

# ALTA/ACSM LAND TITLE SURVEY

OF STAPLES  
2318 SOUTH FOURTH STREET, CHICKASHA, OKLAHOMA 73018

## CERTIFICATE

BRUNT SURVEYING COMPANY And the Undersigned, A Registered Professional Land Surveyor, Do Certify to: COMMITMENT NO.: OK04-452723-OK11, DATED 10/05/04

FIRST AMERICAN TITLE INSURANCE COMPANY  
JUANITA R. ROTELL  
GE COMMERCIAL BUSINESS PROPERTY CORPORATION  
FOURTH STREET CHICKASHA, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

I HEREBY CERTIFY IN FAVOR OF FIRST AMERICAN TITLE INSURANCE CO., JUANITA R. ROTELL, GENERAL ELECTRIC CAPITAL BUSINESS ASSET FUNDING, FOURTH STREET-CHICKASHA, LLC, (a) THAT THIS SURVEY (i) WAS MADE ON THE GROUND AND IS A CORRECT REPRESENTATION OF THE SUBJECT PROPERTY AS OF OCTOBER 8TH, 2004 (ii) MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE OKLAHOMA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS PURSUANT TO SECTION 245, 15-13-2 (Statute), (iii) SHOWS THE LOCATION AND RECORDING REFERENCE OF ALL EASEMENTS AND ANY OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY WHICH HAVE BEEN PROVIDED TO THE UNDERSIGNED PER LEGAL DESCRIPTION IN SUCH EASEMENTS AND OTHER MATTERS; (iv) SHOWS THE LINES OF ALL STREETS ABUTTING THE LAND; (v) SHOWS THE LOCATION OF THE ENTRY POINTS TO THE SUBJECT PROPERTY OF ALL UTILITIES WHICH SERVE THE SUBJECT PROPERTY; (vi) SHOWS ALL APPLICABLE BUILDING SETBACK LINES ESTABLISHED BY APPLICABLE ZONING AND/OR OTHER GOVERNMENTAL ORDINANCES, STATUTES OR REGULATIONS; AND (vii) SHOWS ANY OTHER MATTERS ON THE GROUND WHICH MAY ADVERSELY AFFECT TITLE TO THE SUBJECT PROPERTY. (b) THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF THE SUBJECT PROPERTY EXCEPT AS SHOWN; (c) THAT NO ADJOINING PRIVATE PROPERTY VISIBLY SERVES THE SUBJECT PROPERTY FOR DRAINAGE, STORMWATER RETENTION OR DETENTION PURPOSES, EXCEPT AS SHOWN; (d) THAT ADEQUATE INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY FOURTH STREET U.S. HIGHWAY 81 SERVICE ROAD; (e) THAT THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS OR EGRESS OR ANY OTHER PURPOSE, EXCEPT AS SHOWN; AND (f) THAT BASED ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, 400234 0002 D DECEMBER 3RD, 1993 GRADY COUNTY, THE SUBJECT PROPERTY IS NOT CONTAINED WITHIN THE FLOOD PRONE AREA.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM AND IN 1999 AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THE CERTIFICATION) OF AN URBAN SURVEY.

WITNESS MY HAND AND SEAL THIS DATE:

BRUNT SURVEYING COMPANY  
CERTIFICATE OF AUTHORIZATION  
NO. CA2097  
(RENEWAL 6/30/2006)

BY: *Acie L. Brunt*  
ACIE L. BRUNT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1407

## INSTRUMENT NOTES

- ALL EASEMENTS AND RIGHTS-OF-WAY CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ARE SHOWN OR LISTED AS EFFECTING PROPERTY OR NOT.
- RIGHT OF WAY AGREEMENT TO CHICKASHA GAS & ELECTRIC CO. DATED NOV. 7TH 1921 RECORDED IN BOOK 176, PAGE 11 DOES NOT CROSS SUBJECT PROPERTY.
- COUNTY COMMISSIONER OF GRADY COUNTY FOR RIGHT OF WAY OF GAS PIPELINE IN FAVOR OF CHICKASHA GAS & ELECTRIC DATED NOV. 23, 1921 RECORDED IN BOOK 185, PAGE 314 DOES NOT EFFECT SUBJECT PROPERTY.
- RIGHT OF WAY TO WARREL GATHERING SYSTEM RECORDED IN BOOK 3319, PAGE 231 DOES NOT EFFECT SUBJECT PROPERTY.
- PROPERTY ZONED C-2

