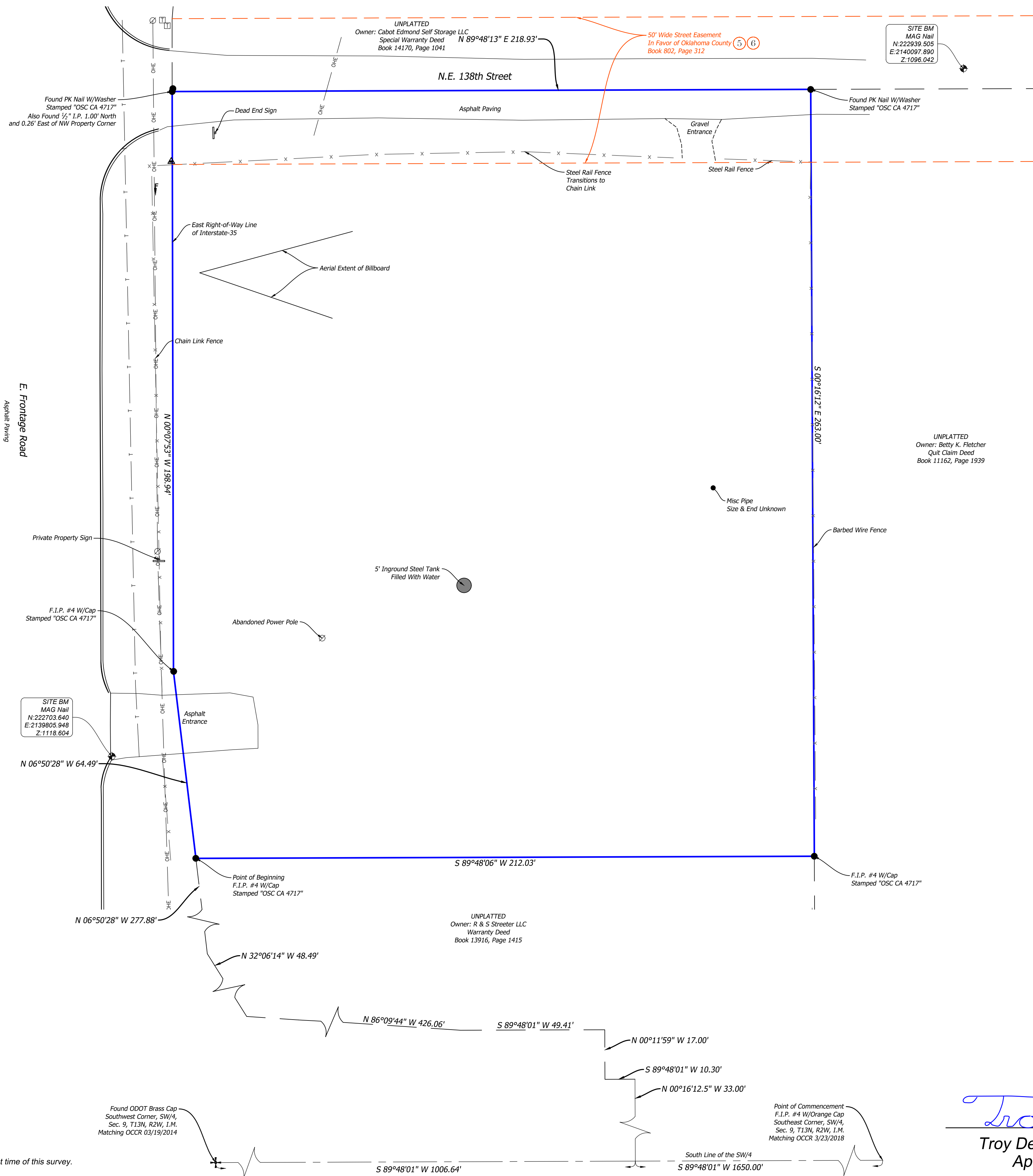
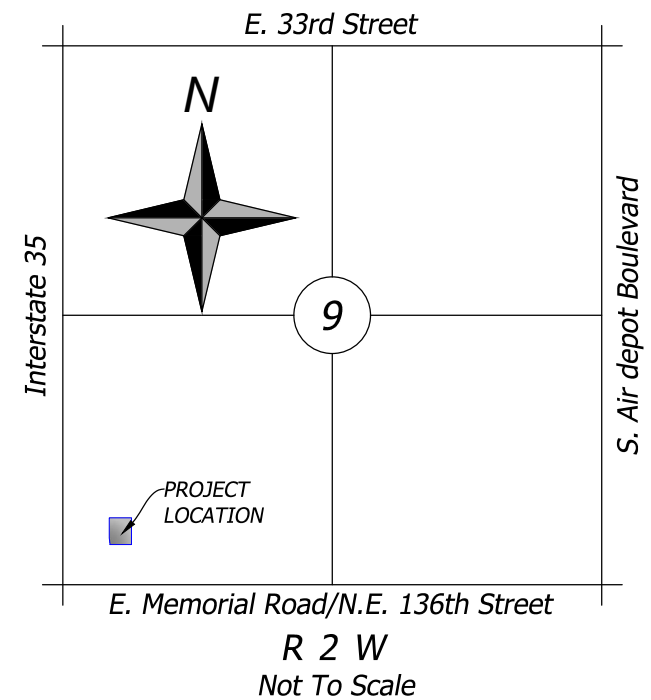
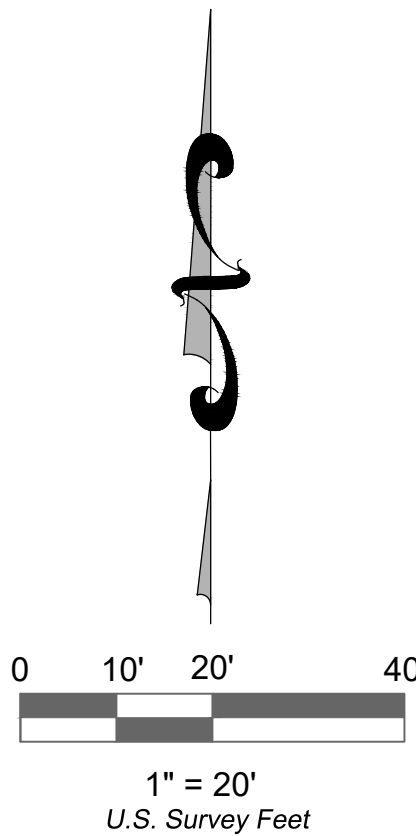


