RECORD DESCRIPTION:

TITLE COMMITMENT NO. 23298209

Lots TWENTY-SEVEN (27), TWENTY-EIGHT (28), TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31), THIRTY-TWO (32), THIRTY-THREE (33), THIRTY-FOUR (34), THIRTY-FIVE (35), THIRTY-SIX (36), THIRTY-SEVEN (37), and THIRTY-EIGHT (38), of Block THREE (3), in EDWARDS BOULEVARD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

The aforedescribed property being more correctly described as follows:

Lots TWENTY-SEVEN (27), TWENTY-EIGHT (28), TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31), THIRTY-TWO (32), THIRTY-THREE (33), THIRTY-FOUR (34), THIRTY-FIVE (35), THIRTY-SIX (36), THIRTY-SEVEN (37), and a part of THIRTY-EIGHT (38), of Block THREE (3), in EDWARDS BOULEVARD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and that part of said Lot THIRTY-EIGHT (38) being described by metes and bounds as follows:

BEGINNING at the southwest corner of said Lot 38;

THENCE North 01°15'35" East, along the west line of said Lot 38, a distance of 140.00 feet to the northwest corner of said Lot 38;

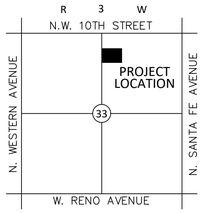
THENCE South 88°44'25" East, along the north line of said Lot 38, a distance of 6.79 feet;

THENCE South 01°15'35" West, parallel with the west line of said Lot 38, a distance of 140.00 feet to a point on the south line of said Lot 38;

THENCE North 88°44'25" West, along said south line, a distance of 6.79 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 39,451 square feet or 0.9057 acres, more or less.

⊙ = SET 1/2" IRON PIN WITH CA6414 CAP OR MAG NAIL WITH CA6414 TAG UNLESS OTHERWISE SPECIFIED



LOCATION MAP
NOT TO SCALE

BENCHMARK – BM 1	
ELEVATION	1217.67
MONUMENT	CUT "X" ON TOP OF CURB
LOCATION	AT S.E. CORNER OF INTERSECTION OF WALKER AVE. & N.W. 8th ST.

BENCHMARK – BM 2	
ELEVATION	1218.31
MONUMENT	CUT "X" ON SIDEWALK
LOCATION	AT S.E. CORNER OF INTERSECTION OF WALKER AVE. & N.W. 8th ST.

BENCHMARK – BM 3	
ELEVATION	1216.32
MONUMENT	CUT "X" ON SIDEWALK
LOCATION	AT S.W. CORNER OF INTERSECTION OF HUDSON AVE. & N.W. 9th ST.

BENCHMARK – BM 4	
ELEVATION	1210.02
MONUMENT	CUT "X" ON TOP OF CURB
LOCATION	AT N.E. CORNER OF INTERSECTION OF HUDSON AVE. & N.W. 8th ST.

SURVEYOR'S CERTIFICATE

To:

SSLM DEVELOPMENT, LLC, an Oklahoma limited liability company (T.C. No. 23298209 & 23298211)
CORSAIR-CAUGHRON, L.L.C. (T.C. No. 23298209)
CORSAIR CATTLE CO. (T.C. 23298211 - Tracts A, B & G)
CORSAIR ESTATE, L.L.C. (T.C. 23298211 - Tracts C & H)
CORSAIR-201, L.L.C. (T.C. 23298211 - Tract F)
CORSAIR CATTLE CO. (T.C. 23298211 - Tracts D & F)(an undivided 37% interest)
HERITAGE HILLS APARTMENTS, INC. (T.C. 23298211 - Tracts D & F)(an undivided 11% interest)
CORSAIR ESTATE, L.L.C. (T.C. 23298211 - Tracts D & F)(an undivided 52% interest)
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
OLD REPUBLIC TITLE COMPANY OF OKLAHOMA

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)(b1)(c), 8, 9, 11(a)(b), 13, 16, and 17 of Table A thereof.

The field work was completed on October 24, 2023

Randall A. Mansfield, Professional Land Surveyor No. 1613

Date of Plat of Map: October 24, 2023

Date of Signature: October 30, 2023

RANDALL A. MANSFIELD 1613 — LICENSED PROFESSIONAL LAND SURVEYOR — OKLAHOMA

GENERAL SURVEY NOTES:

1. This plat or map 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 Licensure for Professional Engineers and Land Surveyors.
2. The property described hereon is a portion of the property described by Old Republic National Title Insurance Company in Commitment No. 23298209 with an effective date of September 28, 2032 and in Commitment No. 23298211 with an effective date of October 16, 2023 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
3. Said described property is located within an area having a Zone Designation X (Unshaded) (Non Special Flood Hazard Area) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40109C0285H, with a date of identification of December 18, 2009, 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.
4. When combined, the Property has direct access to N. Walker Avenue, N. Hudson Avenue, N.W. 8th Street and N.W. 9th Street, all being dedicated public streets or highways.
5. The total number of striped parking spaces on the subject property is 4, including 0 designated handicap spaces.
6. There is no observed evidence of current earth moving work, building construction or building additions.
7. There are no proposed changes in street right of way lines, according to the best of my knowledge.
8. There is no observed evidence of recent street or sidewalk construction or repairs.
9. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
10. The Oklahoma State Plane Coordinate System (North Zone) using the bearing of South 88°44'25" East as the north line of Block 3, EDWARDS BOULEVARD ADDITION also being the north line of subject property was used as the basis of bearing for this survey. The final recorded plat does not contain bearings or angular relationships of the lines shown thereon. The bearings shown on this survey reflect the angular relationship of the lines based on field measured angles from found monumentation and their relationship to the assumed bearing described above.

RECORD DESCRIPTION:

TITLE COMMITMENT NO. 23298211

TRACT A
Lots 1, 2, 3, and 4 in Block 3 of EDWARDS BOULEVARD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Said described tract of land contains an area of 13,300 square feet or 0.3053 acres, more or less.

TRACT B
Lots 5 and 6 in Block 3 of EDWARDS BOULEVARD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Said described tract of land contains an area of 7,000 square feet or 0.1607 acres, more or less.

TRACT C
Lots 7, 8, 9, 10, 11, and 12 in Block 3 of EDWARDS BOULEVARD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Said described tract of land contains an area of 21,000 square feet or 0.4821 acres, more or less.

TRACT D
Lots 17 and 18 in Block 3 of EDWARDS BOULEVARD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Said described tract of land contains an area of 7,000 square feet or 0.1607 acres, more or less.

TRACT E
Lots 19 and 20 in Block 3 of EDWARDS BOULEVARD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Said described tract of land contains an area of 7,000 square feet or 0.1607 acres, more or less.

TRACT F
Lots 21 and 22 in Block 3 of EDWARDS BOULEVARD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Said described tract of land contains an area of 6,396 square feet or 0.1468 acres, more or less.

TRACT G
Lots 23 and 24 in Block 3 of EDWARDS BOULEVARD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Said described tract of land contains an area of 9,372 square feet or 0.2152 acres, more or less.

TRACT H
Lots 25 and 26 in Block 3 of EDWARDS BOULEVARD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Said described tract of land contains an area of 7,000 square feet or 0.1607 acres, more or less.

LEGEND

ALPHA □	ALPHA	BENCH	
AC □	AIR CONDITIONER	MB ⊙	MAILBOX
EPD □	ELEC. PED.	PP ○	POWER POLE
EM □	ELEC. METER	HLP ○	HIGHLINE POLE
ET □	ELEC. TRANS.	LP ○	LIGHT POLE
EO □	ELEC. OUTLET	UP ●	UTILITY POLE
POST □	POST	DM ⊢	DEAD MAN ANCHOR
TRASH □	TRASH BIN	GP ⊙	GUARD POST
TPD □	TELE. PED.	GM ⊕	GAS METER
TVPD □	CABLE PED.	WM ⊙	WATER METER
AD ⊙	AREA DRAIN	WMP ⊠	WATER METER PIT
BB GOAL ⊙	BASKETBALL GOAL	VNT ○	VENT PIPE
CO ⊙	CLEAN OUT	FH ⊙	FIRE HYDRANT
BOA ⊙	BLOWOFF ASSEMBLY	FV ⋈	FIRE VALVE
FDC ⊙	FIRE DEPT. CONNECT.	WV ⋈	WATER VALVE
DS ⊕	DRY SPOUT	GV ⋈	GAS VALVE
FP ⊕	FLAG POLE		UTILITY SPECIFIC–VAULT
EMK △	ELEC. MARKER	TCB ⊞	TRAFFIC CONTROL BOX
F/O △	FIBER OPTIC MARKER	TSL ⊕	TRAFFIC SIGNAL LIGHT
GMK △	GAS MARKER	ICV ⊗	IRRIG. CONTROL VALVE
MRK △	UTILITY MARKER	YL ○	YARD LIGHT
PLMK △	PIPELINE MARKER	YH ⊕	YARD HYDRANT
TVMK △	CABLE MARKER	SD ⊞	STORM GRATE
TUG △	TELE. MARKER	VNT ○	VENT PIPE
MW △	MONITORING WELL		GATE
	GREASE TRAP	HC	HANDICAPPED SIGN
SS	SANITARY SEWER		SIGN
SW	STORM WATER		BENCHMARK ELEVATION
	LAMP HOLE		
T	TELEPHONE		TREE
TV	CABLE TV		BUSH
E	ELECTRIC		STUMP
W	WATER		
	WELL		HANDICAPPED SPACE
	OIL WELL		TANK
	GPCLE		SAT DISH
	RR XING ARM		
W BARBWIRE/FIELDWIRE FENCE		G GAS LINE	
W STOCKADE FENCE		W WATER LINE	
O CHAINLINK FENCE		F/O FIBER OPTIC	
OHE OVERHEAD ELECTRIC		U/E UNDERGROUND ELECTRIC	
TBK TOP OF BANK		TUG UNDERGROUND TELEPHONE	
TOE TOE OF BANK		U/TV UNDERGROUND CABLE TV	
TREE LINE		SS SANITARY SEWER	
HEDGE LINE		STS STORM SEWER	

