED | TELEPHONE PEDESTAL |
| FNC | FENCE | TR | TOP OF MANHOLE RIM |
| FND | FOUND | TSMH | TRAFFIC SIGNAL MANHOLE |
| FP | FLAGPOLE | TRSL | TRAFFIC SIGNAL LID |
| G | GUTTER | TW | TOP OF WALL |
| GL | GROUND LIGHT | TYP | TYPICAL |
| GM | GAS METER | UC | UNDERGROUND CABLE |
| GP | GUARD POST | UG | UNDERGROUND GAS LINE |
| GR | GAS RISER | UE | UNDERGROUND ELECTRIC |
| GUY | GUY DOWN | U/E | UTILITY EASEMENT |
| GV | GAS VALVE | UNP | UNPLATTED |
| HDWL | CONCRETE HEADWALL | UT | UNDERGROUND TELEPHONE |
| ICV | IRRIGATION CONTROL VALVE | UTMH | UTILITY MANHOLE |
| IP | IRON PIN | WL | WATERLINE |
| LNA | LIMITS OF NO ACCESS | WM | WATER METER |
| LP | LIGHT POLE | WMH | WATER MANHOLE |
| MA/E | MUTUAL ACCESS EASEMENT | WV | WATER VALVE |
| ML | METAL LID | WS | WATER SPIGOT |
| OC | OVERHEAD CABLE | XFMR | TRANSFORMER |

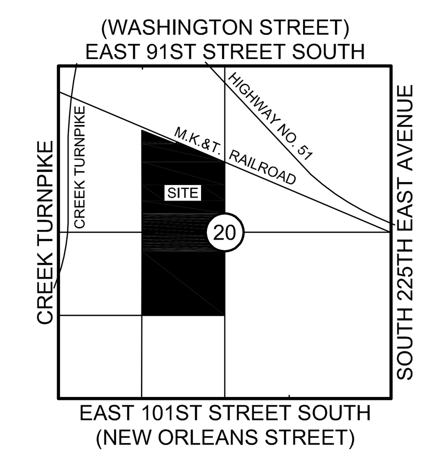
DRAWING: K:\18246.03\18246-EXHIBIT.DWG




Scale: 1"=100'

## Legal Description (As Directed by Client)

EXHIBIT A TRACT DESCRIBED AS FOLLOWS: THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) AND ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) LYING SOUTH AND WEST OF M.K. & T. RAILROAD RIGHT-OF-WAY IN SECTION TWENTY (20), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.




Location Map
SCALE: 1"=2000'

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| REVISION | BY | DATE |
|---|---|---|
| | | |

FILE: 1815.2000 | SURVEY BY: MJL
ORDER: 18246.03 | DRAWN BY: AGM
BOOK: | CHECKED BY: SAC
DATE: 2/18/2019 | SCALE: 1"=100'

# Exhibit Drawing
of
## Part of the NW/4 & Part of the SW/4
# Section 20, T-18-N, R-15-E
Wagoner County, State of Oklahoma

Sisemore Weisz & Associates, Inc.
Surveying ~ Civil Engineering ~ Land Planning
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
PHONE: (918) 665-3600
FAX: (918) 665-8668
EXP. DATE 6/30/19
(www.sw-assoc.com)

SHEET
2 OF 2