ALTA/NSPS LAND TITLE SURVEY  
OF  
GRACE LAND INVESTMENTS 1.3185 ACRES



UTILITY NOTE

Pursuant to Table A Item 11, 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. Shown located utilities were marked in reference to Call 811 #20040607220129



Know what's below.  
Call 811 before you dig.

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		GREASE TRAP
	TELEPHONE PULL BOX		KEY PAD
	FIBER OPTIC MARKER		SECTION CORNER
	CABLE TV PEDESTAL		QUARTER CORNER
	CABLE MARKER		S.L.P. #4 W/CAP
	CABLE TV PULL BOX		SET MAG NAIL W/WASHER
	IRRIGATION CONTROL VALVE		FOUND MONUMENT
	SPRINKLER HEAD		RIGHT OF WAY MARKER
	BOLLARD		TREE
	VENT PIPE		BUSH
	FIRE DEPARTMENT CONNECT		YARD HYDRANT/SPICKET
	PROPANE TANK		BENCHMARK
	WATER LINE		FIBER OPTIC LINE
	GAS LINE		PROPERTY LINE
	SANITARY SEWER LINE		LOT LINE
	TELEPHONE LINE		EASEMENT LINE
	ELECTRIC LINE		SECTION LINE
	OVERHEAD POWERLINE		B/L/L BUILDING LIMIT LINE
	FENCE (TYPE AS NOTED)		U/E UTILITY EASEMENT
	S.L.P.-SET IRON PIN		I.P.-IRON PIN
	F.I.P.-FOUND IRON PIN		CMP-CORRUGATED METAL PIPE
			RCP-REINFORCED CONCRETE PIPE

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263"

POSSIBLE ENCROACHMENTS

No visible encroachments were observed at time of this survey.

