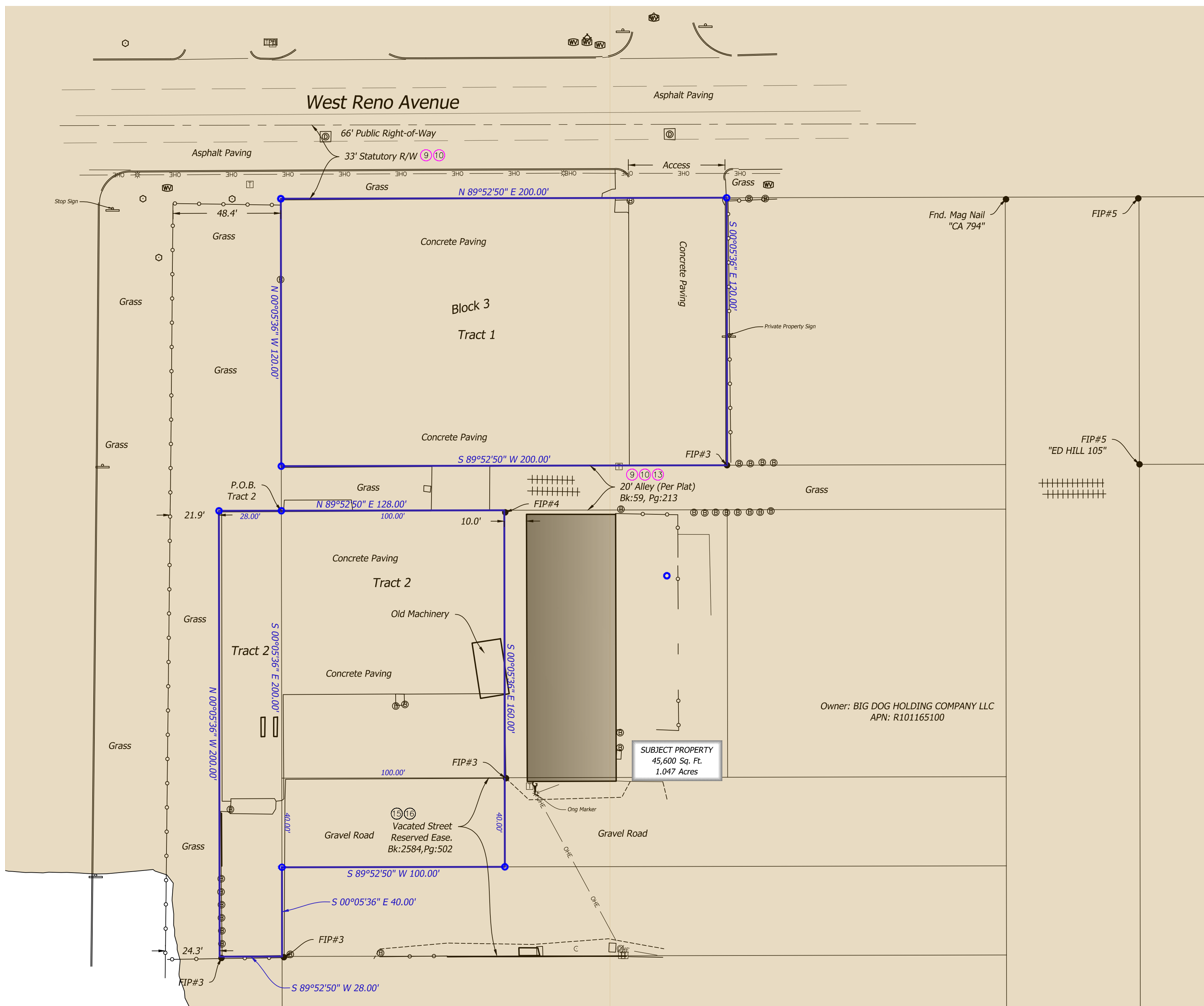
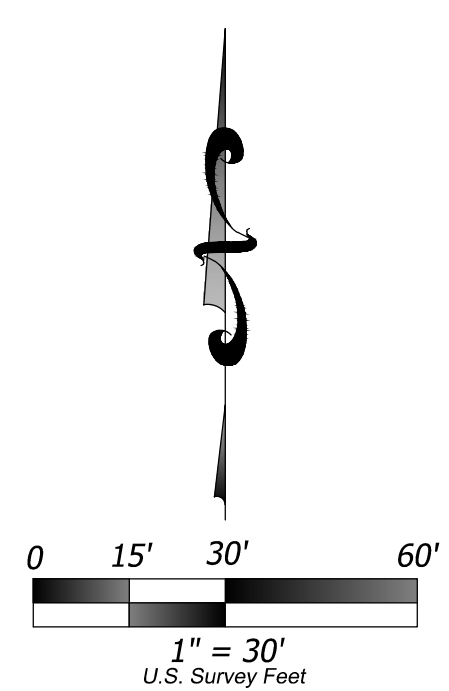
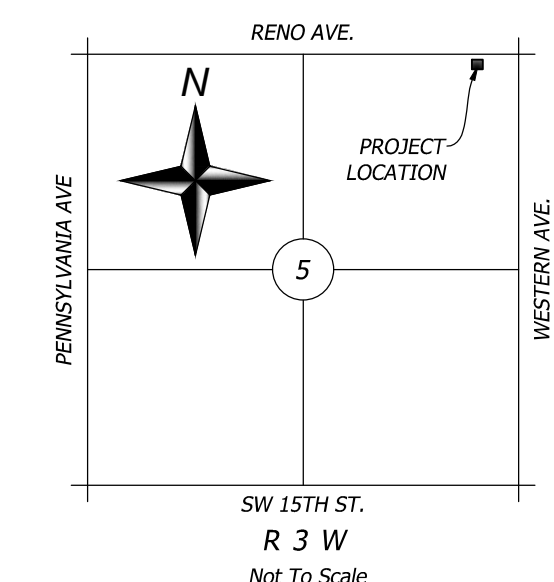
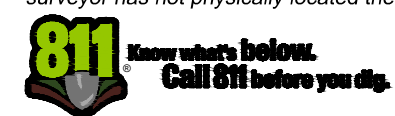


