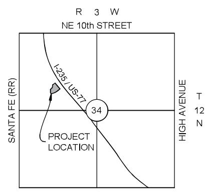
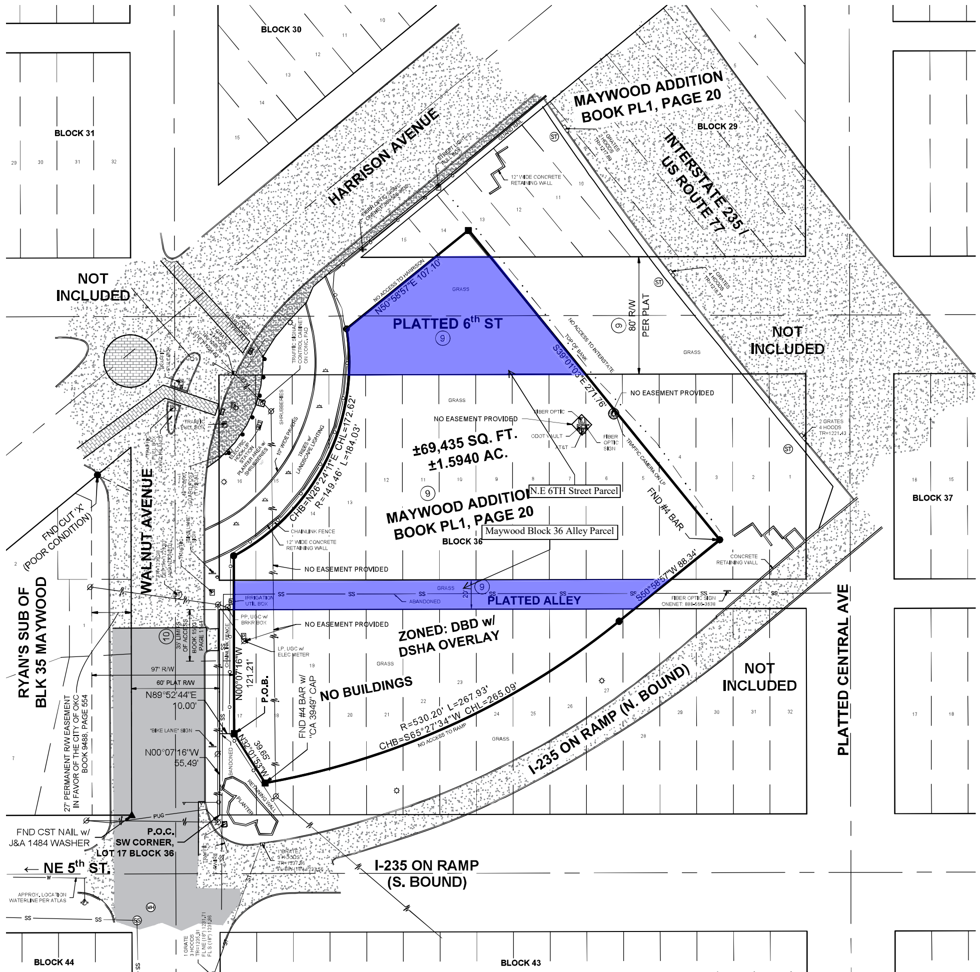
0 40' 80'



LOCATION MAP
SCALE: 1"=2000'



Found / Set Monuments
(Unless Otherwise Noted)

- ● FND #4 BAR
- ○ SET #3 BAR w/ "J&A 1484" CAP
- ▲ FND MAG NAIL IN "J&A 1484" SHINER
- ■ FND #4 BAR w/ "CA 3949" CAP

Survey Legend

BENCHMARK, CONTROL POINT, FOUND MONUMENT, SET MONUMENT, FIRE HYDRANT, AUTOSPRINKLER, HOSE BIB/SPIGOT, WATER METER, WATER VALVE, WATER WELL, SPRINKLER HEAD, SPRINKLER VALVE, SANITARY MANHOLE, CLEANOUT, STORM MANHOLE, STORM GRATE, CURB INLET, FIELD INLET, GAS METER, NO GAS METER, GAS VALVE, VENT PIPE, MONITORING WELL, POWER POLE, GUY WIRE, LIGHT POLE, GROUND LIGHT, ELECTRIC BOX, ELECTRIC METER, ELECTRIC MANHOLE, ELECTRIC BREAKER, ELECTRIC OUTLET, PULL BOX, TELEPHONE BOX, TELEPHONE MANHOLE, CABLE BOX, MANHOLE, UTILITY BOX, MAILBOX, SIGN, AIR CONDITIONER

