

±147709.4 SQUARE FEET  
±3.39 ACRES

**SURVEYOR'S CERTIFICATE**  
July 17, 2018

I, Michael A. Dawson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify to Stewart Title Guaranty Company, Abel Racing Inc, and Valliance Bank

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 including items 1, 2, 3, 4, 7, 8, 9, 11, 13, 16 and 19 of Table "A" thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance and my professional opinion, as a land surveyor registered in the State of Oklahoma, the Relative Accuracy of this survey does not exceed that which is specified therein.

The field work was completed as of the date set forth above and that an on the ground survey was made under my supervision of a tract of land described as follows:

**LEGAL DESCRIPTION**

A part of the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northwest Corner of the Northwest Quarter (NW/4) of said Section Twenty-two (22), Thence South 00°15'21" East along the West line of the Northwest Quarter (NW/4) of said Section Twenty-two (22) a distance of 1198.37 feet to the point or place of beginning; Thence South 89°51'36" East and parallel with the North line of the Northwest Quarter (NW/4) of said Section Twenty-two (22) a distance of 330.00 feet; Thence South 00°15'21" East and parallel with the West line of the Northwest Quarter of said Section Twenty-two (22) a distance of 447.59 feet to the North line of the South Half (S/2) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of said Section Twenty-two (22); Thence North 89°52'07" West along the North line of the South Half (S/2) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of said Section Twenty-two (22) a distance of 330.00 feet to the West line of the Northwest Quarter (NW/4) of said Section Twenty-two (22); Thence North 00°15'21" West along the West line of the Northwest Quarter (NW/4) of said Section Twenty-two (22) a distance of 448.31 feet to the point or place of beginning.

I further certify that the accompanying survey correctly shows the location of all buildings, structures and other aboveground improvements situated on the above premises; and that the property described herein is the same as the property described in Stewart Title Guaranty Company Commitment No 01043-65207, effective date July 6, 2018 at 7:30am, and that all easements referenced in said title commitment have been plotted hereon or otherwise noted as to their effect on the subject property; that there are no building encroachments on the subject property or upon adjacent land abutting said property unless shown hereon.

Only the improvements shown hereon were located as per client's request.

I further certify that by graphic plotting only, this property is located within an area having a Zone Designation of "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 40109C0345H with a date of identification of December 18, 2009, for Community No. 400466, Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

The property has direct access to South Hiwassee Drive, a public street

The street address is 5000 S. Hiwassee

The surveyor observed no evidence of earth moving work, building, construction, or building additions during the field work.

There are 0 parking spaces

I further certify that the property corners were set or found as shown.

The shown description does form a mathematically closed figure.

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, as adopted July 23, 2013.

Any alteration of this property boundary survey or legal description by any party other than the author, stated below, voids this property boundary survey and legal description and the plat of survey to which it relates.

This survey does not show:

The identifying titles of all recorded plats, filed maps, right of way maps, or similar documents with their appropriate recording data, filing dates and map numbers, of the surveyed premises. Nor does it show the names of adjoining owners as they appear of record and recorded lot or parcel numbers, recording information identifying the current description of record and similar information, where appropriate.

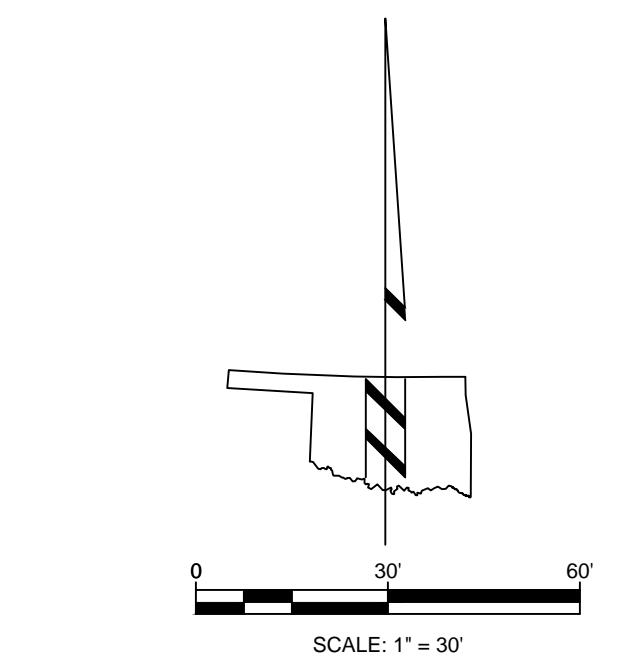
Note: Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

