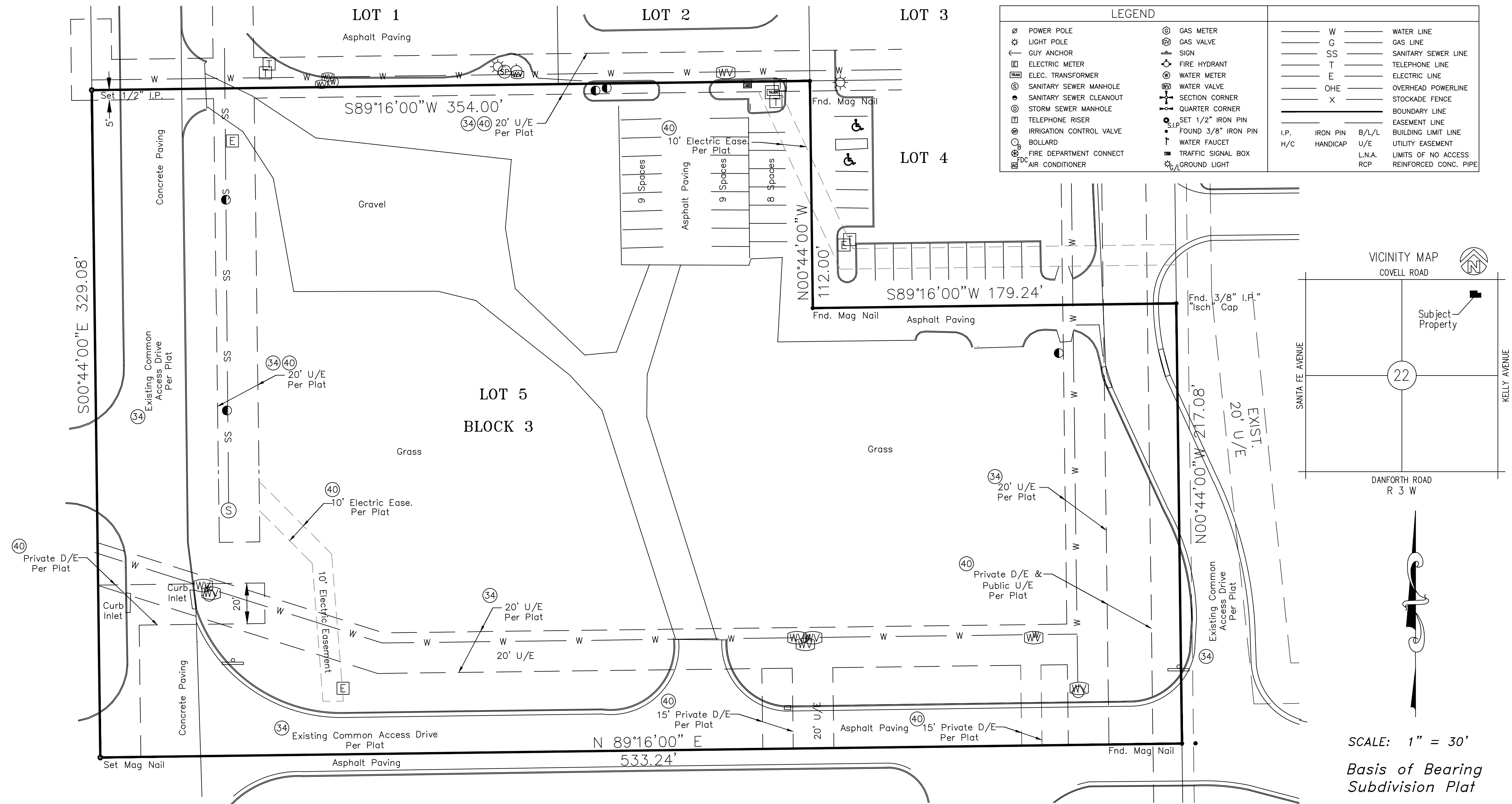
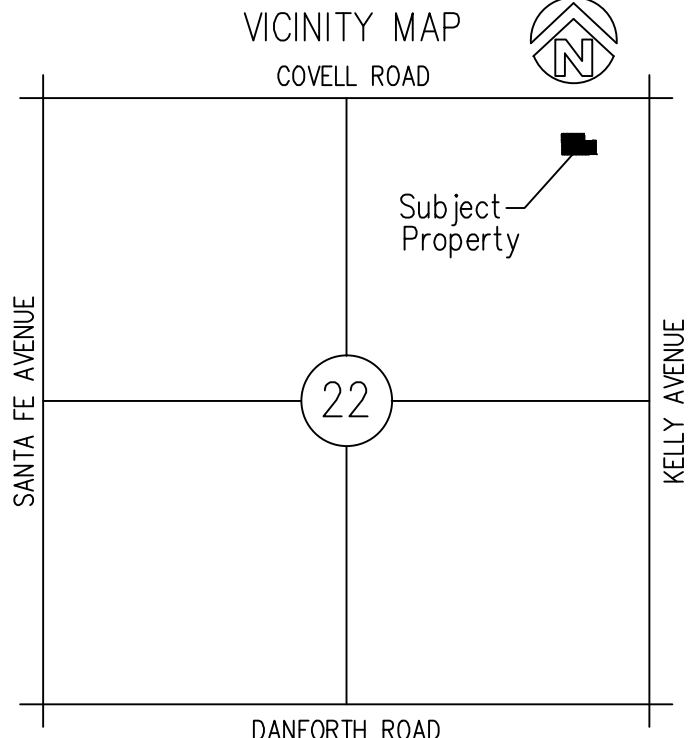


