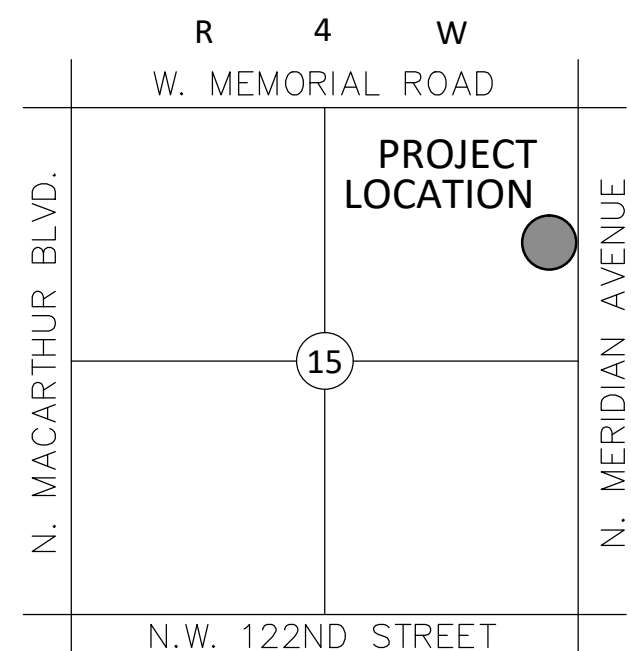
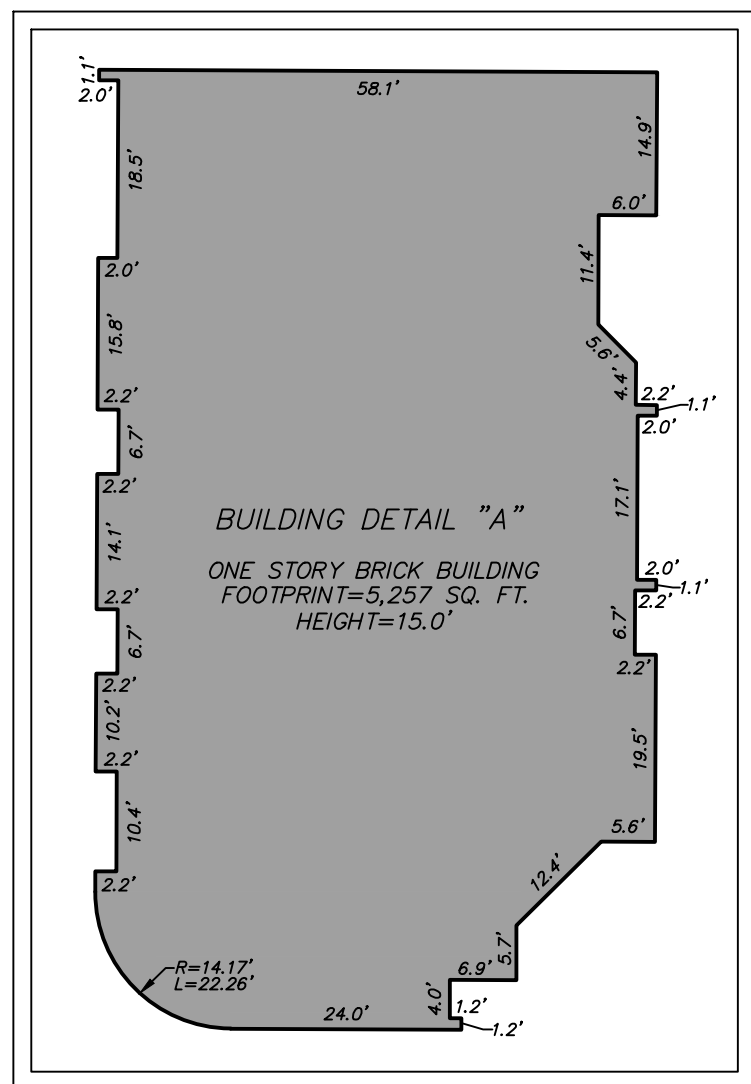




