

Schedule B – Special Exceptions

11. Statutory Section line roads to the extent they affect the subject property. (AFFECTS)
12. Right of Way Deed in favor of Missouri, Kansas and Oklahoma Railroad Company, a corporation, dated August 8, 1902, filed September 8, 1919, and recorded in the office of the Wagoner County Clerk in Book 135 at Page 289. (DOES NOT AFFECT)
13. Right of Way Deed in favor of The Paire Pipe Linc Company, a corporation, dated April 29, 1929, filed July 6, 1929, and recorded in the office of the Wagoner County Clerk in Book 198 at Page 467. (AFFECTS BLANKET EASEMENT)
14. Easement for Right of Way in favor of the State of Oklahoma, dated February 13, 1941, filed May 10, 1941, and recorded in the office of the Wagoner County Clerk in Book 227 at Page 52. (DOES NOT AFFECT)
15. Report of Commissioners No. 10031, in the District Court of Wagoner County, Okh1horna, in favor of the State of Oklahoma, ex rel State Highway Commission of the State of Oklahoma, dated April 11, 1941, filed May 10, 1941, and recorded in the office of the Wagoner County Clerk in Book 227 at Page 88. (DOES NOT AFFECT)
16. Right of Way Easement in favor of Rural Water District No. 4, Wagoner County, Oklahoma, filed May 8, 1967, and recorded in the office of the Wagoner County Clerk in Book 358 at Page 255; except to the extent released by Partial Release of Right-of-Way Easement, dated October 10, 1979, fi led 01; tobtct 15, 1979, and recorded in Book 543 at Page 15 1; except to the extent released by Release of Right of Way Easement, dated February 15, 1996, filed February 20, 1996, and recorded in Book 915 at Page 280A, which releases all except the South 20 feet of the North 44.75 feet thereof. (DOES NOT AFFECT)
17. Right of Way Easement in favor of Rural Water District No. 4, dated March 29, 1967, filed July 21, 1972, and recorded in the office of the Wagoner County Clerk in Book 407 at Page 671; except to the extent released by Partial Release of Right-of-Way Easement, dated October 10, 1979, filed October 15, 1979, and recorded in Book 543 at Page 15 1; except to the extent released by Release of Right of Way Easement, dated February 15, 1996, filed February 20, 1996, and recorded in Book 915 at Page 280A, which releases 1111 except the South 20 feet of the North 44.75 feet thereof. (DOES NOT AFFECT)
18. Right-of-Way Easement in favor of Public Service Company of Oklahoma, an Oklahoma corporation, dated August 27, 1984, filed September 20, 1984, and recorded in the office of the Wagoner County Clerk in Book 659 at Page 160. (AFFECTS)
19. Terms, conditions, and provisions of the Order to Enlarge the Purposes and Powers of Rural Water District No. 4 in Wagoner County, Oklahoma, No. 4, dated November 27, 1984, fi led November 27, 1984, and recorded in the office of the Wagoner County Clerk in Book 662 at Page 539. (AFFECTS)
20. Utility Easement in favor of the City of Coweta, Oklahoma, a municipal corporation, dated June 24, 1985, fi led June 25, 1985, and recorded in the office of the Wagoner County Clerk in Book 675 at Page 39. (AFFECTS)
21. Underground Right-of-Way Easement in favor of Public Service Company of Oklahoma, an Oklahoma corporation, dated September 9, 1985, filed November 15, 1985, and recorded in the office of the Wagoner County Clerk in Book 681 at Page 89. (DOES NOT AFFECT)
22. Sewer Line Easement in favor of the City of Coweta, Oklahoma, dated March 10, 2000, filed October 6, 2000, and recorded in the office of the Wagoner County Clerk in Book 109 at Page 751. (DOES NOT AFFECT)
23. Utility Easement in favor of the City of Coweta, Oklahoma, a municipal corporation, dated February 4, 2004, filed February 12, 2004, and recorded in the office of the Wagoner County Clerk in Book 1379 at Page 117. (DOES NOT AFFECT)
24. Utility Easement in favor of the City of Coweta, Oklahoma, a municipal corporation, dated February 4, 2004, filed February 12, 2004, and recorded in the office of the Wagoner County Clerk in Book 1379 at Page 118. (DOES NOT AFFECT)
25. Easement Deed by Court Order in Settlement of Landowner Action, Case No. CIV-11 1475W in the District Court of the Western District of Oklahoma, in favor of Sprint Communications Company L.P.; Qwest Communications Company, LLC, and Level 3 Communications, LLC, dated November 28, 2012, filed August 13, 2013, and recorded in the office of the Wagoner County Clerk in Book 2106 at page 507. (NO LEGAL DESCRIPTION FOR EASEMENT)
26. Ordinance 796 creating a planned unit development overlay (PU D-02), dated January 8, 2018, filed January 10, 2018, and recorded in the office of the Wagoner County Clerk in Book 2408 at Page 502. (AFFECTS - ESTABLISHES CG COMMERCIAL GENERAL AND RM-1 RESIDENTIAL MULTIPLE FAMILY MIXES-US ZONING PUD-02)

ALTA Table A Items

- (1) Monuments set at all boundary corners.
- (3) Flood Zone Classification is as shown.
- (8) Substantial features observed in the process of conducting the fieldwork are shown.
- (16) There is no recently earth moving work, building construction, and site development work at this site.

