

Lot One (1), Block One (1), WINDHAM HILL, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 5548.

SCHEDULE "B" ITEMS

3. Right of Way Agreement to Oklahoma Natural Gas Corporation, a corporation, dated July 23, 1928, filed July 25, 1928, recorded in Book 680, Page 586; as partially released by Partial Release of Mortgage, from Oklahoma Natural Gas Company, to Nora Hogan, dated July 3, 1963, filed July 11, 1963, Recorded in Book 3357, Page 651; as purportedly assigned by Assignment and Assumption of Real Property Interests from ONEOK, Inc., an Oklahoma corporation, to ONE Gas, Inc., an Oklahoma corporation, dated effective January 27, 2014, filed February 7, 2014 at 9:43 a.m., recorded as Document # 2014010512. **AFFECTS; BLANKET IN NATURE AND COULD NOT BE PLOTTED.**
4. Right of Way Easement to Public Service Company of Oklahoma, an Oklahoma corporation, dated November 11, 1996, filed November 12, 1996, recorded in Book 5860, Page 1094. **AFFECTS AND PLOTTED HEREON.**
5. Covenants, restrictions, limits of no access and building set back lines as shown on Plat and as contained in Deed of Dedication and Restrictive Covenants, dated July 3, 2001, filed July 17, 2001, recorded as Plat No. 5548, recorded in Book 6561, Page 2257, which does not provide for a forfeiture or reversion of title. **AFFECTS AND PLOTTED HEREON.**
6. Easements over subject property as shown on Recorded Plat No. 5548. **AFFECTS AND PLOTTED HEREON.**
7. Five foot underground easement running from the nearest transformer or service pedestal to the service entrance of the building. **NO DESCRIPTION; NOT PLOTTABLE.**
9. Right of Way Agreement to Coston Pipe Line Company, dated September 11, 1926, February 1, 1927, recorded in Book 599, Page 441; as released by Release from Mid-Continent Pipe Line Company, formerly Coston Pipe Line Company, dated May 11, 1988, filed May 13, 1988, recorded in Book 6050, Page 1801; as purportedly assigned by Assignment and Assumption Agreement from Mid-Continent Pipe Line (Out) LLC, a Texas limited liability company, to Sunoco Partners Real Estate Acquisition LLC, a Delaware limited liability company, dated November 15, 2011, filed July 2, 2012, recorded as Document# 2012063843. **AFFECTS; BLANKET IN NATURE, NOT PLOTTABLE.**

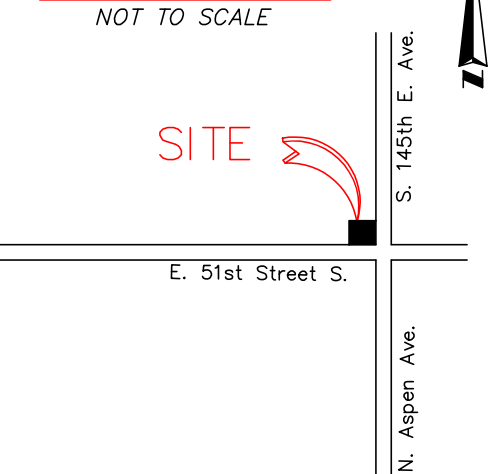
BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE FOUND SOUTH LINE OF LOT 1, BLOCK 1, SHOWN AS N 89°59'18" W, PER PLAT.