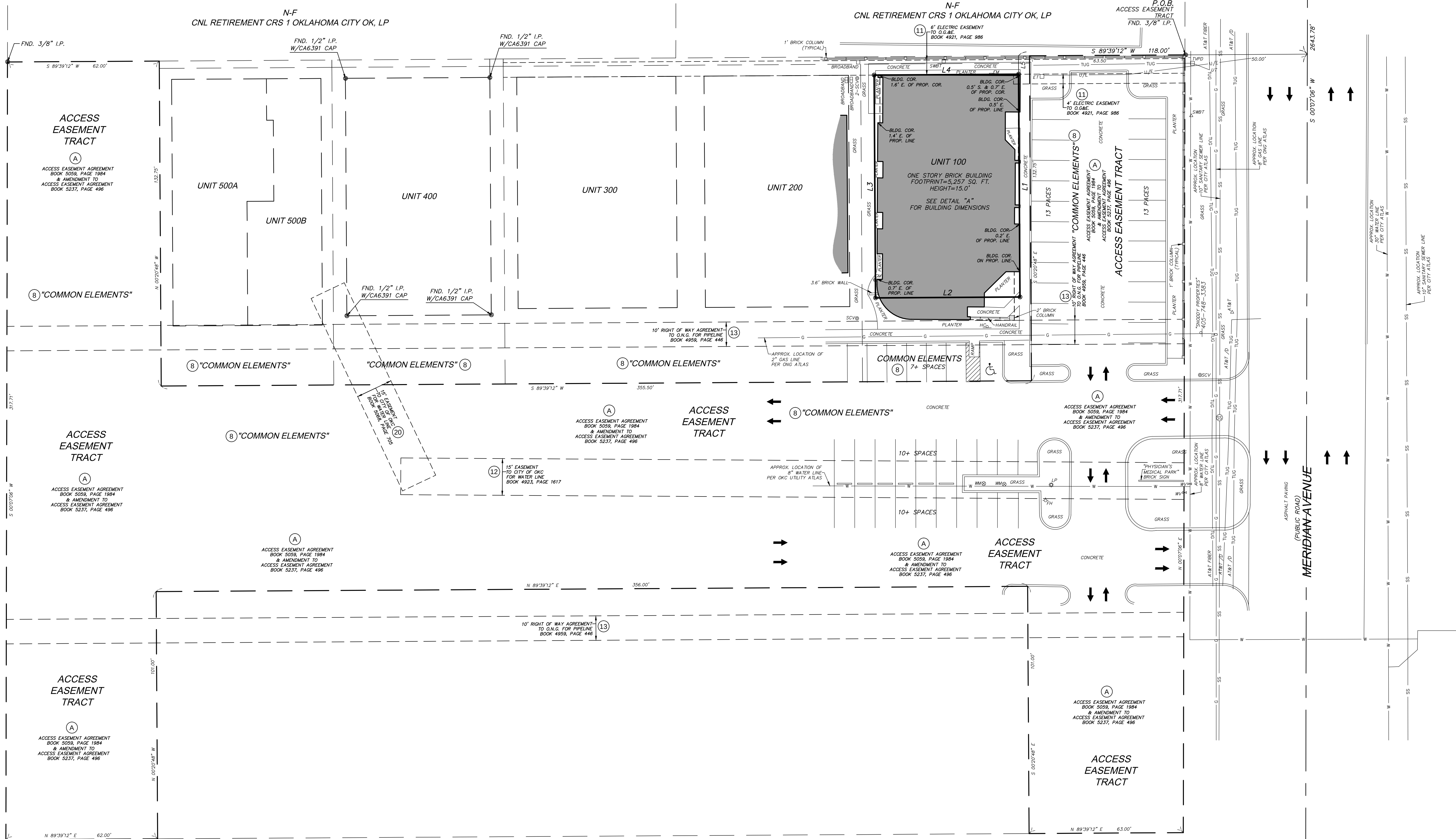
P.O.C.
ACCESS EASEMENT TRACT
N.E. CORNER, N.E. QUARTER,
SECTION 15, T. 13 N., R. 4 W., I.M.
FND. 1/2" I.P.
PER O.C.C.R. FILED BY
JULIUS H. SCHILLER, PLS 1375
DATED APRIL 5, 1999



LOCATION MAP
1" = 2000'



Line Table		
Line #	Direction	Length
L1	S 00°20'48" E	91.00
L2	S 89°39'12" W	59.00
L3	N 00°20'48" W	91.00
L4	N 89°39'12" E	59.00
L5	S 00°20'48" E	7.50



SURVEYOR'S CERTIFICATE

To: CAPITOL DEVELOPMENT AND LAND LLC
WECOME CREDIT UNION, its successors and/or assigns
COOPER BROS., INC., an Oklahoma corporation
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
OLD REPUBLIC TITLE COMPANY OF OKLAHOMA

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, 7(a)(1)(c), 8, 9, 11, 13, 16, and 17 of Table A thereof.

