

- Legend**
- ACC ACCESS
 - A/C AIR CONDITIONER
 - AR AIR RELIEF VALVE
 - B/L BUILDING SETBACK LINE
 - BW BOTTOM OF WALL
 - CATV CABLE TV PEDESTAL
 - CGMP CORRUGATED METAL PIPE
 - CGPP CORRUGATED PLASTIC PIPE
 - CO SEWER CLEAN-OUT
 - CONC CONCRETE
 - CPED DOUBLE TV PEDESTAL
 - DDGI DOUBLE GRATE DROP INLET
 - DS DOWNSPOUT
 - EK ELECTRIC LINE MARKER
 - EM ELECTRIC METER
 - EPED ELECTRIC PEDESTAL
 - ER ELECTRIC RISER (DIP)
 - EXBOX ELECTRIC TRANSFORMER BOX
 - FH FIRE HYDRANT
 - GM GAS METER
 - GP GUARD POST
 - GR GAS RISER
 - GUY GUY WIRE DOWN
 - ICV IRRIGATION CONTROL VALVE
 - IP IRON PIN
 - LNA LIMITS OF NO ACCESS
 - LP LIGHT POLE
 - MH MANHOLE
 - MB MAIL BOX
 - OC OVERHEAD CABLE
 - OE OVERHEAD ELECTRIC
 - OT OVERHEAD TELEPHONE
 - OJ OVERHEAD UTILITIES
 - PC CONCRETE PAD
 - PP POWER POLE
 - PVC POLYVINYL CHLORIDE PIPE
 - RBC REINFORCED CONCRETE BOX
 - RFP REINFORCED CONCRETE PIPE
 - R/W RIGHT-OF-WAY
 - SD STORM DRAIN
 - SDMH STORM DRAIN MANHOLE
 - SDGI SINGLE GRATE DROP INLET
 - SPK IRRIGATION SPRINKLER HEAD
 - SS SANITARY SEWER
 - SSMH SANITARY SEWER MANHOLE
 - TG TOP OF INLET GRATE
 - TGDI TRIPLE GRATE DROP INLET
 - TK TELEPHONE MARKER
 - TRPD TELEPHONE PEDESTAL
 - TRPD TELEPHONE PEDESTAL
 - TRSR TELEPHONE RISER (DIP)
 - UC UNDERGROUND GAS LINE
 - UE UNDERGROUND ELECTRIC
 - U/E UTILITY EASEMENT
 - UT UNDERGROUND TELEPHONE
 - UTMH UTILITY MANHOLE
 - W WATERLINE
 - WK WATERLINE MARKER
 - WM WATER METER
 - WV WATER VALVE
 - XFM TRANSFORMER