## GENERAL NOTES

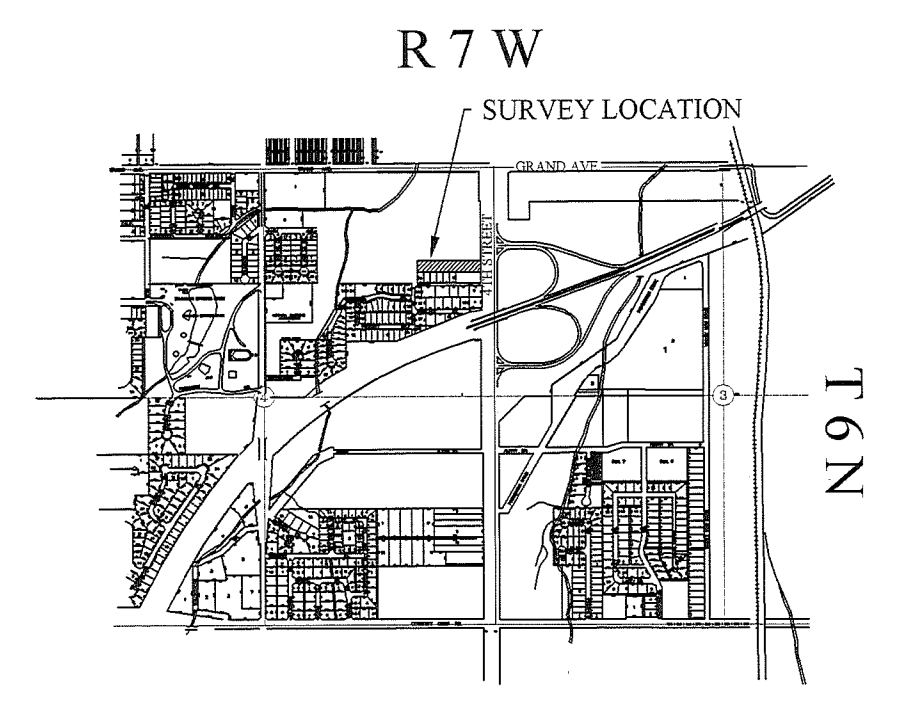
THE BEARING SHOWN HEREON ARE BASED ON AN ASSUMED BEARING.  
THE PROPERTY HEREON DESCRIBED CONTAINS 4.50 ACRES, MORE OR LESS  
THE PROPERTY DESCRIBED HEREON CONTAINS 115 MARKED PARKING SPACES AND 5 HANDICAPPED PARKING SPACE.  
ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. ABOVE GROUND FEATURES OF PUBLIC UTILITIES ARE LOCATED AND SHOWN, HOWEVER, NO UNDERGROUND UTILITY LINES HAVE BEEN FLAGGED OR SHOWN ON THIS SURVEY.  
CODE ENFORCEMENT C-2 ZONING, HEIGHTS NO BUILDING SHALL EXCEED 2 1/2 STORIES OR 35 FEET IN HEIGHT, PARKING SHALL NOT BE LESS THAN 3 1/2 TIMES THAT OF THE GROSS FLOOR AREA, BUILDING SET BACKS FRONT MIN OF 25 FEET, SIDES MIN OF 25 FEET BACK MIN OF 30 FEET.  
DETENTION POND LOCATED ON SUBJECT PROPERTY SERVES STAPLE PROPERTY ONLY.

THE PROPERTY DESCRIBED HEREON IS IN FLOOD ZONE "X", AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 400234 0002 D, AS LAST REVISED DECEMBER 3, 1993.

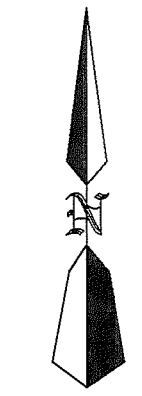
NO EASEMENTS OR BUILDING SETBACK LINES ARE SHOWN ON THE PLAT  
LEGAL DESCRIPTION CONTAINED IN A-4 OF THIS COMMITMENT IS ONE IN THE SAME AS EXHIBITS "A", "B" AND "C".

THE FOLLOWING ITEMS FROM TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, OF MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS HAVE BEEN ADDRESSED AND INCLUDED IN THIS SURVEY: ITEMS 1, 2, 3, 7A, 8, 10 & 11A.

