

ALTA/NSPS LAND TITLE SURVEY

A PART OF THE NW/4 OF SECTION 15,
TOWNSHIP 13 NORTH, RANGE 4 WEST, OF THE INDIAN MERIDIAN
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

TABLE A ITEMS

- A-1. The survey monuments found and set are shown on the survey.
A-2. Physical Location: 5710 NW 130th Street, Oklahoma City, Oklahoma
A-3. Per FEMA Flood Insurance Map (FIM) Map No. 40109 (01/25/04), Map Revised 12-18-2009, this property is in Zone X, areas determined to be outside the 1% annual chance floodplain.
A-4. Gross land area for the subject tract is 15,290.68 sf or 0.351 acres.
A-6. No zoning report or letter was provided. The current zoning on the subject tract is PUD-947 based on the Oklahoma City zoning map.
A-7. The one story building on site has an approximate footprint of 5,575.29 square feet.
A-8. Substantial above ground features are shown on the survey.
A-9. There are no existing parking spaces.
A-10. Utilities that were located by the surveyor on the subject tract is shown on the survey. Underground sewer line locations were determined using the Oklahoma City Utilities Map.
A-11. The surveyor did not observe evidence of recent earth moving work on the subject tract.

GENERAL NOTES

- G-1. 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 Licensure for Professional Engineers and Land Surveyors.
G-2. All distances and dimensions shown on this survey are GRID distances.
G-3. The term "Certify" or "Certification" and "Correct" as noted on this survey and as it pertains to Land Surveying Services as shown on this document shall mean, "A statement that is signed by the Professional Land Surveyor, based on the facts and the knowledge known to the Professional Land Surveyor at the time of the Survey and is not a Guarantee or Warranty, either expressed or implied".
G-4. 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 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 the information available. The surveyor has not physically located the underground utilities unless otherwise noted.

COMMITMENT FOR TITLE INSURANCE-BASIS OF SURVEY

Commitment for Title Insurance by:
Issuing Agent: Old Republic Title Company of Oklahoma
Issuing Office: 4040 North Tulsa, Oklahoma City, OK 73112
Issuing Office File Number: 23297939
Property Address: 5710 NW 130th Street, Oklahoma City, OK
Commitment Date: September 27, 2023

COMMITMENT DESCRIPTION

Lot ONE A (1A), in Block FIVE (5), of PRESTON COMMERCIAL SECTION II, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, more particularly described as follows: A tract of land being a part of Lot 1, Block 5 as shown on the recorded plat known as Preston Commercial Section II to the City of Oklahoma City, and also being a part of the Northwest Quarter of Section FIFTEEN (15), Township THIRTEEN (13) North, Range FOUR (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: With the base of bearing being North 00°29'59" West along the West line of said Northwest Quarter (NW/4); Commencing at the Southwest corner of the Northwest Quarter (NW/4) of said Section FIFTEEN (15); thence North 89°39'29" East along the South line of said Northwest Quarter (NW/4) a distance of 703.67 feet to the point of beginning; thence North 00°29'59" West a distance of 874.1 feet; thence South 89°30'01" West a distance of 104.93 feet; to a point on the South right of way line of N.W. 130th Street and also a non-tangent curve to the left having a Delta Angle of 39°41'58", a Radius of 368.01 feet, a Chord Bearing of North 38°56'43" East, a Chord Length of 249.92 feet and thence along the Arc of said curve a distance of 254.99 feet; thence South 00°29'59" East a distance of 260.55 feet to a point on the South line of said Northwest Quarter (NW/4); thence South 89°39'29" West along the said South line a distance of 53.85 feet to the point of beginning.

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of:

1. F & F REAL ESTATE HOLDINGS, L.L.C.

I, Kent Mace, a Registered Professional Land Surveyor, do hereby certify to the aforesaid parties, as of the date set forth below that I, or others under my direct supervision, have made a careful survey above. 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, 6, 7a, 8, 9, 11, and 16 of Table A thereof. The field work was completed on October 5, 2023.

