

# ALTA/NSPS LAND TITLE SURVEY

## HUTTON EXCHANGE L.L.C.

### CITY OF STILLWATER

### PAYNE COUNTY

### STATE OF OKLAHOMA

#### LEGEND

- SET 1/2" IRON PIN W/CAP "CAS877", UNLESS NOTED
- FOUND 1/2" REBAR W/CAP "CAS877", UNLESS NOTED
- ▨ EXISTING ASPHALT PAVING
- ▨ EXISTING CONCRETE PAVING
- ▨ EXISTING GRAVEL PAVING
- UGC- EXISTING UNDERGROUND CABLE
- UGT- EXISTING UNDERGROUND TELEPHONE
- OHE- EXISTING OVERHEAD ELECTRIC
- UGE- EXISTING UNDERGROUND ELECTRIC
- W- EXISTING WATER LINE
- NG- EXISTING NATURAL GAS LINE
- SS- EXISTING SANITARY SEWER LINE
- SP- EXISTING SPOUT
- ▨ EXISTING RETAINING WALL
- ▨ EXISTING TELECOM RISER
- ⊙ EXISTING TELEPHONE MANHOLE
- ⊙ EXISTING CABLE MANHOLE
- ⊙ EXISTING FIBER MANHOLE
- ⊙ EXISTING WATER METER
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING WATER SPOUT
- ⊙ EXISTING IRRIGATION CONTROL VALVE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING GAS METER
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING GUY ANCHOR
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING ELECTRIC DEVICE AS NOTED
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING SANITARY CLEANOUT
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING HANDICAPPED SYMBOL
- ⊙ EXISTING TRAFFIC CONTROL BOX
- ⊙ EXISTING POLE SIGN
- ⊙ EXISTING FLAGPOLE
- ⊙ EXISTING TREE
- ⊙ EXISTING AC UNIT
- (R) RECORD CALL
- (M) MEASURED CALL
- (C) CALCULATED CALL
- ⊙ BROKEN DISTANCE (NOT TRUE TO SCALE)
- ⊙ FENCE LINE
- ⊙ DOWN SPOUT

#### COMBINED TRACT A & B LEGAL DESCRIPTION

A tract of land in the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section 19, Township 19 North, Range 2 East, of the Indian Meridian, City of Stillwater, Payne County, Oklahoma, more particularly described as follows:  
Commencing at the Northeast Corner of said Northwest Quarter; Thence, a distance of 50.00 feet, along the East line of said Northwest Quarter, S01°27'51"E, to a point on the South 50 foot Right of Way line, said point also being a Point of Beginning; Thence, continuing S01°27'51"E, along said East line, a distance of 164.01 feet; Thence, S89°19'01"W, a distance of 107.12 feet; Thence, S00°40'59"E, a distance of 82.90 feet; Thence, S89°19'01"W, a distance of 325.50 feet; Thence, N00°34'36"W, a distance of 246.90 feet, to a point on said Right of Way line; Thence, N89°19'01"E, along said Right of Way line, a distance of 429.93 feet, to the Point of Beginning.

Said Tract Contains 2.24 acres, more or less, and is subject to all easements and said Rights-of-Way.

#### SCHEDULE A

##### TRACT "A"

A tract of land in the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section 19, Township 19 North, Range 2 East, of the Indian Meridian, City of Stillwater, Payne County, Oklahoma, more particularly described as follows:  
Commencing at the Northeast Corner of said Northwest Quarter; Thence, a distance of 50.00 feet, along the East line of said Northwest Quarter, S01°27'51"E, to a point on the South 50 foot Right of Way line, Thence, a distance of 252.43 feet, along the Right of Way line, S89°19'01"W, to a Point of Beginning; Thence, S00°40'59"E, a distance of 246.90 feet; Thence, S89°19'01"W, a distance of 177.96 feet; Thence, N00°34'36"W, a distance of 246.90 feet, to a point on said Right of Way line; Thence, N89°19'01"E, along said Right of Way line, a distance of 177.50 feet, to the Point of Beginning.

