

Survey Legend			
	BENCHMARK		VENT PIPE
	CONTROL POINT		MONITORING WELL
	FOUND MONUMENT		POWER POLE
	SET MONUMENT		GUY WIRE
	FIRE HYDRANT		LIGHT POLE
	FIRE SPRINKLER		GROUND LIGHT
	HOSE BIBB/SPOT		ELECTRIC BOX
	WATER METER		ELECTRIC METER
	WATER VALVE		ELECTRIC MANHOLE
	WATER WELL		ELECTRIC BREAKER
	SPRINKLER HEAD		ELECTRIC OUTLET
	SPRINKLER VALVE		PULL BOX
	SANITARY MANHOLE		TELEPHONE BOX
	CLEANOUT		TELEPHONE MANHOLE
	STORM MANHOLE		CABLE BOX
	STORM GRATE		GAS LINE
	CURB INLET		UTILITY BOX
	FIELD INLET		MAILBOX
	GAS METER		SIGN
	NO GAS METER		AIR CONDITIONER
	GAS VALVE		ROOF DRAIN
	BORE HOLE		ROUND POST
	SQUARE POST		EVERGREEN TREE
	DECIDUOUS TREE		BUSH
	HANDICAP		TRAFFIC SIGNAL POLE
	STOCKADE FENCE		CHAINLINK FENCE
	BARBED WIRE FENCE		WATERLINE
	STORM SEWER		SANITARY SEWER
	GAS LINE		UTILITY EASEMENT
	RIGHT-OF-WAY		RECORD
	MEASURED		CORRESPONDING NOTE

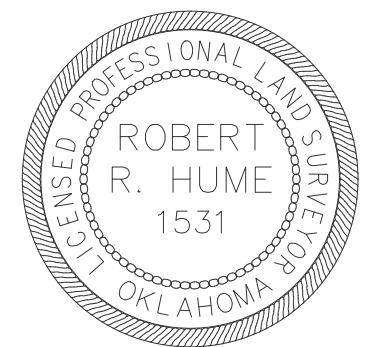
Certificate of Survey

I, Robert R. Hume, a Professional Land Surveyor in the State of Oklahoma, do hereby certify to:
Oklahoma City Urban Renewal Authority;
State of Oklahoma, acting by and through the Department of Highways of the State of Oklahoma;
Stewart Title of Oklahoma, Inc.;
STEWART TITLE GUARANTY COMPANY

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/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10, and 11 of Table A thereof. The field work was completed on October 4, 2018.

Date of Plat or Map: November 8, 2018

Robert R. Hume, P.L.S.
Registration No. 1531
JOHNSON & ASSOCIATES, INC.
Certificate of Authorization No. 1484



Surveyor's Note:

The utilities shown hereon have been located in the field by above ground inspection only. The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

A Call OKIE request has been submitted for the site (Ticket No. 17082510091189). The flagged utilities have been located and are shown on the survey.

There is ongoing construction on the subject tract. Materials and equipment are being stored onsite.

There are several utilities existing on the subject tract as well as a portion of Oklahoma City Boulevard as shown on the survey. Easement documents for these easements and for the roadway have not been provided to the surveyor.

No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate map for the community in which the subject property is located. The entire parcel lies within Zone "X" of the Federal Emergency Management Agency Community Panel Number 40109C0285H Map with an effective date of December 18, 2009.

The subject tract is currently zoned DBD (Downtown Business District) with Downtown Parking (DP) Overlay. Source: the City of Oklahoma City, Oklahoma Planning Department website at www.okc.gov, Phone 405-297-2623 for more information about Building Height, setback and parking restrictions for this zoning.

There are no regular and no handicap parking spaces on this tract. Striping is faded or nonexistent and an accurate parking count was not possible.

The subject tract has access to Thunder Drive (AKA Robinson Avenue) (a public street), Oklahoma City Boulevard (a public street), and South EK Gaylord (a public street).

Basis of Bearing: Grid North as established by state plane datum (City of Oklahoma City GPS Datum, Oklahoma State Plane North Zone, NAD83)

Address: None provided
Tax ID: None provided

Legal Description:

Lots Seventeen (17) through Thirty-two (32), Block Ten (10), as shown on the plat SOUTH OKLAHOMA ADDITION recorded in Book 1 of Plats, Page 16, being more particularly described as follows:
A tract of land being a part of the Northeast Quarter (NE1/4) of Section Four (4), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, described as follows:
COMMENCING at the Northeast (NE) Corner of the said Northeast Quarter (NE1/4);
THENCE South 89°41'20" West, along and with the North line of said Northeast Quarter (NE1/4), a distance of 614.56 feet to extended West line of said Block Ten (10);
THENCE South 00°11'24" East, along and with the extended West line of said Lot Ten (10), a distance of 596.08 feet to the Northwest (NW) Corner of said Lot Seventeen (17), said point being the POINT OF BEGINNING;
THENCE North 89°43'02" East, along and with the North line of said Lots Seventeen (17) through Thirty-two (32), a distance of 387.19 feet to the Northeast (NE) Corner of said Lot Thirty-two (32);
THENCE South 01°03'30" West, along and with the East line of said Lot Thirty-two (32), a distance of 141.01 feet to the Southeast (SE) Corner of said Lot Thirty-two (32);
THENCE South 89°41'11" West, along and with the South line of said Lots Thirty-two (32) through Seventeen (17), a distance of 384.11 feet to the Southwest (SW) Corner of said Lot Seventeen (17);
THENCE North 00°11'24" West, along and with the West line of said Lot Seventeen (17), a distance of 141.18 feet to the POINT OF BEGINNING.

