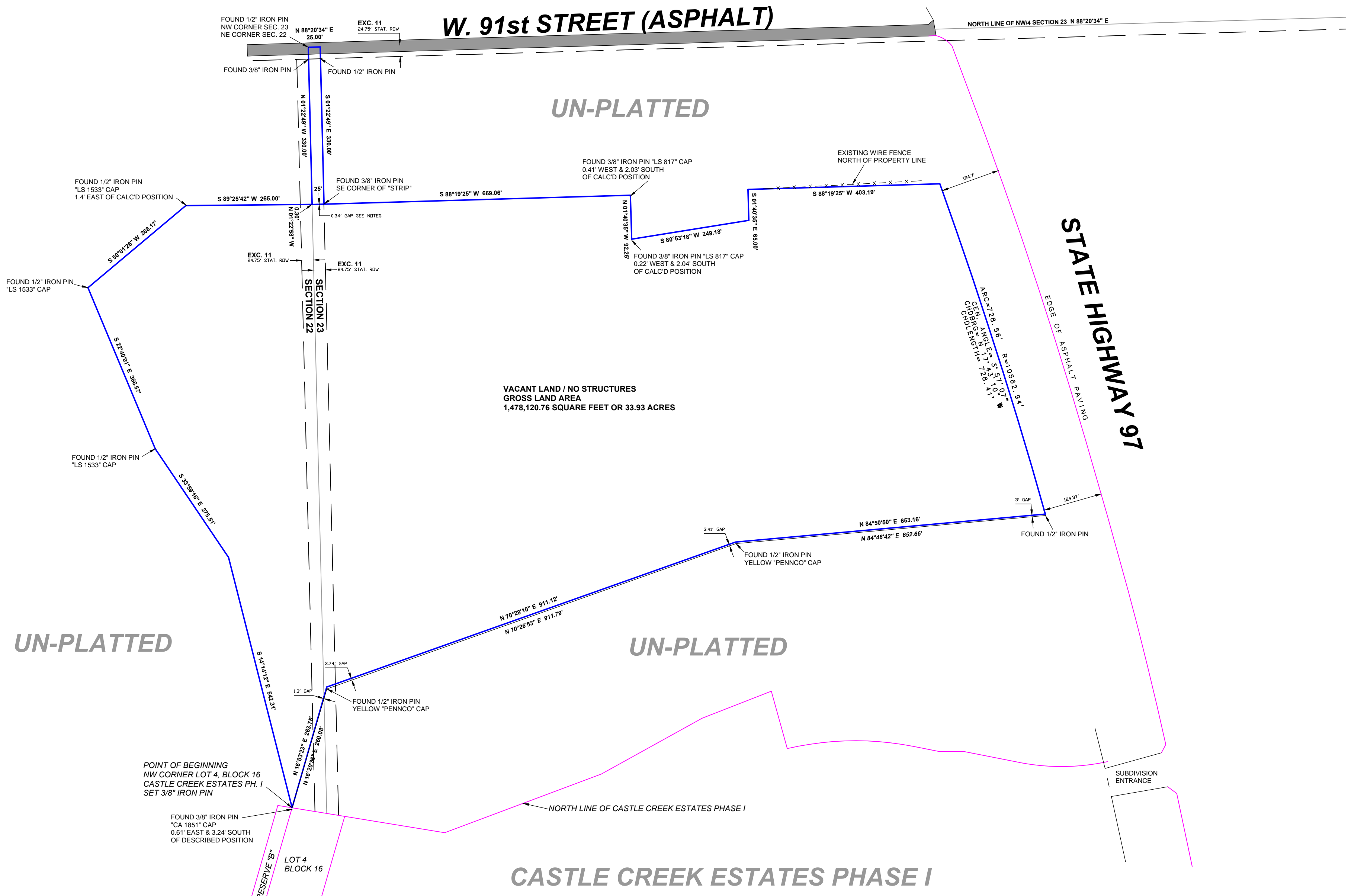


Legend

A/C	AIR CONDITIONER UNIT/PAD
4GAI	4-GRATE AREA INLET
AMH	ACCESS MANHOLE
BL	BUILDING SETBACK LINE
B/W	BARBED WIRE FENCE
BC	BOTTOM OF CURB
BM	BENCHMARK
BOP	BEGINNING OF PROJECT
C/L	CHAIN LINK FENCE
CCI	CONCRETE CURB INLET
CICI	CAST IRON CURB INLET
CONC.	CONCRETE
CPED	CABLE/TV PEDESTAL
CY	CUBIC YARDS
EOP	END OF PROJECT
ELEC	ELECTRIC
EPED	ELECTRIC PEDESTAL
ESMT	EASEMENT
EX	EXISTING
F/E	FENCE EASEMENT
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FLT	THROAT FLOWLINE
FP	FLAG POLE
GLT	GROUND LIGHT
GM	GAS METER
GRSR	GAS RISER
GUY	DOWN GUY
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
IPF	IRON PIN FOUND
IPS	IRON PIN SET - 3/8" REBAR W/ GREEN FRITZ CAP
LF	LINEAR FEET
LNA	LIMITS OF NO ACCESS
LP	LIGHT POLE
MA/E	MUTUAL ACCESS EASEMENT
MB	MAILBOX
OD/E	OVERLAND DRAINAGE ESMT
OE	OVERHEAD ELECTRIC
OL	ORNAMENTAL LIGHT
PG	PROPOSED GRADE
PP	POWER POLE
RW/E	RESTRICTED WL EASEMENT
RCP	REINFORCED CONC. PIPE
RET. WALL	RETAINING WALL
SW	SIDEWALK
SD	STORM DRAIN
SDMH	STORMWATER MANHOLE
SF	SQUARE FEET
SGAI	SINGLE GRATE AREA INLET
SPHD	SPRINKLER HEAD
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSLH	SANITARY SEWER LAMPHOLE
SSMH	SANITARY SEWER MANHOLE
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TR	TOP OF RIM
TS	TRAFFIC SIGN
TW	TOP OF WALL
UE	UTILITY EASEMENT
UG	UNDERGROUND GAS LINE
UTMH	UTILITY MANHOLE
W/DIP	WITH UNDERGROUND RISER
WL	WATERLINE
WLMH	WATERLINE MANHOLE
WM	WATER METER
WRSR	WATER SPIGOT
