

**ALTA SURVEY**  
**Lots 17 through 23, inclusive, in Block 6 of Amended Plat of the City of Shawnee**  
**Shawnee, Pottawatomie County, Oklahoma**

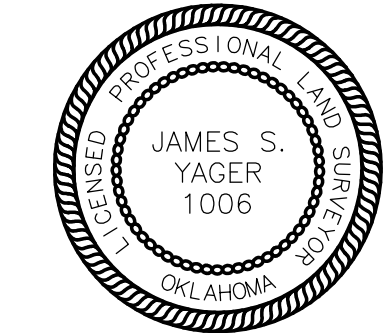
**Surveyor's Certificate**

To: First American Title Insurance Company  
 Neat Escrow and Title LLC  
 PJS Shawnee Investment, LLC  
 BancFirst, its successors and/or assigns as their respective interests may appear

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 benefiting 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 9 February 2021.

Date Signed: 2-13-21

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



**Legal Description**

Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Block Six (6), AMENDED PLAT of the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.  
 AND  
 Lots Twenty-two (22) and Twenty-three (23), Block Six (6), AMENDED PLAT of the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

The above legal description is the same as listed in First American Title Insurance Company commitment for title insurance, title commitment number 21-0058-1 dated December 23, 2020.

**Land Area**

24,500.000 Square Feet or 0.562 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 40125C0208J, with an effective date of May 16, 2019, which is the current map for this area.

**Schedule B Items**

First American Title Insurance Company Commitment No. 21-0058-1, having an effective date of December 23, 2020, 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 12 are not survey related items and are not shown.

13. Easement in favor of City of Shawnee recorded in DOC #201900013133 (Entry 39). AFFECTS AS SHOWN.

**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 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.

**General Notes**

The basis for the bearings shown on the above annexed ALTA Survey, are based upon the West Line of the Block 6 of the Amended Plat of the City of Shawnee, an addition to Shawnee, Pottawatomie County, Oklahoma, being a N.00°59'54"W. 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.

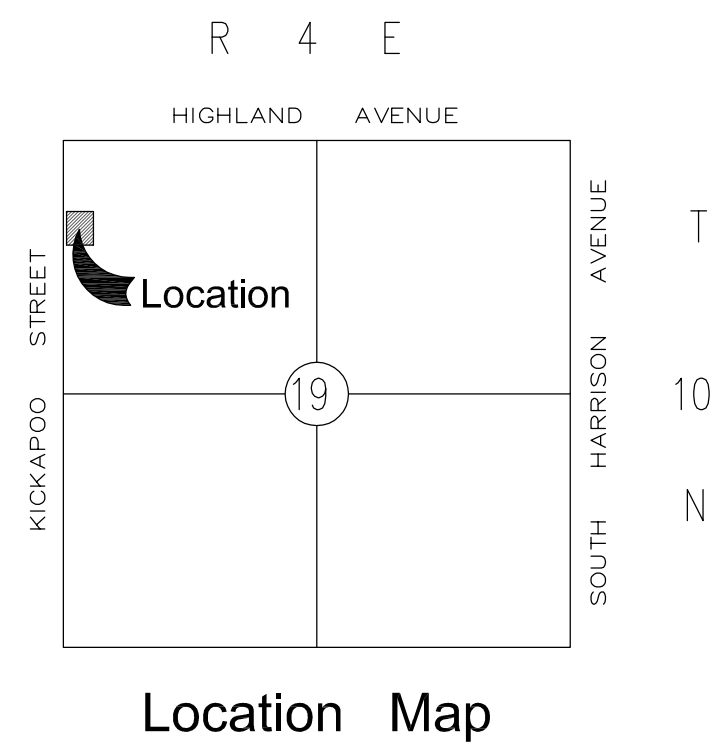
At the time of survey, no evidence of cemeteries or burial grounds existed on the subject tract.

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.

