

Title Description

Beginning at the Southwest Corner of the West Half of the Southeast Quarter of the Northeast Quarter (W/2 SE/4 NE/4) of Section Twenty-three (23), Township Six (6) North, Range Two (2) West of the Indian Meridian, McClain County, Oklahoma;

Thence N 0°01'35" E along the West Line of said West Half of the Southeast Quarter of the Northeast Quarter (W/2 SE/4 NE/4) a distance of 394.58 feet to a point on the South right-of-way line of State Highway 74;

Thence N 45°47'13" E along said right-of-way line a distance of 641.08 feet;

Thence Southeasterly on a curve to the right having a radius of 1531.02 and a chord of 357.75 feet bearing S 35°50'45" E for a distance of 358.60 feet along the West right-of-way line of Interstate 35 to a point on the East line of said West Half of the Southeast Quarter of the Northeast Quarter (W/2 SE/4 NE/4);

Thence S 0°01'01" E along said East line also being the West right-of-way line of Interstate 35 a distance of 547.95 feet to the Southeast corner of said West Half of the Southeast Quarter of the Northeast Quarter (W/2 SE/4 NE/4);

Thence S 89°59'52" W along the South line of said West Half of the Southeast Quarter of the Northeast Quarter (W/2 SE/4 NE/4) a distance of 664.26 feet to the Point of Beginning;

Being the same legal description as:

All that part of the West Half of the Southeast Quarter of the Northeast Quarter (W/2 SE/4 NE/4) of Section Twenty-three (23), Township Six (6) North, Range Two (2) West, McClain County, Oklahoma, lying South of U.S. Interstate Highway No. 35 and East of Oklahoma State Highway No. 74 as deeded by the deeds recorded in the office of the County Clerk of McClain County Oklahoma in Book 190, Page 194 and Book 411, Page 303 and Book 457, Page 421.

Title Information:

Fidelity National Title Insurance Company, File Number: 20141144, Effective Date: November 20, 2014.

Schedule "B-II" Exception Items:

- ⑨ Highway Easement with light air and view, together with all rights incidental thereto, in favor of State of Oklahoma filed of record June 27, 1950 in Book 190 at Page 194. (Does not affect subject property).
- ⑩ Warranty Deed, together with all rights incidental thereto, in favor of State of Oklahoma filed of record December 30, 1966 in Book 411 at Page 303. (Does not affect subject property).
- ⑪ Sign Easement, together with all rights incidental thereto, as part of a Special Warranty Deed filed of record November 5, 1986 in Book 1147 at Page 295. (Affects subject property as shown).
- ⑫ Highway Easement, together with all rights incidental thereto, in favor of State of Oklahoma filed of record July 19, 1970 in Book 457 at Page 421. (Creates right-of-way for Highway 74).
- ⑬ Ordinance No. 710 annexing the subject property into the City of Purcell, filed of record January 18, 1966 in Book 409 at Page 505. (Affects subject property, nothing to plot).
- ⑭ Ordinance annexing the subject property into the City of Purcell, filed of record January 24, 1997 in Book 1440 at Page 458, and amended May 1, 2000, filed of record May 2, 2000 in Book 1545 at Page 265. (Affects subject property, nothing to plot).
- ⑮ Terms, conditions, and restrictions set forth in the Perpetual Easement Agreement, recorded in Book 1987, Page 567 and 576, creating the easement rights set forth in Schedule "A" hereof. Assignment and Assumption of Perpetual Easement Agreement filed August 26, 2011 in Book 2020 at Page 849. (Affects subject property as shown).
- ⑯ Perpetual Easement Agreement, recorded in Book 1987, Page 567 and 576. (Affects subject property as shown).

Cemetery Note:

No above ground visible evidence of cemeteries or burial grounds on subject property.

Surveyor's Certification:

To: Scissortail Travel Stop, LLC, and Fidelity National Title Insurance Company:

I, Robert C. Outland, Licensed Professional Land Surveyor No. 1773 in the state of Oklahoma, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(a) and 13 of Table A thereof. The field work was completed on November 25, 2014.

