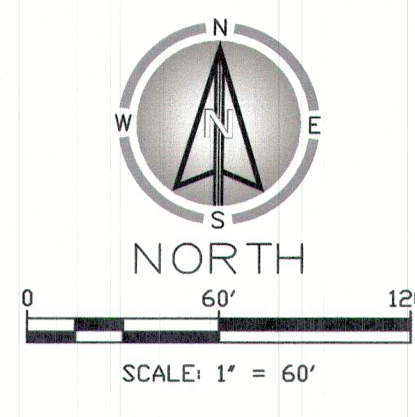
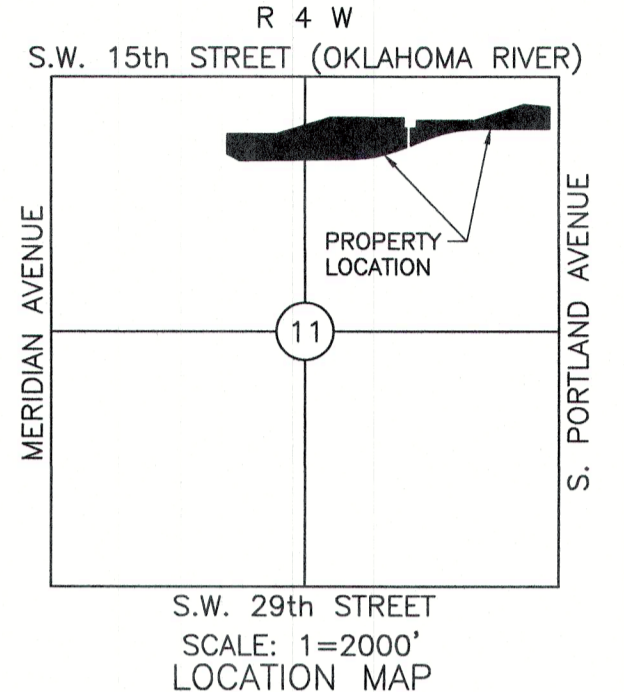


**TITLE COMMITMENT EXCEPTION NOTES:**

- Statutory rights-of-way along all governmental section lines do not affect subject property, but are shown hereon for reference purposes only.
- RIGHT OF WAY AGREEMENT in favor of Oklahoma Natural Gas Company recorded in Book 35, Page 24; subject to PARTIAL RELEASE OF RIGHT OF WAY recorded in Book 3204, Page 546; RESTRICTION OF RIGHT OF WAY recorded in Book 6888, Page 422 does not affect subject property.
- Right of Way / Easement recorded in Book 448, Page 574. Said provided document does not describe a Right of Way / Easement for review. Surveyor has not made a determination as to how this document affects subject property.
- Property is subject to the terms and conditions as set forth in REPORT OF COMMISSIONERS in Case No. 130465 recorded in Book 1714, Page 481 inasmuch as subject property lies within the lands described therein. (Non-Plottable)
- DEDICATION in favor of The Public recorded in Book 6019, Page 1427 abuts the east line of subject property and is shown hereon for reference purposes only.  
Said document defines the westerly right-of-way of S. Portland Avenue.
- STATEMENT OF ESTATES OF TENANCY AND ENCROACHMENTS between the City of Oklahoma City and Riverport Park, Ltd. does not affect subject property.
- EASEMENTS in favor of the City of Oklahoma City recorded in Book 6680, Page 1716; Book 7753, Page 745; Book 7753, Page 748; and Book 8033, Page 132 do not affect subject property, but have been shown hereon for reference purposes only.
- EASEMENT in favor of Benjamin E. Kates, Jr. and Peggy J. Kates, HW and David M. Hamilton and Anita J. Hamilton, HW does not affect subject property, but is shown hereon for reference purposes only.
- EASEMENTS in favor of Oklahoma Gas and Electric Company recorded in Book 7709, Page 1028; Book 8425, Page 111; Book 8551, Page 1822; and Book 11204, Page 1336 do not affect subject property.
- EASEMENT DEDICATIONS in favor of The Public recorded in: Book 7805, Page 79 abuts the south line of subject property, and is shown hereon for reference purposes only.  
Said document defines the northerly right-of-way of S.W. 15th Street.  
Book 7831, Page 1109 does not affect subject property, but is shown hereon for reference purposes only.
- REPORT OF COMMISSIONERS in Case No. C.J-2000-8240-65, recorded in Book 8110, Page 161; and Order Confirming recorded in Book 8206, Page 1788 references the condemnation tracts abutting the north line of subject property, and are shown hereon for reference purposes only.



P.O.C.  
(TRACT 1 & TRACT 2)  
FND. MAG. NAIL  
W/ CAG699 SHINER IN CUT "X"  
N.E. CORNER OF THE  
N.E. QUARTER OF SEC. 11  
T-11-N, R-4-W, I.M.  
OKLAHOMA COUNTY, OKLAHOMA

NO	DATE	DESCRIPTION
1	6/19/24	REVISED PER PROVIDED TITLE COMMITMENT. REVISED LEGAL DESCRIPTION FOR TRACT 1 DUE TO STREET R/W DOCUMENTS PROVIDED WITHIN TITLE COMMITMENT.

**RIVERPORT VENTURES, LLC**  
A Part of the NE/4 & NW/4  
Section 11, T-11-N, R-4-W, I.M.  
Oklahoma City, Oklahoma County, Oklahoma

**Civil & Environmental Consultants, Inc.**  
4700 Gallardia Parkway · Suite 101 · Oklahoma City, OK 73142  
Ph: 405-246-9411  
www.cedcinc.com

**ALTANSPS LAND TITLE SURVEY**

DATE: 4/22/2023 DRAWN BY: [Redacted]  
DWG SCALE: 1" = 60' CHECKED BY: [Redacted]  
PROJECT NO: 388-186  
APPROVED BY: [Redacted]

**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.

DRAWING NO: **SV-02**

**LEGEND**

⊠	ELECTRIC PULL BOX	●	FOUND IRON PIN (VARIOUS SIZES)
☆	LIGHT POLE	▲	FOUND MAG. NAIL
⊠	TRAFFIC SIGNAL PULL BOX	⊗	FOUND CUT "X"
⊠	TRAFFIC SIGNAL CABINET	○	SET 1/2" IRON PIN W/ CAG429 CAP
⊠	TRAFFIC SIGNAL POLE		P.O.C. POINT OF COMMENCING
⊠	CROSSWALK POLE		P.O.B. POINT OF BEGINNING
⊠	FIRE HYDRANT		
⊠	WATER VALVE		
⊠	WATER MANHOLE		
⊠	STORM MANHOLE		
⊠	STORM CURB INLET		
⊠	SANITARY SEWER MANHOLE		
⊠	GAS LINE MARKER		
⊠	SIGN		
	SUBJECT PROPERTY BOUNDARY		
	SECTION LINE		
	UNDERGROUND ELECTRIC		
	UNDERGROUND WATER		
	UNDERGROUND STORM		
	UNDERGROUND SANITARY SEWER		
	UNDERGROUND GAS LINE		
	TREELINE		

FILE D:RIVERPORT INFO FROM TOMMY\338186\SV01-ALTA REVISED 20240619.DWG PLOTTED BY: BALLARD, TOMMY PLOTTED ON: 06/19/24 1:21:56 PM