SCHEDULE B-SECTION II EXCEPTIONS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. ~ Surveyor has nothing to add.
2. Easements, claims of easements and rights or claims of parties in possession not shown by the public records. ~ See notes 22 and 23.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any facts which an accurate and complete As-Built Survey. Note: If the property is improved with a single-family residential dwelling house and the property is provided with a satisfactory inspection, showing no encroachments, this exception will be deleted from the Mortgage Policy and will be modified on the Owner Policy to include the following: "this policy insures against loss or damage arising from the entry of a Final Judgment of a court of competent jurisdiction which requires the insured to remove an existing residential structure other than a boundary wall, fence, concrete, swimming pools, storm shelters, outbuildings because it extends onto adjoining land, onto any easement or over any building set back line." ~ There appears to be an encroachment of the parking lot to the southwest onto the subject tract. However the subject tract appears to benefit from use of said parking lot.
4. Any lien or right to a lien imposed by law for services, labor or material heretofore or hereafter furnished, except for any such lien the assertion of which by a claimant is shown by the public records at Date of Policy. ~ Surveyor has nothing to add.
5. Taxes for the year 2023 and subsequent years, and taxes or assessments which are not shown as existing liens by the public records. ~ Surveyor has nothing to add.
6. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records. ~ Surveyor has nothing to add.
7. Water rights, claims or title to water, whether or not shown by the public records. ~ Surveyor has nothing to add.
8. Easement across said property as shown on plat. ~ Does affect subject tract. Shown on drawing.
9. Restrictive Covenants recorded in Book 72, Page 96; Book 12732, Page 11; Book 10274, Page 1365; Book 12079, Page 1 and Book 12779, Page 530, but deleting any restrictions based on race, color, religion, national origin, sex, familial status or handicap and which do not provide for forfeiture or reversion of title. ~ Does affect subject tract.
10. Building limit restriction lines shown on subdivision plat and restrictions recorded in Book 72, Page 96; Book 12732, Page 11; Book 10274, Page 1365; Book 12079, Page 1 and Book 12779, Page 530. ~ These documents do affect the subject tract, but no specific building restriction lines were found.
11. Journal Entry in the Conservancy District No. 11 recorded in Book 2213, Page 228. ~ Does affect subject tract.
12. Notice of Surface Rights of West Edmond Hunton Line Unit recorded in Book 10237, Page 1222. ~ Does affect subject tract.
13. Notice of West Edmond Hunton Line Unit and Surface Rights recorded in Book 12637, Page 1802. ~ Does affect subject tract.
14. Right-of-way/easement recorded in Book 13336, Page 412. ~ Does affect subject tract. Shown on drawing.
15. Right-of-way/easement recorded in Book 13336, Page 415. ~ Does affect subject tract. Shown on drawing.
16. Rights or claims of tenants in possession not shown by the public records. ~ Surveyor has nothing to add.
17. Liens that affect the title to the estate or interest insured, but that are subordinate to the lien of the insured mortgage. ~ Surveyor has nothing to add.

ADDITIONAL NOTES:

19. Last date of field work: October 25, 2023.
20. This survey and plan is based upon the Quit Claim Deed filed at Book 14880, Page 135 and filed in Oklahoma County, Oklahoma
21. The Survey Basis of Bearings is the east line of Lot 1A, Block 5 of Preston Commercial Section III as being S 00°29'18" E.
22. The adjacent parking lot to the southwest appears to benefit the subject property for ingress and egress.
23. Observed existing riprap suggests there is a runoff easement from the adjacent tract over the subject tract.
24. Utilities that were located by the surveyor on the subject tract is shown on the survey. Underground sewer line locations were determined using the Oklahoma City Utilities Map. The Oklahoma City Utilities Map show that the sewer line that was under the existing building was vacated at some point. No documentation was provided or found that shows this easement to have been vacated.
25. Apparent slight encroachment of the building into utility easement.

