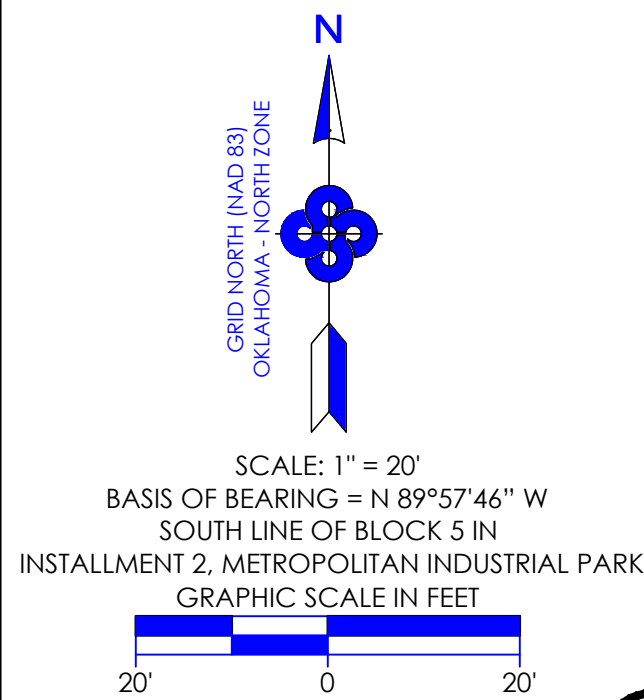


DRAWING: CA 17610300, CHARTER INVESTORS, SURVEY, 08/29/2017, 17:00:00, AULADWG
LAST PLOTTED BY: DENVER WINCHESTER, 8/29/2017 2:41:14 AM, PLOTTED BY: "AULAD" ON HARD COPY (DWG)



SCHEDULE A LEGAL DESCRIPTION

Lot ONE (1), of Block FIVE (5), in INSTALLMENT 2, METROPOLITAN INDUSTRIAL PARK, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

UTILITY DISCLAIMER

Pursuant to Table A items 11, The underground utilities shown have been located from record documents or field locations by the operator. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

Utility elevations and sizes may have been measured under adverse field conditions. Upon exposing the utility, elevations and line sizes should be verified by the contractor prior to construction. Contractor should verify critical elevations using the benchmark provided by the surveyor or engineer. Any discrepancies should be immediately brought to the engineer's and surveyor's attention.

