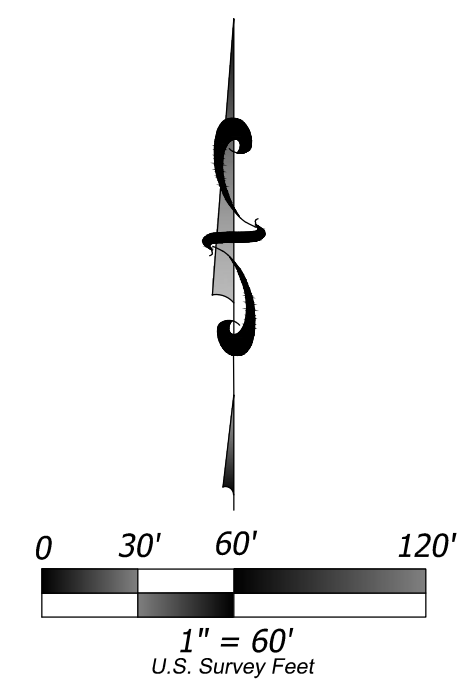
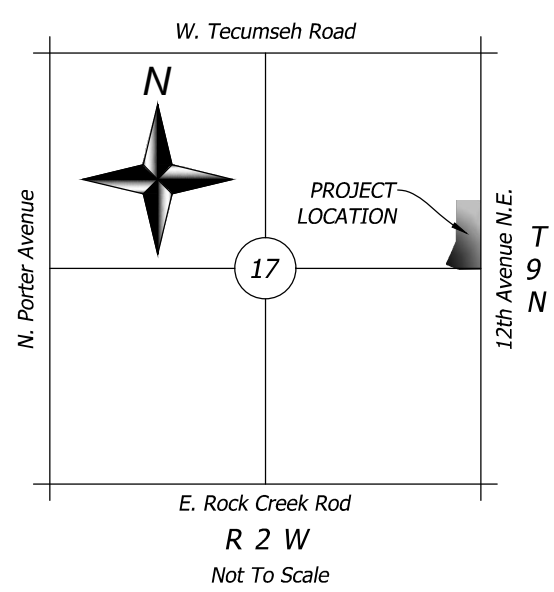


