

ALTA SURVEY  
A part of Lot 1 in Block 2 of Holloway Acres  
Oklahoma County, Oklahoma

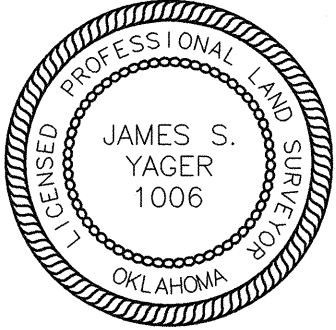
Surveyor's Certificate

To: American Guaranty Title Insurance Company  
Old Republic Title Company of Oklahoma  
MMK&S, LLC  
Quail Creek Bank, N.A., its successors and/or assigns

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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, and 19 (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof. The field work was completed on 22 October 2019.

Date Signed: 10-28-19

James S. Yager  
Licensed Professional Land Surveyor No. 1006  
Certificate of Authorization Number 2778  
Expires: 6-30-2021  
1212 South Air Depot Number 19 Suite 102  
Midwest City, Oklahoma 73110  
405-737-3412



Land Area

25,018.921 Square Feet or 0.574 Acres, more or less.

Flood Zone Information

By graphic plotting only, the subject tract is located in Flood Zone "X" (areas determined to be outside 500 year Floodplain) as shown on Flood Insurance Rate Map, Panel Number 40109C0145H, with an effective date of December 18, 2009, which is the current map for this area.

General Notes

The basis for the bearings shown on the above annexed ALTA Survey, are based upon the North Line of Lot 1 in Block 2 of Holloway Acres, an addition to Oklahoma County, Oklahoma, being a S.89°32'25"E. bearing.

This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

At the time of survey, no evidence of cemeteries or burial grounds existed on the subject tract.

At the time of survey, there was no observable evidence of earth moving work, building construction or building additions within recent months. At the time of survey, there was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

At the time of survey, the surveyor is not aware of any changes, either proposed or completed in the public street right of way.

At the time of survey, there was no observable evidence of recent street or sidewalk construction.

The described tract has direct access to N. Rockwell Avenue and N.W. 32nd Street, both publicly dedicated streets.

Legal Description

Tract 1:  
A part of Lot ONE (1), Block TWO (2), HOLLOWAY ACRES, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof, more particularly described as follows: Beginning at the Northwest corner of Lot 1; thence South along the West line of said Lot 1 a distance of 135 feet; thence East parallel to the North line of said Lot 1 a distance of 150 feet; thence North parallel to the West line of said Lot 1 a distance of 135 feet to a point in the North line of said Lot 1; thence West along the North line of said Lot 1 a distance of 150 feet to the point or place of beginning.  
AND  
Tract 2:  
A part of Lot ONE (1), Block TWO (2), HOLLOWAY ACRES, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof, more particularly described as follows: Beginning at a point on the North line of said Lot One (1), said point being 150 feet East of the Northwest corner of Lot One (1); THENCE East along the North line of said Lot One (1) a distance of 30 feet; THENCE South parallel to the West line of said Lot One (1) a distance of 135 feet; THENCE West parallel to the North line of said Lot One (1) a distance of 30 feet; THENCE North parallel to the West line of said Lot One (1) a distance of 135 feet to the point or place of beginning.  
AND  
Tract 3:  
A part of Lot ONE (1), of Block TWO (2), in HOLLOWAY ACRES, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof, more particularly described as follows: Commencing at the Northwest corner of said Lot One (1), thence South 135 feet to the true point of beginning; thence East 180 feet; thence South 4 feet, thence West 180 feet, thence North 4 feet to the point or place of beginning.

Tracts 1, 2 and 3 now being described as follows, to wit:  
A part of Lot One (1), in Block Two (2), of HOLLOWAY ACRES, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof, more particularly described as follows: Beginning at the Northwest Corner of Lot 1, Thence South along the West line of said Lot 1 a distance of 139 feet; Thence East parallel to the North line of said Lot 1 a distance of 180 feet; Thence North parallel to the West line of said Lot 1 a distance of 139 feet to a point in the North line of said Lot 1; Thence West along the North line of said Lot 1 a distance of 180 feet to the point of beginning.

