



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD LOCATOR AND VARIOUS UTILITY COMPANIES. THE LOCATOR HAS BEEN ADVISED BY THE FIELD LOCATOR AND VARIOUS UTILITY COMPANIES THAT THE UNDERGROUND UTILITIES SHOWN COMPREHENSIVE ALL SUCH UTILITIES IN THE AREA. EITHER BY SERVICE OR MANHOLES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE 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.

FLOOD INFORMATION

BY GRAPHIC FLOODING ONLY. THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL. APPROVED AND NOT IN A SPECIFIC FLOOD HAZARD AREA. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THE ZONE AND AN ELECTRONIC COPY MAY BE AVAILABLE TO VERIFY THE INFORMATION ON A MAP FOR URGENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

BASE OF BEARINGS

GRID NORTH (NAD 83) TO OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE

GENERAL NOTES

1. ADDRESS FOR THIS LOCATION IS 817 NW 70TH ST., OKLAHOMA CITY, OK 73116.
 2. AT THE TIME OF SURVEY NO CONSTRUCTION ACTIVITY OR EARTHWORK WAS OBSERVED.
 3. TRACT 2 ACCOMMODATES PARKING BUT NO CLEARLY DEFINED SPACES.
- ALTA COMMITMENT NUMBER 276012-OK24, FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUED 08/09/2022.
- ALL MATTERS AFFECTING THE SUBJECT PROPERTY AS SHOWN ON PLAT OF NORTH OKLAHOMA CITY ADDITION TO OKLAHOMA CITY RECORDED IN BOOK 6 OF PLATS, PAGE 55 AND AMENDED IN BOOK 7 OF PLATS, PAGE 85 AS AFFECTED BY THE RECORDED PLAT OF MANOR HILL, RECORDED IN BOOK 24 OF PLATS, PAGE 81. (APPLIES AS SHOWN)
- BUILDING LINES AND EASEMENTS AS SHOWN ON PLAT AND/OR AS PROVIDED BY THE RESTRICTIVE COVENANTS. (APPLIES AS SHOWN)
- EASEMENT IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY RECORDED IN BOOK 4918, PAGE 1836. (APPLIES AS SHOWN)
- EASEMENT IN FAVOR OF CITY OF OKLAHOMA CITY RECORDED IN BOOK 4839, PAGE 110. (APPLIES AS SHOWN)
- RESTRICTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN BOOK 6 OF PLATS, PAGE 55 AND AMENDED IN BOOK 7 OF PLATS, PAGE 85 AS AFFECTED BY THE RECORDED PLAT OF MANOR HILL, RECORDED IN BOOK 24 OF PLATS, PAGE 81. BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY. TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42 SECTION 3604(C), OF THE UNITED STATES CODES. (APPLIES AS SHOWN)
- EASEMENT IN FAVOR OF CITY OF OKLAHOMA CITY RECORDED IN BOOK 5052, PAGE 1534. (APPLIES AS SHOWN)
- DEGREE OF VACATION RECORDED IN BOOK 1766, PAGE 101. (DOES NOT APPLY TO TRACT II)
- DEGREE OF VACATION RECORDED IN BOOK 4833, PAGE 860 (AFFECTS ALL OF TRACT II ONLY. THIS DOCUMENT VACATES THE STREET RIGHT-OF-WAY, BUILDING LINES AND UTILITY EASEMENTS AND THE LOTS THEREVIES AS IF THEY WERE NEVER PLATTED).

LEGAL DESCRIPTION

TRACT I:

LOTS THREE (3), FOUR (4), TWENTY-ONE (21), THIRTY (30) AND THIRTY-ONE (31), BLOCK ONE (1) MANOR HILL, BEING A SUBDIVISION OF BLOCK 137, NORTH OKLAHOMA CITY ADDITION, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT II:

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW4) OF SECTION FOUR (4), TOWNSHIP TWELVE (12) NORTH, RANGE THREE (3) WEST OF THE HUMAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1,284.20 FEET EAST OF THE NORTHWEST CORNER OF SAID SW4; THENCE SOUTH A DISTANCE OF 135.90 FEET; THENCE EAST A DISTANCE OF 13.80 FEET; THENCE SOUTH A DISTANCE OF 62.10 FEET; THENCE WEST A DISTANCE OF 13.80 FEET; THENCE SOUTH A DISTANCE OF 111.50 FEET; THENCE EAST A DISTANCE OF 168.80 FEET; THENCE NORTH A DISTANCE OF 301.50 FEET; THENCE WEST A DISTANCE OF 196.80 FEET TO THE POINT OF BEGINNING, AKA LOTS FIVE (5) THROUGH SEVENTY (7), INCLUSIVE, AND LOTS TWENTY-EIGHT (28) THROUGH TWENTY-FOUR (24), INCLUSIVE, AND PART OF LOTS EIGHT (8) AND TWENTY-FIVE (25), BLOCK ONE (1), MANOR HILL, BEING A SUBDIVISION OF BLOCK 137, NORTH OKLAHOMA CITY ADDITION, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, ALONG WITH THE SOUTH 30 FEET OF NORTHWEST 64TH STREET, WHICH IS COMMONLY KNOWN AS NORTHWEST 71ST STREET, ABUTTING SAID LOTS 5 THROUGH 8, INCLUSIVE.

THIS DESCRIPTION WAS PREPARED ON 08/07/2022 FROM THE BENEFIT OF A BOUNDARY SURVEY COMPLETED ON 08/25/2022 FOR AND ON BEHALF COWAN GROUP ENGINEERING, LLC, BY JUSTIN SMITH, PLS 1988, CERTIFICATE OF AUTHORIZATION NUMBER C6814, EXPIRES ON JUNE 30, 2024 AND IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 276012-OK24 DATED 08/09/2022.

CERTIFICATION

TO EDGE 600, LLC, GREAT PLAINS BANK AND FIRST AMERICAN TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY TO 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, 4, 7, 8, 9, 10, 11 AND 16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERNEATH FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR LICENSED IN THE STATE OF OKLAHOMA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED HEREIN.

I FURTHER CERTIFY THAT:

1. THE FIELD SURVEY WAS COMPLETED ON 08/25/2022 AND THAT THIS SURVEY MEETS 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.
2. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDING, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES, THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY.
3. PROPERTY DOES HAVE DIRECT ACCESS TO NW 70TH ST.
4. EXCEPT AS SHOWN, ALL VISIBLE UTILITIES BEHIND THE SUBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.



JUSTIN SMITH, PLS 1988
COWAN GROUP ENGINEERING, LLC
7100 N. GLASSIER, SUITE 500
OKLAHOMA CITY, OK 73116
PHONE: 405-483-3369
EMAIL: JUSTIN@COWANGROUP.CO
CERTIFICATE OF AUTHORIZATION NO. 6414
EXPIRES: JUNE 30, 2024

EXCEPTIONS

- ALTA COMMITMENT NUMBER 276012-OK24, FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUED 08/09/2022.
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EDGE 600, LLC

PT. OF SW1/4 SEC. 4-T12N-R3W & PT. OF BLOCK 1, MANOR HILL
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

ALTA/NSPS LAND TITLE SURVEY	
SURVEYED BY	JWS
DRAWN BY	JWS
REVIEWED BY	JWS
PROJECT NUMBER	22-179
DATE	08/07/2022
REVISIONS	
SHEET NUMBER	1 OF 1