ROOF DRAIN, BORE HOLE, ROUND POST, SQUARE POST, EVERGREEN TREE, DECIDUOUS TREE, BUSH, GATE, HANDICAP, TRAFFIC SIGNAL POLE, STOCKADE FENCE, CHAINLINK FENCE, BARBED WIRE FENCE, WATERLINE, STORM SEWER, SANITARY SEWER, GAS LINE, UNDERGROUND TELEPHONE, UNDERGROUND POWER, UNDERGROUND CABLE, OVERHEAD CABLE, RAILROAD TRACKS, EXISTING CONTOUR, BRUSH LINE, ASPHALT PAVING, CONCRETE PAVING, FL FLOWLINE, TG TOP OF GRATE, TR TOP OF RIM, FF FINISH FLOOR, CMP CORRUGATED METAL PIPE, RCP REINFORCED CONC. PIPE, RCB REINFORCED CONC. BOX, TC TOP OF CURB, GT CURB GUTTER, B/L BUILDING LINE, U/E UTILITY EASEMENT, R/W RIGHT-OF-WAY, (R) RECORD, (M) MEASURED, # CORRESPONDING NOTE

LEGEND

******** NOTE ********
THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH BY 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.

The surveyor has utilized information from a Utility Atlas obtained from the City of Oklahoma City combined with observed evidence of utilities on the ground to create an overall view of the underground utilities affecting the subject tract. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted on the survey. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The following is a list of companies provided as a result of a Company List Request submitted to the Oklahoma One-Call System (Call Okie): The reference number for this request is 23031610281469.

- OG&E OKC/HCA
- USIC/Cox Comm/OKC
- USIC/Dobson/OneNet
- USIC/OG&E OKC METRO
- Oklahoma Natural Gas - West
- OKC/Public Works
- OKC/Water&Waste
- IndianNation/ChickTel
- OK State of/ODOT
- AT&T Distribution

According to the atlas provided by the City of Oklahoma City, there is currently no active waterlines or sanitary sewer lines on the subject tract

Certificate of Survey

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify to:

- Oklahoma City Urban Renewal Authority, a public body corporate
- American Eagle Title Insurance Company
- First American 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, 3, 4, 7(a), 8, 9, 10, 11(a), 16 and 18 of Table A thereof. The field work was completed on March 13, 2023.

Date of Plat or Map: March 21, 2023

LICENSED PROFESSIONAL LAND SURVEYOR MATTHEW JOHNSON 1807 OKLAHOMA

Matthew Johnson, P.L.S.
Registration No. 1807
JOHNSON & ASSOCIATES
Certificate of Authorization No. 1484

Surveyor's Note:

Address: None provided
Parcel ID: R020145795

No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate map for the community in which the subject property is located. The entire parcel lies within Zone "X" of the Federal Emergency Management Agency Community Panel Number 40109C0285H Map with an effective date of December 18, 2009.

The subject tract is currently zoned DBD (Downtown Business District) with DSHA overlay (Downtown Scenic Highway Area).
Source: the City of Oklahoma City, Oklahoma Planning Department website at www.okc.gov, Phone 405-297-2623 for more information about Building Height, setback and parking restrictions for this zoning.

There are no striped parking spaces on this tract.

There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the field work.

The subject tract is contiguous with the adjoining properties along their common boundaries with no gaps or overlaps.

As depicted on the survey, the subject tract has access to North Walnut Avenue (a public street).
Note: Pursuant to Exception No. 10, the accessible width is limited to 35 feet.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83).
All distances are Grid distances in U.S. Survey feet.

Legal Description:

A strip, piece, or parcel of land lying in part of Blocks 29 and 36, Maywood Addition to the City of Oklahoma City, and all that part of N.E. 6th Street, lying between Blocks 29 and 36 and lying in part of the alley in Block 36, all lying in the northwest quarter of Section 34, Township 12 North, Range 3 West in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:
COMMENCING at the southwest corner of Lot 17 of said Block 36;
THENCE North 00°07'16" West along the west line of said Lot 17, a distance of 55.49 feet;
THENCE North 89°52'44" East a distance of 10.00 feet to the POINT OF BEGINNING;
THENCE North 00°07'16" West and parallel with the west line of said Lot 17, a distance of 121.21 feet;
THENCE northeasterly on a curve to the left having a radius of 149.46 feet and a chord bearing of North 26°24'11" East and a chord distance of 172.62 feet, an arc distance of 184.03 feet;
THENCE North 50°58'57" East a distance of 107.10 feet;
THENCE South 39°01'03" East a distance of 271.76 feet;
THENCE South 50°58'57" West a distance of 88.34 feet;
THENCE southwesterly on a curve to the right having a radius of 530.20 feet and a chord bearing of South 65°2734" West and a chord distance of 265.09 feet, an arc distance of 267.93 feet;
THENCE North 32°01'53" West a distance of 39.65 feet to said POINT OF BEGINNING.

