

ALTA/NSPS LAND TITLE SURVEY

FLYNN ESTATE

LOTS 6 & 7 W/2 SW/4 SEC. 6, T. 13 N., R. 4 W., I.M.

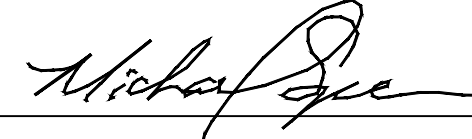
OKLAHOMA COUNTY, OKLAHOMA

SURVEYORS CERTIFICATE:

This survey is made for the benefit of:

American Abstract Company of McClain County, Inc.;
BOKF, N.A., Adelaide Wilson Hornberger and BOKF, N.A., Courtney M. McWalter;
Sreiter B. Flynn Testamentary Trust A and B and Margaret T. Flynn Testamentary Trust;
SCHRADER Real Estate and Auction Company, Inc.;

This is to certify 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, 3, 4, 7(a), 8, 13, and 16 of Table A thereof. The field work was completed on October 14, 2024.



MICHAEL SPEARS, L.S. #1910

Date of Plat or Map: October 18, 2024

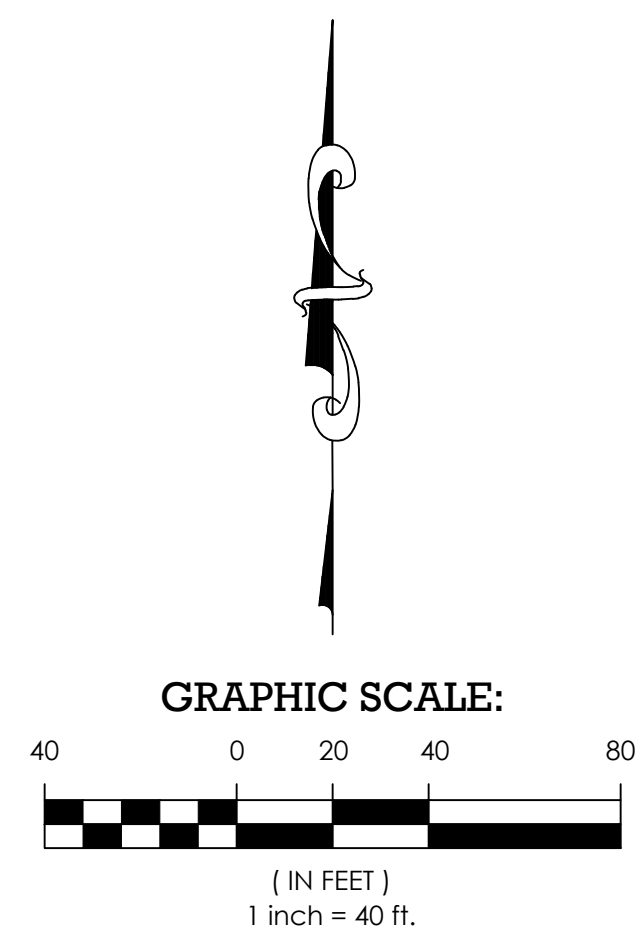
LEGAL DESCRIPTION PER TITLE COMMITMENT:

Lots Six (6) and Seven (7) in the West Half (W/2) of the Southwest Quarter (SW/4) of Section Six (6), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma

Containing 3,474,236 square feet or 79.76 acres, more or less.