Notes

- * Benchmark Surveying & Land Services, Inc. has received and examined a copy of the Fidelity National Title Insurance Company commitment for title insurance, Commitment No. 18-8448B with an effective date of November 20, 2019, at 5:01 PM, the location of any matter shown thereon, to the extent it can be located, has been shown on the survey with an appropriate recording reference.
- * The bearing/distance base for the subject tract metes and bounds description shown on this survey is the Oklahoma State Plane Coordinate System, North Zone.

The subject tract is located in Zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map 40145C0260H, revised date April 17, 2012.

-  ZONE X (SHADED)
-  ZONE AE
-  FLOODWAY IN ZONE AE



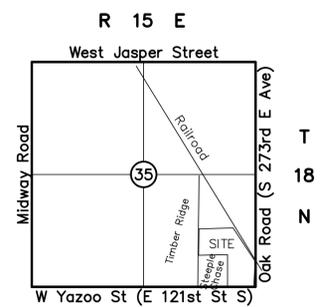
Scale: 1"=60'



Legend

- B/L BUILDING SETBACK LINE
- CPED BURIED CABLE PEDESTAL
- FH FIRE HYDRANT
- GR GAS RISER
- IP IRON PIN
- LNA LIMITS OF NO ACCESS
- LP LIGHT POLE
- PP POWER POLE
- RPC REINFORCED CONCRETE PIPE
- R/W RIGHT-OF-WAY
- SS MH SANITARY SEWER MANHOLE
- U/E UTILITY EASEMENT
- WV WATER VALVE

Location Map
SCALE: 1"=2000'



ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CALL "OKIE" (1-800-522-6543) BEFORE DIGGING.

Legal Description of proposed roadway tract west of section line

A tract of land located in the Southeast Quarter (SE/4) of Section Thirty-five (35) in Township Eighteen (18) North and Range Fifteen (15) East of the Indian Base and Meridian (I.B.&M.), according to the U.S. Government Survey, thereof, Wagoner County, State of Oklahoma; being more particularly described as follows:
Beginning at the SE corner of the SE/4 of Sec. 35, T-18-N, R-15-E, I.B.&M.; Thence S 88°44'55" W along the south line of said SE/4 a distance of 35.25 feet; Thence N 01°24'11" W a distance of 266.21 feet; Thence N 29°47'54" W a distance of 570.76 feet; Thence N 60°12'06" E a distance of 60.00 feet to the present railroad right-of-way. Thence S 29°47'54" E along said present railroad right-of-way a distance of 533.89 feet to the east line of said SE/4; Thence S 01°24'11" E along the east line of said SE/4 a distance of 327.26 feet to the Point of Beginning, and containing 1.001 acres, more or less.

Legal Description of proposed roadway tract east of section line

A tract of land located in the Southwest Quarter (SW/4) of Section Thirty-six (36) in Township Eighteen (18) North and Range Fifteen (15) East of the Indian Base and Meridian (I.B.&M.), according to the U.S. Government Survey, thereof, Wagoner County, State of Oklahoma; being more particularly described as follows:
Beginning at the SW corner of the SW/4 of Sec. 36, T-18-N, R-15-E, I.B.&M.; Thence N 01°24'11" W along the west line of said SW/4 a distance of 327.26 feet to the present railroad right-of-way; Thence S 29°47'54" E along said present railroad right-of-way a distance of 52.04 feet; Thence S 01°24'11" E a distance of 281.55 feet to the south line of said SW/4; Thence S 88°44'55" W along the south line of said SW/4 a distance of 24.75 feet to the Point of Beginning, and containing 0.173 acres, more or less.

ALTA/ACSM Land Title Survey of A Part of the SE/4 Sec. 35, T-18-N, R-15-E Wagoner County Oklahoma

Legal Description of surveyed tract
A tract of land located in the Southeast Quarter (SE/4) of Section Thirty-five (35) in Township Eighteen (18) North and Range Fifteen (15) East of the Indian Base and Meridian (I.B.&M.), according to the U.S. Government Survey, thereof, Wagoner County, State of Oklahoma; being more particularly described as follows:
Commencing at the SE corner of the SE/4 of Sec. 35, T-18-N, R-15-E, I.B.&M.; Thence S 88°44'55" W along the south line of said SE/4 a distance of 245.69 feet; Thence N 01°07'16" W along the boundary of STEEPLE CHASE APARTMENTS, according to the recorded Plat No. PLC4-336 a distance of 443.00 feet to the Point of Beginning; Thence S 88°44'55" W along the boundary of said STEEPLE CHASE APARTMENTS a distance of 470.00 feet to the boundary of TIMBER RIDGE PLAZA, according the recorded Plat No. PLC4-310; Thence N 01°07'16" W along the boundary of said TIMBER RIDGE PLAZA a distance of 324.58 feet; Thence N 88°44'55" E a distance of 405.24 feet; Thence S 29°47'54" E along a line being parallel and 60.00 feet west of the present railroad right-of-way a distance of 369.50 feet; Thence S 88°44'55" W a distance of 112.55 feet to the Point of Beginning, and containing 3.680 acres, more or less.