- Schedule B – Special Exceptions (as related to Title Commitment legal description)**
6. STATUTORY SECTION LINE EASEMENTS AS MAY AFFECT THE PROPERTY.
 7. FUTURE ASSESSMENTS, IF ANY, OF CITY OF BROKEN ARROW.
 8. TERMS, CONDITIONS, PROVISIONS AND EASEMENTS OF EASEMENT AT PAGE G 51 OF THE ABSTRACT TO COUNTY OF TULSA FOR PUBLIC HIGHWAY AS SHOWN IN DOCUMENT FILED OCTOBER 8, 1930, IN BOOK 941 AT PAGE 346. (AFFECTS)
 9. TERMS, CONDITIONS, PROVISIONS AND EASEMENTS OF EASEMENT AT PAGE G 201 OF THE ABSTRACT TO COUNTY OF TULSA FOR PUBLIC HIGHWAY AS SHOWN IN DOCUMENT FILED NOVEMBER 8, 1949, IN BOOK 2033 AT PAGE 154. (AFFECTS)
 10. TERMS, CONDITIONS, PROVISIONS AND EASEMENTS OF ACCESS ROAD EASEMENT RESERVED IN GENERAL WARRANTY DEED AT PAGE G 212 OF THE ABSTRACT AS SHOWN IN DOCUMENT FILED FEBRUARY 10, 1956, IN BOOK 2656 AT PAGE 332. DOES NOT AFFECT
 11. TERMS, CONDITIONS, PROVISIONS, TAKINGS, RESTRICTIONS AND EASEMENTS IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, ESTABLISHED BY CONDEMNATION REPORT OF COMMISSIONERS AT PAGE G 227 OF THE ABSTRACT, CASE NO. CJ- 77-1637, TULSA COUNTY DISTRICT COURT AS SHOWN IN DOCUMENT FILED SEPTEMBER 19, 1977, IN BOOK 4284 AT PAGE 957. AS SUPPLEMENTED BY JOURNAL ENTRY OF JUDGEMENT AT PAGE G 230 OF THE ABSTRACT, FILED MAY 7, 1980, IN BOOK 4473 AT PAGE 2174. (AFFECTS)
 12. TERMS, CONDITIONS, PROVISIONS AND EASEMENTS OF DEDICATION DEED AT PAGE 274 OF THE ABSTRACT TO THE CITY OF BROKEN ARROW FOR PUBLIC STREET AS SHOWN IN DOCUMENT FILED AUGUST 9, 2002, IN BOOK 6800 AT PAGE 194. (AFFECTS)
 13. TERMS, CONDITIONS, PROVISIONS AND EASEMENTS OF DRAINAGE EASEMENT TO THE CITY OF BROKEN ARROW AT PAGE 276 OF THE ABSTRACT AS SHOWN IN DOCUMENT FILED AUGUST 9, 2002, IN BOOK 6800 AT PAGE 196. (AFFECTS)
 14. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS IN FAVOR OF CITY OF BROKEN ARROW, OKLAHOMA, ITS SUCCESSORS AND/OR ASSIGNS, ESTABLISHED BY CONDEMNATION REPORT OF COMMISSIONERS AT PAGE 281 OF THE ABSTRACT, CASE NO. CJ- 2006-5913, TULSA COUNTY DISTRICT COURT AS SHOWN IN DOCUMENT FILED DECEMBER 28, 2006, TULSA COUNTY DISTRICT COURT; AS SUPPLEMENTED BY JOURNAL ENTRY OF JUDGEMENT FILED JULY 22, 2009, IN DOCUMENT NO. 2009075904. (AFFECTS)
 15. TERMS, CONDITIONS, PROVISIONS AND EASEMENTS OF MUTUAL ACCESS EASEMENT AT PAGE 318 OF THE ABSTRACT AS SHOWN IN DOCUMENT FILED MAY, 19, 2009, IN DOCUMENT NO. 2009048472. (AFFECTS)
 16. TERMS, CONDITIONS, PROVISIONS AND EASEMENTS OF STORM SEWER EASEMENT TO THE CITY OF BROKEN ARROW AT PAGE 322 OF THE ABSTRACT AS SHOWN IN DOCUMENT FILED JUNE 3, 2009, IN DOCUMENT NO. 2009055048. (AFFECTS)
 17. TERMS, CONDITIONS, PROVISIONS AND EASEMENTS OF DEDICATION DEED AT PAGE 325 OF THE ABSTRACT TO THE CITY OF BROKEN ARROW FOR PUBLIC HIGHWAY AS SHOWN IN DOCUMENT FILED JUNE 3, 2009, IN DOCUMENT NO. 2009055049. (AFFECTS)
 18. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANTS AND GRANT OF EASEMENTS AT PAGE 329 OF THE ABSTRACT, FILED JULY 8, 2009, IN DOCUMENT NO. 2009069640, WHICH CONTAIN NO FORFEITURE OR REVERSIONARY CLAUSE. SURVEYOR: PLOT EXHIBIT "B" DRUG STORE PARCEL; EXHIBIT "C" PERPETUAL ACCESS DRIVES; EXHIBIT "D" REMAINDER PARCEL; AND EXHIBIT "F" GRADING AND DRAINAGE EASEMENT ON SURVEY. (AFFECTS)
 19. TERMS, CONDITIONS, PROVISIONS AND EASEMENTS OF TEMPORARY CONSTRUCTION EASEMENT TO CITY OF BROKEN ARROW, ITS SUCCESSORS AND/OR ASSIGNS, AT PAGE 350 OF THE ABSTRACT AS SHOWN IN DOCUMENT FILED APRIL 18, 2013, IN DOCUMENT NO. 2013037743. (AFFECTS)
 20. TERMS, CONDITIONS, PROVISIONS AND EASEMENTS OF DEDICATION BY GENERAL WARRANTY DEED TO CITY OF BROKEN ARROW, ITS SUCCESSORS AND/OR ASSIGNS, AT PAGE 353 OF THE ABSTRACT AS SHOWN IN DOCUMENT FILED APRIL 18, 2013, IN DOCUMENT NO. 2013037744. (AFFECTS)

