



### 1 TITLE DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CREEK, STATE OF OKLAHOMA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH FIVE (5) ACRES OF THE WEST TWENTY-THREE (23) ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 11 EAST, IN CREEK COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, LESS THE SOUTH SEVENTY-FIVE (75) FEET SOLD TO THE TURNPIKE AUTHORITY.

AND

THAT PORTION OF EAST HILL AVENUE, LYING EAST OF NORTH MAIN STREET AND WEST OF HIGHWAY 97 (THE EAST 759+/-) FRISCO PLACE ADDITION, TO THE CITY OF SAPULPA, CREEK COUNTY, STATE OF OKLAHOMA, AS VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAPULPA, ORDINANCE NO. 2755, RECORDED JULY 22, 2016 IN BOOK 1041, PAGE 596 AND ORDER VACATING STREET, DISTRICT COURT OF CREEK COUNTY, CASE NO. CV-2016-87, RECORDED OCTOBER 13, 2016 IN BOOK 1055, PAGE 96.

ALSO KNOWN AS:

A TRACT OF LAND SITUATED WITHIN A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN NORTH (18N), RANGE ELEVEN EAST (R11E) OF THE INDIAN MERIDIAN (I.M.) IN CREEK COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NE1/4 OF THE NW1/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 11 EAST;

THENCE N 01°14'46" W AT A DISTANCE OF 25.00 FEET TO A SET 5/8 INCH REBAR WITH CAP (OK COA 973), SAID POINT BEING THE POINT OF BEGINNING;

THENCE N 01°14'46" W AT A DISTANCE OF 237.10 FEET TO A SET 5/8 INCH REBAR WITH CAP (OK COA 973);

THENCE N 88°46'48" E AT A DISTANCE OF 700.61 FEET TO A CALCULATED POINT ON THE WEST RIGHT-OF-WAY OF NORTH 9TH STREET DESCRIBED IN BK 326, PG 531, CREEK COUNTY RECORDS, OKLAHOMA, WHICH BEARS S 88°46'48" W 8.27 FEET FROM A SET 5/8 INCH REBAR WITH CAP (OK COA 973) FOR AN OFFSET;

THENCE ALONG SAID RIGHT-OF-WAY S 01°16'45" E A DISTANCE OF 187.10 FEET TO A CALCULATED POINT;

THENCE N 88°46'48" E A DISTANCE OF 58.18 FEET TO A CALCULATED POINT;

THENCE S 01°14'46" E A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;

THENCE S 88°46'48" E AT A DISTANCE OF 758.89 FEET TO A POINT PASSING THROUGH A 5/8" REBAR WITH CAP (OK COA 973) AT A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING CONTAINING 3.88 ACRES MORE OR LESS, SAID ACREAGE IS SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1137662-HOU1 WITH AN EFFECTIVE DATE OF JULY 20, 2022 AT 7:00 A.M.

### 2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1137662-HOU1, DATED JULY 20, 2022.

### 12 PARKING INFORMATION

NO PARKING SPACES ON SITE

### 6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

### 4 SURVEYOR CERTIFICATION

TO:  
FIRST AMERICAN TITLE INSURANCE COMPANY; HUFFMAN VENTURES, LLC; MERIT ENTERPRISES INC., AN OKLAHOMA CORPORATION; AND COMMERCIAL DUE DILIGENCE SERVICES;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 14, 16, 19 AND 20(A) (GRAPHICALLY DEPICT IN RELATION TO THE SUBJECT TRACT OR PROPERTY ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY AND DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AS PART OF THE SCHEDULE "A"), OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 13, 2023.

