

Schedule B – Special Exceptions (First American Title Company Commitment for File No. 2476132–OK24 dated June 18, 2020, 2nd revised 6/21/2020)

- Statutory Section line roads to the extent they affect the subject property. (AFFECTS TRACT 2)
- Right of Way Deed in favor of The Prairie Pipe Line Company, recorded in Book 198 at Page 467. (AFFECTS BLANKET EASEMENT)
- Right-of-Way Easement in favor of Public Service Company of Oklahoma, recorded in Book 659 at Page 160. (AFFECTS TRACT 2)
- Intentionally Omitted.
- Intentionally Omitted.
- Easements affecting subtracts as dedicated in the plat of STEEPLECHASE APARTMENTS, recorded in Book 4 of Plats, page 336. (AFFECTS)
- The following matters disclosed by ALTA/NSPS survey made by Kevin M. Newlun (#1289) dated December 12, 2019, last revised March 18, 2020.
 - Previously existing Sanitary Sewer do not encroach upon subject tract
 - Previously existing Water lines do not encroach upon subject tract
- Easement in favor of the City of Coweta in Book ____ Page ____ . Quit Claim Deed for public roadway tract to the City of Coweta recorded in Book 2596 Page 750.
- Terms, conditions and provisions set forth in the Easement for Construction and Drainage filed in Book 2591 Page 802, executed by Roland Investments, LTD, an Oklahoma Corporation in favor of Coweta Trails, LP, an Oklahoma Limited Partnership.

ALTA Table A Items

- Monuments set at all boundary corners.
- Subject tract is on South 273rd East Avenue, Coweta, Wagoner County, Oklahoma
- Subject tracts are within Zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map 40145C0260H, revised date April 17, 2012.
- Subject tract described hereon contains 160,305 square feet (3.680 acres), more or less.
- No zoning report provided to surveyor. (zoning information provided by client is shown in Note 2 below)
- (7a)(7b)(1) Exterior foot print contains 19,146 square feet. (7c) Subject tract contains one three story apartment building.
- Substantial features observed in the process of conducting the fieldwork are shown.
- Subject tracts contains 97 marked parking spaces of which 5 are marked handicapped space.
- Location of existing utilities as observed and from atlases are graphically shown.
- Names of adjoining property owners are as shown.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- No recent street or sidewalk construction or repairs were observed in the process of conducting fieldwork.
- No wetland delineation markers were observed in the process of conducting fieldwork.
- Plottable offsite easements or servitudes disclosed in document provided are as shown.