The following **AFFECT** this property:

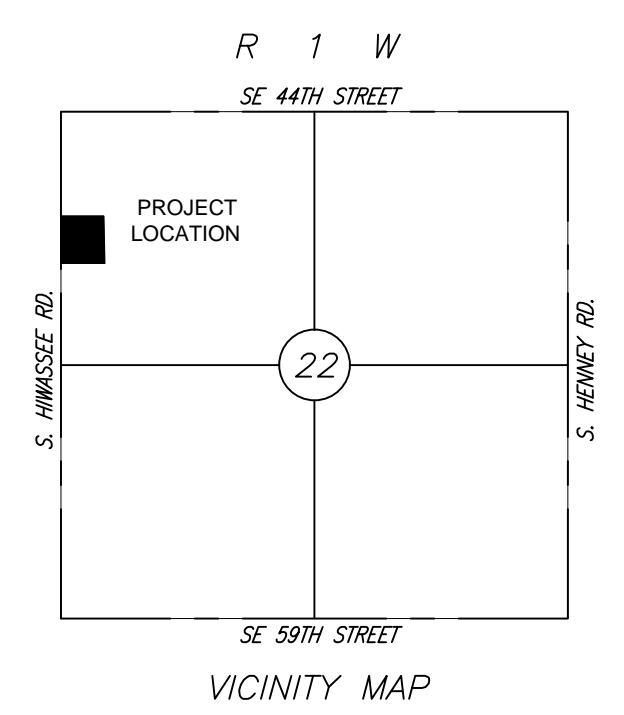
- 9.) Statutory Section Line road Easements in favor of the State of Oklahoma, where applicable. Affect and shown

The following **DO NOT AFFECT** this property:

- 10.) Easement in favor of Oklahoma Gas and Electric Company recorded at Book 13206, Page 1909 (entry 76)



USED WEST LINE OF NW/4 AS BASIS OF BEARING  
SOUTH 00° 15' 21" EAST



**UTILITY WARNING**  
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 FURTHER 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 ALL OF THE UNDERGROUND UTILITIES.

LEGEND			
	ELECTRIC BOX		VENT PIPE
	GROUND LAMP		SANITARY SEWER CLEANOUT
	SIGN		SANITARY SEWER MANHOLE
	DRAINAGE INLET		TELEPHONE RISER
	FIRE HYDRANT		TELEPHONE MANHOLE
	GAS METER		STORM DRAINAGE INLET
	GAS VALVE		TELEPHONE LINE
	GUY WIRE		WATER METER
	LIGHT POLE		WATER VALVE
	POWER POLE		UGT— UNDERGROUND TELEPHONE LINE
			S.I.P. SET 3/8" IRON PIN
			SMN&W SET MAGNAIL & WASHER
			FMN&W FOUND MAGNAIL & WASHER
			F.I.P. FOUND IRON PIN
	SPRINKLER CONTROL VALVE		—G— GAS LINE
	STORM SEWER MANHOLE		—W— WATER LINE
	TELEPHONE MANHOLE		—SS— SANITARY SEWER LINE
	WATER METER		—STS— STORM SEWER LINE
	FLAG POLE		—D— STORM DRAINAGE INLET
	SIGNAL POLE		—T— TELEPHONE LINE
	TRAFFIC CONTROL BOX		—OHT— OVERHEAD TELEPHONE LINE
	GAS PIPELINE MARKER		—UGT— UNDERGROUND TELEPHONE LINE
			—OHE— OVERHEAD POWERLINE
			—UGE— UNDERGROUND ELECTRIC LINE
			—CATV— CABLE TELEVISION LINE
			—CTV— CABLE TELEVISION LINE

Michael A. Dawson, PLS No. 1816  
Date: 7/18/2018

REVISIONS	DATE	DATE:
		7/18/18
		SCALE:
		1" = 30'
		JOB NUMBER:
		18-257
		DRAWN BY:
		MD
		APPROVED BY:
		M.A.D.
		SHEET
		1 OF 1

**5000 S. HIWASSEE  
LIMITED SCOPE SURVEY**

**ALTA / NSPS SURVEY**

PART OF THE NORTHWEST QUARTER  
SECTION 22, T11N, R1W, I.M.  
OKLAHOMA COUNTY, OKLAHOMA

**PATHFINDER SURVEYING**  
CA: 8003 EXP. 06/30/2019  
28 SW 174TH OKLAHOMA CITY, OK  
405-476-1469  
PATHFINDERSURVEYING@GMAIL.COM