



The City of Oklahoma City  
Planning Department, Subdivision and Zoning  
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

## APPLICATION FOR REZONING

Redistricting

Storage Lease Project

Project Name

1416 E. Reno Avenue, Oklahoma City, OK 73117

Address / Location of Property to be Rezoned

Storage lot

Purpose Statement / Proposed Development

I-3

Proposed Zoning District

Staff Use Only:	10946
Case No.: PC	8-1-24
File Date:	W7
Ward No.:	----
Nbhd. Assoc.:	----
School District:	OKC
Extg Zoning:	R-1
Overlay:	----

Vacant

Present Use of Property

Approx. 1.0871 acres

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.(Online payment preferred.)

Property Owner Information (if other than Applicant):

1400 East Reno, LLC

Name

P.O. Box 302

Mailing Address

Oklahoma City, OK 73101

City, State, Zip Code

405-232-4261

Phone

SteelandIronEnt@gmail.com

Email

  
Signature of Applicant

Staci Minchen

Applicant's Name (please print)

P.O. Box 302

Applicant's Mailing Address

Oklahoma City, OK 73101

City, State, Zip Code

405-232-4261

Phone

SteelandIronEnt@gmail.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

20171115011616810  
DEED 11/15/2017  
03:34:12 PM Book:13593  
Page:716 PageCount:5  
Filing Fee:\$21.00  
Doc. Tax:\$0.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

**AFTER RECORDING RETURN TO:**

Record & Return to:  
American Eagle Title Group  
421 NW 13th St, Suite 320  
Oklahoma City, OK 73103  
File # 1709-0004-23

(This space reserved for recording  
information)

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That **STANDARD STEEL COMPANY, LLC**, an Oklahoma limited liability company (herein called the "**Grantor**"), successor-by-conversion to Standard Steel Company, an Oklahoma corporation, having an address of 1400 East Reno Avenue, Oklahoma City, OK 73117, in consideration of the sum of Ten & No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **1400 EAST RENO, LLC**, an Oklahoma limited liability company, having an address of P.O. Box 302, Oklahoma City, OK 73101 (herein called the "**Grantee**"), all of the following described real property and premises located in Oklahoma County, Oklahoma, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein,

together with any and all improvements thereon and appurtenances thereunto belonging, and warrants the title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by the Grantor, but not otherwise, **LESS AND EXCEPT** all interests in and to the oil, gas, casinghead gas and other gaseous or liquid hydrocarbons or substances produced therewith, coal, metallic ores and other minerals in, under and that may be produced from the real property described on Exhibit "A" attached hereto which have been previously reserved or conveyed of record, and all rights, interests and estates of whatsoever nature incidental thereto or arising thereunder.

**TO HAVE AND TO HOLD** the above-described real property and premises unto the Grantee, its personal representatives, heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by the Grantor, but not otherwise, **SUBJECT TO** the matters described on Exhibit "B" attached hereto and incorporated herein.

**NOT SUBJECT TO DOCUMENTARY STAMP TAX  
AS NOT BEING REALTY SOLD PURSUANT TO  
68 O.S. 2011, § 3201.**

[Signature appears on following page]

Signed and delivered this 14 day of November, 2017, but effective as of the 1st day of January, 2017.

STANDARD STEEL COMPANY, LLC, an Oklahoma limited liability company

By: [Signature]  
Name: Albert Skalovsky  
Title: Manager

ACKNOWLEDGMENT

STATE OF Oklahoma

COUNTY OF Oklahoma

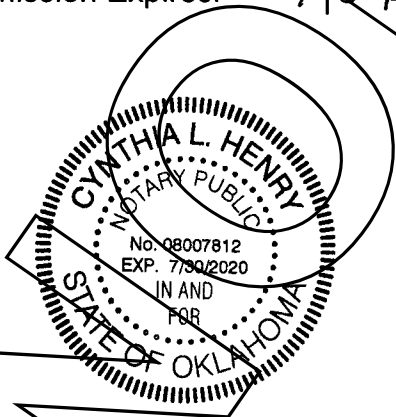
)  
) SS:  
)

This instrument was acknowledged before me this 14 day of November, 2017, by Albert Skalovsky, as Manager of Standard Steel Company, LLC, an Oklahoma limited liability company.