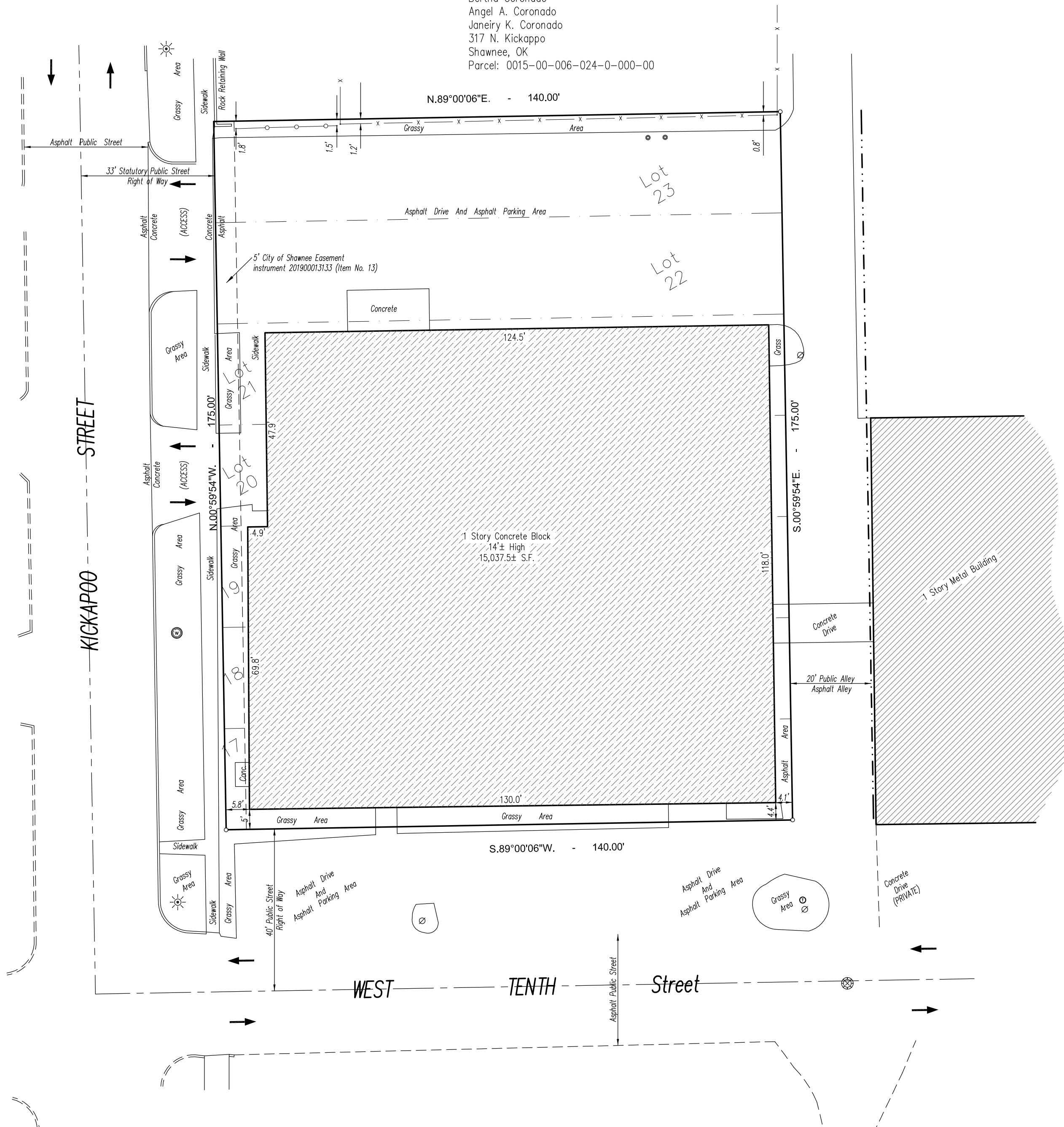
At the time of survey, the surveyor is not aware of any changes, either proposed or completed in the public street right of way.

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

The described tract has direct access to Kickapoo Street and Tenth Street, both publicly dedicated streets.



OWNERS:  
 Gonzalo Coronado  
 Bertha Coronado  
 Angel A. Coronado  
 Jameiry K. Coronado  
 317 N. Kickapoo  
 Shawnee, OK  
 Parcel: 0015-00-006-024-0-000-00



- Legend**
- - Iron Pin set with Surveyor's Identification Cap stamped "JS Yager LS 1006"
  - ⊙ - Power Pole
  - x — x — - Chain Link Fence
  - o — o — - Vinyl Fence
  - - Traffic Direction Arrow
  - ⊗ - Sanitary Sewer Manhole
  - ⊙ - Telephone Service Pedestal
  - ⊙ - Water Meter
  - ⊙ - Light Pole

Survey and Plat by:	
<b>James S. Yager</b>	
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	
File Name:	C:\SHAWNEE\424 W 10TH\2021 ALTA.DWG
Date of Survey:	9 February 2021
Date of Revision:	
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