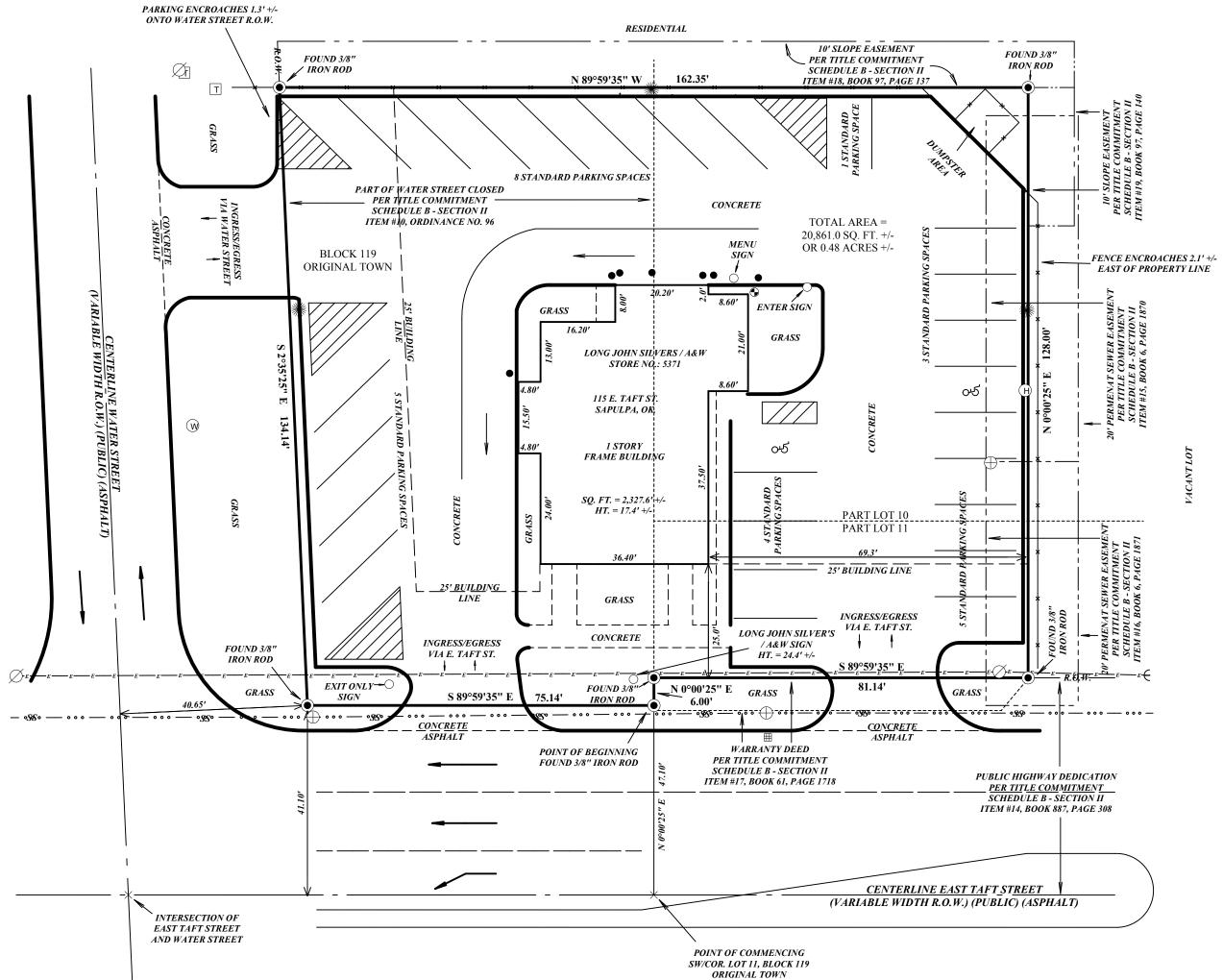
"ALTA/ACSM LAND TITLE SURVEY"