Note: The above legal description lies wholly within the three following described tracts of land, when taken together:

1. Lots 3 through 16, both inclusive, Block 36, Maywood Addition to Oklahoma City, Oklahoma County, Oklahoma according to the plat recorded in Book 1 of Plats, page 20 and the south half of 6th Street adjoining said Lots 3 through 16, both inclusive, and the north half of the 20 foot east-west alley in said Block 36 which adjoins said Lots 3 through 16, both inclusive;
2. Lots 17 through 28, both inclusive, Block 36, Maywood Addition to Oklahoma City, Oklahoma County, Oklahoma according to the plat recorded in Book 1 of Plats, page 20 and the south half of the 20 foot east-west alley in said Block 36 which adjoins said Lots 17 through 28, both inclusive
3. All that part of Block 29, in Maywood Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 1 of Plats, page 20, described as follows, to-wit:
COMMENCING at the southwest corner of said Block 29;
THENCE east on the property line of said Block 29, 125 feet;
THENCE in a northwesterly direction 84.25 feet, more or less, to a point on the property line, which said point is 125 feet from the southwest corner of said Block;
THENCE in a southwesterly direction on the property line of said Block, 125 feet to the point or place of beginning, and the north half of 6th Street which adjoins said part of Block 29

The following items refer to Schedule B - Part II of the First American Title Insurance Company Title Commitment No. 2301-0009-23, dated January 21, 2023 at 7:30 A.M.:

Exception No.	Recording Information	Description of Easement	Applicable	Plotted	Note
9	Book PL1, page 20	Dedication to the public of Sixth Street and the east-west alley on the plat of Maywood Addition	Yes	Yes	
10	Book 15031, page 1144	Conditions, restrictions and reservation of rights of access set forth in Quit Claim Deed	Yes	Yes	A
11	Book 15031, page 1144	Any utility easements, licenses or permits which do not appear in the public records as discussed in Quit Claim Deed	Yes	No	
12	Assessments which become due and payable subsequent to the Date of Policy as a result of the Land being located in an Oklahoma City Business Improvement Assessment District		Yes	No	
13	Conditions pertaining to the manufacture, sale or disposal of intoxicating liquor or beer set forth in the following, which provide for forfeiture of title upon violation thereof				
13a	Book 2, page 37	Warranty Deed	Yes	No	
13b	Book 1, page 450	Warranty Deed	Yes	No	
13c	Book 1, page 420	Warranty Deed	Yes	No	
13d	Book 1, page 448	Warranty Deed	Yes	No	
13e	Book 1, page 451	Warranty Deed	Yes	No	
13f	Book 1, page 548	Warranty Deed	Yes	No	

Note	Surveyor's Comment
A	The existing Limits of Access are depicted on the survey, pursuant to the following text as recorded in the deed: "Grantor, reserves and excepts unto itself, its successors and assigns ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS from said 1.5940 acres, more or less to the lands or right-of-ways covered by the abutting the Interstate Highway No. 235 Limited Access Highway, Harrison Street and NE 5th Street facilities, except, that the Lessee shall be allowed one (1) point of ingress and egress within the North 35.00 feet of Lot 17, Block 36."

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ACAD FILE: S:\Civil 3D proj\4597\4597001\4597001-alta.dwg 3/21/2023 7:53 AM Matt Johnson
XREFS LOADED: 4597001-topo.dwg 4597001-bdy.dwg 3597-bdy.dwg 3215-bdy.dwg

REVISIONS		
NO.	DESCRIPTION	DATE

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078
surveyor@jaokc.com www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2023
• ENGINEERS • SURVEYORS • PLANNERS •

NE 5th & WALNUT
ODOT PARCEL 16 FLATIRON
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
ALTA/NSPS LAND TITLE SURVEY

Proj. No.: 4597.001
Date: 3-21-2023
Scale: 1"=40'
Surveyed By: C7
Drawn By: MJ/N8
Approved By: MJ

SHEET NUMBER
1of1