ALTA/NSPS LAND TITLE SURVEY



LEGEND	
⊗ POWER POLE	⊙ GAS METER
⊙ LIGHT POLE	⊙ GAS VALVE
⊙ GUY ANCHOR	⊙ SIGN
⊙ ELECTRIC METER	⊙ FIRE HYDRANT
⊙ ELEC. TRANSFORMER	⊙ WATER METER
⊙ SANITARY SEWER MANHOLE	⊙ WATER VALVE
⊙ SANITARY SEWER CLEANOUT	⊙ SECTION CORNER
⊙ STORM SEWER MANHOLE	⊙ QUARTER CORNER
⊙ TELEPHONE RISER	⊙ SET 1/2" IRON PIN
⊙ IRRIGATION CONTROL VALVE	⊙ FOUND 3/8" IRON PIN
⊙ BOLLARD	⊙ WATER FAUCET
⊙ FIRE DEPARTMENT CONNECT	⊙ TRAFFIC SIGNAL BOX
⊙ A/C	⊙ AIR CONDITIONER
⊙ GROUND LIGHT	
— W —	— WATER LINE
— G —	— GAS LINE
— SS —	— SANITARY SEWER LINE
— T —	— TELEPHONE LINE
— E —	— ELECTRIC LINE
— OHE —	— OVERHEAD POWERLINE
— X —	— STOCKADE FENCE
—	— BOUNDARY LINE
—	— EASEMENT LINE
—	— BUILDING LIMIT LINE
I.P.	— IRON PIN
H/C	— HANDICAP
—	— B/L/L
—	— U/E
—	— LIMITS OF NO ACCESS
—	— RCP
—	— REINFORCED CONC. PIPE



SCALE: 1" = 30'

*Basis of Bearing
Subdivision Plat*

PARKING SPACES	
27	REGULAR SPACES
0	HANDICAP SPACES
27	TOTAL SPACES

- #26: Street Easement in favor of the City of Edmond recorded in Book 7937, Page 801. Does not affect.
- #27: Street Easement in favor of the City of Edmond recorded in Book 7937, Page 802. Does not affect.
- #28: Street Easement in favor of the City of Edmond recorded in Book 7937, Page 803. Does not affect.
- #29: Street Easement in favor of the City of Edmond recorded in Book 7937, Page 804. Does not affect.
- #30: Street Easement in favor of the City of Edmond recorded in Book 7937, Page 805. Does not affect.
- #31: Street Easement in favor of the City of Edmond recorded in Book 7937, Page 806. Does not affect.
- #32: Statutory Roadway Easement in favor of the State of Oklahoma across the North and East 33 feet of subject property. Does not affect.
- #33: Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, by and between Covell Property Development, LLC and Covell Associates, LLC, recorded in Book 10165, Page 435; Amendment recorded in Book 10818, Page 1222. Affects, but blanket in nature.
- #34: Access drive easements on Block 2 and 3; 20 foot utility easement on the South and West of Block 2; and 20 foot utility easement on the North, South and East of Block 3. Affects as shown.
- #35: Mutual Access and Easement Agreement by and between Covell Property Development, LLC and Covell Village Residential, LLC, recorded in Book 10274, Page 1022; First Amendment recorded in Book 10642, Page 939; Second Amendment recorded in Book 10792, Page 1897. Affects, but blanket in nature.
- #36: Easement in favor of the City of Edmond recorded in Book 10764, Page 1700. Does not affect.

