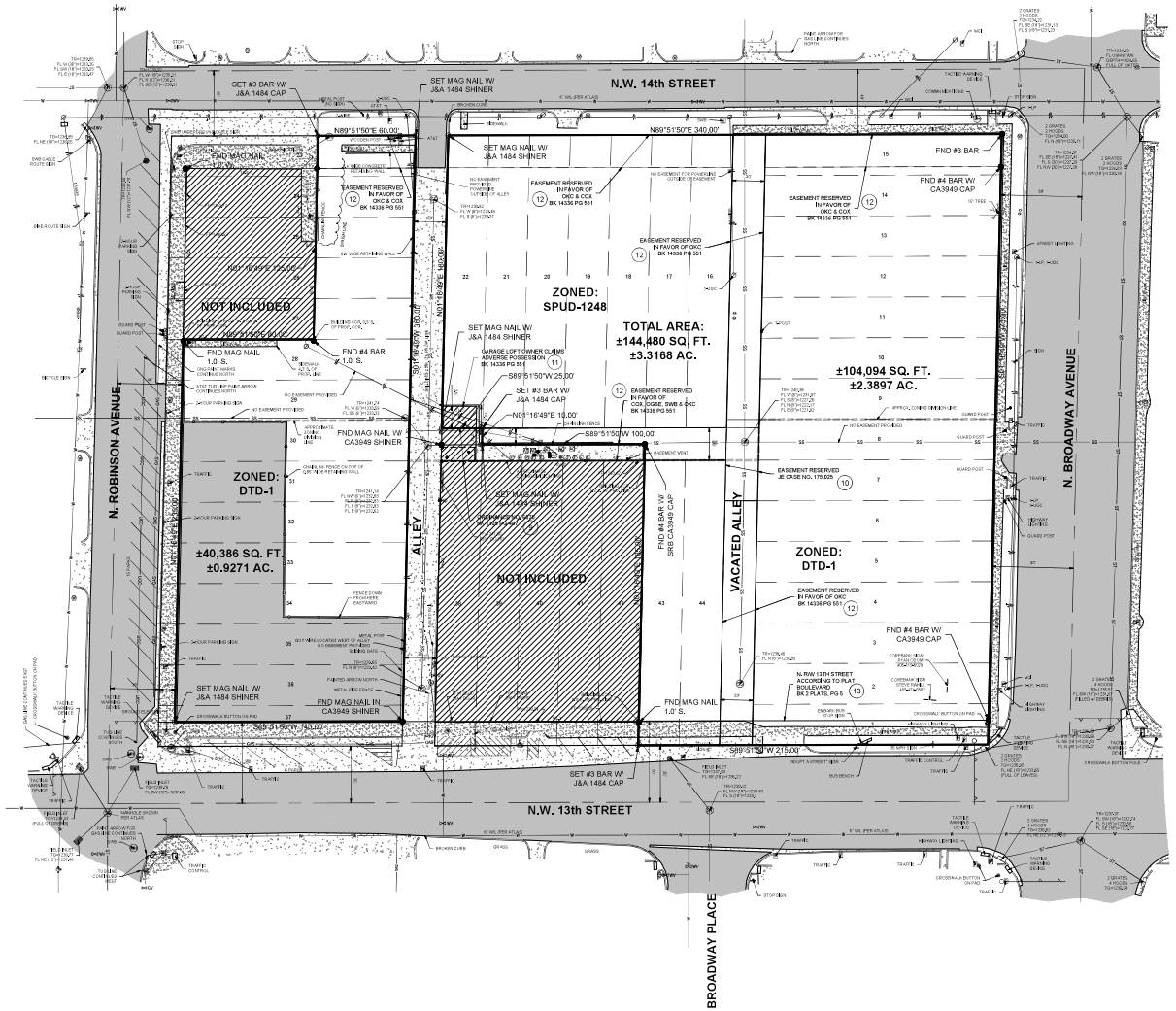

0 30' 60'

R 3 W
N.W. 23RD STREET
WESTERN AVENUE
PROJECT LOCATION
28
T 12 N
N.W. 10TH STREET

LOCATION MAP
SCALE: 1"=2000'