The field work was completed on February 23, 2017.

Christopher L. Tripp, Professional Land Surveyor No. 1685
Date of Plat of Map: February 23, 2017
Date of Signature: March 28, 2017



GENERAL SURVEY NOTES:

- This plat or map and the survey on which it is based were made in accordance with the "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
- The property described hereon is the same as the property described by Old Republic National Title Insurance Company in Commitment No. 17196366 with an effective date of February 8, 2017 (Revision No. 3 - March 23, 2017) and that of 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.
- Said described property is located within an area having a Zone Designation "X" (Non Shaded) (Non Special Flood Hazard Area) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40109C0159H, with a date of identification of July 2, 2002 (Revised December 16, 2009), for Community No. 400376, in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has indirect access to Meridian Avenue, a dedicated public street or highway, by way of the Access Easement Agreement recorded in Book 5059, Page 1984.
- The total number of striped parking spaces on the subject property is 0.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines, according to the best of my knowledge.
- There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- The bearing South 00°07'06" West as shown on the east line of the Northeast Quarter of Section 15, Township 13 North, Range 4 West of the Indian Meridian and as shown on the Plat of Survey included as part of Exhibit "C" of SIXTH SUPPLEMENTARY DECLARATION TO DECLARATION OF UNIT OWNERSHIP ESTATE FOR PHYSICIANS MEDICAL PARK AT MERCY recorded in Book 6790, Page 1209 was used as the basis of bearing for this survey.

RECORD DESCRIPTION:

Unit 100, PHYSICIANS MEDICAL PARK AT MERCY, a unit ownership estate, according to the recorded Declaration thereof filed in Book 5054, Page 1738, and in Book 5161, Page 774, and in Book 5202, Page 1956, and in Book 5304, Page 145, and in Book 5398, Page 1946, and in Book 5566, Page 1340, and in Book 6790, Page 1209, in the records of the County Clerk, Oklahoma County, State of Oklahoma, and the undivided interest in the limited and/or general common elements appertaining thereto.

Said described tract of land contains an area of 5.369 square feet or 0.1233 acres, more or less.

AND

ACCESS EASEMENT

A part of the Northeast Quarter (NEA) of Section Fifteen (15), Township Thirteen (13), North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Northeast corner of Section 15;

THENCE South 00°07'06" West along the East line of said Section 15, for a distance of 1322.97 feet;

THENCE South 89°39'12" West and parallel with the North line of said Section 15 for a distance of 50.00 feet to the POINT OR PLACE OF BEGINNING;

THENCE continuing South 89°39'12" West for a distance of 63.50 feet;

THENCE South 00°20'48" East for a distance of 132.75 feet;

THENCE South 89°39'12" West for a distance of 355.50 feet;

THENCE North 00°20'48" West for a distance of 132.75 feet;

THENCE North 00°20'48" West for a distance of 62.00 feet;

THENCE South 00°07'06" East for a distance of 317.71 feet;

THENCE North 89°39'12" East for a distance of 62.00 feet;

THENCE North 00°20'48" West for a distance of 101.00 feet;

THENCE South 00°07'06" East for a distance of 101.00 feet;

THENCE North 89°39'12" East for a distance of 63.00 feet;

THENCE North 00°07'06" East for a distance of 317.71 feet to the POINT OR PLACE OF BEGINNING.