Surveyor's Statement

TO: RMD DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY; LEGACY BANK AND TRUST; FIDELITY NATIONAL TITLE INSURANCE COMPANY; COMMERCIAL TITLE & ESCROW SERVICES, INC.

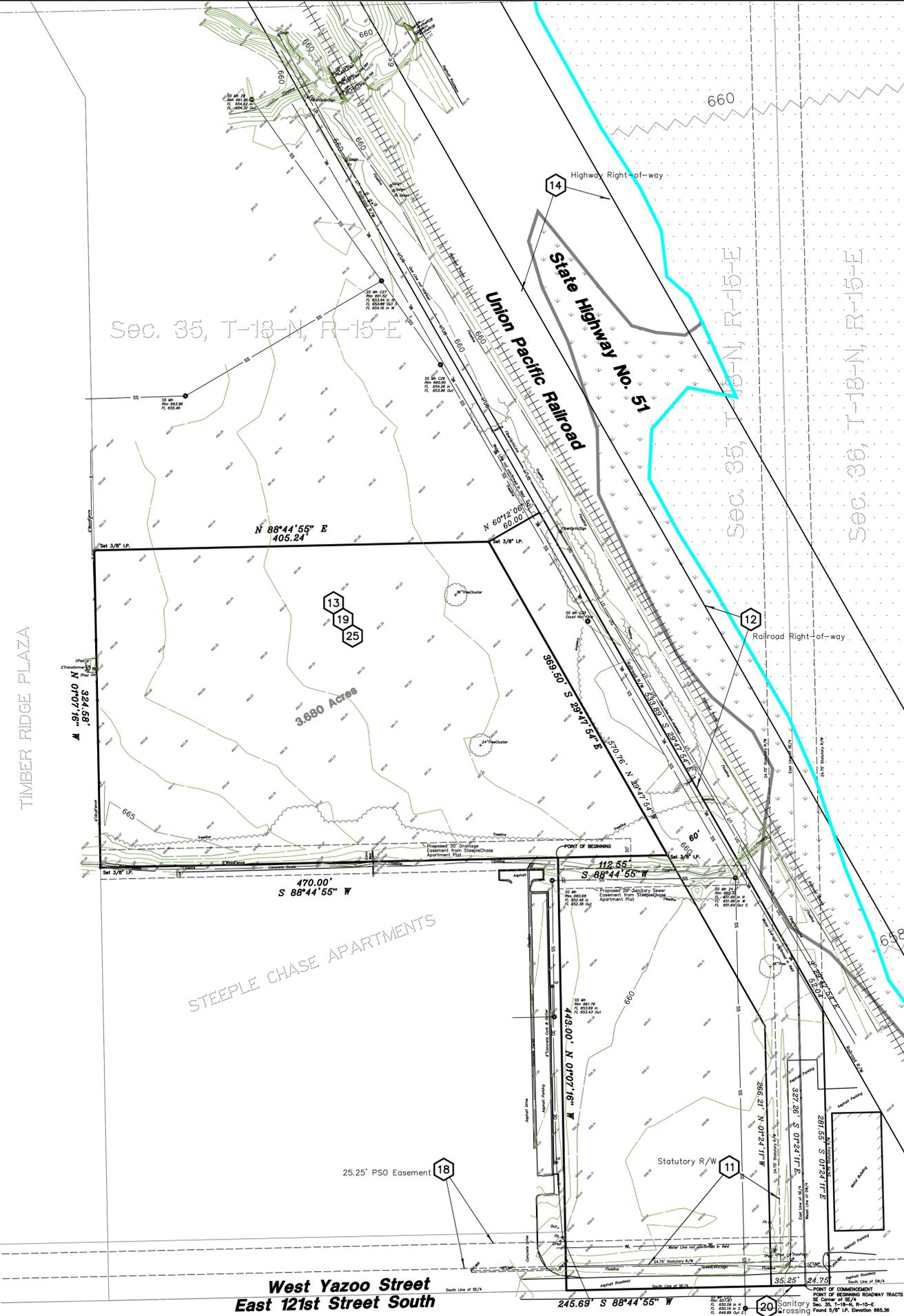
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 8, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2019.

WITNESS MY HAND AND SEAL THIS 12TH DAY OF DECEMBER, 2019.



BY: KEVIN M. NEWLUN
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1289

REVISIONS		BY	DATE	FILE:	1815.3510	SURVEY BY:	tlc	DATE:	12/12/19
LAST FIELD VISIT		CC	12-12-19	ORDER:	27094	DRAWN BY:	klm	SCALE:	1"=60'
				BOOK:	21/377	CHECKED BY:	TMG	SHEET	1 OF 1



**West Yazoo Street
East 121st Street South**