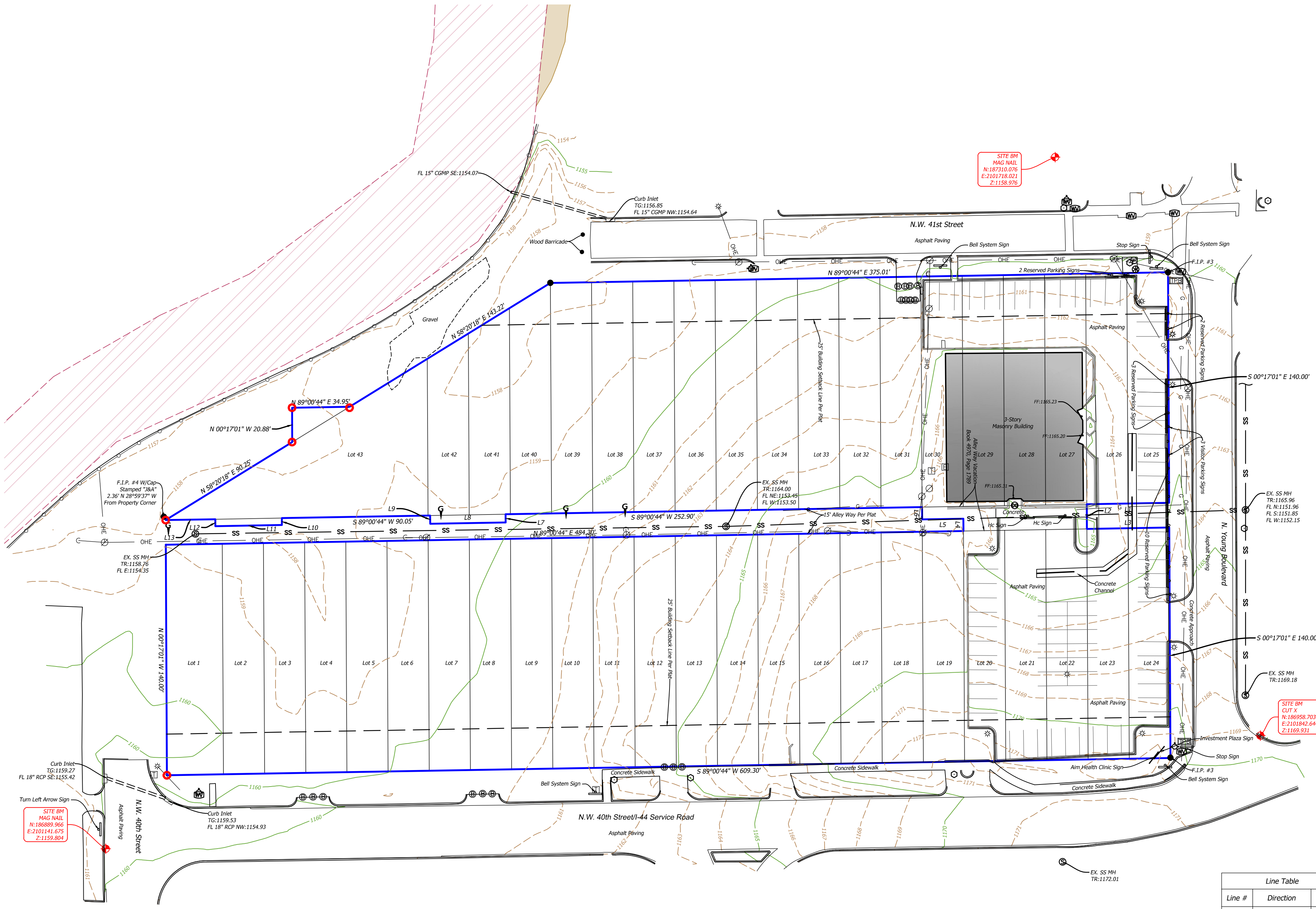
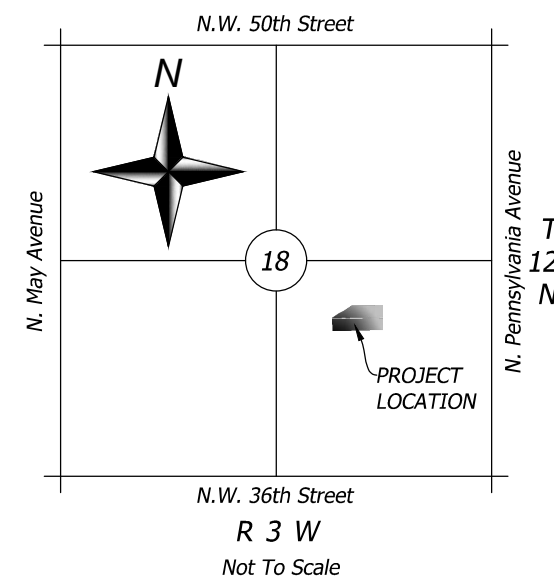
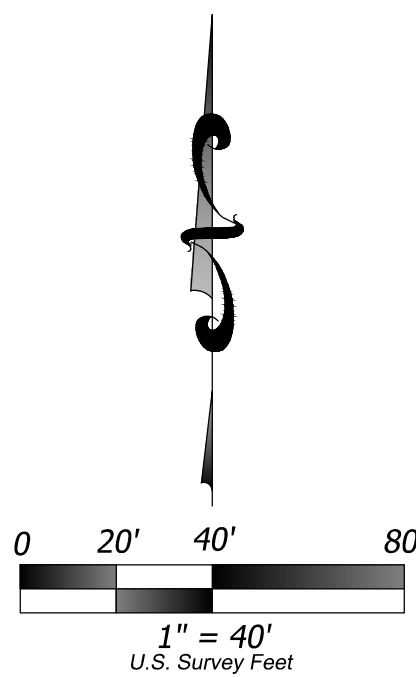