FLOOD ZONE DESIGNATION

Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

FIRM PANEL: 40109C0280H
EFFECTIVE DATE: 12/18/2009

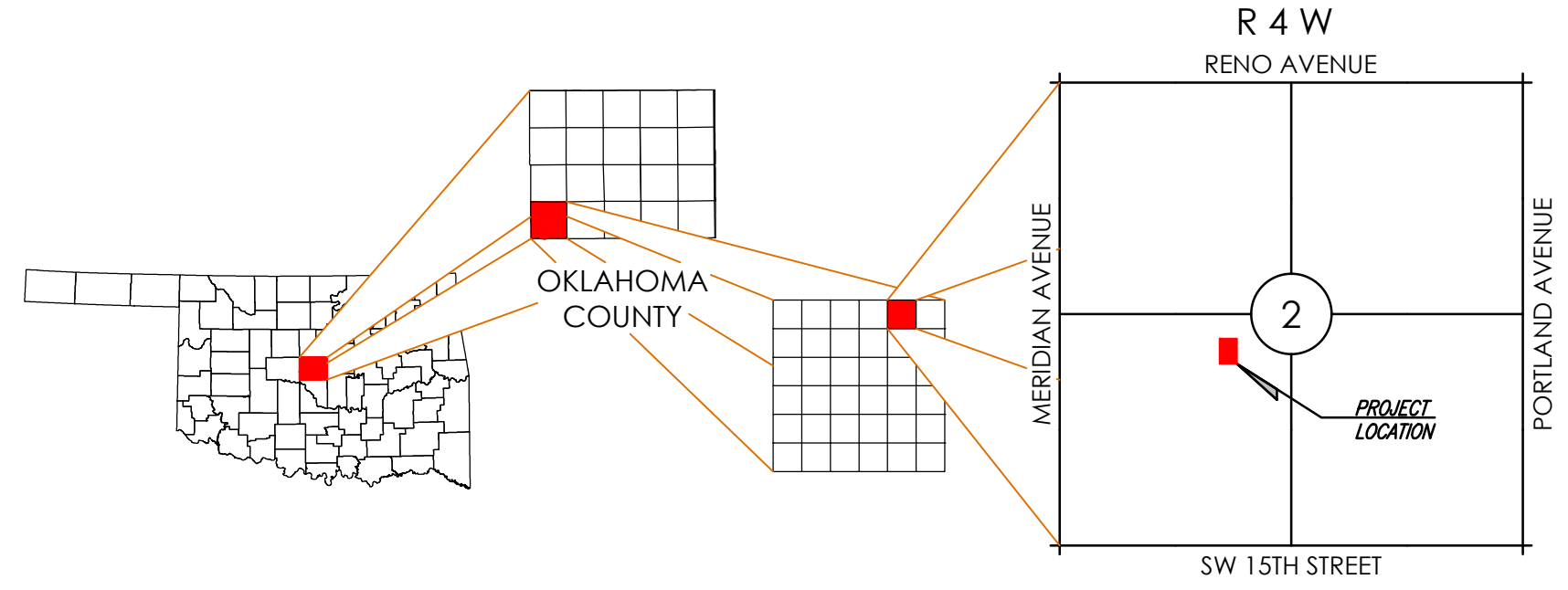
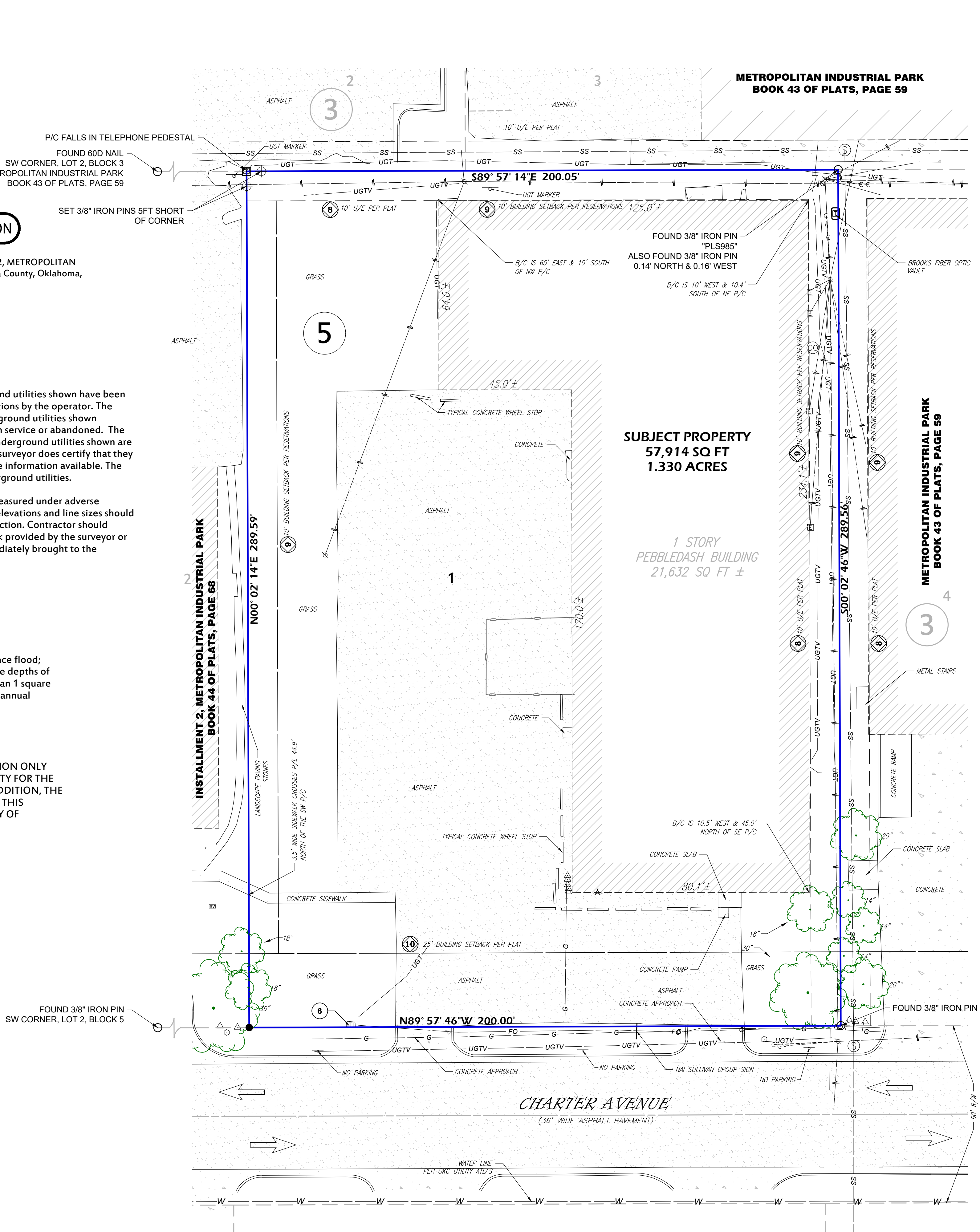
THE ABOVE STATEMENT IS FOR INFORMATION ONLY
AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE
CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE
ABOVE STATEMENT DOES NOT REPRESENT THIS
SURVEYOR'S OPINION OF THE PROBABILITY OF
FLOODING.

