ALTA/NSPS Land Title Survey

Part of the Southeast Quarter of Section 1, Township 12 North, Range 3 West

City of Oklahoma City, Oklahoma County, Oklahoma

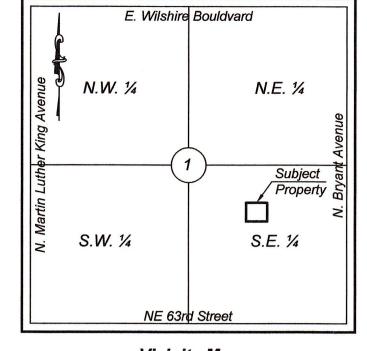
Miramar Blvd.

Rec. S 89°58'08" E

Mea. N 89°56'08" E 348.33'

Easement not provided

North Line, S/2,



Vicinity Map Section 1, Township 12N, Range 3W Not To Scale

Title Commitment

Commitment No.: 1503161 Effective Date: April 10, 2015 at 7:30 AM Oklahoma City Abstract & Title Company 1000 West 15th Street Edmond, Oklahoma 73013 Phone: (405) 348-8605

Legal Description

A part of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of Section One (1), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described

Commencing at the Southeast Corner of the SE/4 of said Section 1: thence North 90°00'00" West along the South line of said SE/4 a distance of 2593.38 feet to the Southwest Corner of said SE/4; Thence North 00°13'47" West along the West line of said SE/4 a distance of 1980.93 feet to the Northwest Corner of the South Half

(S/2) of the North Half (N/2) of said SE/4; Thence South 89°58'08" East along the North line of said S/2 N/2 SE/4 a distance of 949.69 feet to the POINT OF BEGINNING;

Thence continuing South 89°58'08" East a distance of 350.00 feet to the Northeast Corner of the SE/4 NW/4 SE/4 of said Section 1; Thence South 00°14'28" East along the East line of said SE/4 NW/4 SE/4 a distance of 305.00 feet; Thence North 89°58'08" West a distance of 350.00 feet;

Thence North 00°14'28" West a distance of 305.00 feet to the POINT OR PLACE OF BEGINNI NG.

PROJECT NO. 6180.1 6180-1.dwg 12/9/2016 **JMS** CLH CH, JB

OF 1

1. The survey correctly shows the location of buildings, structures and other improvements situated on the subject property; 2. Except as shown, there are no encroachments onto adjoining properties, streets or alleys by buildings, structures or other improvements, and no encroachments onto said property by buildings, structures or other improvements situated on

Found Mag Nail

w/Washer "SRB"

N 1/4 Cor., Sec. 1 T 12 N, R 3 W

Sec. 1, T 12 N, R 3 W

- Found 1/2" Iron Bar

Sec. 1, T 12 N, R 3 W

SW Cor., SE/4,

N 89°56'08" E 949.69'

Surveyor's Notes

adjoining properties;

3. The subject property is located within an area having a Zone Designation, Zone X, areas of minimal flood hazard by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 40109C0190 H, with an Effective Date of December 19, 2009, for Community Number 405378 in the City of Oklahoma City, Oklahoma County, Oklahoma, which is the current Flood Insurance Rate Map for the subject property.

The subject property has direct physical access to Miramar Boulevard (documents have not been provided to indicate a public or private street);

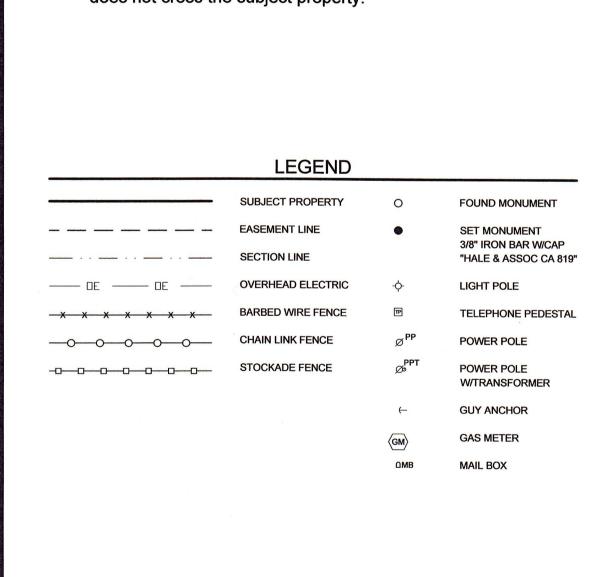
This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying which was adopted by the Board of Registration for Professional Engineers and Land Surveyors May 17, 2010.

Notes Corresponding to Schedule "B-II"

(7) Grant of Right of Way in favor of Champlin Refining Company recorded in Book 176, Page 629. Assigned to Mid-Continent Pipe Line Company by Assignment of Easement recorded in Book 5275, Page 1905. This item is not plotted and affects the subject property because it is blanket in nature, however, at the time of survey there was no evidence of pipeline crossing the subject property.