DATE OF PLAT OR MAP: 9/1/2023

JEREMY ADAM LAWSON  
LPLS #1916, COA# 973  
JEREMY.LAWSON@CRAFTONTULL.COM



### 1 AS-SURVEYED DESCRIPTION

A TRACT OF LAND SITUATED WITHIN A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN NORTH (18N), RANGE ELEVEN EAST (R11E) OF THE INDIAN MERIDIAN (I.M.) IN CREEK COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NE1/4 OF THE NW1/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 11 EAST;

THENCE N 01°14'46" W AT A DISTANCE OF 25.00 FEET TO A SET 5/8 INCH REBAR WITH CAP (OK COA 973), SAID POINT BEING THE POINT OF BEGINNING;

THENCE N 01°14'46" W AT A DISTANCE OF 237.10 FEET TO A SET 5/8 INCH REBAR WITH CAP (OK COA 973);

THENCE N 88°46'48" E AT A DISTANCE OF 700.61 FEET TO A CALCULATED POINT ON THE WEST RIGHT-OF-WAY OF NORTH 9TH STREET DESCRIBED IN BK 326, PG 531, CREEK COUNTY RECORDS, OKLAHOMA, WHICH BEARS S 88°46'48" W 8.27 FEET FROM A SET 5/8 INCH REBAR WITH CAP (OK COA 973) FOR AN OFFSET;

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THENCE N 88°46'48" E A DISTANCE OF 58.18 FEET TO A CALCULATED POINT;

THENCE S 01°14'46" E A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;

THENCE S 88°46'48" E AT A DISTANCE OF 758.89 FEET TO A POINT PASSING THROUGH A 5/8" REBAR WITH CAP (OK COA 973) AT A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING CONTAINING 3.88 ACRES MORE OR LESS, SAID ACREAGE IS SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

### 5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 40037C0190D, WHICH BEARS AN EFFECTIVE DATE OF MAY 18, 2009.

THIS PROPERTY IS NOT IN SPECIAL FLOOD HAZARD ZONE.

### 14 BUILDING AREA

BLDG 1: ±1322 SQ FT FOOTPRINT  
BLDG 2: ±3467 SQ FT FOOTPRINT

### 15 BUILDING HEIGHT

BLDG 1: HEIGHT ±17.3'  
BLDG 2: HEIGHT ±23.1'

### 8 ZONING INFORMATION

NOTE:  
AWAITING ZONING REPORT

### 11 SURVEYOR'S NOTES

1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

2. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

3. PROPERTY HAS PHYSICAL ACCESS TO N 9TH ST A PUBLIC STREET.

4. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

5. THIS SURVEYOR PLACED THE RIGHT-OF-WAY HERE BASED ON PLANS FROM THE OKLAHOMA DEPARTMENT OF TRANSPORTATION. THE SURVEYOR SUGGESTS THAT A TITLE COMPANY ALSO SEARCH FOR ANY FEE PURCHASES BY THE STATE OF OKLAHOMA FOR THE PROPERTY WHICH FALLS WITHIN SAID RIGHT-OF-WAY.

