(3) Pursuant to Table A Item 9, No dedicated parking spaces were observed upon subject property.

Pursuant to Table A Item 10, There are no division or party walls with respect to adjoining properties.

(5) Pursuant to Table A Item 11, A request was made of Call Okie to locate underground utilities. Crafton Tull assumes no responsibility for unmarked and or non visible utilities that may cross the areas shown on this survey.

6 Pursuant to Table A Item 16, No evidence of ongoing or recent earth moving work, building construction, or building additions was observed.

7 Pursuant to Table A Item 19, the surveyor was not provided any offsite easements or servitudes burdening or benefiting the subject property.

8 Subject tract has direct access to SW 44th ST and S Mustang RD, both paved public rights of way. Limits of No Access being 200 feet from the section corner shown hereon per PUD 1384.

(9) 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 (10) 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

ZONING: PUD-1384. Use and Development regulations of C-3 Community Commercial District shall govern.

SETBACKS: PUD-1384.

FRONT YARD: 25 ft. SIDE YARD: None **REAR YARD: None**

SURVEYORS.

LIGHTING: Per PUD-1384, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

PARKING: PUD-1384.

1. Number of Parking Stalls Required: Approximately 28 (1 space / 200 sq ft (14) GLA for first 12,000 sq ft GLA) 2. Number of ADA Parking Spaces: 2 (2 spaces if total parking spaces between 26 and 50)