TOPOGRAPHIC LEGEND

NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS SURVEY PLAT

- SET 1/2" IRON PIN WITH CAP "MACBAX CA 81337"
- SET MAG NAIL
- ✕ FOUND CUT "x"
- FOUND SURVEY MONUMENT
- ◇ FOUND PLSS MONUMENT

- SECTION LINE
- QUARTER SECTION LINE
- LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY
- BUILDING LINE
- EASEMENT LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- STORM GRATE
- ROOF DRAIN

GROUND TRANSFORMER

- ELECTRIC PULL BOX

- ELECTRIC MANHOLE

- ELECTRIC RISER

- ELECTRIC METER

- ELECTRIC VAULT

- LIGHT POLE

- ONG PIPELINE MARKER

- AIR CONDITIONING UNIT

- TRAFFIC LIGHT POLE

- POWER POLE

- GUY POLE

- DOWN GUY

- WALL MOUNTED ELECTRIC

- FIRE HYDRANT

- WATER METER

- WATER VALVE BOX

- FIRE DEPARTMENT CONNECTION

- AEROBIC NOZZLE

- GASLINE WITH BUTTERFLY VALVE

- GAS METER

- GAS VALVE

- WATER SPIGOT

- COMMUNICATIONS PEDESTAL

- FIBER OPTIC BOX

- TELEPHONE PEDESTAL

- COMMUNICATIONS VAULT

- SIGN

- GUARD POST

- HANDICAPPED SPACE

- RECORD MEASUREMENT

- FIELD MEASUREMENT

- UTILITY EASEMENT

- BUILDING LINE

- RIGHT OF WAY

- WOOD PRIVACY FENCE

- CHAIN LINK FENCE

- ELECTRIC UNDERGROUND LINE

- OVERHEAD ELECTRIC LINE

- GAS LINE

- SANITARY SEWER LINE

- STORM DRAIN LINE

- OVERHEAD TELEPHONE LINE

- UNDERGROUND TELEPHONE LINE

- UNDERGROUND FIBER OPTIC LINE

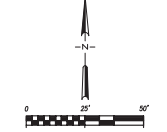
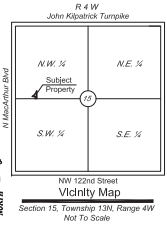
- UNDERGROUND CABLE TV LINE

- WATER LINE

- PETROLEUM PIPELINE

- CURB AND GUTTER

- ASPHALT
- CONCRETE
- BUILDING
- GRAVEL



Station on bearing Oklahoma State Plane Coordinate System Grid-North Zone. The Survey Basis is the East Line of Lot 1A of Preston Commercial Section II as being S 00°29'18" E

DATUM	HORIZONTAL COORDINATE SYSTEM (GCS)			
	NORTH ZONE (NAD83 (GCS83))			
DESCRIPTION	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	
SITE BENCHMARK #1				
2" BEN NW CAP 5113	210,981,037	2,002,000,300	1100.165	
LOCATION SHOWN ON PLAN				
SITE BENCHMARK #2				
2" BEN NW CAP 5113	210,357,608	2,002,011,520	1100.501	
LOCATION SHOWN ON PLAN				

Civil Engineers
MBLS
Mace Land Surveying, PLLC
Civil engineering & land surveying
5744 Hutterer Court, Suite 100
Norman, OK 73069
Telephone: (405) 875-7554
Email: Kent@mblls.us
Certificate of Authorization
No. 81337

5710 NW 130th Street
Part of NW/4 Sec 15-T13N-R4W
Oklahoma City, OK 73142
F & F REAL ESTATE HOLDINGS, L.L.C.

MARK	DATE	DESCRIPTION

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ALTA/NSPS SURVEY

JOB NUMBER: MB-23084

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