### 3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE 'B':

- EASEMENT FOR RIGHT OF WAY TO CREEK COUNTY, OKLAHOMA FOR ROADWAY PURPOSES, DATED MARCH 12, 1937, FILED FOR RECORD ON MARCH 12, 1937 IN THE OFFICE OF THE COUNTY CLERK OF CREEK COUNTY, OKLAHOMA, RECORDED IN BOOK 440, PAGE 478. AS APPROXIMATELY SHOWN ON ALTA/NSPS LAND TITLE SURVEY, PREPARED BY JEREMY ADAM LAWSON, LPLS NO. 1916, ON BEHALF OF CDS COMMERCIAL DUE DILIGENCE SERVICES ON NOVEMBER 3, 2022. LAST REVISED \_\_\_\_\_, DESIGNATED CDS PROJECT NO. 22-10-0294 (THE "SURVEY"). DOES AFFECT, AS SHOWN.
- GRANT OF EASEMENT TO CITY OF SAPULPA, OKLAHOMA FOR SEWER LINE PURPOSES DATED APRIL 29, 1969, FILED JUNE 10, 1969 IN THE OFFICE OF THE COUNTY CLERK OF CREEK COUNTY, OKLAHOMA, RECORDED IN BOOK 1049, PAGE 437. AS APPROXIMATELY SHOWN ON THE SURVEY. DOES AFFECT AS SHOWN
- EASEMENT TO OKLAHOMA GAS AND ELECTRIC COMPANY, DATED JUNE 19, 1951, FILED MAY 1, 1981 IN THE OFFICE OF THE COUNTY CLERK OF CREEK COUNTY, OKLAHOMA, RECORDED IN BOOK 100, PAGE 413. AS APPROXIMATELY SHOWN ON THE SURVEY. DOES AFFECT AS SHOWN, NO WIDTH PROVIDED IN EASEMENT DOCUMENT
- RIGHT OF WAY AGREEMENT TO OKLAHOMA NATURAL GAS COMPANY, DATED MAY 19, 1981, FILED MAY 26, 1981 IN THE COUNTY CLERKS OF CREEK COUNTY, OKLAHOMA, RECORDED IN BOOK 101, PAGE 299. AS APPROXIMATELY SHOWN ON THE SURVEY. DOES AFFECT AS SHOWN
- NOTICE OF UTILITIES ISSUED BY THE CITY OF SAPULPA AS TO ABOVE GROUND AND/OR UNDERGROUND UTILITIES RECORDED JUNE 15, 1998 IN BOOK 386, PAGE 297; MARCH 25, 1999 IN BOOK 401, PAGE 1371; FEBRUARY 14, 2000 IN BOOK 419, PAGE 231; MARCH 8, 2001 IN BOOK 440, PAGE 1552; AND APRIL 24, 2002 IN BOOK 471, PAGE 781. DOES AFFECT, BLANKET IN NATURE.
- RIGHTS-OF-WAY AND EASEMENTS RESERVED IN ALL THAT PORTION OF EAST HILL AVENUE LYING EAST OF NORTH MAIN STREET AND WEST OF HIGHWAY 97 (THE EAST 759 FEET +/-) FRISCO PLACE ADDITION, TO THE CITY OF SAPULPA, CREEK COUNTY, STATE OF OKLAHOMA, AS VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAPULPA, ORDINANCE NO. 2755, RECORDED JULY 22, 2016 IN BOOK 1041, PAGE 596 AND ORDER VACATING STREET, DISTRICT COURT OF CREEK COUNTY, CASE NO. CV-2016-87, RECORDED OCTOBER 13, 2016 IN BOOK 1055, PAGE 96, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING PARTIES: OKLAHOMA GAS AND ELECTRIC COMPANY, SOUTHWESTERN BELL TELEPHONE COMPANY, COXCOM, AND THE CITY OF SAPULPA. AS APPROXIMATELY SHOWN ON THE SURVEY. DOES AFFECT, AS SHOWN.
- RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CREEK COUNTY, OKLAHOMA, AMENDING THE ZONING REGULATIONS FOR CREEK COUNTY, RESOLUTION NO. 2017-73, RECORDED MAY 30, 2017 IN BOOK 1088, PAGE 602. AS APPROXIMATELY SHOWN ON THE SURVEY. DOES AFFECT, AS SHOWN.
- THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY CDS COMMERCIAL DUE DILIGENCE SERVICES ON NOVEMBER 3, 2022, LAST REVISED \_\_\_\_\_, DESIGNATED CDS PROJECT NO. 22-10-0294 (THE "SURVEY"):  
A. CHAIN LINK FENCE IS LOCATED OUTSIDE OF THE PROPERTY LINE.  
B. BUILDING IS 2.9' INSIDE BUILDING SETBACK LINE.  
C. UTILITIES WITHOUT THE BENEFIT OF AN EASEMENT.  
SAID SURVEY IS THIS SURVEY.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- SUBJECT PROPERTY ABUTS A NON-ACCESS OR A LIMITED-ACCESS ROAD, HIGHWAY OR FREEWAY (TURNER TURNPIKE, INCLUDING OFF AND ON RAMP(S) THEREOF), THIS COMPANY DOES NOT INSURE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID ROAD, HIGHWAY OR FREEWAY, AND ASSUMES NO LIABILITY IN CONNECTION THEREWITH.