LEGAL DESCRIPTION

A part of the Southwest Quarter (SW 1/4) of Section Nine (9), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast corner of said SW 1/4;  
Thence South 89°48'01" West along the South line of said SW 1/4 a distance of 1650.00 feet;  
Thence North 00° 16'12.5" West a distance of 33.00 feet to the North right of way line of Memorial Road;  
Thence South 89°48'01" West along said right of way line a distance of 10.30 feet;  
Thence North 00°11'59" West along said right of way line a distance of 17.00 feet;  
Thence South 89°48'01" West along said right of way line a distance of 49.41 feet;  
Thence North 86°09'44" West along said right of way line a distance of 426.06 feet;  
Thence North 32°06'14" West along the East right of way line of I-35 a distance of 48.49 feet;  
Thence North 06°50'28" West along said right of way line a distance of 277.88 feet; said point being the Point or Place of Beginning;  
Thence continuing North 06°50'28" West along said right of way line a distance of 64.49 feet;  
Thence North 00°07'53" West along said right of way line a distance of 198.94 feet;  
Thence North 89°48'13" East a distance of 218.93 feet;  
Thence South 00°16'12" East a distance of 263.00 feet;  
Thence South 89°48'06" West a distance of 212.03 feet to the Point or place of Beginning.  
Containing 57,422 Sq. Ft. or 1.3182 Acres more or less.

SCHEDULE B-II EXCEPTIONS

- Easement in favor of Oklahoma County recorded in Book 795, Page 487. **Affects as shown hereon.**
- Easement in favor of Oklahoma County recorded in Book 802, Page 312. **Affects as shown hereon.**
- Restrictions contained in Warranty Deed recorded in Book 2432, Page 585. **Does not affect, Property lies outside the bounds of the description.**
- Right of Way/Easement, as disclosed by assignments and Bill of Sale, recorded in Book 13517, Page 1471. **Affects subject property, no items to depict.**

GENERAL NOTES

- Pursuant to Table A Item 2, No posted address was observed on the subject property at the time of survey.
- Pursuant to Table A Item 3, 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. 40109C0185H, dated December 18, 2009.
- The Property has direct access to E. Frontage Road and N.E. 138th Street, both being a dedicated public street.
- Pursuant to Table A Item 7(a)(b)(c), no existing buildings were observed on the subject property.
- Pursuant to Table A Item 9, no dedicated parking spaces were observed upon subject property.
- Pursuant to Table A Items 10(a) and (b), There are no division or party walls with respect to adjoining properties.
- Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- Pursuant to Table A Item 17, 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 89°48'01" West as the West line of the subject property per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
- All unit of measurements are US Survey feet (Ground).

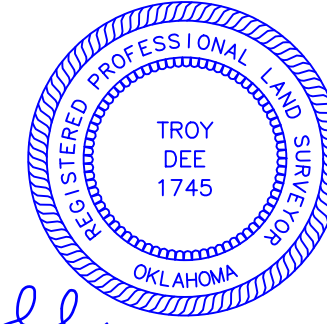
ALTA/NSPS LAND TITLE SURVEY

To:  
Grace Land Investments, LLC, Prime Bank, and First American Title Insurance Company.

The property described hereon is located completely within the property described in First American Title Insurance Company's Commitment No. 2371571-OK15 dated December 10, 2018.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7, 8, 9, 10, 11, and 16 of Table A thereof. The field work was completed on April 17, 2020.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.