The above legal description is the same as listed in American Guaranty Title Insurance Company commitment for title insurance, title commitment number 19234396 dated October 9, 2019.

Utility Notes  
The underground utilities shown have been located from field survey information. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does NOT further 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 the underground utilities.

Point of entry of the utilities were NOT determined at the time of survey. UTILITIES LOCATED BY VISUAL OBSERVATION ONLY. Before any construction is started, call: Call-Okie Before You Dig 405-840-5032.

Survey and Plat by:  
**James S. Yager**  
Licensed Professional Land Surveyor

Certificate of Authorization Number 2778 Expires: 30 June 2021  
1212 South Air Depot • Number 19 Suite 102  
Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215

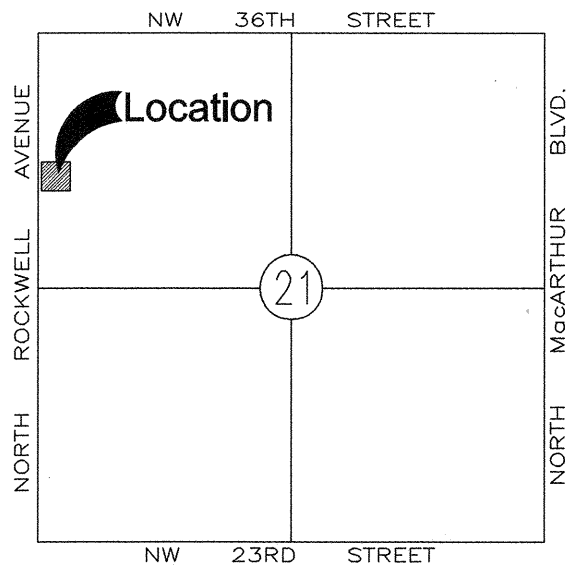
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Date of Survey: 4 June 2018

Date of Revision:

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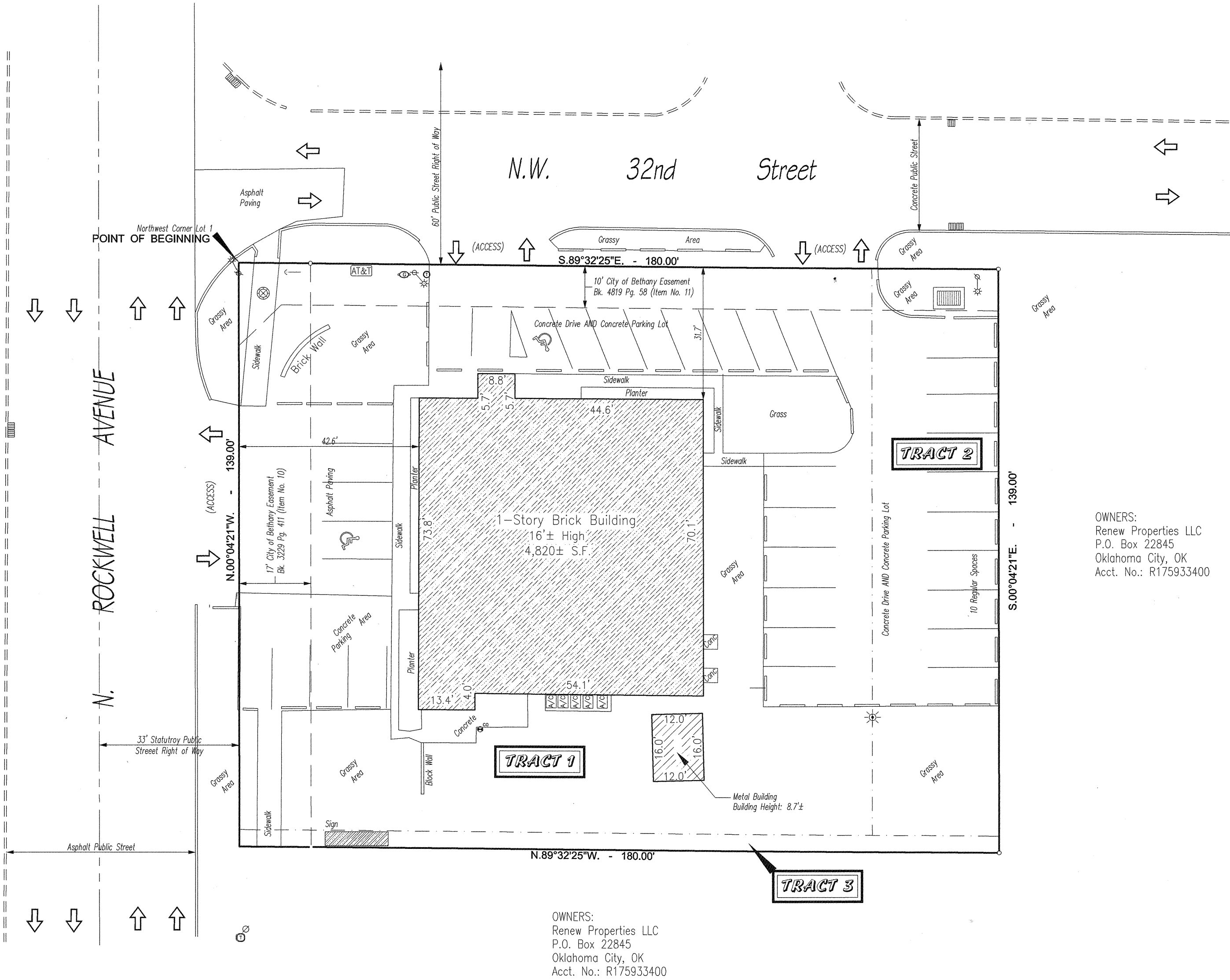
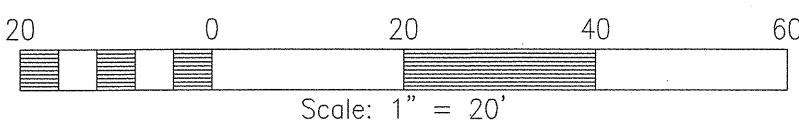
R 4 W



Location Map

Legend

- - Iron Pin
- - Storm Sewer Inlet
- - Power Pole
- ⚡ - Power Pole with Street Light
- - Guy Anchor
- ⚡ - Light Pole
- - Telephone Pedestal
- AT&T - A.T. & T. Vault
- ☒☒☒☒ - Air Conditioning Units
- ⚙ - Sanitary Sewer Clean Out
- ⊙ - Sanitary Sewer Manhole
- ➡ - Traffic Direction Arrow
- ⊙ - Water Meter
- ⚡ - Natural Gas Meter



Schedule B Items

American Guaranty Title Insurance Company Commitment No. 19234396, having an effective date of October 9, 2019, affects the subject property and was relied upon for recorded information regarding rights-of-way, easements and encumbrances in the preparation of this Survey.

Items 1 through 7 are non survey related matters.

8. Restrictive Covenants recorded in Book 23 of Plats, Page 15, but deleting any restrictions based on race, color, religion, national origin, sex, familial status or handicap and which do not provide for forfeiture or reversion of title. AFFECTS THE DESCRIBED TRACTS NOTHING TO PLOT.

9. Easement in favor of the City of Bethany recorded in Book 3141, Page 305. DOES NOT AFFECT THE DESCRIBED TRACTS.

10. Street Easement in favor of the City of Bethany recorded in Book 3229, Page 411. AFFECTS AS SHOWN.

11. Right-of-way/easement in favor of the City of Bethany recorded in Book 4819, Page 58. AFFECTS AS SHOWN.

12. Rights or claims of tenants in possession not shown by the public records. NOT A SURVEY MATTER.

13. Liens that affect the title to the estate or interest insured, but that are subordinate to the lien of the insured mortgage. NOT A SURVEY MATTER.