- #37: Easement in favor of the City of Edmond recorded in Book 10836, Page 1835. Does not affect.
- #38: Right of Way in favor of the City of Edmond recorded in Book 10860, Page 601. Does not affect.
- #39: Restrictive Covenants recorded in Book 10876, Page 591, 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 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, which establish a Homeowners' Association with assessments for the upkeep of the common areas and which do not provide for reversion or forfeiture of title. Affects, but blanket in nature.
- #40: Building lines and easements as shown on the recorded plat of Market Square I A at Covell Village recorded at Book 67, Page 82. Affects as shown.
- #41: Building lines and easements as shown on the recorded plat of Market Square II at Covell Village recorded at Book 69, Page 68. Does not affect.
- #42: Street Right-of-Way in favor of the City of Edmond, Oklahoma, recorded in Book 11390, Page 1414. Does not affect.
- #43: Right-of-Way in favor of Oklahoma Natural Gas Company recorded Book 11720, Page 1770. Does not affect.

GENERAL NOTES:
 -Property has direct access to Kelly Avenue and Covell Road by dedicated access easements, which are dedicated public streets.
 -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.
 -There is no observed evidence of current earth moving work, building construction or building additions.

POSSIBLE ENCROACHMENTS:
 -None

FLOOD ZONE DESIGNATION
 Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" unshaded by FEMA, on Flood Insurance Rate Map No. 40109C0065 H, dated December 18, 2009.

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise 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. Shown located utilities were marked in reference to Call OKIE #16111415563032.

- EXCEPTIONS:**
- #9: Right-of-Way Easement in favor of Southwestern Bell Telephone Company recorded in Book 2031, Page 75. Affects, but blanket in nature.
 - #10: Right of Way Grant in favor of Phillips Petroleum Company recorded in Book 2056, Page 235 and assigned to GPM Gas Company, LP by Special Warranty Assignment of Agreements recorded in Book 7973, Page 913; Partial Release, Amendment and Ratification of Easement Agreement recorded in Book 11891, page 1210. Does not affect.
 - #11: Easement in favor of Baron Exploration Company recorded in Book 7174, Page 1944. Does not affect.
 - #12: Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 7910, Page 1002. Does not affect.
 - #13: Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 7910, Page 1003. Does not affect.
 - #14: Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 7910, Page 1004. Does not affect.
 - #15: Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 7910, Page 1005. Does not affect.
 - #16: Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 7910, Page 1006. Does not affect.
 - #17: Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 7910, Page 1007. Does not affect.
 - #18: Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 7910, Page 1008. Does not affect.
 - #19: Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 7910, Page 1010. Does not affect.
 - #20: Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 7910, Page 1011. Does not affect.
 - #21: Right of Way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 7910, Page 1012. Does not affect.
 - #22: Street Easement in favor of the City of Edmond recorded in Book 7937, Page 797. Does not affect.
 - #23: Street Easement in favor of the City of Edmond recorded in Book 7937, Page 798. Does not affect.
 - #24: Street Easement in favor of the City of Edmond recorded in Book 7937, Page 799. Does not affect.
 - #25: Street Easement in favor of the City of Edmond recorded in Book 7937, Page 800. Does not affect.

Lot Five (5), in Block Three (3), of MARKET SQUARE IA AT COVELL VILLAGE, a Replat of part of Block 3, Market Square I at Covell Village, an addition to Edmond, Oklahoma County, Oklahoma, according to the recorded plat thereof.

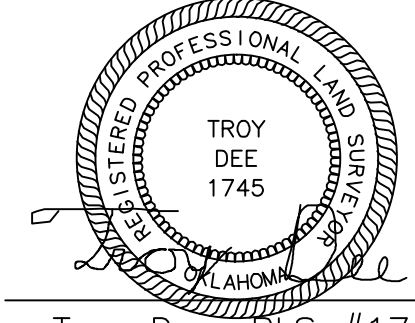
Said tract of land contains an area of 155,404.83 square feet or 3.568 acres, more or less

CERTIFICATION
 To: Andrew O. Litsch, Chicago Oklahoma Company and Chicago Title Insurance Company

The property described hereon is the same as the property described in Chicago Title Company Commitment No. 1715982 with an effective date of December 30, 2016, 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.

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, 8, 9, 11 and 20 of Table A thereof. The field work was completed on January 25, 2017.

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 on the encroachment table.



Date of Plat or Map: 1/26/2017

Troy Dee, PLS #1745

**Lot 5, Block 2 Covell Village
Golden Land Surveying**

920 N.W. 139th St. Pkwy, Oklahoma City, Oklahoma 73013
 C.A.# 7263 / Exp. Date =6/30/2018
 Telephone: (405) 802-7883 Job No:171018
 troy@goldens.com