Prepared By  
**GOLDEN**  
LAND SURVEYING

7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013

C.A.# 7263 / Exp. Date =6/30/2020

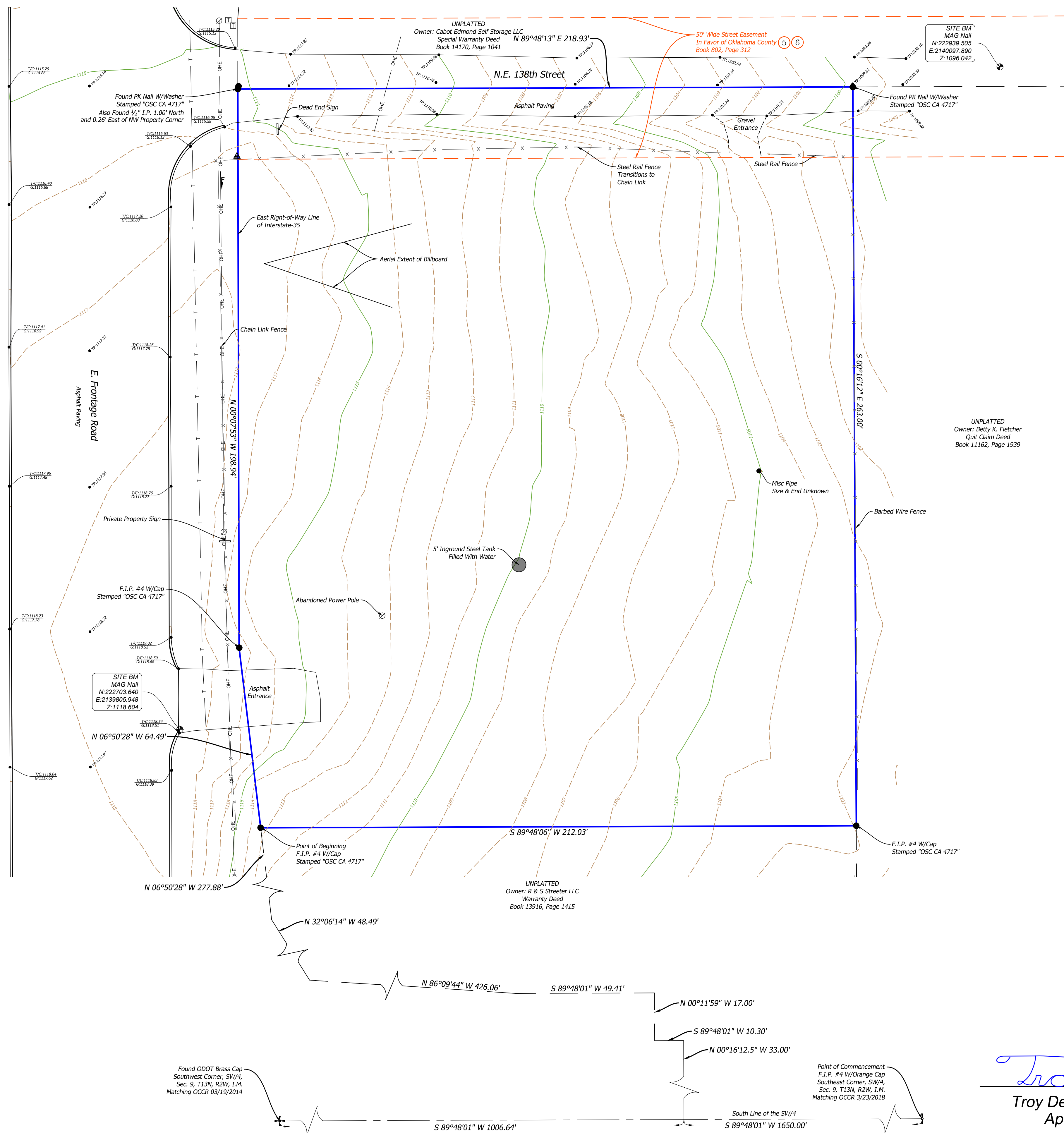
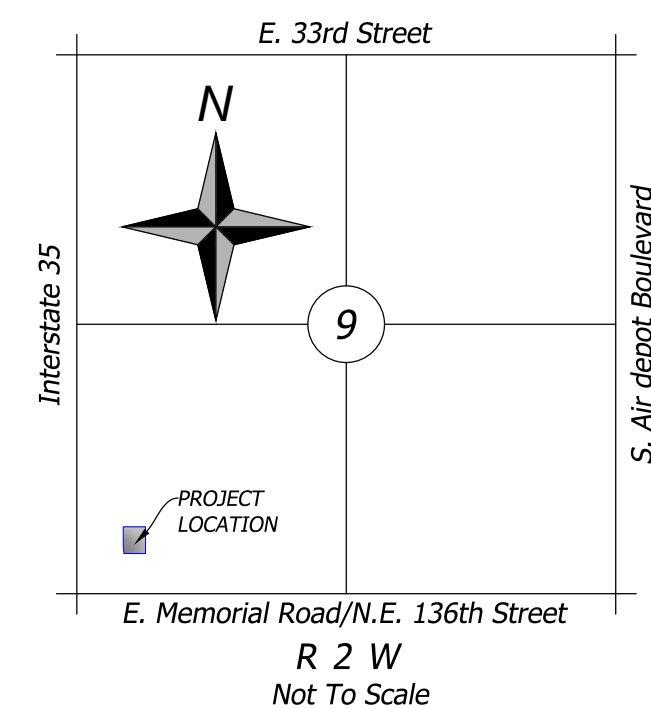
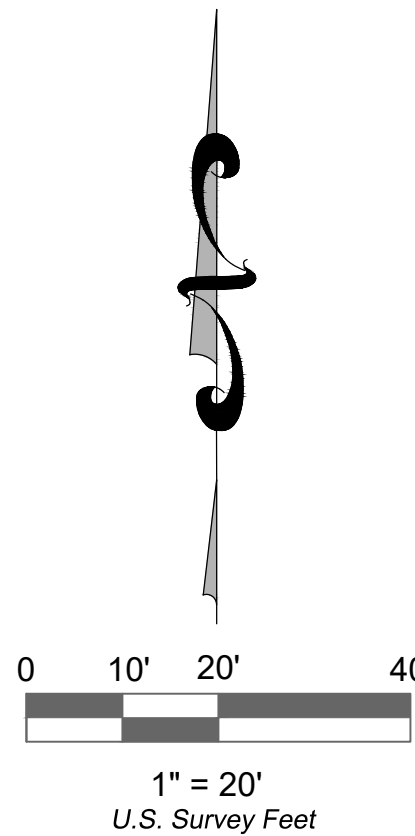
Telephone: (405) 802-7863 Job No: 20226 troy@goldenls.com