********* 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.

Survey Legend

BENCHMARK	RD	ROOF DRAIN	
CONTROL POINT	BH	BORE HOLE	
FOUND MONUMENT	●	ROUND POST	
SET MONUMENT	■	SQUARE POST	
FIRE HYDRANT		EVERGREEN TREE	
AUTOSPRINKLER		DECIDUOUS TREE	
HOSE BIB/SPIGOT		BUSH	
WATER METER		GATE	
WATER VALVE		HANDICAP	
WATER WELL		TRAFFIC SIGNAL POLE	
SPRINKLER HEAD		STOCKADE FENCE	
SPRINKLER VALVE		CHAINLINK FENCE	
SANITARY MANHOLE		BARBED WIRE FENCE	
CLEANOUT		WATERLINE	
STORM MANHOLE	ST	STORM SEWER	
STORM GRATE	SS	SANITARY SEWER	
CURB INLET	GAS	GAS LINE	
FIELD INLET	TUG	UNDERGROUND TELEPHONE	
GAS METER	FUG	UNDERGROUND POWER	
NO GAS METER	UGC	UNDERGROUND CABLE	
GAS VALVE		OVERHEAD CABLE	
VENT PIPE		RAILROAD TRACKS	
MONITORING WELL	1160	EXISTING CONTOUR	
POWER POLE		BRUSH LINE	
GUY WIRE		ASPHALT PAVING	
LIGHT POLE		CONCRETE PAVING	
GROUND LIGHT	FL	FLOWLINE	
ELECTRIC BOX	TG	TOP OF GRATE	
ELECTRIC METER	TR	TOP OF RIM	
ELECTRIC MANHOLE	FF	FINISH FLOOR	
ELECTRIC BREAKER	CMP	CORRUGATED METAL PIPE	
ELECTRIC OUTLET	RCP	REINFORCED CONC. PIPE	
PULL BOX	RCB	REINFORCED CONC. BOX	
TELEPHONE BOX	TC	TOP OF CURB	
TELEPHONE MANHOLE	GF	CURB GUTTER	
CABLE BOX	BL	BUILDING LINE	
MANHOLE	UE	UTILITY EASEMENT	
UTILITY BOX	RW	RIGHT-OF-WAY	
MAILBOX	(R)	RECORD	
SIGN	(M)	MEASURED	
AIR CONDITIONER	②	CORRESPONDING NOTE	

Certificate of Survey

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

- Newstream Capital Partners, its successors and/or assigns as their respective interests may appear
- The Hub At Midtown LLC, an Oklahoma limited liability company
- Oklahoma Prime Title & Escrow, LLC
- Old Republic National 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), and 16 of Table A thereof. The field work was completed on December 13, 2022.

Date of Plat or Map: December 15, 2022

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

OKLAHOMA LICENSED PROFESSIONAL LAND SURVEYOR MATTHEW JOHNSON 1807

Surveyor's Note:

Address: None Provided

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 40196O0285H Map with an effective date of December 18, 2009.

The subject tract is currently zoned SPUD-1248 and DTD-1.
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 is on-street parking available along N.W. 13th Street and Robinson Avenue.

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. All flagged utilities at the time the fieldwork for this survey was performed have been shown on the survey. 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 220825113421 08.

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

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 has access to N.W. 13th Street, N.W. 14th Street, and N. Broadway Avenue (public streets).

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone, NAD83)

Legal Description:

Lots 1 through 15 of Scotts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 1 of Plats, page 47, together with the 20-foot north-south alley, adjacent to said Lots on the west.
And
Lots 16 through 21 of Scotts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 1 of Plats, page 47, together with the north half of the 20-foot eastwest alley adjacent to Lots on the south.
And
Lot 22 of Scotts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 1 of Plats, page 47.
And
The east 60 feet of Lots 23 through 27 of Scotts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 1 of Plats, page 47.
And
Lots 28 through 37 of Scotts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 1 of Plats, page 47, less and except the west 10 feet thereof, and less and except the south 15 feet of said Lot 37.
And
Lots 43 and 44 of Scotts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 1 of Plats, page 47, together with the south half of the 20-foot eastwest alley adjacent to said Lots on the north.

The following items refer to Schedule B - Part II of the Old Republic National Title Insurance Company Title Commitment No. 202200583, dated October 7, 2022 at 7:30 AM:

Exception No.	Recording Information	Description of Easement	Applicable	Plotted
9	Book 1105, Page 467	Easement for public utilities located in the closed alley adjoining Lot 22 on the south, with the right of the City reserved to re-open said alley without expense to the City, as shown by Ordinance No. 6070	Yes	Yes
10		Easements reserved in the Journal Entry of Judgment rendered in the District Court of Oklahoma County case no. 175,025	Yes	Yes
11		Claims to title in and to a portion of Lot 22 by the Terrance A. Lee and Magda Van Brunt Trust Dated July 2010, set forth in the Answer and Objection filed September 12, 2019 in the District Court of Oklahoma County case no. CV-2019-1778	Yes	Yes
12	Book 14336, Page 551	Easements reserved in the Order rendered in the District Court of Oklahoma County case no. CV-2019-1778	Yes	Yes
13	Book 2 of Plats, Page 5	Dedication of N.W. 13th Street set forth on the plat of Boulevard	Yes	Yes

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NO.	DESCRIPTION	DATE

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8076
Certificate of Authorization #1484 Expiration Date: 06/30/2023
• ENGINEERS • SURVEYORS • PLANNERS •

N.W. 13TH STREET & BROADWAY AVENUE
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
ALTA/NSPS LAND TITLE SURVEY

Proj.No.	5327
Date:	12-15-22
Scale:	1"=30'
Surveyed By:	
Drawn By:	WM
Approved By:	MJ

SHEET NUMBER
1of1

Civil/Land Development/Projects/2022/5327 N.W. 13th & Broadway/Survey/5327 ALTA.dwg, 12/15/2022 8:47:14 AM, Matt Johnson