ALTA/NSPS LAND TITLE SURVEY OF 3000 12TH AVENUE N.E. NORMAN, OKLAHOMA 73069

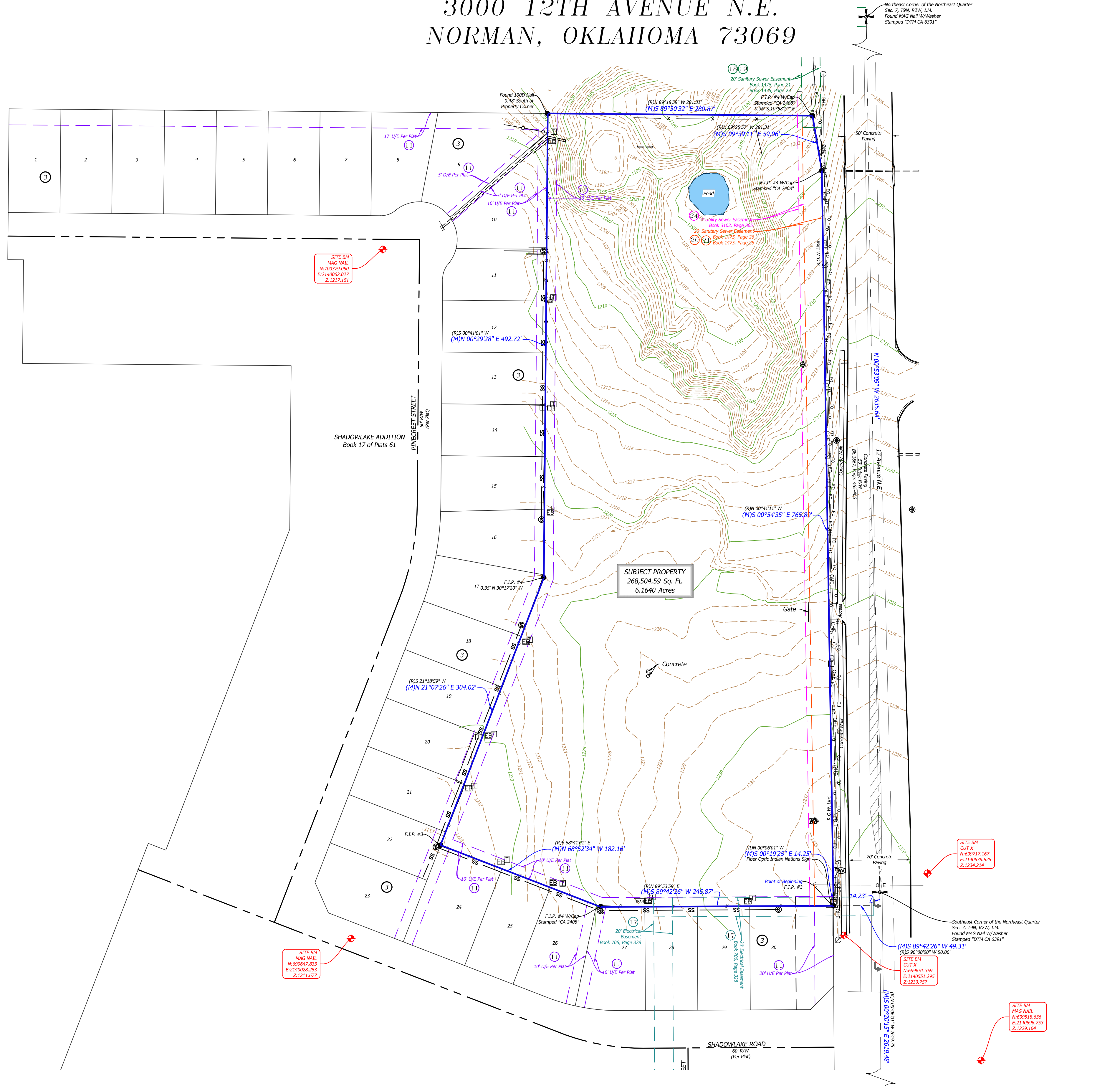


UTILITY NOTE
Pursuant to Table A Item 11, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Shown located utilities were marked in reference to Call #111 #24082000030823 & 24082000040829



LEGEND			
	POWER POLE		GAS METER
	LIGHT POLE		GAS VALVE
	GUY ANCHOR		GAS MASKER
	ELECTRIC METER		OIL PIPELINE MARKER
	ELECTRIC BOX		MAIL BOX
	ELEC. TRANSFORMER		SIGN
	ELEC. MANHOLE		FLAG POLE
	ELEC. PEDESTAL		FIRE HYDRANT
	ELEC. PULL BOX		WATER MANHOLE
	SPOT LIGHT		WATER VALVE
	SANITARY SEWER MANHOLE		WATER METER
	SANITARY SEWER CLEANOUT		DOWN SPOUT
	STORM SEWER MANHOLE		AIR CONDITIONER
	TELEPHONE RISER		TRAFFIC SIGNAL
	TELEPHONE MANHOLE		TRAFFIC SIGNAL BOX
	TELEPHONE MARKER		TRAFFIC SIGNAL PULL BOX
	TELEPHONE PULL BOX		PEDESTRIAN CROSSING SIGNAL
	FIBER OPTIC MARKER		GREASE TRAP
	CABLE TV PEDESTAL		KEY PAD
	CABLE MARKER		SECTION CORNER
	IRRIGATION CONTROL VALVE		QUARTER CORNER
	SPRINKLER HEAD		SET IRON PIN W/UCAP
	ROLLARD		SET MAG NAIL W/WASHER
	FIRE DEPARTMENT CONNECT		FOUND MONUMENT
	PROpane TANK		RIGHT OF WAY MARKER
	WATER LINE		YARD HYDRANT/SPOCKET
	GAS LINE		BENCHMARK
	SANITARY SEWER LINE		SATELLITE DISH
	TELEPHONE LINE		CHAIN LINK FENCE
	FIBER OPTIC LINE		HOOD PANEL FENCE
	ELECTRIC LINE		MASONRY FENCE
	OVERHEAD POWERLINE		IRON FENCE
	BARBED WIRE FENCE		PROPERTY LINE
	S.I.P.-SET IRON PIN		LOT LINE
	I.P.-IRON PIN		EASEMENT LINE
	C.O.P.-CORRUGATED METAL PIPE		SECTION LINE
	R.C.P.-REINFORCED CONCRETE PIPE		U.E.-UTILITY EASEMENT

POSSIBLE ENCROACHMENTS
No visible encroachments were observed at time of this survey.