# ALTA/NSPS LAND TITLE SURVEY OF 1307 SW 2ND ST, OKC, OK



**UTILITY NOTE**  
Pursuant to Table A Item 11, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



LEGEND			
	POWER POLE		GAS METER
	LIGHT POLE		GAS VALVE
	GUY ANCHOR		GAS MARKER
	ELECTRIC METER		OIL PIPELINE MARKER
	ELECTRIC BOX		MAIL BOX
	ELEC. TRANSFORMER		SIGN
	ELEC. MANHOLE		FLAG POLE
	ELEC. PEDESTAL		FIRE HYDRANT
	ELEC. PULL BOX		WATER MANHOLE
	SPOT LIGHT		WATER VALVE
	SANITARY SEWER MANHOLE		WATER METER
	SANITARY SEWER CLEANOUT		DOWN SPOUT
	STORM SEWER MANHOLE		AIR CONDUCTOR
	TELEPHONE RISER		TRAFFIC SIGNAL
	TELEPHONE MANHOLE		TRAFFIC SIGNAL BOX
	TELEPHONE MARKER		TRAFFIC SIGNAL PULL BOX
	TELEPHONE PULL BOX		PEDESTRIAN CROSSING SIGNAL
	FIBER OPTIC MARKER		GREASE TRAP
	FIBER OPTIC PULL BOX		KEY PAD
	CABLE TV PEDESTAL		COLUMN
	CABLE MARKER		SECTION CORNER
	CABLE TV PULL BOX		QUARTER CORNER
	IRRIGATION CONTROL VALVE		SET IRON PIN W/ CAP
	SPRINKLER HEAD		SET MAG NAIL W/ WASHER
	ROLLARD		FOUND MONUMENT
	FIRE DEPARTMENT CONNECT		RIGHT OF WAY MARKER
	PROPANE TANK		YARD HYDRANT/SPRICKET
	WATER LINE		BENCHMARK
	GAS LINE		WELLHEAD
	SANITARY SEWER LINE		CHAIN LINK FENCE
	TELEPHONE LINE		HOOD PANEL FENCE
	ELECTRIC LINE		MASONRY FENCE
	OVERHEAD POWERLINE		IRON FENCE
	BARBED WIRE FENCE		FIBER OPTIC LINE
	S.I.P. - SET IRON PIN		PROPERTY LINE
	F.I.P. - FOUND IRON PIN		LOT LINE
	C.O.P. - CORRUGATED METAL PIPE		EASEMENT LINE
	H.C. - HANDICAP		SECTION LINE
	R.C.P. - REINFORCED CONCRETE PIPE		UTILITY EASEMENT
	U.L. - UTILITY EASEMENT		

**POSSIBLE ENCROACHMENTS**  
No visible encroachments were observed at time of this survey.

Zone "X" Shaded

**LEGAL DESCRIPTION**  
For Tax Map ID(s): 101165100

Tract 1:  
The West 200 feet of the North 120 feet of Block Three (3), of AMENDED PLAT ALL OF BLOCKS 2 AND 5, LOTS 1 TO 13 INC., AND 22 TO 34 INC. IN BLOCKS 2 AND 4, LOTS 14 TO 27 INC., BLOCK 1, DELMAR GARDEN ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