Notes

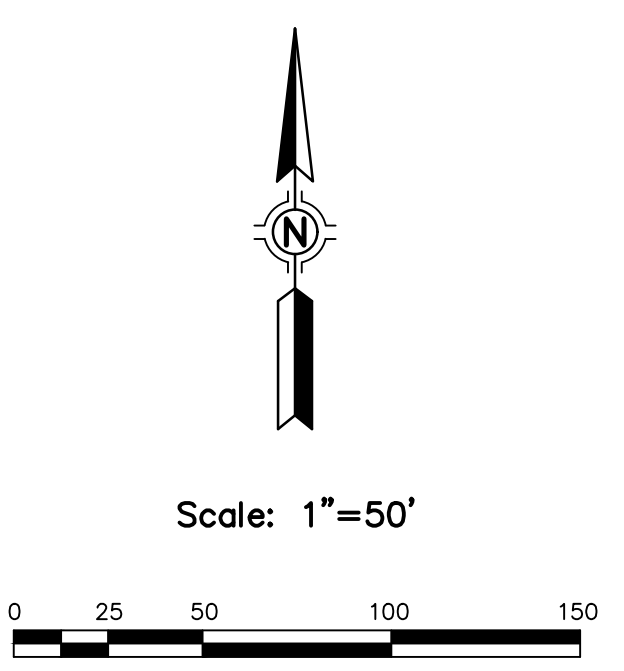
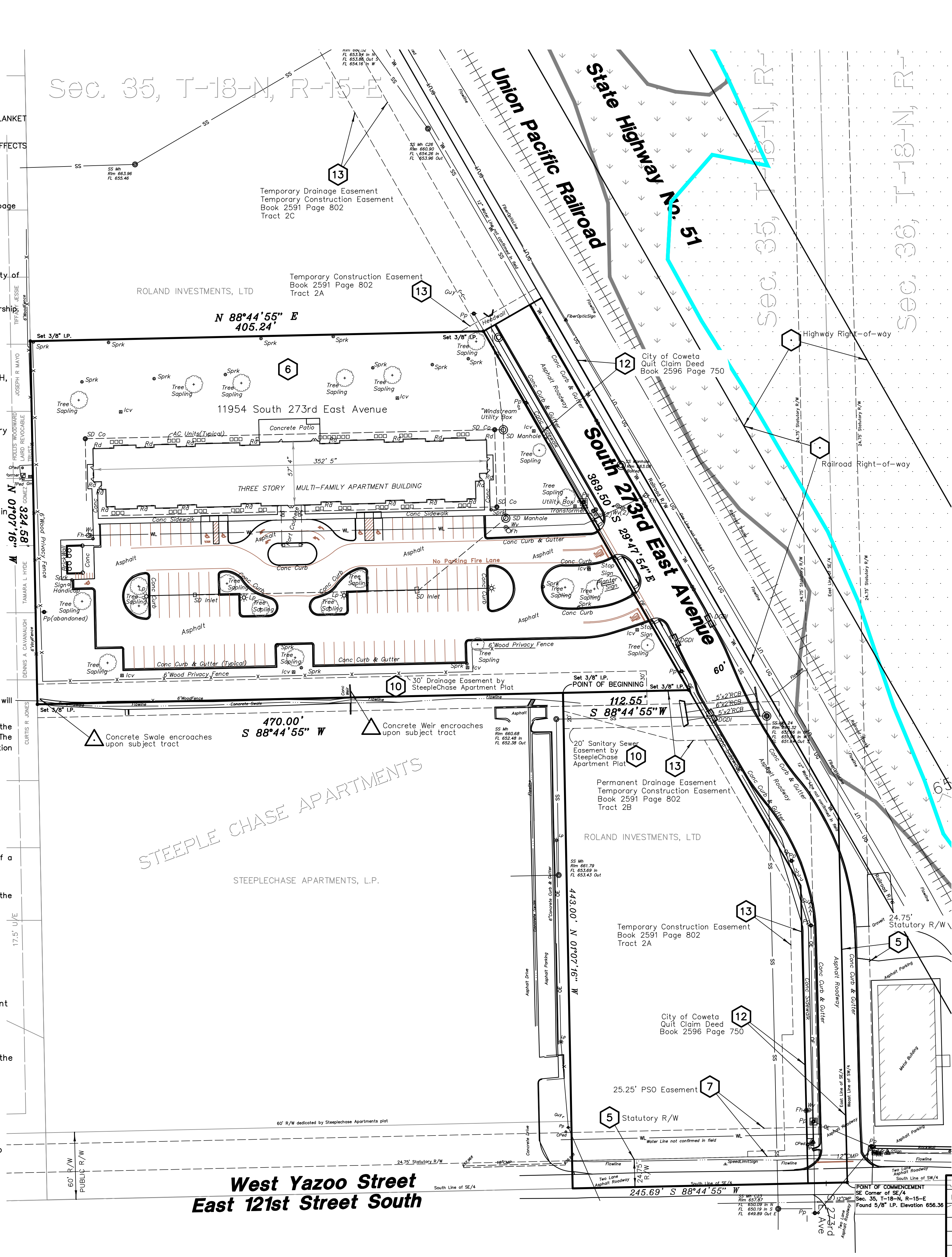
- Parking requirements: Multi-Family – 1 space per 1 bedroom and 2 spaces per 2 bedroom. A total of 80 spaces will be required. (information provided by client)
- Property is currently zoned Planned Unit Development (PUD-02). Setbacks, height, and use were not specified in the PUD document. A density for multi-family of 285 dwelling units shall be contained within 10.9 acres of the PUD. The RM-1 Residential Multi-Family zoning requires the following setbacks: Front – 25', Side – 20', Rear – 20' (information provided by client)
- Zoning report not provided by client.
- 11954 South 273rd East Avenue, Coweta, Oklahoma, 74429
- Access to the insured property is on South 273rd East Avenue, Coweta, Oklahoma, 74429
- No evidence of underground tanks or wells.
- Encroachments shown on the drawing
- ...
- Unmarked utilities shown are from a City of Coweta Atlas, Steeplechase Apartments Plat, and a provided drawing of a previous survey.
- There was no evidence of recent earth moving work on this site.
- There was no evidence of street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Field delineation of wetlands was not observed while conducting the survey.

* Benchmark Surveying & Land Services, Inc. has received and examined a copy of the First American Title Insurance Company commitment for title insurance, Commitment No. 2476132–OK24 with an effective date of June 18, 2020, at 5:01 PM, (2nd Revision 06/21/2020) 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.