(15) SIGNAGE: PUD-1384

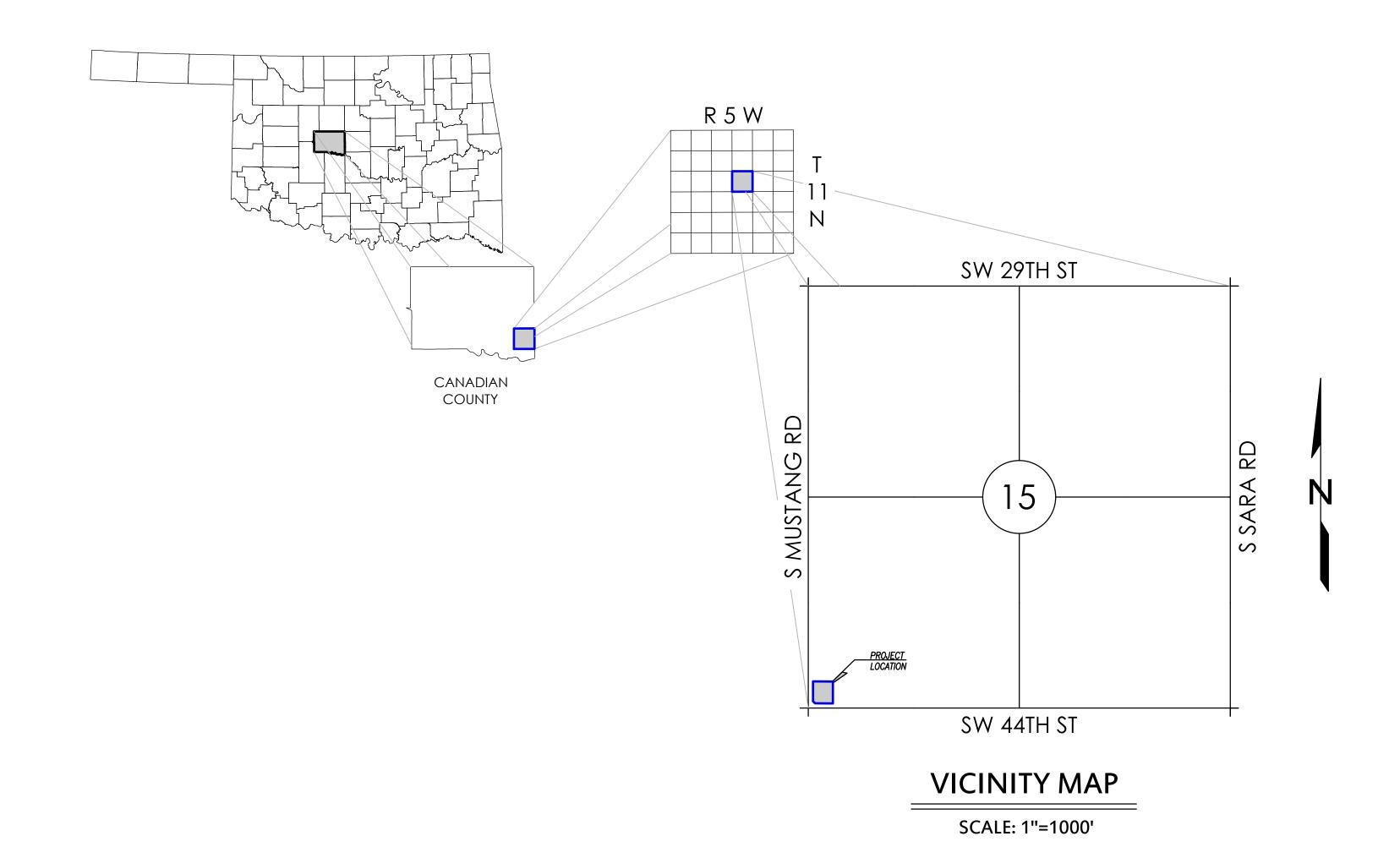
(16) LANDSCAPE: PUD-1384

(17) Riverwood Elementary School approximately 0.58 miles West on SW 44th St.

(18) First Baptist Church-Mustang is approximately 1.5 miles South on S Mustang Rd.

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SW/4 OF SECTION 15, T11N, R5W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA





A tract of land situate within the Southwest (SW/4) of Section Fifteen (15), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), CANADIAN COUNTY, OKLAHOMA, being more particularly described by metes and bounds as

COMMENCING at the Southwest corner of said SW/4; thence S 89° 45' 34" E along the South Line of said SW/4 a distance of 309.59 feet to a point on the South Line of said SW/4.; Thence N 00°14'26" E a distance of 60.00 to the POINT OF BEGINNING; thence

N 89° 45' 34" W a distance of 225.00 feet; thence N 44° 57' 23" W a distance of 35.48 feet; thence N 00° 09' 12" W a distance of 250.00 feet; thence S 89° 45′ 34″ E a distance of 250.00 feet; thence S 00° 09' 12" E along said line a distance of 275.00 feet to the POINT OF BEGINNING.

Said tract contains 68436 Sq Ft or 1.571 Acres, more or less.



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.





Subject Tract does not fall within a Special Flood Hazard Area, as described on the Flood Insurance Rate Maps for the community in which the Property is located. Zone X (Unshaded) - Areas determined to be outside the 1% and 0.2% annual chance floodplains.

FIRM PANEL: 40017C0440H **EFFECTIVE DATE: 09/26/2008**

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.



- (g) Easement in favor of Oklahoma Gas and Electric Company recorded in Book 376, page 92. Does not affect.
- Permanent Easement in favor of the City of Oklahoma City recorded in Book 3381, page 43. Affects as shown.
- (11) Permanent Easement in favor of the City of Oklahoma City recorded in Book 3565, page 773. Affects as shown.
- Right of Way recorded in Book 893, page 474, assigned to Premier Oklahoma Processors I LLC and Mit Okla, LLC by Assignment and Bill of Sale recorded in Book 2335, page 647, as modified by Partial Release, Amendment, and Ratification of Easement Agreement recorded in Book 3221, page 329. Affects as shown.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMAPNY AMERICAN EAGLE TITLE GROUP, L.L.C. CASEYS MARKETING COMPANY, an IOWA CORPORATION Commitment Number: 1902-0018-68 Effective Date: February 15, 2019 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, 2, 4, 7, 8, 9, 10, 11, 16, and 19 of Table A thereof. The field work was completed on March 06, 2019.

DENVER WINCHESTER, PLS 1952

Date: 2019.04.02 10:53:42-05'00'

ALTA/NSPS LAND TITLE SURVEY

SW/4, SEC 15, T11N, R5W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

DENVER

WINCHESTER

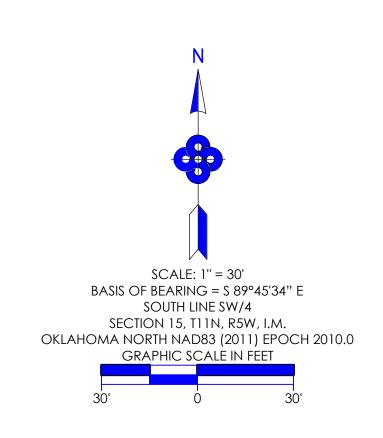
1952



www.craftontull.com

Engineers & Surveyors CA 973 (PE/LS) EXPIRES 6/30/20

REVISION DATE FIELD QA/QC: DRAWN: QA/QC: SHEET NO: PROJECT NO: 19600502 4/2/19 DC



SCHEDULE A LEGAL DESCRIPTION

A tract of land situate within the Southwest (SW/4) of Section Fifteen (15), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Canadian County, Oklahoma, being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said SW/4; thence