(8) Easement in favor of the City of Oklahoma City recorded in Book 3621, Page 187. This item is not plotted and does not cross the the subject property.

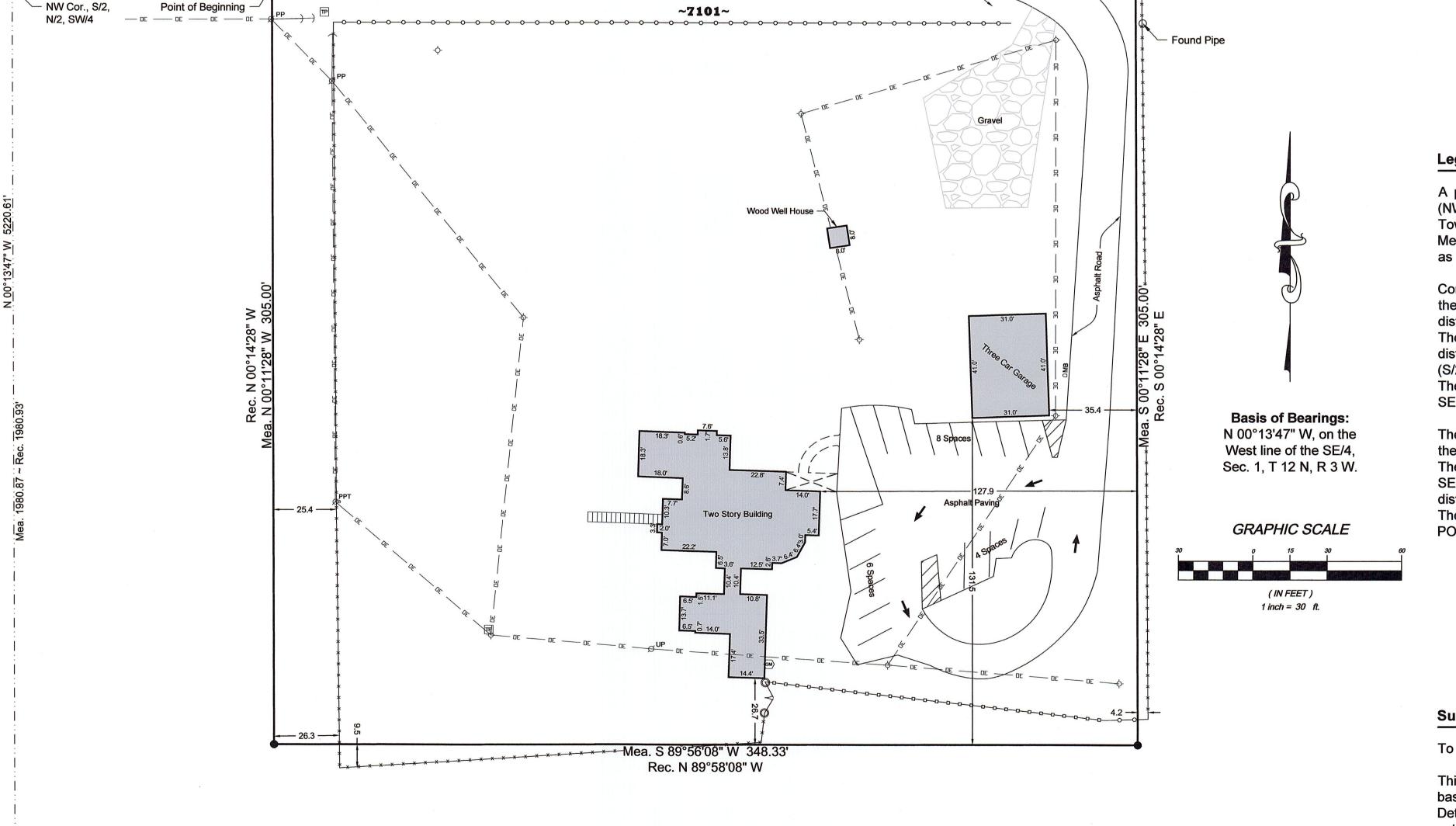
(9) Easement in favor of Oklahoma Gas and Electric Company recorded in Book 4469, Page 178. This item is not plotted and does not cross the subject property.





OKLAHOMA ONE-CALL 800-522-OKIE (6543) JLSA (918) 732-OKIE (6543) OKC (405) 840-5032

THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE, THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENTS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID





Point of Commencement

Found Rail Road Spike

Sec. 1, T 12 N, R 3 W

SE Cor., SE/4,

To Global Paragon Realty of OK, LLC.

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, 3, 4, 7(a), 8, 9, 11(a), and 13 of Table A thereof. The field work was completed on December 7, 2016.