TOPOGRAPHIC SURVEY  
OF  
2301 W I-44 SERVICE ROAD



**UTILITY NOTE**  
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.



**LEGEND**

	POWER POLE		GAS METER
	LIGHT POLE		GAS VALVE
	GUY ANCHOR		GAS MARKER
	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		GREASE TRAP
	FIBER OPTIC MARKER		KEY PAD
	CABLE TV PEDESTAL		SECTION CORNER
	CABLE MARKER		QUARTER CORNER
	CABLE TV PULL BOX		SET IRON PIN W/ CAP
	IRRIGATION CONTROL VALVE		SET MAG MAIL W/ WASHER
	SPRINKLER HEAD		FOUND MONUMENT
	ROLLARD		RIGHT OF WAY MARKER
	FIRE DEPARTMENT CONNECT		YARD HYDRANT/SPRICKET
	PROPANE TANK		WELLHEAD
	WATER LINE		SATELLITE DISH
	GAS LINE		CHAIN LINK FENCE
	SANITARY SEWER LINE		WOOD PANEL FENCE
	TELEPHONE LINE		MASONRY FENCE
	ELECTRIC LINE		IRON FENCE
	OVERHEAD POWERLINE		FIBER OPTIC LINE
	BARBED WIRE FENCE		PROPERTY LINE
	S.I.P. - SET IRON PIN		LOT LINE
	I.P. - IRON PIN		EASEMENT LINE
	F.I.P. - FOUND IRON PIN		SECTION LINE
	C.C.P. - CORRUGATED METAL PIPE		BUILDING LIMIT LINE
	R.C.P. - REINFORCED CONCRETE PIPE		UTILITY EASEMENT
	U.E. - UTILITY EASEMENT		

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7385" UNLESS NOTED OTHERWISE