LEGEND

CHAIN LINK FENCE	---
OVERHEAD ELECTRIC	---
UNDERGROUND TELEPHONE	SS
SANITARY SEWER	SS
GAS LINE	G
FIBER OPTIC	FO
EDGE ASPH/CONC	---
CURB AND GUTTER	---
BUILDING LIMIT LINE	---
EASEMENT	---
PROPERTY LINE	---
EXISTING LOT LINE	---

● SET MONUMENT	BUILDING	---
□ CALCULATED POINT	P/C	PROPERTY CORNER
○ FOUND MONUMENT (AS NOTED)	P/L	PROPERTY LINE
⊕ SET POINT ON LINE	U/E	UTILITY EASEMENT
⊙ SANITARY SEWER MANHOLE	BL	BUILDING LIMIT
⊗ POWER POLE	HCP	HANDICAPPED PARKING
⊠ TELEPHONE PEDESTAL	BLDG	BUILDING
⊡ GAS METER	B/C	BUILDING CORNER
⊢ WATER METER	R/W	RIGHT OF WAY
⊣ ELECTRIC PEDESTAL		
⊤ UTILITY MARKER/SIGN		
⊥ BOLLARD/GUARD POST		
⊦ TREE		
⊧ CLEANOUT		
⊨ FIRE DEPT CONNECTION		

NOTE: SET MONUMENTS EITHER 3/8" IRON PINS W/ CAPS STAMPED "CA973" OR MAG NAILS WITH ALUMINUM SHINERS STAMPED "CA973" UNLESS OTHERWISE NOTED



GENERAL NOTES

- Pursuant to Table A Item 2, An address of 4219 CHARTER AVE was observed.
- Pursuant to Table A item 9, no clearly marked parking spaces were observed upon subject property.
- Pursuant to Table A Item 16, No evidence of ongoing or recent earth moving work, building construction, or building additions was observed.
- Pursuant to Table A Item 18, the surveyor did not observe any delineation markers upon subject property.
- Subject tract has direct access to Charter Avenue a paved public right of way.
- AT&T vault falls outside of R/W, no easement provided.
- ALL distances and dimensions shown hereon are GRID distances.
- The Term "Certify" or "Certification" and "Correct" as noted hereon and as it pertains to Land Surveying Services as shown on this document shall mean, "A Statement Signed by the Professional Land Surveyor based on the facts and knowledge known to the Professional Land Surveyor at the time of the Survey and is not a Guarantee or Warranty, either implied or expressed.
- THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

SCHEDULE B-II EXCEPTIONS

- Utility easement across the REAR 10 FEET and EAST 10 FEET of said property as shown on plat. **Affects as shown.**
- Restrictive Covenants recorded in Book 4080, Page 1938, but deleting any restrictions based on race, color, religion, national origin, sex, familial status or handicap and which do not provide for forfeiture or reversion of title. **Affects as shown, refer to instrument.**
- Building limit restriction lines shown on subdivision plat and restrictions recorded in Book 4080, Page 1938. (25' FBL, 10' SLL) **Affects as shown.**
- Easement in favor of The City of Oklahoma City recorded in Book 2976, Page 711. **Does not affect.**
- Easement Agreement in favor of Oklahoma Gas and Electric Company recorded in Book 4181, Page 1491. **Does not affect.**

ALTA/NSPS Land Title Survey

To:
CHARTER INVESTORS, LLC
OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
AMERICAN GUARANTY TITLE INSURANCE COMPANY
File Number: 17203247
Effective Date: August 9, 2017 at 7:30 A.M.

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, 3, 4, 7a, 8, 9, 11, 16, and 18 of Table A thereof. The field work was completed on August 28, 2017.



DENVER WINCHESTER, L.P.L.S. 1952

ALTA/NSPS LAND TITLE SURVEY Lot ONE (1), of Block FIVE (5), in INSTALLMENT 2, METROPOLITAN INDUSTRIAL PARK



300 Pointe Parkway Boulevard
Yukon, OK 73099
405.787.6270 FAX: 405.787.6276
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Engineers & Surveyors
CA 973 (PE/LS) EXPIRES 2018

REVISION DATE	PLOT DATE:	CREW CHIEF	FIELD QA/QC	DRAWN:	QA/QC:	SHEET NO:	PROJECT NO:
	8/29/17	DW	SQ	SQ	DW	1	17610300