AND

Lots Seventeen (17) through Thirty-two (32), Block Nine (9) as shown on the plat SOUTH OKLAHOMA ADDITION recorded in Book 1 of plats, Page 16, being more particularly described as follows:
A tract of land being a part of the Northeast Quarter (NE1/4) of Section Four (4), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, described as follows:
COMMENCING at the Northeast (NE) Corner of the said Northeast Quarter (NE1/4);
THENCE South 89°41'20" West, along and with the North line of said Northeast Quarter (NE1/4), a distance of 1095.36 feet to the extended West line of said Block Nine (9);
THENCE South 00°11'24" East, along and with the extended West line of said Block Nine (9), a distance of 595.84 feet to the Northwest (NW) Corner of said Lot Seventeen (17), said point being the POINT OF BEGINNING;
THENCE North 89°43'02" East, along and with the North line of said Lots Seventeen (17) through Thirty-two (32), a distance of 400.80 feet to the Northeast (NE) Corner of said Lot Thirty-two (32);
THENCE South 00°11'24" East, along and with the East line of said Lot Thirty-two (32), a distance of 141.23 feet to the Southeast (SE) Corner of said Lot Thirty-two (32);
THENCE South 89°41'11" West, along and with the South line of said Lots Thirty-two (32) through Seventeen (17), a distance of 400.80 feet to the Southwest (SW) Corner of said Lot Seventeen (17);
THENCE North 00°11'24" West, along and with the West line of said Lot Seventeen (17), a distance of 141.44 feet to the POINT OF BEGINNING

The following items refer to Schedule B - Part II of the STEWART TITLE GUARANTY COMPANY Title Commitment No. 01043-55606, dated August 15, 2017 at 7:30 AM:

Exception No.	Recording Information	Description of Easement	Applicable	Plotted	Note
9	Title 43 U.S.C. § 1095	Statutory Section Line Road Easements in favor of the State of Oklahoma	No	No	
10	Book 1 of Plats, Page 17	Plat of South Oklahoma Addition	Yes	Yes	A
11	Book 2861, Page 268	Rights and interests reserved to Oklahoma Gas and Electric Company in Warranty Deed	Yes	No	B
12	Book 4047, Page 1904	Deed of Dedication in favor of the City of Oklahoma City	No	Yes	C
13	Book 5284, Page 988	Terms, conditions and provisions contained in the urban renewal plan for Project No. Okla. R-30, also known as the Central Business District No. 1-A Urban Renewal Plan, and Resolution of the City of Oklahoma City approving said Plan, evidenced of record by Certificate by the Oklahoma City Urban Renewal Authority	Yes	No	
14	Book 5697, Page 773	Easement Grant in favor of US Sprint Communications Company	No	No	
15	Book 8155, Page 865	Decree Foreclosing the Right of Reopen Portions of Southwest 2nd Street and South Broadway and All of the Platted Alleys in Block 1, 2, 9 and 10 South Oklahoma Addition, within the City of Oklahoma City, Oklahoma County, Oklahoma, entered in District Court of Oklahoma County Case No. CJ-2001-1068-67	Yes	Yes	A
16	Book 11895, Page 295	Ordinance No. 24,332 of the City of Oklahoma City	Yes	No	
17	Book 12179, Page 1020	Quitclaim Deed in favor of Union Pacific Railroad Company	No	No	
18	Book 10993, Page 1796	Notice of Supplemental Final Order and Judgment	No	No	
19	Book 11895, Page 220	Ordinance No. 24,213 of the City of Oklahoma City	Yes	No	
20	Book 13037, Page 1193	Journal Entry of Judgment entered in District Court of Oklahoma County Case No. CJ-2015-368	No	No	
21	Book 13340, Page 227	Journal Entry of Judgment entered in District Court of Oklahoma County Case No. CJ-2016-6212	No	No	

Note		Surveyor's Comment
A	Affects as shown on survey	OG&E reserved the fee title to all streets and alleys abutting and adjoining Lots 17-26 Block 10 on to the dedicated easements therein and thereon for street and alley purposes. OG&E reserved the right, privilege and authority to retain the exclusive use, possession and control of Lots 17-26 Block 10 for a term of 6 months without any charge or payment therefore. OG&E reserved the title, ownership and right to remove portions of buildings, fences, fixtures and other improvements located on Lots 17-26 Block 10. OG&E reserved an irrevocable license and right to construct and/or reconstruct, operate, maintain and exclusively use 2 driveways 50' wide extending over and across Lots 17-26 Block 10 at locations mutually agreed upon.
B		
C		Abuts Block 10 on the East

Copyright © 2018 Johnson & Associates, Inc.

JOHNSON & ASSOCIATES, INC.
1100 N. LINCOLN BLVD., SUITE 100
OKLAHOMA CITY, OK 73104
(405) 225-8095 FAX (405) 235-8070
Certificate of Authorization No. 1484 Exp. Date 08-30-2019

REVISIONS

NO.	DATE	DESCRIPTION
1	November 8, 2018	Revised to add dimensions from North property line to Boulevard

NO.

1

OKC BOULEVARD EXCESS RIGHT-OF-WAY
PARCELS 17 & 18

OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

ALTA/NSPS LAND TITLE SURVEY

Proj. No.: 2895.020
Date: 10-18-18
Scale: 1"=30'
Surveyed By: DT
Drawn By: WJM
Approved By: BHM

Sheet Number
1 of 1