**LEGAL DESCRIPTION**

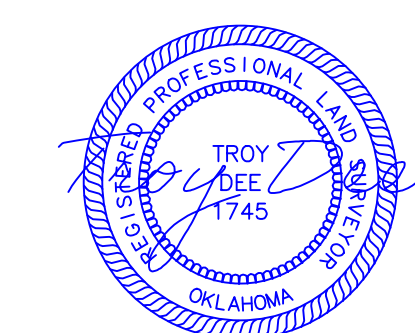
All of Lots One (1) through Nineteen (19), all inclusive, in Block Fifty-Eight (58), in PUTNAM HEIGHTS SECOND ADDITION, Oklahoma County, Oklahoma, according to the recorded plat thereof.  
And  
All of Lots Twenty (20) through Thirty (30) all inclusive, in Block Fifty-Eight (58), in PUTNAM HEIGHTS SECOND ADDITION, Oklahoma County, Oklahoma, according to the recorded plat thereof, together with the North half of the vacated alley way abutting Lots Twenty-Five (25) through Thirty (30) on the South and the South half of the vacated alley way abutting Lots Twenty (20) through Twenty-Four (24) on the North, as vacated by the Decree of Vacation in Case No. CJ-82-3268, dated July 30, 1982, recorded in Book 4910, Page 1789.  
And  
All of Lots Thirty-One (31) through Forty-Three (43) all inclusive, in Block Fifty-Eight (58), in PUTNAM HEIGHTS SECOND ADDITION, Oklahoma County, Oklahoma, according to the recorded plat thereof.  
And  
Commencing at the Northeast corner of Lot 41, Block 58; Thence Southwesterly along the North line of Lots 41, 42, & 43 a distance of 143.22 feet to the Point of Beginning, said point being on the North side of a metal barn; Thence West along the North side of said barn a distance of 34.95 feet; Thence South along the West side of said barn a distance of 20.47 feet to a point on the North line of said Lot 43; Thence Northwest along said North line a distance of 40.26 feet to the point of beginning.  
And  
Commencing at the Northeast corner of Lot 41, Block 58; Thence West along the South line of Lots 41, 42, & 43 a distance of 138.75 feet to the Point of Beginning, said point being on the East side of a metal barn; Thence South along the East side of said barn a distance of 4.21 feet; Thence West along the South side of said barn a distance of 40.39 feet; Thence North along the West side of said barn a distance of 4.46 feet, to a point on the South line of said Lot 43; Thence East along said South line a distance of 40.39 feet to the Point of Beginning.  
And  
Commencing at the Southeast corner of Lot 41, Block 58; Thence West along the South line of said Lot 41 a distance of 2.9 feet to the Point of Beginning, said point being on the East side of a concrete deck; Thence South along the East side of concrete a distance of 5.0 feet; Thence West a distance of 45.8 feet; Thence North along the West side of said concrete a distance of 5.0 feet to a point on the South line of Lot 42; Thence East along the South line of Lots 41 & 42 a distance of 45.8 feet to the Point of Beginning.  
Containing 156,260 Sq. Ft. or 3.5874 Acres, more or less.

**GENERAL NOTES**

- 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. 40105C0170H, dated December 18th, 2022.
- The Property has direct access to N.W. 41st Street, N. Youngs Boulevard, and N.W. 40th Street/I-44 Service Road, all being a dedicated public street.
- There is no observed evidence of current earth moving work, building construction or building additions.
- 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 South 00° 17' 01" East as the East line of the subject property per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
- This survey was conducted without the benefit of a Title Commitment, there may be matters benefiting or burdening the subject property unknown to the surveyor.
- All unit of measurements are US Survey feet (Ground).

**TOPOGRAPHIC SURVEY**

I, Troy Dee, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/planimetric survey and meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on August 23rd, 2022; that the survey was completed on August 25, 2022; that contours shown as (broken lines) may not meet the stated standard; and all coordinates are based on Oklahoma State Plane Grid North "NAD 83" and realization all elevations are based on NAVD 88.



Prepared By  
**GOLDEN**  
**LAND SURVEYING**

August 25, 2022 4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120  
C.A.# 7263 / Exp. Date =6/30/2024  
Telephone: (405) 802-7883 Email: troy@goldens.com  
Drawn by: SD  
Plot Date: August 25, 2022 Paper Size: 24"x36"  
GLS Job No.: 221571