S 89° 45′ 34″ E along the South Line of said SW/4 a distance of 309.59 feet to a point on the South Line of said SW/4; thence

N 00°14'26" E a distance of 60.00 to the POINT OF BEGINNING; thence

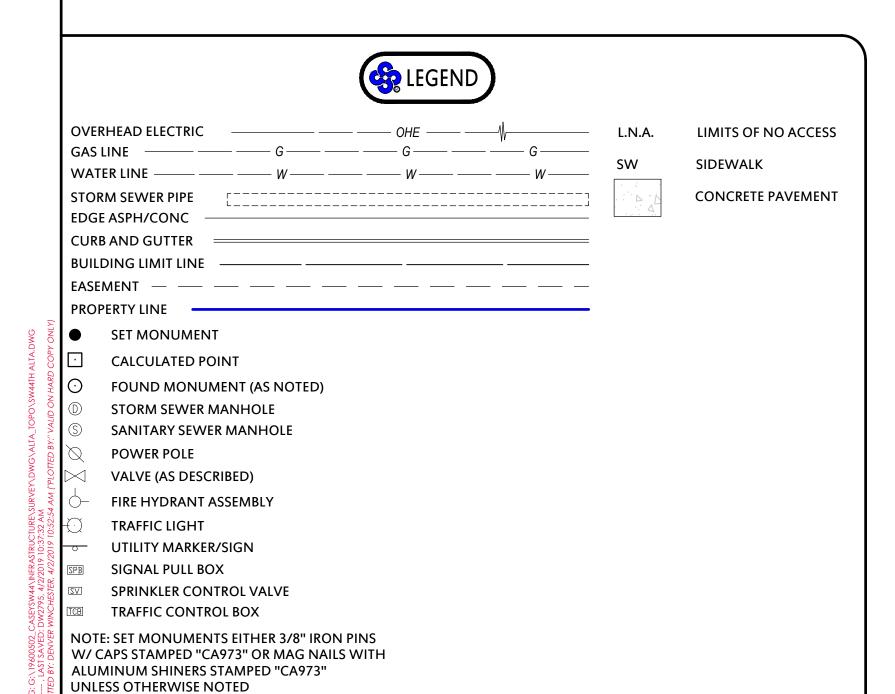
N 89° 45′ 34″ W a distance of 225.00 feet; thence N 44° 57′ 23″ W a distance of 35.48 feet; thence

N 00° 09' 12" W a distance of 250.00 feet; thence

S 89° 45' 34" E a distance of 250.00 feet; thence

S 00° 09' 12" E along said line a distance of 275.00 feet to the POINT OF BEGINNING.

Said tract contains 68436 Sq Ft or 1.571 Acres, more or less.