FIELD WORK COMPLETED OCTOBER 8TH, 2004



LOCATION MAP  
NO SCALE



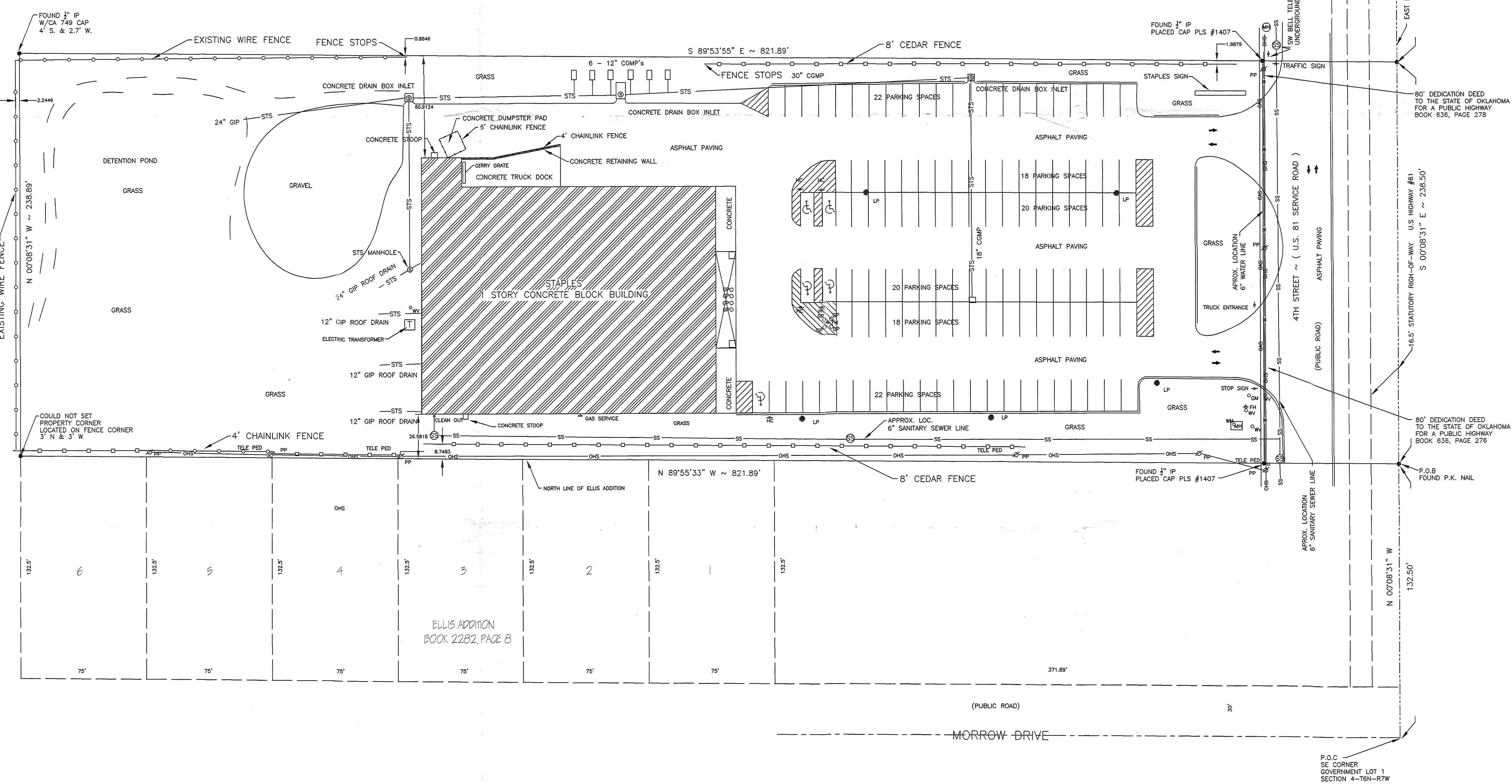
SCALE: 1" = 40'

- ### LEGEND
- POWER POLE
  - ⊗ SANITARY SEWER MANHOLE
  - ◇ FIRE HYDRANT
  - ⊠ GAS METER
  - WATER METER
  - ▭ PARKING SPACE
  - ⊞ ELECTRIC TRANSFORMER
  - ⊞ ELECTRIC METER & PHONE PEDESTAL
  - SS— SANITARY SEWER LINE
  - OHS— OVERHEAD ELECTRIC SERVICE
  - FENCE
  - PROPERTY CORNER FOUND
  - ♿ HANDICAP PARKING
  - SIGN
  - OHS— OVERHEAD ELECTRIC SERVICE
  - (LP) LIGHT POLE
  - STS— STORM SEWER
  - GAS— GAS LINE

## PROPERTY DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTH HALF (S/2) OF GOVERNMENT LOT ONE (1), OF SECTION FOUR (4), TOWNSHIP SIX (6) NORTH, RANGE SEVEN (7) WEST, OF THE INDIAN MERIDIAN, GRADY COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1 IN SECTION 4; THENCE NORTH 00°08'31" WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 132.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°55'33" WEST A DISTANCE OF 821.89 FEET TO THE NORTHWEST CORNER OF LOT 6, ELLIS ADDITION RECORDED IN PLAT BOOK 4, PAGE 39, GRADY COUNTY, OKLAHOMA; THENCE NORTH 00°08'31" WEST PARALLEL WITH THE EAST LINE OF SAID LOT 1 A DISTANCE OF 238.89 FEET; THENCE SOUTH 89°55'55" EAST A DISTANCE OF 821.89 FEET TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTH 00°08'31" EAST ALONG SAID EAST LINE A DISTANCE OF 238.50 FEET TO THE POINT OF BEGINNING.



Copyright © 2004  
Brunt Surveying  
All Rights Reserved

CA# 2097 (LS) Expires 6/30/07  
PLS 1407  
*Acie L. Brunt*  
Acie L. Brunt  
PLS #1407

BRUNT SURVEYING CO., LLC  
PROFESSIONAL LAND SURVEYING & MAPPING  
P.O. Box 1672  
CHICKASHA, OKLAHOMA 73023  
email: acielbrunt@aol.com  
405-224-8745 fax: 405-224-9030

PROJECT: STAPLES  
This plat of Survey Meets the Oklahoma Minimum Standards for the Practice of Land Surveying as Adopted by the Oklahoma Board of Registration for Professional Engineers and Land Surveyors.

SCALE: 1" = 40'  
DATE: 10/15/04  
REVISED: 10/20/04  
DK#: C:\STAPLES\6N7MS.DWG  
PROJECTS NO.  
SHEET NO. 1 OF 1