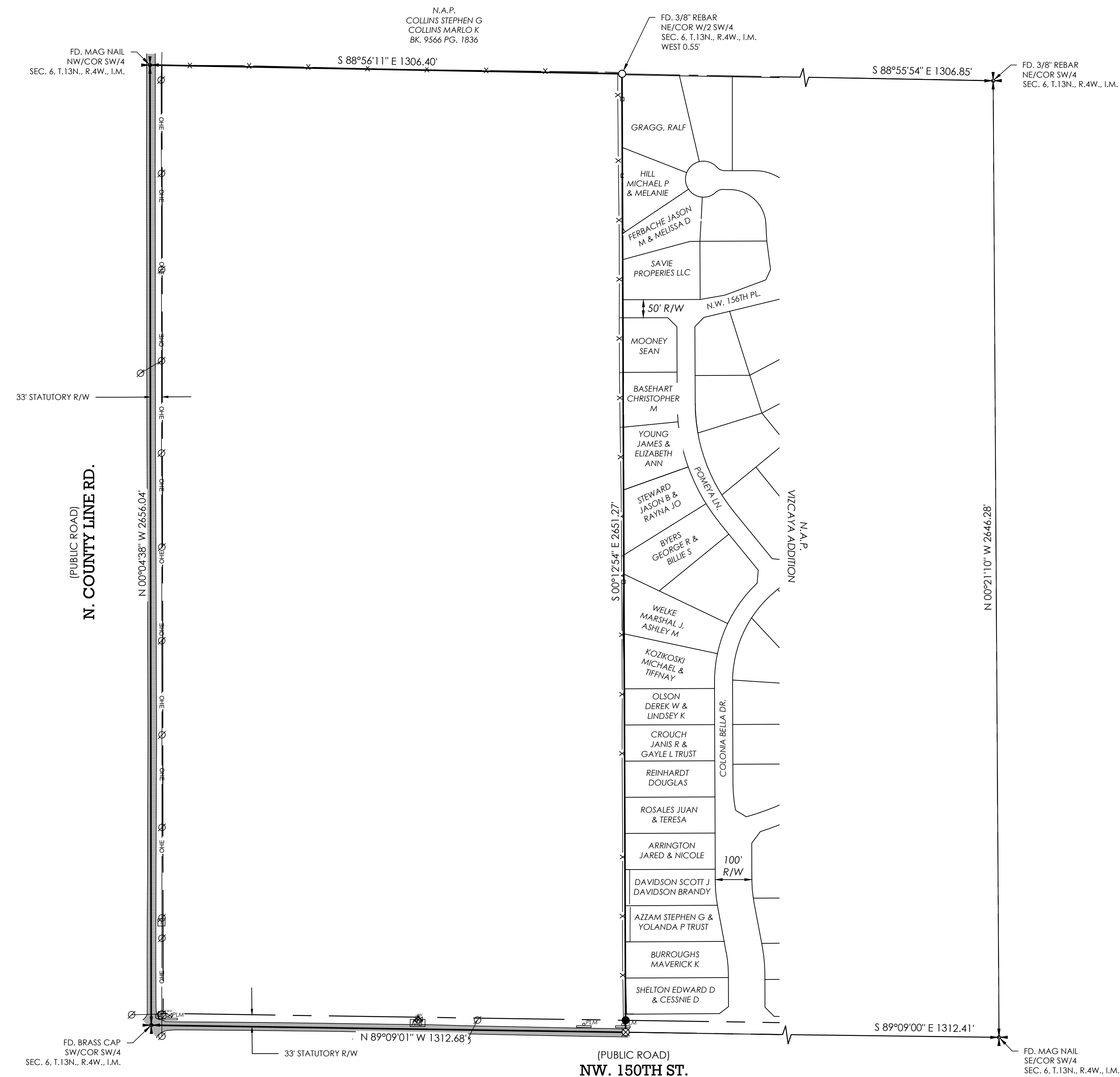
GENERAL NOTES:

- The basis of bearing being North 00°04'38" West as the West line of the Southwest Quarter (SW/4) of Section Nine (6), Township Thirteen (13) North, Range Two (4) West of the Indian Meridian, Oklahoma County, Oklahoma per legal description from Title Commitment.
- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Oklahoma.
- The property described hereon is the same as the Property described by American Abstract Company of McClain County, Inc. commitment No. 20241166-1 with an effective date of September 26, 2024 at 7:30 a.m. and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject Property.
- No evidence of earthwork, building construction, or building additions was observed on the subject Property.
- The subject Property is located within flood Zone X as per FEMA Map number 40109C002oh with an effective date of December 18, 2009.
- The Subject Property is located at Lots 6 & 7 in W/2 SW/4 6-13N-4W.