##### TRACT "B"

A tract of land in the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section 19, Township 19 North, Range 2 East, of the Indian Meridian, City of Stillwater, Payne County, Oklahoma, more particularly described as follows:  
Commencing at the Northeast Corner of said Northwest Quarter; Thence, a distance of 50.00 feet, along the East line of said Northwest Quarter, S01°27'51"E, to a point on the South 50 foot Right of Way line, said point also being a Point of Beginning; Thence, continuing S01°27'51"E, along said East line, a distance of 164.01 feet; Thence, S89°19'01"W, a distance of 107.12 feet; Thence, S00°40'59"E, a distance of 82.90 feet; Thence, S89°19'01"W, a distance of 147.54 feet; Thence, N00°40'59"W, a distance of 252.43 feet, to the Point of Beginning.

#### SURVEYORS CERTIFICATION

TO: Hutton Exchange Stillwater OK, LLC, an Oklahoma limited liability company (L.L.C.), Chicago Title Insurance Company.  
This is to certify that this map or plot 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, 6, 7, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, 20 of Table A thereof. The field work was completed on January 22, 2019.

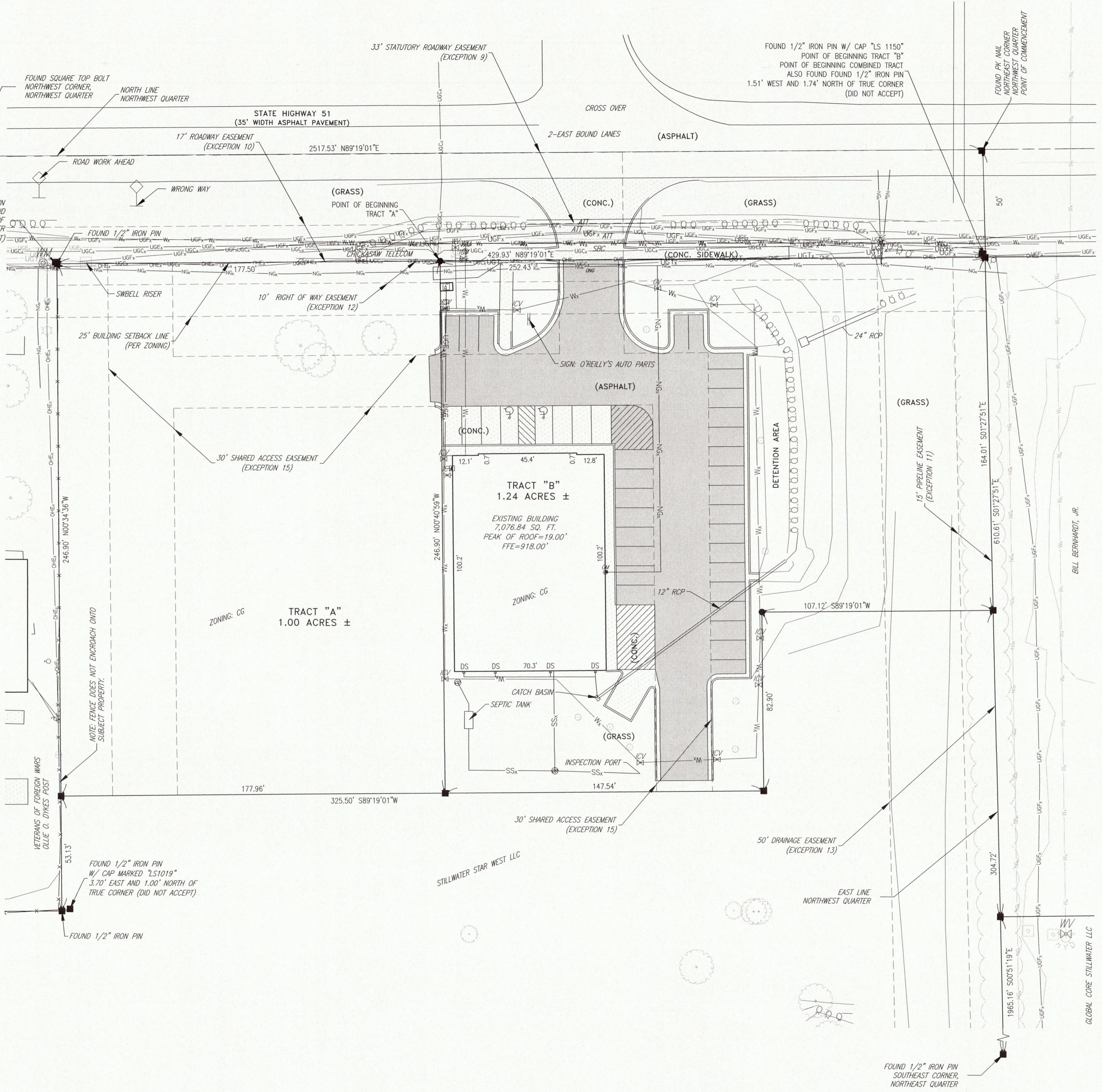
In reference to Title Commitment No. 710701900029, dated January 16, 2019 at 7:00 a.m., provided by Chicago Title Oklahoma Company.