[Signature]  
Notary Public

My Commission Expires: 7/30/2020

(SEAL)



## EXHIBIT A

### Property Description

#### Tract 6

Lots 1 through 7, both inclusive, and Lots 12 through 22, both inclusive, together with the north half of the vacated east and west alley lying adjacent to the south side of said Lots 1 through 7 and the south half of the vacated east and west alley lying adjacent to the north side of said Lots 12 through 22 and all of vacated Washington Ave. lying adjacent to the south side of said Lots 12 through 22 and that part of vacated Florence St. lying adjacent to the west line of Lot 12 and the west line of said Lot 12 extended north to the centerline of the vacated east and west alley and south to the south line of vacated Washington Ave., all in Block 10 of "Blocks Eight (8) and Ten (10), Daugherty's Factory Addition," to Oklahoma City, Oklahoma County, State of Oklahoma, according to the Plat recorded in Book 18 of Plats, page 74, less and except that portion conveyed to the State of Oklahoma.

AND

#### Tract 7

The north 380 feet of Lot or Block 4, Rosedale Addition to Oklahoma City, Oklahoma County, State of Oklahoma, according to the plat recorded in Book 6 of Plats, page 49.

Less and except the following conveyed to the State of Oklahoma, acting by and through the Department of Transportation by Warranty Deed recorded in Book 6305, page 2317:

A parcel or tract of land in the northwest quarter of Section 2, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the northeast corner of said northwest quarter;

Thence  $S00^{\circ}06'35.5''W$  a distance of 412.46 feet along the east line of said northwest quarter to a point on the north right-of-way line of I-40;

Thence along said north right-of-way line  $N89^{\circ}07'45''W$  a distance of 304.19 feet to the point or place of beginning;

Thence continuing along said north right-of-way line  $N89^{\circ}07'45''W$  a distance of 28.67 feet;

Thence  $N65^{\circ}24'27.3''E$  a distance of 31.60 feet;

Thence  $S00^{\circ}16'28''W$  a distance of 13.59 feet, more or less, to the point or place of beginning.

AND

Tract 5

The north 380 feet of the West Half of Block 5, in Rosedale Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, less and except the interest in and to that portion of said land conveyed by the Warranty Deed in favor of the State of Oklahoma recorded in Book 6305, page 2315.

UNOFFICIAL

CITY

## EXHIBIT B

### Exceptions to Warranty of Title

1. Ad valorem taxes for 2017 and subsequent years, not yet due and payable.
2. All easements, right-of-way, restrictions and other rights, interests and exceptions of record.
3. All matters that would be shown by a correct survey of the property.



## **EXHIBIT A**

### **Legal Description of the Land**

The North 380 feet of the West Half of Block 5, in ROSEDALE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof recorded in Book 6 of Plats, Page 49 also lying in the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, less and except that portion conveyed by Warranty Deed in favor of the State of Oklahoma recorded in Book 6305, page 2315;

The above described property being more particularly described by metes and bounds as follows.

A tract of land being part of Block 5, in ROSEDALE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof recorded in Book 6 of Plats, Page 49 also lying in the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly being more particularly described as follows:

COMMENCING at the Northeast corner of the Northwest Quarter of said Section 2;

THENCE North 89°06'47" West, along the North line of said Northwest Quarter, a distance of 303.00 feet;

THENCE South 00°06'35" West a distance of 33.00 feet to the Northwest Corner of Block 5, ROSEDALE ADDITION and the POINT OF BEGINNING;

THENCE South 89°06'47" East, along the North line of said Block 5, a distance of 135.00 feet;

THENCE South 00°06'35" West a distance of 348.55 feet to a point on the North Line of Interstate Highway 40 as established by that certain Warranty Deed to the State of Oklahoma recorded in Book 6305, Page 2315;

THENCE along the North Line of Interstate Highway 40 the following two (2) courses:

1. North 89°07'45" West a distance of 98.86 feet;
2. South 65°24'27" West a distance of 39.16 feet to a point on the West line of said Block 5;

THENCE North 00°06'35" East along said West line, a distance of 365.42 feet to the POINT OR PLACE OF BEGINNING.

## LETTER OF AUTHORIZATION

I, Staci Minchen, Managing Member of 1400 E. Reno, LLC, authorize T. Scott Spradling and/or Neeley P. Cook to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

1416 East Reno Avenue, Oklahoma City, OK 73117

By: Staci Minchen  
Staci Minchen

Title: Managing Member

Date: August 1, 2024



# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number **R027884500** and is a **600-foot** radius from the outside of the polygon.

**DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.**

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

**The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.**

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

STATE OF OKLAHOMA } ss:  
COUNTY OF OKLA.

I, the duly elected, qualified and acting  
County Assessor, in and for the County  
and State aforesaid, do hereby certify that  
the within and foregoing is a full, true and  
complete copy of 600 Ft. Radius Report

filed in the office of the County Assessor  
on the 22<sup>nd</sup> day of July, 2024

Given under my hand and official seal this  
22<sup>nd</sup> day of July, 2024

County Assessor

Dalen Hamby Deputy

name1	mailingaddress1	city	state	zipcode	legal
1101 EAST RENO LLC ATTN DON A KARCHMER	PO BOX 436	OKLAHOMA CITY	OK	73101	UNPLTD PT SEC 35 12N 3W 000 000 PT SW4 SEC 35 12N 3W BEG 1558.38FT ELY & 286.50FT NWLY FROM SW/C SW4 TH WLY100FT NWLY665.24FT NE27.05FT NELY93.91FT SELY734.19FT TO BEG CONT 1.60ACRS MORE OR LESS
1400 EAST RENO LLC	PO BOX 302	OKLAHOMA CITY	OK	73101	DAUGHERTYS FACTORY SUB 010 000 LOTS 1 THRU 7 EX N17FT & LOTS 12 THRU 22 UNPLTD PT SEC 35 12N 3W 000 000 PT SW4 SEC 35 12N 3W BEG 33FT N OF SE/C SW4 TH WLY324.96FT N897.73FT WLY710.46FT N288.61FT NE31.52FT NELY ALONG A CURVE 409.63FT NELY633.13FT S1406FT TO BEG CONT 17.38ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD
1501 EAST RENO LLC	PO BOX 302	OKLAHOMA CITY	OK	73101-0302	UNPLTD PT SEC 02 11N 3W 000 000 PT OF SEC 2 11N 3W BEG 662FT S & 150FT W OF NE/C NE4 SEC 2 TH SW4166.69FT RIGHT ON CURVE NW90.12FT RIGHT ON CURVE NE255.52FT NE354.04FT RIGHT ON CURVE NE201.82FT NE1092.12FT S25.87FT NE821.53FT NW50FT NE625.41FT NE827.72FT NE255.91FT S58.79FT TO BEG CONT 29.05ACRS MORE OR LESS PLUS A TR BEG 1800FT S & 80FT W OF NE/C SD SEC 2 TH S500FT SW100.12FT S67.84FT SW218.34FT RIGHT ON CURVE SW728.76FT SW1624.48FT RIGHT ON CIURVE SW878.92FT NE25FT NW272.55FT NW731.16FT NW1082.15FT NE3877.24FT S110FT E150FT S508.81FT E70FT TO BEG CONT 155.49ACRS MORE OR LESS EX A TR BEG 1955.28FT S & 1244.88FT W OF NE/C SD SEC TH SW93.48FT RIGHT ON CURVE SE189.86FT SE102.54FT RIGHT ON CURVE SW556.26FT S169.81FT W258.96FT NW208.81FT SW229.85FT RIGHT ON CURVE NW1135.98FT RIGHT ON CURVE NE 1135.98FT SE374.31FT SE153.94FT TO BEG 33.62ACRS MORE OR LESS & EX SEWER LIFT STATION BEG 2530.51FT S TO E CORNER OF SD SEC TH S742.85FT W1868.90FT OF NE/C SD SEC TH SE15FT SW65FT NW15FT NE64.30FT TO BEG
AICCM LAND DEVELOPMENT LLC	2020 LONNIE ABBOT BLVD	ADA	OK	74820	UNPLTD PT SEC 02 11N 3W 000 000 PT NE4 SEC 2 11N 3W BEG AT A POINT 1349.90FT W OF NE/C OF NE4 TH W925.6FT S33FT SELY 411.3FT E565.50FT NELY 180.90FT N385.61FT TO BEG SUBJ TO ESMTS & R/WS OF RECORD