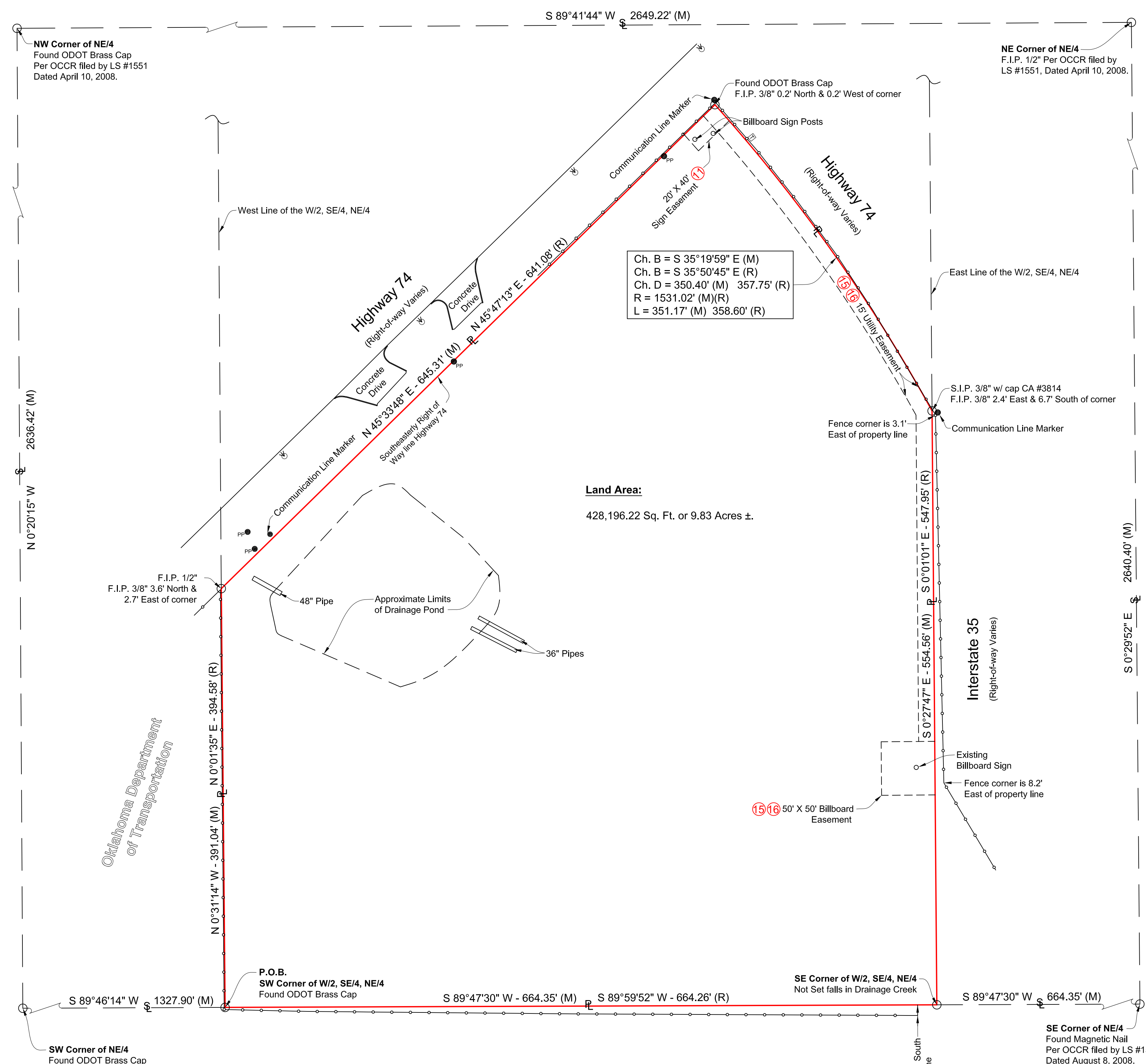
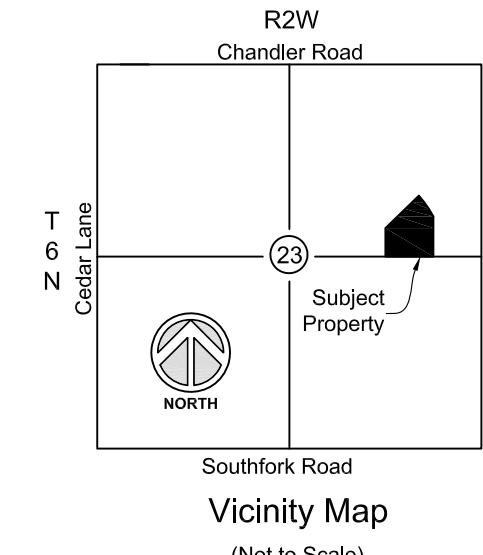
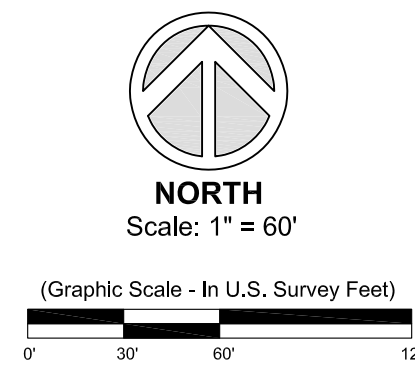
I further certify that a survey was performed under my supervision of the property described hereon and that this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors in accordance with Oklahoma Minimum Standards 245:15-13-2.

Robert C. Outland Date: _____
Oklahoma L.S. # 1773

Date:	
Revision:	
Date:	
Revision:	Drwn By: AWS
Date:	Aprvd By: RCO
Revision:	Field Date: 11/19 & 11/21/2014

Basis of Bearings:

The Oklahoma State Plane Coordinate System of 1983 (NAD83), South Zone.



Legend:

- P.O.B. = Point of Beginning
- F.I.P. = Found Iron Pin
- S.I.P. = Set Iron Pin
- = Property Line
- = Section Line
- (R) = Record
- (M) = Measured
- ⊕ = Light Pole
- = Breakline
- = Fence line
- OCCR = Oklahoma Certified Corner Record
- ODOT = Oklahoma Department of Transportation
- ⦿ = Power Pole

ALTA/ACSM Land Title Survey

PRIORITY
Land Surveying, LLC
 P.O. Box 1394, Norman, OK 73070
 Phn: (405) 701-1407 www.PriorityLS.com
 Certificate of Authorization #3814,
 Expires 6/30/2015

Prepared For:	
Project Address:	Highway 74
Project Location:	Purcell, Oklahoma
Job Number:	13911

Flood Information:

By graphic plotting only, this property appears to be in Zone "X" per Flood Insurance Rate Map 40087C0305G, Community No. 400104 Panel 305 of 575, which bears an effective date of November 16, 2007.