SURVEYOR: Carey E. Harris  
 Dated: 27 Feb 19 By: SEH  
 CAREY E. HARRIS P.L.S. No. 1719  
 Date of survey: January 22, 2019



#### SCHEDULE B-II EXCEPTIONS

9. Statutory Roadway Easement in favor of the State of Oklahoma across the North and East 33 feet of subject property. Does Not Affect Subject Tract.
10. Easement in favor of the State of Oklahoma recorded in Book 66, Page 74; Partial Release recorded Book 131RR, Page 547. Does Not Affect.
11. Right of Way Agreement in favor of Oklahoma Natural Gas Company, recorded in Book 172, Page 443. Affects As Shown Hereon.
12. Right of Way Agreement recorded in Book 428, Page 62. Affects As Shown Hereon.
13. Drainage Easement in favor of the City of Stillwater, recorded in Book 556, Page 999. Affects As Shown Hereon.
14. Restrictive Covenant Agreement by Stillwater Star West, L.L.C., recorded in Book 1683, Page 52. Affects, document is blanket in nature.
15. Declaration of Easement and Restrictions recorded October 11, 2017 in Book 2419, Page 649. Affects, As Shown Hereon.



#### SITE RESTRICTIONS

Zone: CG  
 Minimum Setbacks:  
 Front: 25'  
 Side: 0'  
 Rear: 0'  
 Maximum Height: N/A

\*Note: Minimum front yard setback is 25' from all property boundary abutting a right-of-way or road/access easement.  
 \*Note: Minimum side and rear yard setback is 20' in residential areas.

#### PARKING NOTE

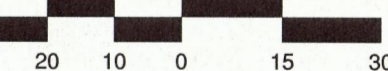
Regular Spaces: 36  
 Handicapped Spaces: 2  
 Total Spaces: 38