C&L RENO INVESTMENTS LLC	12501 N LUTHER RD	LUTHER	OK	73054	UNPLTD PT SW4 SEC 35 12N 3W BEG 324.96FT WLY & 386.01FT N OF SE/C SW4 TH N121.05FT WLY719.68FT S121.05FT ELY719.68FT TO BEG PLUS A TR BEG 324.96FT WLY & 507.06FT NLY OF SE/C SW4 TH W719.68FT N423.68FT E719.68FT S423.68FT TO BEG SUBJ TO ESMTS OF RECORD
CT MANAGEMENT INC	100 S LOTTIE AVE	OKLAHOMA CITY	OK	73117	DAUGHERTYS FACTORY SUB 010 000 LOTS 8 THRU 11
MCNK INC	1340 E RENO AVE	OKLAHOMA CITY	OK	73117	UNPLTD PT SEC 35 12N 3W 000 000 PT SW4 SEC 35 12N 3W BEG 33FT N & 879.9FT W OF SE/C OF SW4 N253.5FT W151.5FT S253.5FT E151.4FT TO BEG KNOWN AS TR 5
NIX LEGACY LIMITED PARTNERSHIP	129 E SHORE DR	ARCADIA	OK	73007-7105	UNPLTD PT SEC 35 12N 3W 000 000 PT SW4 SEC 35 12N 3W BEG 879.96FT W & 286.51FT N OF SE/C OFSW4 TH W151.50FT N100FT E151.5FT S100FT TO BEG
NIX LEGACY LP	129 E SHORE DR	ARCADIA	OK	73007-7105	UNPLTD PT SEC 35 12N 3W 000 000 PT SE4 SEC 35 12N 3W BEING ALL GOVT LOTS 1 & 2 EX BEG 852.26FT W OF SE/C SE4 TH N793.33FT E420FT S400FT E399.26FT S390.6FT W852.26FT TO BEG & EX BEG 845FT E & 719FT N OF SW/C SE4 TH E355FT S260FT W355FT N260FT TO BEG & EX A TR EX A TR BEG 1259.16FT N & 473.70FT ELY FROM SW/C SE4 TH ELY1093.98FT S238.50FT WLY1093.98FT N238.50FT TO BEG & EX A TR BEG 393.33FT N OF SE/C SE4 TH W432.26FT N400FT W420FT N543.87FT E852.12FT S293.71FT W241.75FT S208.71FT E241.75FT S451.16FT TO BEG & EX A TR BEG 844.49FT N OF SE/C SE4 TH W241.75FT N208.71FT E241.75FT S208.71FT TO BEG PLUS 3.5ACRS IN SE/C LOT 7 EX A TR BEING 17FT N&S BY 60FT E&W BEG 297FT E & 33FT N OF SW/C SE4 SUBJ TO ESMTS OF RECORD
NORTHCUTT JACOBS PROPERTIES INC	PO BOX 1669	PONCA CITY	OK	74602-1669	UNPLTD PT SEC 35 12N 3W 000 000 PRT OF SE4 SEC 35 12N 3W BEG 845FT E & 719FT N OF SW/C OF SE4 TH W355FT S260FT E355FT N260FT TO BEG PUBLIC SERVICE
O G & E	PO BOX 321	OKLAHOMA CITY	OK	73101	UNPLTD PT SEC 35 12N 3W 000 000 PT GOVT LOT 7 IN SE4 SEC 35 12N 3W BEG AT POINT 297FT E & 33FT N OF SW/C OF SE4 N17FT E60FT S17FT W60FT TO BEG EXEMPT
OKLAHOMA COUNTY	320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 35 12N 3W 000 000 PT OF SW4 SEC 35 12N 3W BEG 1131.14FT W & 33.01FT N OF SE/COF SW4 TH W300FT N253.5FT E300FT S253.5FT TO BEG
PUMPCO LLC	PO BOX 892230	OKLAHOMA CITY	OK	73189-2230	ROSEDALE SUB ADD 000 000 N380FT OF BLK 2 EX A TRI TR BEG 320FT S OF NW/C BLK 2 & EX A TR BEG 412.46FT S & 904.19FT W OF NE/C OF NW4 SEC 2 11N 3WTH W199.99FT NW68.55FT E258.57FT S35FT TO BEG
STANDARD REAL ESTATE HOLDINGS LLC	PO BOX 302	OKLAHOMA CITY	OK	73101	BEG