SITE PICTURE



VICINITY MAP



LAND AREA

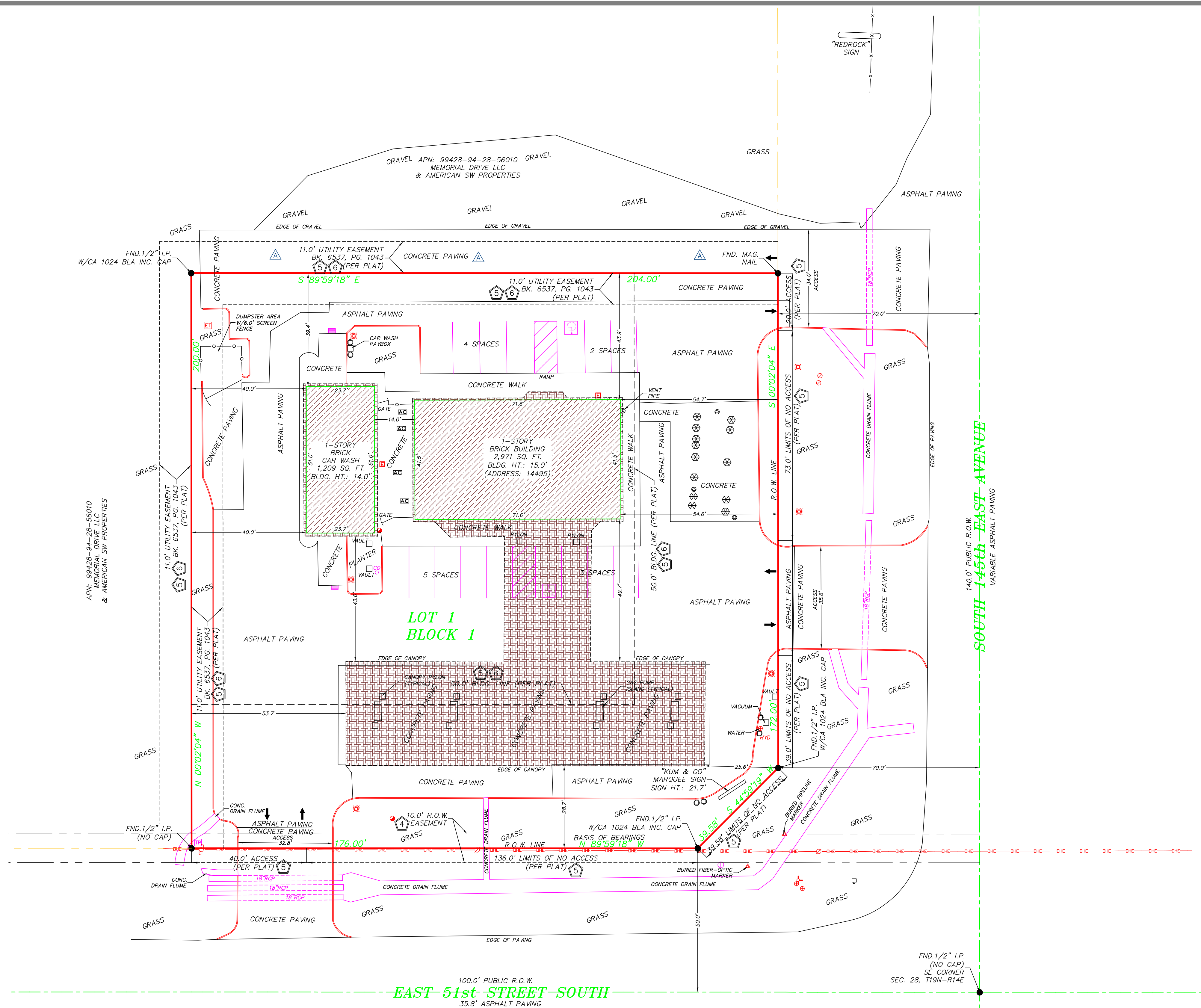
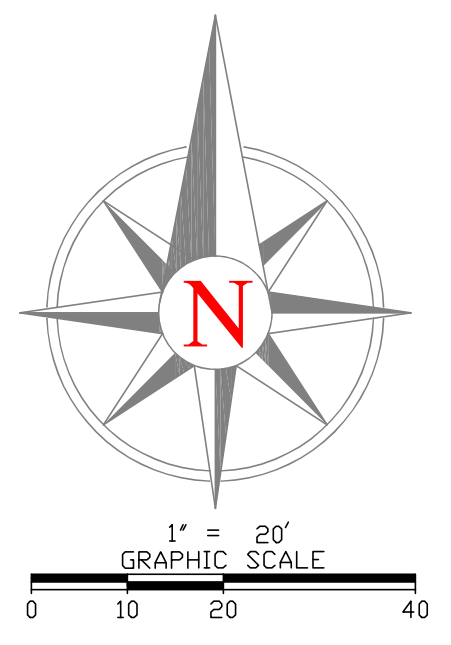
40,407 SQUARE FEET
0.9276 ACRES