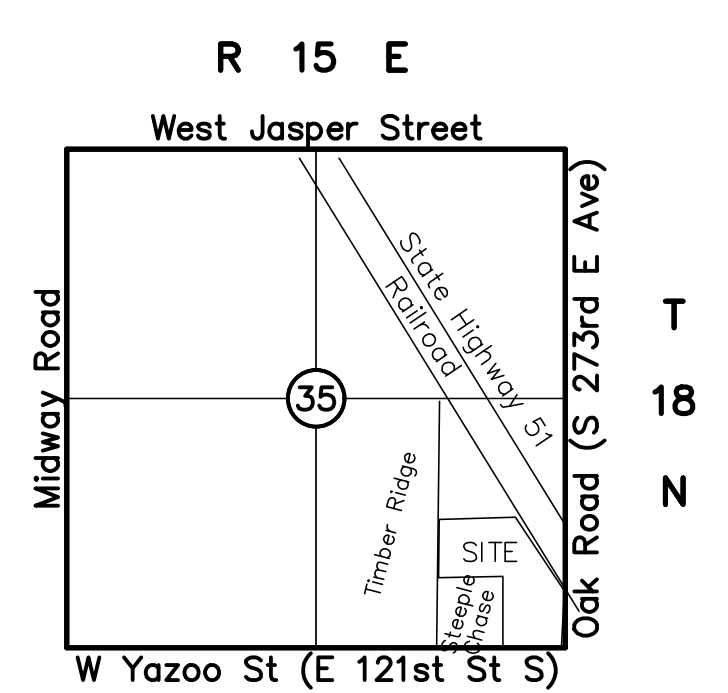
* The bearing/distance base for the subject tract metes and bounds description shown on this survey is the Oklahoma State Plane Coordinate System, North Zone. Vertical datum is NAVD 88.

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



- Legend**
- B/L BUILDING SETBACK LINE
 - CONC CONCRETE
 - CPED BURIED CABLE PEDESTAL
 - DGDI DOUBLE GRATE DRAIN INLET
 - FH FIRE HYDRANT
 - GR GAS RISER
 - HP HANDICAPPED PARKING
 - IP IRRIGATION CONTROL VALVE
 - IP IRON PIN
 - LNA LIMITS OF NO ACCESS
 - LP LIGHT POLE
 - OE OVERHEAD ELECTRIC
 - PP POWER POLE
 - RD ROOF DRAIN
 - ROB REINFORCED CONCRETE BOX
 - RCF REINFORCED CONCRETE PIPE
 - R/W RIGHT-OF-WAY
 - SD CO STORM DRAIN CLEANOUT
 - SD MH STORM DRAIN MANHOLE
 - SPRK IRRIGATION SPRINKLER
 - SS MH SANITARY SEWER MANHOLE
 - TPED TELEPHONE PEDESTAL
 - U/E UTILITY EASEMENT
 - WM WATER METER
 - WV WATER VALVE



Location Map
SCALE: 1"=2000'

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

LEGAL DESCRIPTIONS OF THE EASEMENTS AS SHOWN ON THIS SHEET No.1 ARE ON SHEET No.2

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

Legal Description of Subject 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 to 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
THE UNDERSIGNED, BEING A REGISTERED SURVEYOR IN THE STATE OF OKLAHOMA CERTIFIES TO CEDAR RAPIDS BANK AND TRUST COMPANY, AN IOWA STATE-CHARTERED CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR AS FOLLOWS:

TO: CEDAR RAPIDS BANK AND TRUST COMPANY, AN IOWA STATE-CHARTERED BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR; COWETA TRAILS, L.P., AN OKLAHOMA LIMITED PARTNERSHIP; FIRST AMERICAN TITLE INSURANCE COMPANY;

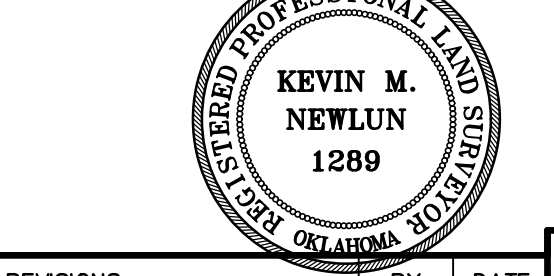
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c) 8, 9, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 26, 2021.

WITNESS MY HAND AND SEAL THIS 26TH DAY OF AUGUST, 2021.

BY: *Kevin M. Newlun*
KEVIN M. NEWLUN
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA No. 1289

REVISIONS	BY	DATE
LAST FIELD VISIT	CC	8-26-21

FILE:	1815.3510	SURVEY BY:	cc	DATE:	8/26/21
ORDER:	30915	DRAWN BY:	TLG	SCALE:	1"=50'
BOOK:	25/394	CHECKED BY:	KMN	SHEET	1 OF 2



Benchmark Surveying and Land Services, Inc.
P.O. BOX 1031
OWASCO, OKLAHOMA 74055
C.A. NO. 2235

PHONE: (918) 274-0581
FAX: (918) 274-0507
EXP. DATE: 6/30/22