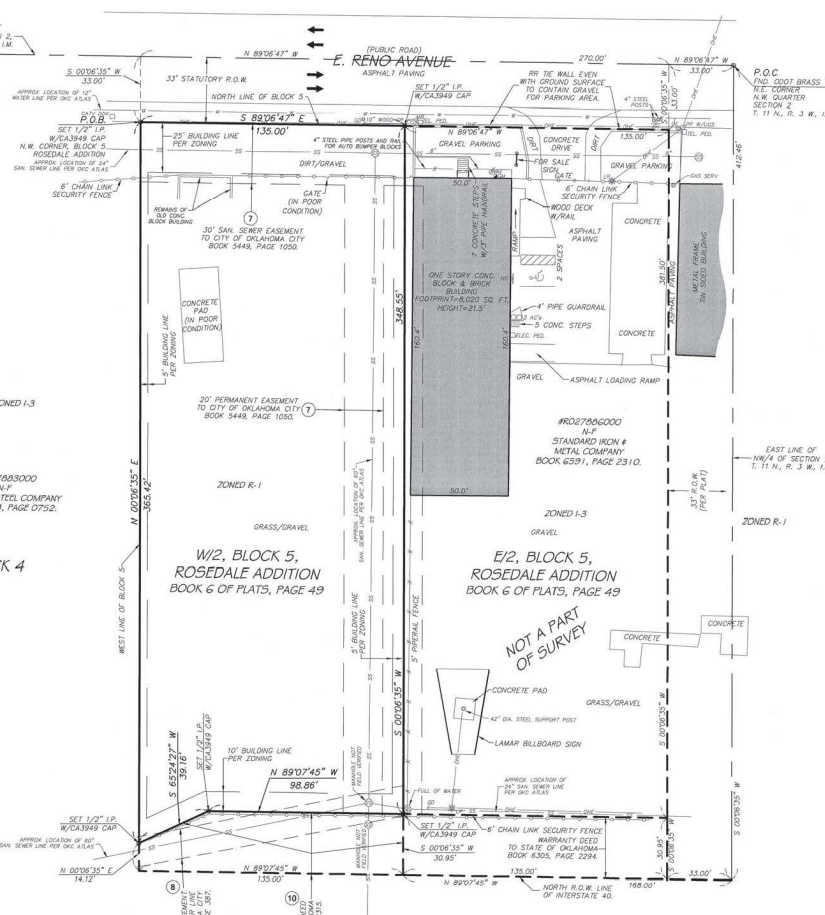








NORTH LINE OF  
NW/4 OF SECTION 2,  
T. 11 N., R. 3 W., 1M



ZONED I-3

#R027603000  
N-F  
STANDARD STEEL COMPANY  
BOOK 6584, PAGE 0752.

BLOCK 4

W/2, BLOCK 5,  
ROSEDALE ADDITION  
BOOK 6 OF PLATS, PAGE 49

E/2, BLOCK 5,  
ROSEDALE ADDITION  
BOOK 6 OF PLATS, PAGE 49

NOT A PART  
OF SURVEY

INTERSTATE 40

ZONING DATA	
DISTRICT: R-1 SINGLE FAMILY RESIDENTIAL	
MINIMUM YARD REQUIREMENTS	
FRONT: 25 FEET	
SIDE: 5 FEET	
REAR: 10 FEET	
MAXIMUM HEIGHT: 2.5 STORIES OR 35 FEET.	

### SURVEYOR'S CERTIFICATE

This survey is made for the benefit of:  
STANDARD STEEL COMPANY  
ROBERT MICHAEL BRITTON  
LAWYERS TITLE INSURANCE CORPORATION  
LAWYERS TITLE OF OKLAHOMA CITY, INC.  
I, Dan W. Smith, Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a survey of a tract of land described as follows:  
The north 380 feet of the West half of Block 5, in ROSDALE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof recorded in Book 6 of Plats, Page 49 also lying in the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.  
Less and except that portion conveyed to the State of Oklahoma in Warranty Deed recorded in Book 6305, Page 2315.  
The above described property being more particularly described by metes and bounds as follows:  
A tract of land being a part of Block 5, in ROSDALE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof recorded in Book 6 of Plats, Page 49 also lying in the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:  
COMMENCING at the Northeast corner of the Northwest Quarter of said Section 2;  
THENCE North 89°06'43" West, along the North line of said Northwest Quarter, a distance of 303.00 feet;  
THENCE South 0°00'00" West a distance of 33.00 feet to the Northwest Corner of Block 5, ROSDALE ADDITION and the POINT OF BEGINNING;  
THENCE South 89°06'43" East, along the North Line of said Block 5, a distance of 135.00 feet;  
THENCE South 0°00'00" West a distance of 348.55 feet to a point on the North Line of Interstate Highway 40 as established by that certain Warranty Deed to the State of Oklahoma recorded in Book 6305, Page 2315;  
THENCE along the North Line of Interstate Highway 40 the following two (2) courses:  
1. North 89°07'43" West a distance of 98.86 feet  
2. South 65°24'23" West a distance of 39.16 feet to a point on the West Line of said Block 5;  
THENCE North 0°00'00" East, along said West Line, a distance of 365.42 feet to the POINT OF BEGINNING.  
Said described tract of land contains an area of 47,356 square feet or 1.0871 acres, more or less.