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
PH PORCH/DECK HEIGHT
FF FINISHED FLOOR ELEVATION

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. AN OKIE ONE CALL LOCATE WAS REQUESTED ON OCTOBER 2, 2023 AND A TICKET NO. 231002135030S7 WAS ASSIGNED TO THIS PROJECT. THE SURVEY WAS PERFORMED ON OCTOBER 24, 2023 AND ALL VISIBLE MARKED UTILITIES LOCATED ARE SHOWN ON THIS SURVEY. 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.

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.

TITLE COMMITMENT EXCEPTION NOTES:

TITLE COMMITMENT NO. 23298209

8. There are no easements or building lines contained on the plat of EDWARDS BOULEVARD ADDITION recorded in Book 4 of Plats, Page 33.
9. EASEMENT in favor Corsair-Caughron, L.L.C., for ingress, egress, right of way, parking and driveway purposes, recorded in Book 13944, Page 411 does not affect subject property and is shown hereon for reference purposes only.
10. A portion of the property is subject to the restrictions as contained in WARRANTY DEED recorded in Book 66, Page 499. The limits of the lands described therein are shown hereon. The restriction as contained therein is non-plottable.
11. Property is subject to ORDINANCE NO. 20,726 AN ORDINANCE RELATING TO THE ESTABLISHMENT OF AN OVERLAY ZONING DISTRICT recorded in Book 7270, Page 1746 inasmuch as subject property lies within the lands described therein. (Not Plottable)
12. Property is subject to ORDINANCE NO. 16,942 AN ORDINANCE AMENDING CHAPTER 25, SECTION 4300, OF THE OKLAHOMA CITY CODE recorded in Book 5018, Page 286 inasmuch as subject property lies within the lands described therein. (Not Plottable)
13. A portion of the property is subject to AFFIDAVIT OF CONTRACTUAL AGREEMENTS WITH COX COMMUNICATIONS, INC. AND PROPERTY OWNERS, recorded in Book 8792, Page 264. (Non Plottable)

TITLE COMMITMENT NO. 23298211

8. Property is subject to ORDINANCE NO. 16,942 AN ORDINANCE AMENDING CHAPTER 25, SECTION 4300, OF THE OKLAHOMA CITY CODE recorded in Book 5018, Page 286 inasmuch as subject property lies within the lands described therein. (Not Plottable)
9. Property is subject to ORDINANCE NO. 20,726 AN ORDINANCE RELATING TO THE ESTABLISHMENT OF AN OVERLAY ZONING DISTRICT recorded in Book 7270, Page 1746 inasmuch as subject property lies within the lands described therein. (Not Plottable)
10. A portion of the property is subject to AFFIDAVIT OF CONTRACTUAL AGREEMENTS WITH COX COMMUNICATIONS, INC. AND PROPERTY OWNERS, recorded in Book 8792, Page 264. (Non Plottable)
11. There are no easements or building lines contained on the plat of EDWARDS BOULEVARD ADDITION recorded in Book 4 of Plats, Page 33.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Field Book..... 2023
Party Chief.....NR
Drawn By.....RJ
Checked By.....RM

Project Number
23-285-01
Scale
1"=30'

REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	11-7-2023	Revised legal description	RM

ALTA / NSPS LAND TITLE SURVEY
SSLM DEVELOPMENT, LLC.
WALKER to HUDSON - NW 8th to NW 9th STREET
OKLAHOMA CITY, OKLAHOMA COUNTY
STATE OF OKLAHOMA

COWAN GROUP ENGINEERING
7100 N. CLASSEN, SUITE 500 - OKLAHOMA CITY, OK 73116
405-463-3369 (OFFICE) - 405-463-3381 (FAX)
WWW.COWANGROUP.CO
ENGINEERING - SURVEYING
CERTIFICATE OF AUTHORIZATION NO: 6414
EXPIRES JUNE 30, 2024

File: FILENAME

Sheet: 1 of Pages