#### NOTES

1. Monuments found and set around the boundary of Subject Property are shown and described graphically hereon.
2. The physical address of Subject Property is 5499 W. 6th Avenue Stillwater, Oklahoma.
3. Subject Property is wholly designated as Zone "X" (areas determined to be outside of the 0.2% annual chance Floodplain), per FEMA Flood Insurance Rate Map Panel No. 40119C0207F, effective date June 16, 2007.
4. The Gross Land Area of Combined Subjects Tracts "A" and "B" is 97,694 square feet, or 2.24 acres, more or less.
6. Zoning report provided by Client, current classification is CG according to the City of Stillwater Planning Department. See Site Restrictions.
7. Exterior dimensions at ground level, footprint square footage, & measured heights of all buildings calculated above finished floor elevations.
8. All substantial features observed in the process of conducting the fieldwork (in addition to the improvements and feature required pursuant to 2016 ALTA Standards Section 5), are shown hereon.
9. See "Parking Notes".
10. No division or party walls were observed at the time of this survey.
11. The locations of existing utilities as shown on this plat are based on observed evidence in conjunction with City of Stillwater Atlas Maps. The exact location of underground utilities cannot accurately, completely, and reliably depicted without excavation.
13. Adjacent owners are shown according to current tax records.
14. The nearest intersection converges 0.5 Miles West of the Subject Property at S. Range Road and State Highway 51.
16. At the time of Survey, all recent construction was completed.
17. The surveyor was not informed of any proposed changes in street right of way lines.
18. The surveyor did not observe any delineation markers upon subject property.
19. No plottable offsite easements were readily available at the time of survey.
20. A Professional Liability Insurance policy has been obtained by the Surveyor and the Certificate of Insurance is available upon request.

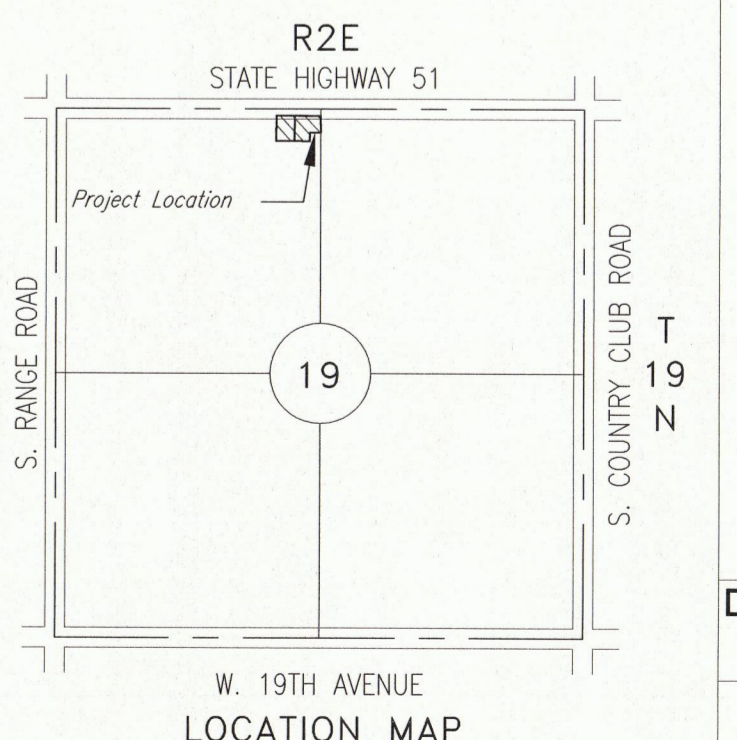
#### LAND AREA

Tract "A"  
 Acres: 1.00 ±  
 Tract "B"  
 Acres: 1.24 ±  
 Combined Tract  
 Acres: 2.24 ±



#### GRAPHIC SCALE

1"=30'



BASIS OF BEARINGS  
 The North line of the Northwest Quarter on an assumed Bearing of N89°19'01"E.

#### REVISIONS

REV	DATE	DESCRIPTION

**Keystone Engineering and Land Surveying, Inc.**  
 PHONE: (405) 743-3355  
 FAX: (405) 743-3933  
 CA #5877 EXP: 6/30/2019  
 EMAIL: charris@keystone-els.com

923 SOUTH LOWRY STREET  
 POST OFFICE BOX 436  
 STILLWATER, OK 74076

HUTTON EXCHANGE LLC  
 ALTA/NSPS  
 LAND TITLE SURVEY

DRAWN BY: DRT  
 DATE: 2/19  
 SCALE: 1:30  
 SHEET: VA-100