PART OF LOTS TEN (10) AND ELEVEN (11), IN BLOCK ONE-HUNDRED-NINETEEN (119) IN THE ORIGINAL TOWN AND A PART OF WATER STREET, CITY OF SAPULPA, CREEK COUNTY, STATE OF



COMMITMENT SCHEDULE B - SECTION II EXCEPTIONS

- 9. STATUTORY SECTION LINE ROAD EASEMENTS IN FAVOR OF THE STATE OF OKLAHOMA, WHERE APPLICABLE. (DOES NOT AFFECT)
- 10. ORDINANCE NO. 96 OF THE TOWN OF SAPULPA (ENTRY 7). (SHOWN AND NOTED)

TERMS AND CONDITIONS SET FORTH THEREIN. (SHOWN AND NOTED)

(SHOWN AND NOTED)

- 11. OWNER'S CERTIFICATE, DEDICATION, RESTRICTIONS AND PLAT OF FRANK AND ROOT ADDITION RECORDED FILES DECEMBER 20, 1906 (ENTRY 8). (DOES NOT AFFECT)
- 12. DEDICATION TO THE PUBLIC RECORDED AT BOOK 20, PAGE 589 (ENTRY 15). (DOES NOT AFFECT)
- 13. DEDICATION DEED IN FAVOR OF THE STATE OF OKLAHOMA RECORDED AT BOOK 20, PAGE 589 (ENTRY 15). (DOES NOT AFFECT)
- 14. DEDICATION DEED IN FAVOR OF THE STATE OF OKLAHOMA RECORDED AT BOOK 887, PAGE 308 (ENTRY 86).
- 15. SEWER EASEMENT IN FAVOR OF THE CITY OF SAPULPA RECORDED AT BOOK 6, PAGE 1870 (ENTRY 103). (SHOWN AND NOTED)
- 16. SEWER EASEMENT IN FAVOR OF THE CITY OF SAPULPA RECORDED AT BOOK 6, PAGE 1871 (ENTRY 104). (SHOWN AND NOTED)
- 17. WARRANTY DEED IN FAVOR OF THE SITE OF OKLAHOMA, ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF OKLAHOMA, RECORDED AT BOOK 61, PAGE 1718 (ENTRY 112). (SHOWN AND NOTED)
- 18. EASEMENT IN FAVOR OF LONG JOHN SILVER'S INC. RECORDED AT BOOK 97, PAGE 137 (ENTRY 115) AND THE TERMS AND CONDITIONS SET FORTH THEREIN. (SHOWN AND NOTED) 19. EASEMENT IN FAVOR OF LONG JOHN SILVER'S INC. RECORDED AT BOOK 97, PAGE 140 (ENTRY 118) AND THE

OKLAHOMA.



VICINITY MAP NOT TO SCALE

TOTAL AREA = 20,861.0 SQ. FT. +/-OR 0.48 ACRES +/-PUBLIC ACCESS STREET (A PUBLIC RIGHT-OF-WAY)

RECENT MONTHS.

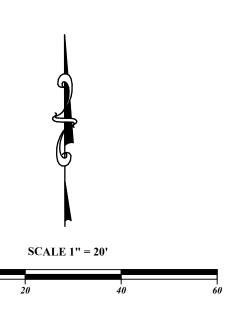
COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

OR EASEMENT.

PARKING

SPACES

TOTAL SPACES = 28 FLOOR AREA RATIO = 75% OF LOT AREA ALLOWS FOR 15,645.75 SQ. FT.



LEGEND	
PROPERTY CORNER	۲
SIGN	0
TELEPHONE PEDESTAL	T
HANDICAP PARKING	Ę
HANDICAP PARKING SIGN	(+)
GUY WIRE	E
WATER METER	\odot
GAS METER	G
SANITARY MANHOLE	\oplus
SQUARE STORM GRATE	Ħ
CLEANOUT	•
POWER POLE	Ø
LIGHT POLE	*
GUARD POST	•
FENCE	— <u>× × × ×</u>
OVERHEAD POWER LINE	——— E ——— E
RIGHT OF WAY	
PROPERTY LINE	
CONCRETE CURB	
CONCRETE	
NO PARKING STRIPES	

SURVEYOR'S NOTES

SOUTH - SUBJECT PROPERTY HAS DIRECT ACCESS VIA EAST TAFT STREET (A PUBLIC RIGHT-OF-WAY) WEST - SUBJECT PROPERTY HAS DIRECT ACCESS VIA WATER

ZONING = CG, GENERAL COMMERCIAL DISTRICT THE CURRENT USE OF THE SUBJECT PROPERTY IS PERMITTED UNDER THE CURRENT ZONING

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN

THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP SANITARY LANDFILL OR CEMETERY.

ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC **RIGHT-OF-WAY OR EASEMENT.**

THE PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT-OF-WAY

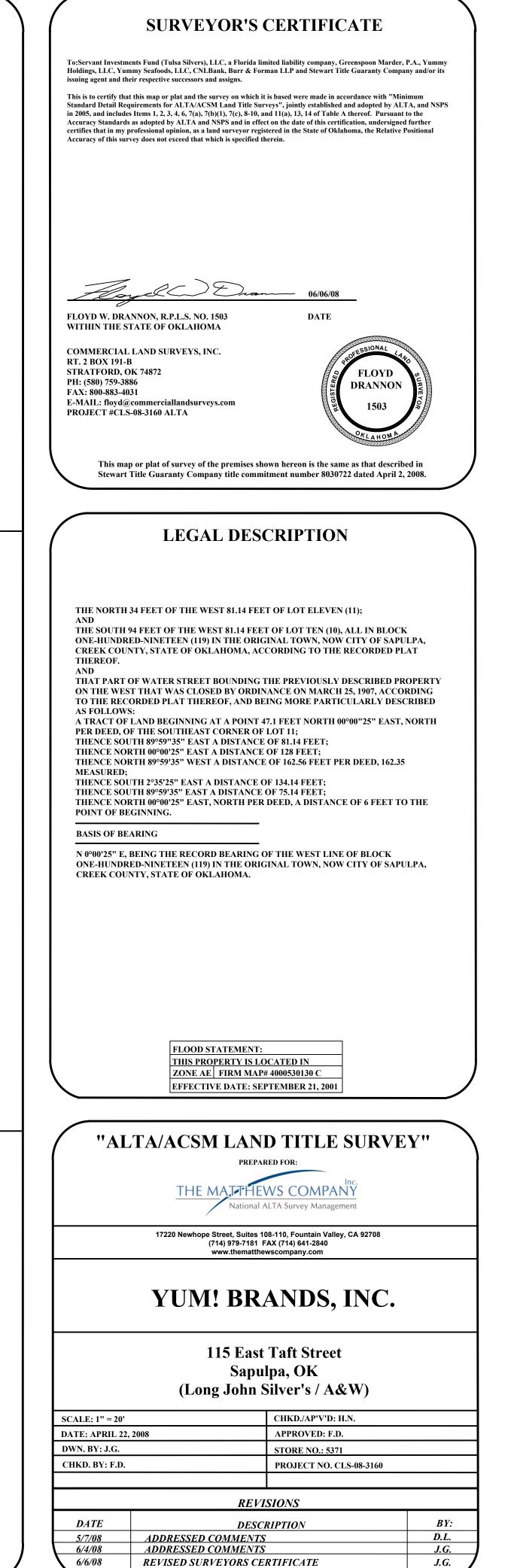
PARKING ENCROACHES 1.3' +/- ONTO WATER STREET R.O.W. AT THE NORTHWEST CORNER OF PROPERTY.

PER ZONING REQUIREMENTS, CITY OF SAPULPA, **CREEK COUNTY, OKLAHOMA**

HEIGHT RESTRICTIONS NONE SETBACK RESTRICTIONS NORTH = 0 FEET EAST = 0 FEETSOUTH = 25 FEET WEST = 25 FEET

PARKING REQUIREMENTS 1 SPACE PER 200 SQ. FT. OF GFA HANDICAPPED PARKING 26-50 STANDARD SPACES = 2 HANDICAPPED

26 STANDARD PARKING SPACES 2 HANDICAP PARKING SPACES



J.N.: 33561