Legal Description of surveyed tract

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3) OF TOWNSHIP SEVENTEEN (17) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, TULSA COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NE/4 OF SEC. 3, T-17-N, R-14-E, I.B.&M.; THENCE S 01°31'51" E ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 343.98 FEET; THENCE S 88°28'09" W A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING BEING ON THE PRESENT RIGHT-OF-WAY OF SOUTH ELM PLACE; THENCE S 01°31'51" E ALONG THE PRESENT RIGHT-OF-WAY OF SAID SOUTH ELM PLACE A DISTANCE OF 105.83 FEET; THENCE S 88°37'28" W A DISTANCE OF 1188.40 FEET; THENCE N 01°31'51" W A DISTANCE OF 395.00 FEET TO THE PRESENT RIGHT-OF-WAY OF WEST TUCSON STREET; THENCE N 88°37'28" E ALONG THE PRESENT RIGHT-OF-WAY OF SAID WEST TUCSON STREET (UNTIL OTHERWISE NOTED) A DISTANCE OF 763.89 FEET; THENCE S 01°22'32" E A DISTANCE OF 15.00 FEET; THENCE N 88°37'28" E A DISTANCE OF 152.10 FEET TO THE BOUNDARY OF CVS AT WILBURN SQUARE, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S 01°31'51" E ALONG THE BOUNDARY OF SAID CVS AT WILBURN SQUARE (AND LEAVING THE PRESENT RIGHT-OF-WAY OF SAID WEST TUCSON STREET) A DISTANCE OF 274.91 FEET; THENCE N 88°28'09" E ALONG THE BOUNDARY OF SAID CVS AT WILBURN SQUARE A DISTANCE OF 272.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8.913 ACRES, MORE OR LESS.

Legal Description—from title commitment

ALL OF THE NORTH FOUR HUNDRED FIFTY (450) FEET OF THE EAST TWELVE HUNDRED FIFTY-EIGHT AND FOUR TENTHS (1,258.4) FEET OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT, TO-WIT:

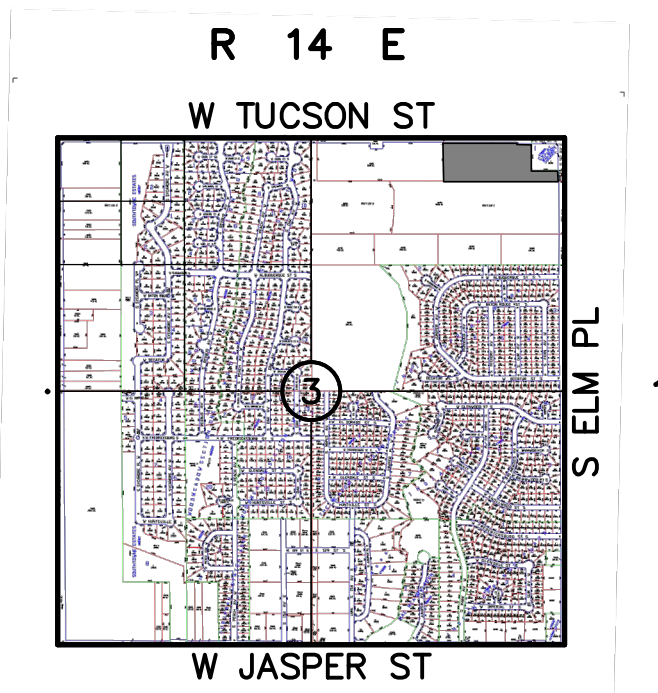
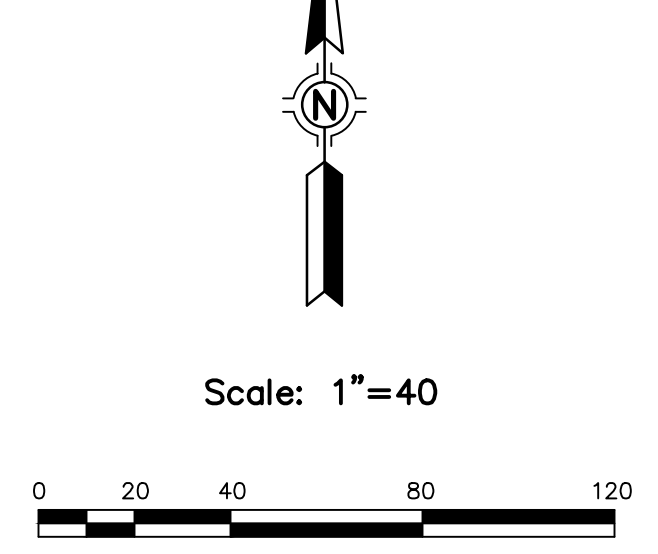
A TRACT OF LAND IN GOVERNMENT LOT ONE (1), SECTION THREE (3), TOWNSHIP SEVENTEEN (17), RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 01°31'51" EAST ALONG THE EAST LINE OF SAID GOVERNMENTAL LOT 1 FOR 343.98 FEET; THENCE SOUTH 88°28'09" WEST FOR 342.50 FEET; THENCE NORTH 01°31'51" WEST PARALLEL WITH THE EASTERLY LINE OF SAID GOVERNMENTAL LOT 1 FOR 344.91 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENTAL LOT 1; THENCE NORTH 88°37'28" EAST ALONG THE NORTHERLY LINE OF SAID GOVERNMENTAL LOT 1 FOR 342.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

Miscellaneous Notes

BENCHMARK SURVEYING & LAND SERVICES, INC. HAS RECEIVED AND EXAMINED A COPY OF THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 2016-1850 WITH AN EFFECTIVE DATE OF OCTOBER 19, 2016 AT 7:00 AM, AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THE SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

THE SUBJECT TRACT IS LOCATED IN ZONE A AND ZONE X (UNSHADED), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 40143C0456M, REVISED DATE SEPTEMBER 30, 2016. ZONE A SHOWN AS SCALED FROM FEMA FIRM.

THE PROPERTY DESCRIBED HEREON CONTAINS 388,247 SQUARE FEET (8.913 ACRES), MORE OR LESS. THERE ARE NO PARKING SPACES ON THIS TRACT. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. THE BEARING BASE FOR THIS SURVEY IS BASED UPON THE RECORDED PLAT OF "CVS AT WILBURN SQUARE" ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CALL "OKIE" (1-800-522-6543) BEFORE DIGGING.



Location Map
SCALE: 1"=200'

Partial Topographic Survey
of
A part of the NE/4
Sec. 3, T-17-N, R-14-E
City of Broken Arrow
Tulsa County, Oklahoma

Surveyor's Statement

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; INVESTORS TITLE & ESCROW COMPANY, LLC; STONE HORSE DEVELOPMENT, LLC;

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/ACSM LAND TITLE SURVEYS, AND INCLUDES ITEMS 1, 2, 4, 7, 8, 9, 10, 11(a), AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 11, 2016.



WITNESS MY HAND AND SEAL THIS 11TH DAY OF DECEMBER, 2016.

BY: *Kevin M. Newlun*
KEVIN M. NEWLUN
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1289

		P. O. BOX 1018 OWASSO, OKLAHOMA 74255 C.A. NO. 2235		PHONE: (918) 274-0901 FAX: (918) 274-0907 EXP. DATE: 6/30/18			
REVISIONS	BY	DATE	FILE:	1714.0311	SURVEY BY: CC	DATE:	12-11-2016
LAST FIELD VISIT	CC	12-11-16	ORDER:	22095	DRAWN BY: TLG	SCALE:	1"=50'
add topo	tlg	2-13-17	BOOK:	5/344	CHECKED BY: KMN	SHEET	1 OF 1