4' SIDEWALK —

GOOD CONDITION

ALTA/NSPS LAND TITLE SURVEY

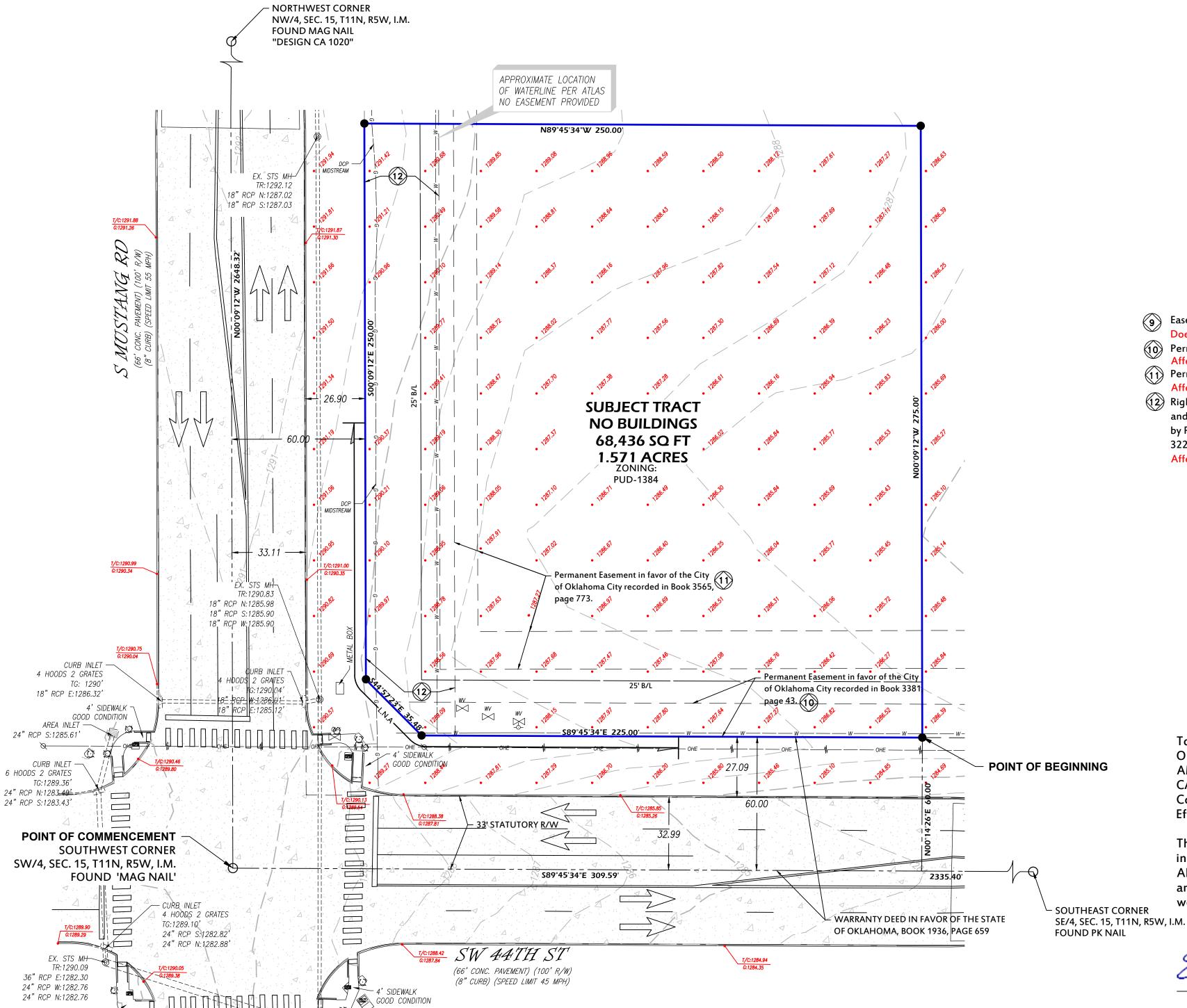
A PORTION OF THE SW/4 OF SECTION 15, T11N, R5W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

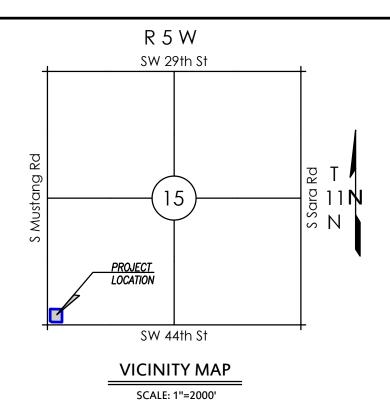
TR:1290.18

18" RCP N:1281.86

36" RCP W:1281.02

36" RCP S:1281.00







Easement in favor of Oklahoma Gas and Electric Company recorded in Book 376, page 92.

Permanent Easement in favor of the City of Oklahoma City recorded in Book 3381, page 43.

Permanent Easement in favor of the City of Oklahoma City recorded in Book 3565, page 773.

Right of Way recorded in Book 893, page 474, assigned to Premier Oklahoma Processors I LLC and Mit Okla, LLC by Assignment and Bill of Sale recorded in Book 2335, page 647, as modified by Partial Release, Amendment, and Ratification of Easement Agreement recorded in Book 3221, page 329. Affects as shown.

ALTA/NSPS Land Title Survey

OLD REPUBLIC NATIONAL TITLE INSURANCE COMAPNY AMERICAN EAGLE TITLE GROUP, L.L.C. CASEYS MARKETING COMPANY, an IOWA CORPORATION Commitment Number: 1902-0018-68 Effective Date: February 15, 2019 at 7:30 A.M.

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DENVER WINCHESTER, PLS 1952

Date: 2019.04.02 10:53:53-05'00'

ALTA/NSPS LAND TITLE SURVEY

SW/4, SEC 15, T11N, R5W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

DENVER

WINCHESTER

1952



405.787.6270 FAX: 405.787.6276

www.craftontull.com Engineers & Surveyors CA 973 (PE/LS) EXPIRES 6/30/20

REVISION DATE FIELD QA/QC: DRAWN: QA/QC: SHEET NO: PROJECT NO: 19600502