LEGEND:

+	SECTION CORNER	⊗	WATER VALVE	— — — — —	CURB
○	FOUND MONUMENT AS DESCRIBED	⊕	WATER HYDRANT	— — — — —	CENTERLINE
●	SET 1/2" REBAR W/ C.A. 6858 CAP	⊖	PIPE BOLLARD	— — — — —	SIDEWALK
⊗	SET MAG NAIL W/ C.A. 6858 TAG	⊕	CLOTHESLINE POST	— — — — —	SUBJECT PROPERTY BOUNDARY
⊗	RIGHT OF WAY MARKER	⊕	BENCHMARK	— — — — —	PROPERTY LINE
⊗	POWER POLE	♿	HANDICAP PARKING	— — — — —	BUILDING LINE
⊗	LIGHT POLE	⊕	MAILBOX	— — — — —	EASEMENT LINE
⊗	GUY ANCHOR	⊕	MONITORING WELL	— — — — —	OVERHEAD COMMUNICATION
⊗	ELECTRIC BOX	⊕	POT HOLE	— — — — —	OVERHEAD ELECTRICAL
⊗	ELECTRIC METER	⊕	SCHEDULE B-II EXCEPTION	— — — — —	SANITARY SEWER
⊗	ELECTRIC TRANSFORMER	⊕		— — — — —	BARBED WIRE FENCE
⊗	A/C UNIT	⊕		— — — — —	CHAIN LINK FENCE
⊗	ELECTRIC MANHOLE	⊕	BUILDING	— — — — —	FIELD FENCE
⊗	GAS METER	⊕	DIAMETER	— — — — —	GUARDRAIL
⊗	GAS VALVE	⊕	DRAINAGE EASEMENT	— — — — —	METAL PIPE FENCE
⊗	OIL/GAS WELLHEAD	⊕	EAST / EASTING	— — — — —	WOOD FENCE
⊗	VENT PIPE	⊕	ELECTRIC EASEMENT	— — — — —	STORM DRAIN PIPE
⊗	PIPELINE MARKER	⊕	FOUND	— — — — —	FIELD FENCE
⊗	TELEPHONE PEDESTAL	⊕	N	— — — — —	
⊗	TELEPHONE MANHOLE	⊕	N.O.P.	— — — — —	
⊗	SEWER CLEAN-OUT	⊕	P.O.B.	— — — — —	
⊗	SANITARY SEWER MANHOLE	⊕	P.O.C.	— — — — —	
⊗	DOWNSPOUT	⊕	R	— — — — —	
⊗	STORM DRAIN MANHOLE	⊕	R/W	— — — — —	
⊗	SIGN	⊕	S	— — — — —	
⊗	TREE	⊕	U/E	— — — — —	
⊗	FIRE HYDRANT	⊕	W	— — — — —	
⊗	IRRIGATION CONTROL VALVE	⊕	(M)	— — — — —	
⊗	SHUT-OFF VALVE	⊕	(R)	— — — — —	
⊗	SPRINKLER HEAD	⊕		— — — — —	
⊗	WATER METER	⊕		— — — — —	



TITLE COMMITMENT SCHEDULE B PART II EXCEPTIONS		
NUMBER	DESCRIPTION	AFFECT/SHOWN
9	Right of Way Contract Recorded Sinclair Prairie Oil Company recorded June 6, 1945 in Book 97, Page 548	Affects subject property being blanket over South half (S/2) of Section Six (6).
10	Organization of Conservancy District NO. 100 recorded in Book 2213, Page 228	Unable to determine with provided document for subject property.
11	Agreement for Water System recorded April 14, 1972 in Book 4034, Page 720	Blanket over Section Six (6) creating Deer Creek Water Corporation, affecting subject property.
12	Right of way Easement in favor of Deer Creek Water Corporation recorded December 18, 1972 in Book 4056, Page 446	Does not affect subject property.

UNIVERSAL SURVEYING & MAPPING
216 W. 6th Avenue, Stillwater, OK 74074 - Phone: (405) 372-0000
Fax: (405) 372-0002 - www.usmsurveying.com - Oklahoma CA #6858

DIGITALLY SIGNED: 10-18-2024

ALTA/NSPS LAND TITLE SURVEY
LOTS 6 & 7 W/2 SW/4 SEC. 6, T. 13 N., R. 4 W., I.M.
OKLAHOMA COUNTY, OKLAHOMA

REVISION
JOB NUMBER: 302278
SHEET TITLE: ALTA/NSPS LAND ALTA SURVEY
DATE: 10/11/24
SHEET NUMBER

1
OF 1

P:\302278\DRAWINGS\302278_ALTA.DWG, PLOT: 10/18/2024 2:06:06 PM ORIG. PLOT SIZE: 24"x36"