### 16 VICINITY MAP



### 13 LAND AREA

±169039 SQ FT OR  
±3.89 ACRES

### Key to CDS ALTA Survey

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE 'B' ITEMS
- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 NORTH ARROW / SCALE
- 18 CLIENT INFORMATION BOX
- 19 SURVEY DRAWING
- 20 PROJECT ADDRESS

### 18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

This Work Coordinated By:  
FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405-253-2444  
website: www.firstamcds.com  
Toll Free: 888.322.7371

Drwn By: GR	Date: Revision:
Surveyor Ref No: FASV0398	Date: Revision:
Aprvd By: SA	Date: Revision:
Field Date: 02/13/2023	Date: Revision:
Scale: 1"=1/4"	Date: Revision:

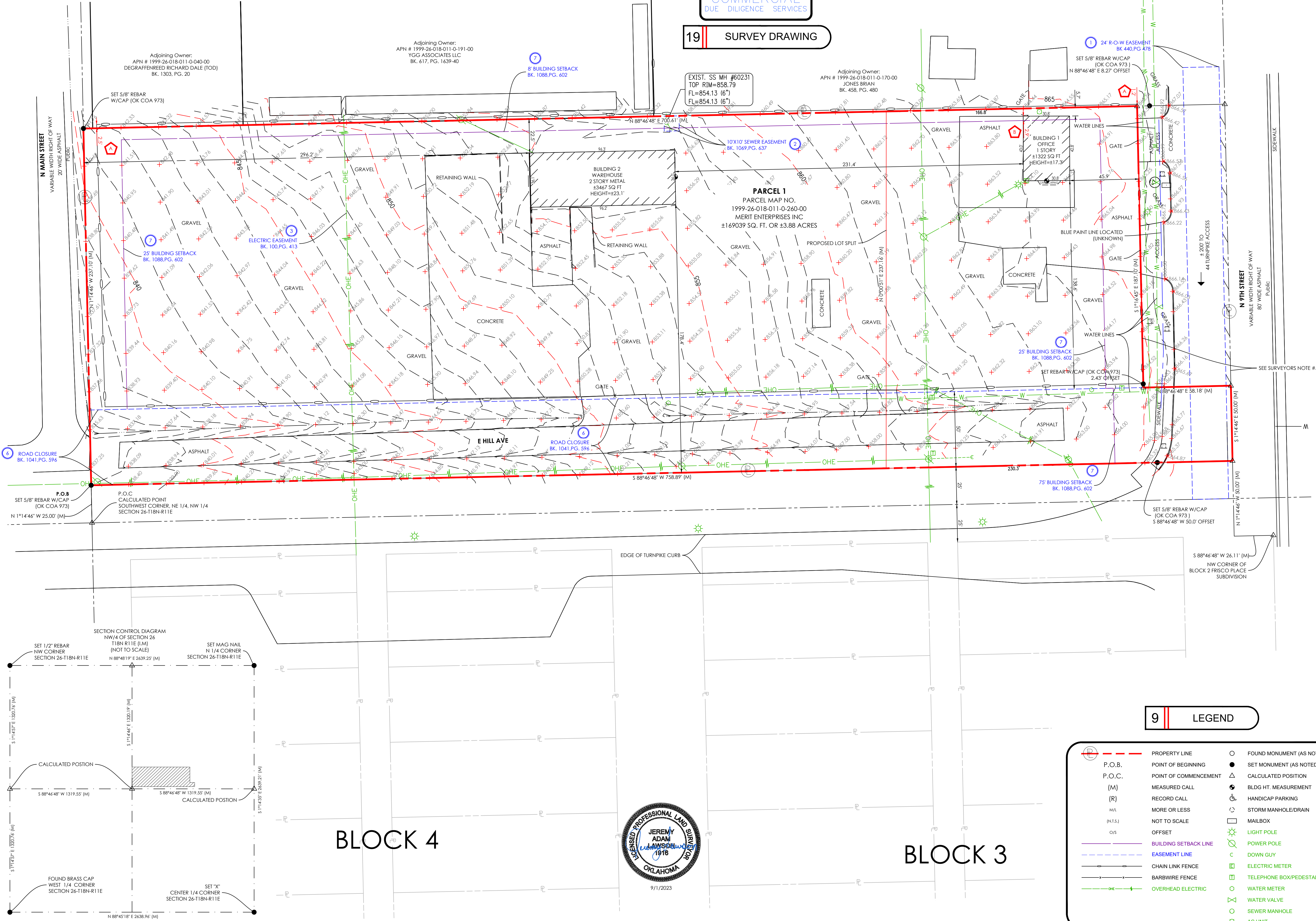
Prepared For:  
  
Client Ref. No:

20 PROJECT ADDRESS  
1304 N 9TH ST.,  
SAPULPA, OK 74066  
  
Project Name:  
NORTH 9TH ST - SAPULPA, OK  
CDS Project Number:  
22-10-0294

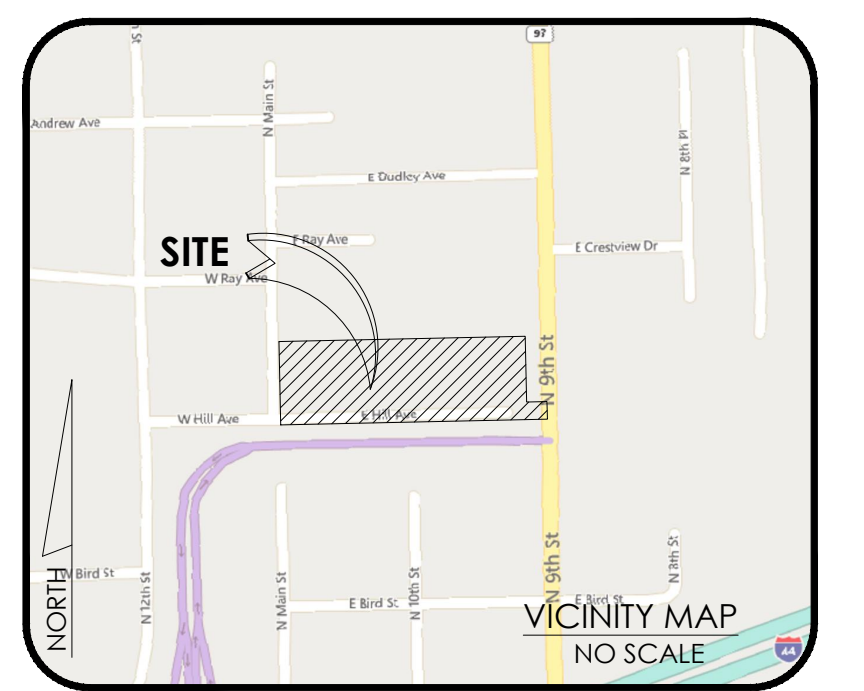




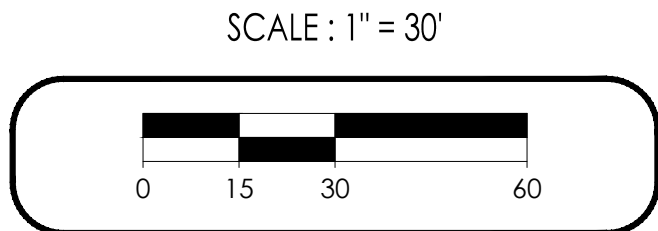
### 19 SURVEY DRAWING



### 16 VICINITY MAP



### 17 NORTH ARROW / SCALE



### 10 BASIS OF BEARINGS

BEARINGS BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM, NAD83 (2011), NORTH ZONE AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE US SURVEY FEET.

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website: www.firstamcds.com  
Toll Free: 888.322.7371

Drwn By: GR	Date:
Surveyor Ref No: FASVD0398	Revision:
Aprvd By: SA	Date:
Field Date: 02/13/2022	Revision:
Scale: 1"=30'	Date:
	Revision:

### 9 LEGEND

	PROPERTY LINE		FOUND MONUMENT (AS NOTED)
	P.O.B. POINT OF BEGINNING		SET MONUMENT (AS NOTED)
	P.O.C. POINT OF COMMENCEMENT		CALCULATED POSITION
	(M) MEASURED CALL		BLDG HT. MEASUREMENT
	(R) RECORD CALL		HANDICAP PARKING
	M/L MORE OR LESS		STORM MANHOLE/DRAIN
	(N.T.S.) NOT TO SCALE		MAILBOX
	O/S OFFSET		LIGHT POLE
	BUILDING SETBACK LINE		POWER POLE
	EASEMENT LINE		DOWN GUY
	CHAIN LINK FENCE		ELECTRIC METER
	BARB WIRE FENCE		TELEPHONE BOX/PEDESTAL
	OVERHEAD ELECTRIC		WATER METER
			WATER VALVE
			SEWER MANHOLE
			AC UNIT



# BLOCK 4

# BLOCK 3