

**SURVEYOR'S CERTIFICATE**

To  
**ONCUE MARKETING, LLC**, an Oklahoma limited liability company  
 WILLIAM J. LYONS and SANDRA E. LYONS  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 AMERICAN EAGLE TITLE GROUP, L.L.C.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a)(b)(c), 8, 9, 11(a), 13, 16, 17 and 18 of Table A thereof.

The field work was completed on September 23, 2014

*Randall A. Mansfield*  
 Randall A. Mansfield, Professional Land Surveyor No. 1613



Date of Plat or Map: October 1, 2014

Date of Signature: October 3, 2014

**GENERAL SURVEY NOTES:**

- This plat or map and the survey on which it is based were made in accordance with the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
- The property described herein is the same as the property described in Old Republic National Title Insurance Company Commitment No. 1408-0044-68 with an effective date of September 15, 2014 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation X (Unshaded) (Non-Special Flood Hazard Area) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40111C01650, with a date of identification of January 6, 2011, for Community No. 400145, in Okmulgee County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to N. Wood Drive (U.S. Highway 75), Meriweather Street, Chickasaw Street and Wallace Street, all being dedicated public streets or highways.
- The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines, according to the best of my knowledge.  
 There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- The Oklahoma State Plane Coordinate System (North Zone) using the bearing of South 01°47'33" East as the west line of Government Lot 4, Section 5, Township 13 North, Range 13 East also being the west line of Block 6, WASHINGTON ADDITION was used as the basis of bearing for this survey. The recorded plat does not show bearings or angular relationships of the lines thereon. The bearings hereon reflect the angular relationship of the lines based on field measured angles and their relationship to the grid bearing described above.

**LEGAL DESCRIPTION:**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Block 6 in WASHINGTON ADDITION to the City of Okmulgee, Okmulgee County, Oklahoma, LESS AND EXCEPT the West 70 feet of Lots 9, 10, 11 and 12.

Said described tract of land contains an area of 102,060 square feet or 2.3430 acres, more or less.

**TITLE COMMITMENT EXCEPTION NOTES:**

- CONTRACT AND AGREEMENT by and between Jerry Fields and Will Hodge, for a right of way across Lot 2 of subject property for a connection with a gas line, recorded in Book 561, Page 101 affects subject property. (Non-plottable)
- Property is subject to JOURNAL ENTRY OF JUDGEMENT CASE NO. 28,286 in the District Court of Okmulgee County for the formation of the Okmulgee Creek Conservancy District, recorded in Book 841, Page 580 inasmuch as subject property lies within the lands described therein. (Non-plottable)



N.W. CORNER, SECTION 5  
 T. 13 N., R. 13 E., LM  
 FND. MAG. NAIL W/CA 3391 TAG  
 AS PER OCCAS. RES.  
 #1 & #2  
 DATED 9-7-99



BENCHMARK - BM 1	
ELEVATION	676.95
MONUMENT	CUT "X"
LOCATION	ON TOP OF HEADWALL EAST SIDE HWY 75 CENTER DRIVE OF PROPERTY

BENCHMARK - BM 2	
ELEVATION	677.03
MONUMENT	CUT "X"
LOCATION	ON TOP OF CURB ON WEST SIDE HWY 75, 360' SOUTH OF OF SW PROPERTY CORNER

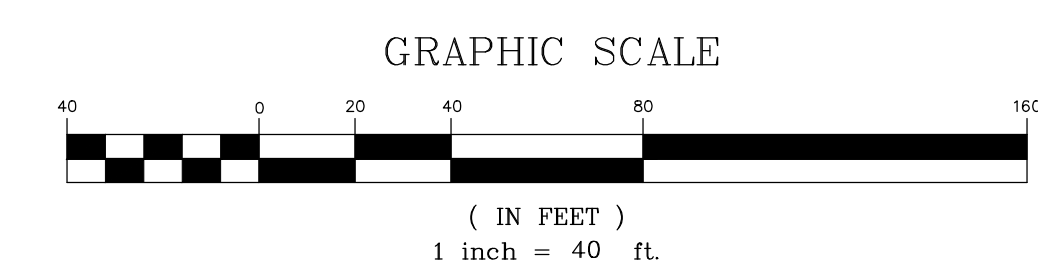
BENCHMARK - BM 3	
ELEVATION	677.66
MONUMENT	CUT "X"
LOCATION	ON TOP OF CURB ON WEST SIDE HWY 75, 360' SOUTH OF SW PROPERTY CORNER

**LEGEND**

ALPHA □ ALPHA	MB ○ MAILBOX
ASD AUTO SPRINKLER	PPS ○ POWER POLE
AC □ AIR CONDITIONER	LFP □ LIGHT POLE
EPD □ ELEC. PED.	UP ○ UTILITY POLE
EMV ELEC. METER	GP ○ GUARD POST
ET □ ELEC. TRANS.	GM ○ GAS METER
TPD □ TELE. PED.	WM ○ WATER METER
TPVD □ CABLE PED.	WMP ○ WATER METER PIT
AD ○ AREA DRAIN	INT ○ VENT PIPE
CO ○ CLEAN OUT	FH ○ FIRE HYDRANT
FPO ○ FIRE DETECTOR	FV ○ FIRE VALVE
DS ○ DOWN SPOUT	WV ○ WATER VALVE
EMK ELEC. MARKER	DVH ○ GAS VALVE
F/O Δ FIBER OPTIC MARKER	FLB □ FIBER
GMA Δ GAS MARKER	TGB □ TRAFFIC CONTROL BOX
MKA Δ UTILITY MARKER	TSL □ TRAFFIC SIGNAL LIGHT
PKM Δ PIPELINE MARKER	SCV ○ SPRINKLER VALVE
TKM Δ CABLE MARKER	YL ○ YARD LIGHT
TUG Δ TELE. MARKER	YH ○ YARD HYDRANT
MW Δ MONITORING WELL	STB ○ STORM GRATE
○ GREASE TRAP	○ GATE
○ SANITARY SEWER	○ HANDICAPPED SIGN
○ STORM WATER	○ SIGN
○ LAMP HOLE	○ BENCHMARK ELEVATION
○ TELEPHONE	○ TREE
○ CABLE TV	○ HANDICAPPED SPACE
○ ELECTRIC	

**UTILITY STATEMENT:**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

○ = SET 1/2" IRON PIN WITH CA6391 CAP OR MAG NAIL WITH CA6391 TAG UNLESS OTHERWISE NOTED



Field Book.....2014			
Party Chief.....BRIAN			
Drawn By.....R.M.			
Checked By.....R.M.			
Project Number 11,102			
Scale 1"=40'			
REVISIONS			
NO.	DATE	DESCRIPTION	BY

**ALTA/ACSM LAND TITLE SURVEY**  
**ONCUE MARKETING**  
 N. WOODS DRIVE AND MERIWEATHER STREET  
 OKMULGEE, OKMULGEE COUNTY  
 STATE OF OKLAHOMA

**DODSON - THOMPSON - MANSFIELD, PLLC**  
 20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com  
 Oklahoma City, OK 73105 Fax: 405-601-7421  
 Surveying - Engineering - Planning  
 CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2016