WV	WATER VALVE

PLAT of SURVEY



LEGAL DESCRIPTION AS PROVIDED

A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE INDIAN BASE AND MERIDIAN, AND A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE INDIAN BASE AND MERIDIAN, CREEK COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 16, CASTLE CREEK ESTATES PHASE I, A SUBDIVISION IN THE CITY OF SAPULPA, CREEK COUNTY, STATE OF OKLAHOMA, THENCE NORTH 16°03'23" EAST A DISTANCE OF 263.75 FEET; THENCE NORTH 70°28'10" EAST A DISTANCE OF 911.12 FEET; THENCE NORTH 84°50'50" EAST A DISTANCE OF 653.16 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 97; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE LEFT (TANGENT BEARS NORTH 15°44'34" WEST), SAID CURVE HAVING A CENTRAL ANGLE OF 3°57'14" AND A RADIUS OF 10562.94 FEET; FOR AN ARC DISTANCE OF 728.53 FEET; THENCE SOUTH 88°19'25" WEST A DISTANCE OF 403.19 FEET; THENCE SOUTH 01°40'35" EAST A DISTANCE OF 85.00 FEET; THENCE SOUTH 80°53'18" WEST A DISTANCE OF 249.18 FEET; THENCE NORTH 01°40'35" WEST A DISTANCE OF 92.25 FEET; THENCE SOUTH 88°19'25" WEST A DISTANCE OF 669.06 FEET; THENCE NORTH 01°22'58" WEST A DISTANCE OF 0.30 FEET; THENCE SOUTH 89°25'42" WEST A DISTANCE OF 265.00 FEET; THENCE SOUTH 50°01'26" WEST A DISTANCE OF 268.17 FEET; THENCE SOUTH 22°40'01" EAST A DISTANCE OF 366.57 FEET; THENCE SOUTH 33°59'16" EAST A DISTANCE OF 275.51 FEET; THENCE SOUTH 14°14'12" EAST A DISTANCE OF 542.31 FEET TO THE POINT OF BEGINNING. AND ALSO INCLUDING:

THE WEST 25 FEET OF THE NORTH 330 FEET OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE INDIAN BASE AND MERIDIAN, CREEK COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

SURVEYOR'S NOTES

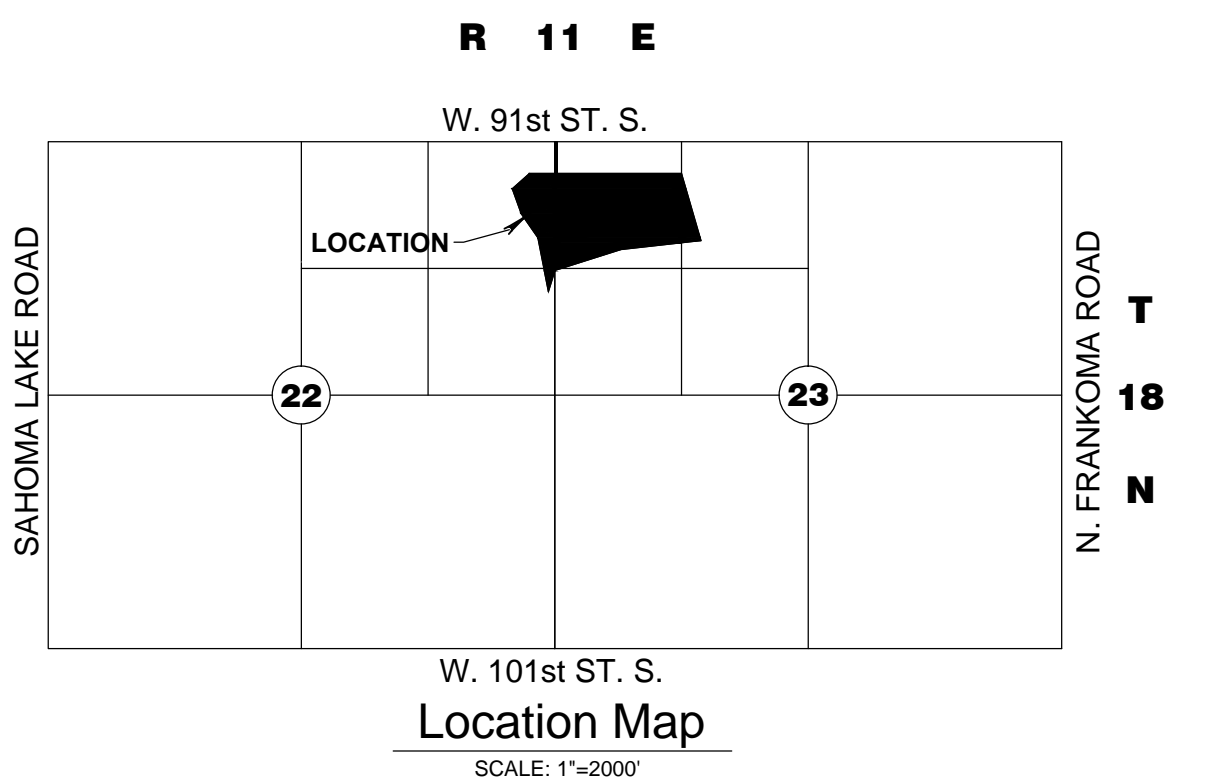
- CORNER MONUMENTS - SET 3/8" IRON PINS WITH GREEN "FRITZ" CAP AT ALL CORNERS NOT NOTED OR SHOWN HEREON.

- WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CREEK COUNTY, OKLAHOMA AND INCORPORATED AREAS, COMMUNITY PANEL NO. 40037C0190D - MAY 18, 2009, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

- THERE IS A GAP OF 0.34' +/- BETWEEN THE 2 SEPARATELY DESCRIBED TRACTS. IT IS THE SURVEYOR'S OPINION THAT THIS IS A RESULT OF THE LEGAL DESCRIPTIONS HAVING DIFFERENT POINTS OF ORIGIN AND ALSO AS A RESULT OF THE CONVERGENCE OF MULTIPLE SURVEYS BY DIFFERENT SURVEYORS OVER MANY YEARS. THERE IS NO REASON OR PHYSICAL EVIDENCE TO BELIEVE THIS 0.34' STRIP OF GROUND BELONGS TO ANYONE EXCEPT THE INTENDED PARTIES.

- SOUTH LINE OF THE SUBJECT PROPERTY HAS BEEN SURVEYED AND MONUMENTED PRIOR TO THIS SURVEY. THIS PREVIOUSLY SURVEYED LINE CREATES A GAP (DIMENSIONED HEREON) BETWEEN THE ADJOINER PROPERTY AND THE SUBJECT PROPERTY PER THE WRITTEN DESCRIPTION. THIS SURVEYOR HAS HELD THE EXISTING LINE BETWEEN THE FOUND 1/2" IRON PINS (PENNCO CAPS) AS THE EXISTING POSSESSION / BOUNDARY LINE AND DID NOT SET NEW MONUMENTS ON THE DEED LINE.

- "LEGAL ACCESS" TO THE PROPERTY IS GAINED FROM W. 91st STREET SOUTH THROUGH THE 25' WIDE STRIP TO THE BULK AREA OF THE PROPERTY. THERE IS CURRENTLY NO EVIDENCE OF EXISTING ROADWAYS OR TRAILS USING THIS AREA AS ACCESS.



SCHEDULE B - SECTION II NOTES

EXCEPTIONS PROVIDED BY AMERICAN EAGLE TITLE INSURANCE COMPANY AND FRISCO TITLE COMPANY WITH CASE NO. 1701-0079-80 AND AN EFFECTIVE DATE OF JANUARY 23, 2017 AT 7:45 AM.

11. STATUTORY SECTION LINE RIGHT OF WAY ALONG EAST BOUNDARY OF SECTION 22 AND THE WEST BOUNDARY OF SECTION 23. 24.75' STATUTORY ROW IS SHOWN FOR THE REFERENCED LINE. NOT MENTIONED IS THE STATUTORY ROW ALONG THE NORTH LINE OF SECTION 23 (W. 91st STREET) ALL OF WHICH ARE SHOWN HEREON.

12. CONVEYANCE DESCRIBED IN WARRANTY DEED IN FAVOR OF THE STATE OF OKLAHOMA, ACTING BY AND THROUGH THE DEPARTMENT OF HIGHWAYS OF THE STATE OF OKLAHOMA, FILED FEBRUARY 5, 1971 IN BOOK 2, PAGE 969. (P. 167) DOCUMENT DOES NOT PROVIDE A WRITTEN DESCRIPTION AND THE SKETCH DIMENSIONS ARE NOT LEGIBLE/RELIABLE. IT IS THE SURVEYOR'S OPINION THAT THIS DOCUMENT REFLECTS THE HIGHWAY ROW CALLED OUT AS AN ADJOINING PARCEL TO THE SUBJECT PROPERTY AND DOES NOT DIRECTLY AFFECT THE SUBJECT PROPERTY.

13. UNRECORDED RIGHT OF WAY AGREEMENT DESCRIBED IN ASSIGNMENT AND BILL OF SALE IN FAVOR OF ASSOCIATED NATURAL GAS, INC., FILED DECEMBER 15, 1989 IN BOOK 257, PAGE 741 (DOCUMENT IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY); MODIFIED BY RELEASE OF RIGHT OF WAY FILED JUNE 7, 2001 IN BOOK 447, PAGE 57 (DOCUMENT RELEASES THE PRIOR BLANKET RIGHT OF WAY AFFECTING THE SUBJECT PROPERTY); AND ASSIGNMENT AND ASSUMPTION AGREEMENT BETWEEN DUKE ENERGY FIELD SERVICES, LP AND SCISSORTAIL FIELD SERVICES, LLC, FILED JULY 1, 2003 IN BOOK 506, PAGE 1935. THIS DOCUMENT DOES STILL SHOW THE ORIGINAL BLANKET ROW INFORMATION REFERENCED IN THE FIRST DOCUMENT THAT DOES AFFECT THE SUBJECT PROPERTY. (P.217, P.219, P.229).