I further certify that:  
1. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises, that there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown herein.  
2. This map or plat and the survey on which it is based were made in accordance with 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, and with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2003 and includes Items 1, 2, 3, 4, 5, 7(c)(1), 8, 9, 10, 11(c), and 13a Table A thereof Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Oklahoma, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.  
3. The property described herein is the same as the property described by Lawyers Title Insurance Corporation in Commitment No. CEC 20062-080046 with an effective date of February 14, 2006 and that all easements, covenants and restrictions referenced in said the commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted herein or otherwise noted as to their effect on the subject property.  
4. Said described property is located within an area having a Zone Designation "X" (Shaded) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 45062C0378G, with a date of identification of July 2, 2002, for Community No. 405378, in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.  
5. The Property has direct access to E. Reno Avenue, a dedicated public street or highway.  
6. The total number of striped parking spaces on the subject property is 0.  
7. Except as shown, all visible utilities serving the subject property enter through adjoining public streets and/or easements of record.

3-21-06  
Dan W. Smith, Professional Land Surveyor  
Date of Signature: 3-21-06  
L.S. 993  
Oklahoma

### GENERAL NOTES:

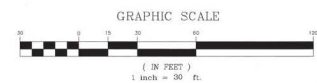
- The Oklahoma State Plane Coordinated System (North Zone) was used as the basis of bearing for this survey.
- Flood Zone Definition: "Zone X" (Shaded)  
Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.

### TITLE COMMITMENT EXCEPTION NOTES:

- EASEMENT in favor of the City of Oklahoma City, for sanitary sewer, recorded in Book 5448, Page 2202 affects subject property and is shown herein.
- EASEMENT to City of Oklahoma City, for a 15 foot sanitary sewer easement, recorded in Book 837, Page 307 affects subject property and is shown herein.
- RIGHT OF WAY AGREEMENT in favor of Continental Pipe Line Company, for 10 rods of pipeline, recorded in Book 177, Page 537 affects subject property inasmuch as subject property lies within lands described therein. The location and width of said easement is not defined and cannot be determined. Any underground evidence of said utility is shown herein.
- WARRANTY DEED in favor of the State of Oklahoma, for highway, recorded in Book 6305, Page 2315 affects subject property and is shown herein.

### 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.



SMITH ROBERTS BALDICHWILER, LLC  
1410 E. RENO AVENUE  
OKLAHOMA CITY, OKLAHOMA 73104  
(405) 842-5918  
FAX (405) 842-5918  
ENGINEERS • SURVEYORS • PLANNERS  
CERTIFICATE OF AUTHORIZATION NO. 3948 EXPIRES JUNE 30, 2007

STANDARD STEEL COMPANY  
1410 E. RENO AVENUE  
OKLAHOMA CITY, OKLAHOMA COUNTY  
STATE OF OKLAHOMA  
ALTA/ACSM LAND TITLE SURVEY

NO.	DATE	DESCRIPTION	BY
1	3-21-06	Survey	DS
2	3-21-06	Check	DS
3	3-21-06	Check	DS
4	3-21-06	Check	DS
5	3-21-06	Check	DS
6	3-21-06	Check	DS
7	3-21-06	Check	DS
8	3-21-06	Check	DS
9	3-21-06	Check	DS
10	3-21-06	Check	DS

Field Book: N/A  
Permit: N/A  
Drawn By: J.L.D.  
Checked By: J.L.D.  
Scale: 1"=30'  
Proj: 109.693  
SC No: 36.890