For Tax Map ID(s): 101165140

Tract 2:  
The West 180 feet of the South 120 feet of Block Three (3), Plus the North 40 feet of the West 100 feet of vacated Washington Avenue, of AMENDED PLAT ALL OF BLOCKS 2 AND 5, LOTS 1 TO 13 INC., AND 22 TO 34 INC. IN BLOCKS 3 AND 4, LOTS 14 TO 27 INC., BLOCK 1, DELMAR GARDEN ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND  
A tract of land in the Northeast Quarter (NE¼) of Section Five (5), Township Eleven (11) North, Range Three (3) West; Beginning at a point 1041.63 feet East of and 173 feet South of the Northwest corner of said quarter section; said point being situated on the West line of Block Three (3) of the amended plat of Delmar Garden Addition; thence South along a line coinciding with the West line of said Block Three (3) a distance of 200 feet to the Northwest corner of Block Four (4) of the amended plat of Delmar Garden Addition; thence West a distance of 28 feet; thence North along a line parallel to the West line of said Block Three (3) a distance of 200 feet; thence East a distance of 28 feet to the point of beginning.

Containing 45,600 Sq. Ft. or 1.047 Acres, more or less.

The property described hereon is located completely within the property described in Chicago Title Oklahoma Co.'s Commitment No. 710702500175 dated February 20, 2025.

**SCHEDULE B-II EXCEPTIONS**

- 1) All matters affecting subject property as shown on the Plat of Delmar Garden Addition, recorded in Book 17, Page 74. **AFFECTS AS SHOWN.**
- 2) All matters affecting subject property as shown on the Plat of Amended Plat of All of Blocks Two (2) and Five (5), Lots One (1) to Thirteen (13) Inclusive, and Twenty-two (22) to Thirty-four (34) Inclusive, in Blocks Three (3) and Four (4), and Lots Fourteen (14) to Twenty-seven (27) Inclusive, Block One (1), Delmar Garden Addition, recorded in Book 21 of Plats, Page 12. **AFFECTS AS SHOWN.**
- 3) Restrictive Covenants recorded in Book 21 of Plats, Page 12, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3604 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. **AFFECTS, BLANKET IN NATURE.**
- 4) Easement in favor of the Oklahoma Railway Company recorded in Book 60, Page 61. **DOES NOT AFFECT.**
- 5) Ordinance No. 3329 of the City of Oklahoma City dated February 21, 1928, recorded in Book 59, Page 213. **AFFECTS AS SHOWN.**
- 6) Ordinance No. 3758 of the City of Oklahoma City dated November 19, 1929 and recorded in Book 96, Page 131. **DOES NOT AFFECT.**
- 7) Ordinance No. 9252 vacating street with right to reopen and reserving utilities, recorded in Book 2584, Page 502. **AFFECTS AS SHOWN.**
- 8) Ordinance No. 9265 vacating street with right to reopen and reserving utilities, recorded in Book 2590, Page 169. **AFFECTS AS SHOWN.**
- 9) Final Order Establishing Prior Ground Water Rights recorded in Book 4840, Page 601. **DOES NOT AFFECT.**

**GENERAL NOTES**

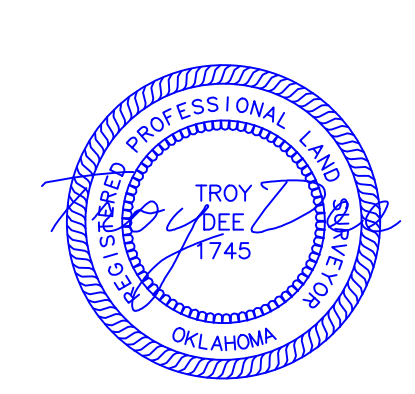
1. Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" Shaded by FEMA, on Flood Insurance Rate Map No. 40109C0283 J, dated 03/27/2024.
2. The Property has direct access to W. Reno Avenue, being a dedicated public street.
3. Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces.
4. Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
5. Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
6. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
7. A assumed bearing of North 89° 52' 50" East as the North line of the subject property per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
8. All unit of measurements are US Survey feet (Grid).

**ALTA/NSPS LAND TITLE SURVEY**

To: Lobiolly Acres, LLC, or Assigns and Chicago Title Oklahoma Co..

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, 8, 9, 11, and 16 of Table A thereof. The field work was completed on March 18, 2025.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.



Prepared By  
**GOLDEN**  
**LAND SURVEYING**

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120  
C.A.# 7263 / Exp. Date = 6/30/2026

Telephone: (405) 849-6010 Email: troy@goldenls.com

March 31, 2025

Drawn by: TD  
Plot Date: March 31, 2025 Paper Size: 24"x36"  
GLS Job No.: 281310