14. TERMS, CONDITIONS AND PROVISIONS OF ANTENNA SITE LICENSE AGREEMENT REFERRED TO IN MEMORANDUM OF AGREEMENT BETWEEN ONECOMM CORPORATION, N.A. AN SOUTHWESTERN BELL MOBILE SYSTEMS, INC. DBA SOUTHWESTERN BELL SERVICES, FILED JULY 10, 1996 IN BOOK 354, PAGE 787. (P.279) DOES NOT AFFECT THE SUBJECT PROPERTY.

15. TERMS, CONDITIONS AND PROVISIONS SET FORTH IN EASEMENT AND ASSIGNMENT AGREEMENT FOR ACCESS AND UTILITY EASEMENT BETWEEN NORTH HEIGHTS CHURCH, INC. AND AMERICAN TOWER ASSET SUB, LLC, FILED JUNE 20, 2014 IN BOOK 912, PAGE 122. (P.287) DOES NOT AFFECT THE SUBJECT PROPERTY.

16. AGREEMENT RECORDED IN BOOK 356, PAGE 143 REFERRED TO IN LETTER, FILED SEPTEMBER 10, 1996 IN BOOK 356, PAGE 1987. (P.303) NOTHING FOR THE SURVEYOR TO SHOW OR NOTE.

17. RIGHT OF WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, A DIVISION OF ONEOK, INC., FILED MAY 5, 1998 IN BOOK 383, PAGE 1895; RE-FILED SEPTEMBER 28, 1998 IN BOOK 391, PAGE 1955. (P.332, 333) DOES NOT AFFECT THE SUBJECT PROPERTY.

18. SANITARY SEWER EASEMENT IN FAVOR OF THE CITY OF SAPULPA, OKLAHOMA, FILED JULY 30, 1998 IN BOOK 388, PAGE 1790. (P.336) DOES NOT AFFECT THE SUBJECT PROPERTY.

19. ABOVE GROUND AND/OR UNDERGROUND UTILITIES SET FORTH IN NOTICE OF UTILITIES BY SAPULPA RURAL WATER COMPANY, FILED JANUARY 19, 2016 IN BOOK 1014, PAGE 169. (P.440) DOCUMENT IS NON-SPECIFIC AND BLANKET IN NATURE AND AFFECTS THOSE LANDS IN SECTION 23 ONLY, SECTION 22 IS NOT AFFECTED.

SURVEYOR'S STATEMENT

TO: RUBEN PEREZ

ARVEST BANK, ITS SUCCESSORS AND/OR ASSIGNS
 THE CHARLES BROWN TEEL REVOCABLE TRUST DATED AUGUST 20, 1989 A/K/A
 THE CHARLES B. (BROWN) TEEL REVOCABLE LIVING TRUST DATED AUGUST 20, 1989.
 FRISCO TITLE COMPANY / AMERICAN EAGLE TITLE INSURANCE COMPANY

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR UNDER CERTIFICATE OF AUTHORIZATION #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT WAS FEBRUARY 21, 2017. BASIS FOR BEARINGS ARE PER THE LEGAL DESCRIPTION USING THE NORTH LINE OF THE NW/4 OF SECTION 23 AS NORTH 88°20'34" EAST.

WITNESS MY HAND AND SEAL THIS
 22nd DAY OF FEBRUARY, 2017.

ANDY FRITZ, PLS
 OK LIC. 1694
 CA #5848



PREPARED BY:

FRITZ LAND SURVEYING, LLC
 2017 W. 91ST STREET, TULSA, OK 74132
 PH: 918.231.0575
 FRITZLANDSURVEYING@GMAIL.COM
 FLS# 16407