Sheet 1 Of 1

Troy Dee, PLS #1745  
April 20, 2020



# TOPOGRAPHIC SURVEY OF GRACE LAND INVESTMENTS 1.3185 ACRES



## 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. Shown located utilities were marked in reference to Call 811 #20040607220129



## 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		GREASE TRAP
	TELEPHONE PULL BOX		KEY PAD
	FIBER OPTIC MARKER		SECTION CORNER
	CABLE TV PEDESTAL		QUARTER CORNER
	CABLE MARKER		S.L.P. #4 W/CAP
	CABLE TV PULL BOX		SET MAG NAIL W/WASHER
	IRRIGATION CONTROL VALVE		FOUND MONUMENT
	SPRINKLER HEAD		RIGHT OF WAY MARKER
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	FENCE (TYPE AS NOTED)		U/E UTILITY EASEMENT
	S.L.P.-SET IRON PIN		I.P.-IRON PIN
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NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263"

## LEGAL DESCRIPTION

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Thence South 89°48'01" West along the South line of said SW/4 a distance of 1650.00 feet;  
Thence North 00°16'12.5" West a distance of 33.00 feet to the North right of way line of Memorial Road;  
Thence South 89°48'01" West along said right of way line a distance of 10.30 feet;  
Thence North 00°11'59" West along said right of way line a distance of 17.00 feet;  
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Thence North 86°09'44" West along said right of way line a distance of 426.06 feet;  
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Thence North 00°07'53" West along said right of way line a distance of 198.94 feet;  
Thence North 89°48'13" East a distance of 218.93 feet;  
Thence South 00°16'12" East a distance of 263.00 feet;  
Thence South 89°48'06" West a distance of 212.03 feet to the Point or place of Beginning.  
Containing 57,422 Sq. Ft. or 1.3182 Acres more or less.

The property described hereon is located completely within the property described in First American Title Insurance Company's Commitment No. 2371571-OK15 dated December 10, 2018.

## DOCUMENTS ENCLOSED IN THE TITLE COMMITMENT

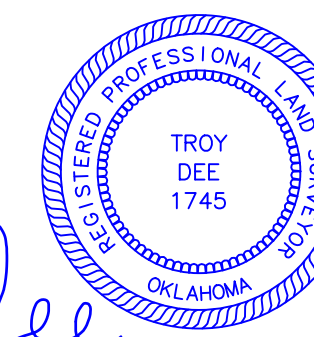
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## GENERAL NOTES

- 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. 40109C0185H, dated December 18, 2009.
- The Property has direct access to E. Frontage Road and N.E. 138th Street, both 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 89°48'01" West as the South line of the SW/4 per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
- This survey was conducted with the benefit of a Title Commitment prepared by First American Title Insurance Company, Commitment No. 2371571-OK15 with an effective date of December 10, 2018.
- 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 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 April 17, 2020; that the survey was completed on April 6, 2020; 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

7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013  
C.A.# 7263 / Exp. Date =6/30/2020  
Telephone: (405) 802-7863 Job No: 20226 troy@goldenls.com  
Sheet 1 Of 1

Troy Dee  
Troy Dee, PLS #1745  
April 20, 2020