LEGAL DESCRIPTION
Part of the East Half (E/2) of Section SEVENTEEN (17), Township NINE (9), North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:
Commencing at the Southeast Corner of the Southeast Quarter (SE/4) of said Section 17, thence North 00°06'01" West for a distance of 2619.75 feet; thence South 90°00'00" West for a distance of 50.00 feet to the Point of Beginning; thence continuing North 00°06'01" West and along the West Highway Right-of-Way a distance of 14.25 feet; thence North 00°41'11" West for a distance of 765.89 feet; thence North 09°25'47" West for a distance of 59.06 feet; thence North 89°18'59" West for a distance of 281.31 feet to a point being the Northeast corner of Lot 9, Block 3, of Shadowlake Addition; thence South 00°11'01" West and along the East line of said Block 3 for a distance of 492.72 feet; thence South 21°18'59" West and along the East line of said Block 3 for a distance of 304.02 feet; thence South 68°41'01" East and along the North line of said Block 3 for a distance of 182.16 feet; thence North 89°53'59" East and along the North line of said Block 3 for a distance of 248.87 feet to the Point of Beginning.
Containing 268,504.59 Sq. Ft. or 6.1640 Acres, more or less.
The property described hereon is located completely within the property described in American Eagle Title Insurance Company's Commitment No. 202400733-1 dated July 26, 2024.

- SCHEDULE B-II EXCEPTIONS**
- Utility Easement as shown on the plat of Shadowlake Addition recorded in Book 17, page 61. AFFECTS, SHOWN HEREON.
 - RIGHT OF WAY, recorded in Book 112, Page 40. Partial release in Book 2665, page 497 and Book 2710, page 603. AFFECTS, BLANKET IN NATURE.
 - RIGHT OF WAY, recorded in Book 296, Page 396. Partial release in Book 2703, page 688 and Book 2914, page 1206. DOES NOT AFFECT.
 - RIGHT OF WAY, recorded in Book 397, Page 250. DOES NOT AFFECT.
 - RIGHT OF WAY, recorded in Book 397, Page 250. DOES NOT AFFECT.
 - RIGHT OF WAY, recorded in Book 397, Page 252. DOES NOT AFFECT.
 - RIGHT OF WAY, recorded in Book 706, Page 328. AFFECTS, SHOWN HEREON.
 - RIGHT OF WAY, recorded in Book 1475, Page 21. AFFECTS, SHOWN HEREON.
 - RIGHT OF WAY, recorded in Book 1475, Page 23. AFFECTS, SHOWN HEREON.
 - RIGHT OF WAY, recorded in Book 1475, Page 26. AFFECTS, SHOWN HEREON.
 - RIGHT OF WAY, recorded in Book 1475, Page 28. AFFECTS, SHOWN HEREON.
 - RIGHT OF WAY, recorded in Book 1879, Page 31. DOES NOT AFFECT.
 - Terms & conditions of Rules & Regulations of the CENTRAL OKLAHOMA MASTER CONSERVANCY DISTRICT, recorded in Book 1897, Page 303 and recorded in Book 1899, Page 29. Affidavit in Book 5873, page 1469. AFFECTS, BLANKET IN NATURE.
 - RIGHT OF WAY, recorded in Book 3102, Page 865. AFFECTS, SHOWN HEREON.

- GENERAL NOTES**
- Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation X (Unshaded) by FEMA, on Flood Insurance Rate Map No. 40027C0195J, dated February 20th, 2013.
 - The Property has direct access to 12th Avenue N.E., being a dedicated public street.
 - Pursuant to Table A Item 9, At the time of this survey there are no striped parking spaces on the subject property.
 - Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
 - Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
 - There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
 - A assumed bearing of North 00° 53' 09" w as the East line of the NE/4 per Oklahoma State Plane Grid South was used as the basis of bearing for this survey.
 - All unit of measurements are US Survey feet (Grid).

ALTA/NSPS LAND TITLE SURVEY
To: BMS Investments, LLC, Oklahoma Prime Title Escrow, LLC and American Eagle Title Insurance Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 8, 9, 11, 16, and 17 of Table A thereof. The field work was completed on August 21st, 2024.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.

Prepared By
GOLDEN
LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldens.com
September 11, 2024