PARKING STALLS

REGULAR= 14 HANDICAP= 2
TOTAL= 16

SYMBOL LEGEND

○ - MONUMENT SET (AS DESCRIBED)	● - MONUMENT FOUND (AS DESCRIBED)	LIST OF ABBREVIATIONS
○ - BUSH	○ - TREE	U/G - UNDERGROUND
○ - GAS METER	○ - ELEC. PEDESTAL	HC - HANDICAPPED
○ - SIGNAL LIGHT	○ - FIRE HYDRANT	CONC. - CONCRETE
○ - PIPELINE MKRKR	○ - POWER POLE	RET. - RETAINING
○ - MAIL BOX	○ - PIPELINE VENT	APPROX. - APPROXIMATE
○ - TELE. PED.	○ - WATER VALVE	SAN. - SANITARY
○ - SAN. SEW. M.H.	○ - STM. SEW. M.H.	ASPH. - ASPHALT
○ - GUY WIRE	○ - PULL BOX	TYP. - TYPICAL
○ - CURB INLET	○ - GUARD POST	BLDG. - BUILDING
○ - TV PED	○ - LIGHT POLE	PED. - PEDESTAL
○ - CLEAN OUT	○ - MONITOR WELL	PLNTR. - PLANTER
○ - FLAG POLE	○ - TRASH CAN	GRV. - GAS REGULATOR
○ - ELEC. TRANS	○ - HANDICAP	TRANS. - TRANSFORMER
○ - UNDERGROUND TANK ACCESS	○ - GAS VALVE	F.F. - FINISHED FLOOR
○ - AUTO SPRINKLER	○ - FIRE RISER	C - CENTER LINE
		R.O.W. - RIGHT-OF-WAY
		F.C.E. - FENCE
		DIA. - DIAMETER
		BLVD. - BOULEVARD
		B/L - BUILDING SETBACK LINE
		ESMT. - EASEMENT
		A/S - AUTO-SPRINKLER
		DIST. - DISTANCE
		BRNG. - BEARING
		W/VUS - WITH UNDERGROUND SERVICE
		STAT. - STATUTORY
		M - MEASURE
		D - DIMENSION
		P - PLAT DIMENSION
		R - RECORD DIMENSION
		TR - TOP OF RIM
		FL - FLOW LINE
		RD - ROOF DRAIN
		POM - POINT OF MEASUREMENT



ZONING DATA

ZONING ITEM	REQUIRED	CONTACT: Austin Chapman CITY OF TULSA, OK REPORT DATE: 04/28/15 PHONE/EMAIL: (918) 584-7526
PERMITTED USE	YES	
MINIMUM LOT AREA (SQ.FT.)	X	
MAX BUILDING COVERAGE	X	
MAX BUILDING HEIGHT	X	
BUILDING SETBACKS		
FRONT	25' (FROM THE CENTERLINE OF R.O.W.)	
SIDE	0'	
REAR	0'	

NOTES: Zoned: CS-COMMERICAL SHOPPING CNTR.
PARKING REQUIREMENTS:
1 space per 500 sq. ft. of floor minimum of 5 spaces.
Handicapped per ADA requirements

STATEMENT OF ENCROACHMENTS

THERE IS PORTIONS OF THE EXISTING CONCRETE PAVING, ALONG THE NORTH LINE BEING USED FOR DRIVEWAY ON THE ADJUTING PROPERTY. NOTHING CONTAINED IN TITLE TO ALLOW THIS.

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 401430039L, WHICH BEARS AN EFFECTIVE DATE OF 10/16/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



JOB NUMBER:
15-181-01A
SCALE:
1" = 20'
DRAWN BY:
SF
APPROVED BY:
JMP

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FILE NO.: 246982, WITH AN EFFECTIVE DATE OF APRIL 08, 2015.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO W KEARNEY STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
9. ZONING INFORMATION NOT PROVIDED TO THE SURVEYOR BY THE TITLE INSURER.
10. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
11. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING AND AVAILABLE FROM OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ALTA/ACSM LAND TITLE SURVEY

KUM & GO
15-22703.2
14495 E. 51st ST. S.
TULSA COUNTY TULSA, OK

SURVEYOR'S CERTIFICATE

TO: TULSA C-STORES, 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 2011 ALTA/ACSM STANDARD DETAILS FOR ALTA/ACSM SURVEYS. THIS SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 7(d)(1), 7(c), 8, 9, 10, 11, 12, 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE SURVEY WAS COMPLETED ON 4/22/2015.

DATE OF PLAT OR MAP:
DEPARTMENT: K DATE:
PROFESSIONAL LAND SURVEYOR NO.: 1476
STATE OF: OKLAHOMA

SURVEYED BY:
RED PLAINS SURVEYING COMPANY
1917 S. HARVARD AVENUE
OKLAHOMA CITY, OKLA 73128
PH: 405-603-7842
OKLA. CA #3948
EXPIRES: 6/30/2015



SURVEY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM

407 MEVIA SPRINGS RD. STE. 101, LONGWOOD, FLORIDA 32779 | SURVEYS@GRS-NATIONAL.COM | PHONE 407.882.4200 FAX 407.862.6229