TITLE COMMITMENT EXCEPTION NOTES:

- Property is subject to the terms, conditions, restrictions and easements as contained in DECLARATION OF UNIT OWNERSHIP ESTATE FOR PHYSICIANS MEDICAL PARK AT MERCY recorded in Book 5054, Page 1738, as amended in FIRST SUPPLEMENTARY DECLARATION TO DECLARATION OF UNIT OWNERSHIP ESTATE FOR PHYSICIANS MEDICAL PARK AT MERCY recorded in Book 5161, Page 774, as amended in SECOND SUPPLEMENTARY DECLARATION TO DECLARATION OF UNIT OWNERSHIP ESTATE FOR PHYSICIANS MEDICAL PARK AT MERCY recorded in Book 5202, Page 1956, as amended in THIRD SUPPLEMENTARY DECLARATION TO DECLARATION OF UNIT OWNERSHIP ESTATE FOR PHYSICIANS MEDICAL PARK AT MERCY recorded in Book 5304, Page 145, FOURTH SUPPLEMENTARY DECLARATION TO DECLARATION OF UNIT OWNERSHIP ESTATE FOR PHYSICIANS MEDICAL PARK AT MERCY recorded in Book 5398, Page 1946, as amended in FIFTH SUPPLEMENTARY DECLARATION TO DECLARATION OF UNIT OWNERSHIP ESTATE FOR PHYSICIANS MEDICAL PARK AT MERCY recorded in Book 5566, Page 1340, and SIXTH SUPPLEMENTARY DECLARATION TO DECLARATION OF UNIT OWNERSHIP ESTATE FOR PHYSICIANS MEDICAL PARK AT MERCY recorded in Book 6790, Page 1209. Easements as contained therein are not plottable. (Affects Fee and Access Easement Tracts)
- Property is subject to the terms and conditions as contained in FINAL ORDER ESTABLISHING VESTED SURFACE WATER RIGHTS IN THE CIMARRON RIVER STREAM SYSTEM by the Oklahoma Water Resources Board recorded in Book 3565, Page 227 inasmuch as subject property lies within the lands described therein. (Not Plottable) (Affects Fee & Access Easement Tracts)
- PIPELINE RIGHT OF WAY in favor of Cimarron Valley Pipe Line Company, for a pipeline, recorded in Book 502, Page 389, as modified in AGREEMENT recorded in Book 3927, Page 1608, as further modified in AGREEMENT recorded in Book 4863, Page 871 does not affect subject property. (Does Not Affect Fee & Access Easement Tracts)
- EASEMENT in favor of Oklahoma Gas and Electric Company, for an electrical system, recorded in Book 4921, Page 986 affects subject property and is shown hereon for reference purposes only. (Affects Access Easement Tracts)
- EASEMENT in favor of the City of Oklahoma City, for a water line, recorded in Book 1617 does not affect subject property and is shown hereon for reference purposes only. (Affects Access Easement Tracts Only)
- RIGHT OF WAY AGREEMENT in favor of Oklahoma Natural Gas Company, for a pipe line, recorded in Book 4059, Page 446 does not affect subject property and is shown hereon for reference purposes only. (Affects Access Easement Tracts Only)
- Property is subject to the terms and conditions as contained in OCCIMA DRILLING RULES by the Oklahoma City Municipal Improvement Authority recorded in Book 6057, Page 674 inasmuch as subject property lies within the lands described therein. (Not Plottable) (Affects Fee & Access Easement Tracts)
- EASEMENT in favor of the City of Oklahoma City, for a water line, recorded in Book 5068, Page 705 does not affect subject property and is shown hereon for reference purposes only. (Affects Access Easement Tracts Only)

OTHER EASEMENTS NOT IN TITLE COMMITMENT:

- Property is benefited by the terms, conditions and easements for access, parking and utilities, as contained in ACCESS EASEMENT AGREEMENT by and between Cooper Brothers Investment Co. and Physicians Medical Park Owners Association, Inc. recorded in Book 5059, Page 1984; as amended in AMENDMENT TO ACCESS EASEMENT AGREEMENT recorded in Book 5237, Page 496, and is shown hereon for reference purposes only.

UTILITY STATEMENT

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 THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Field Book.....2017		REVISIONS	
Party Drawn.....J.L.C.		NO.	DATE
Drawn By.....C.L.T.		1.	3-28-17
Checked By.....R.M.			
Project Number			
12163			
Scale			
1"=20'			

ALTA/NSPS LAND TITLE SURVEY
CAPITOL DEVELOPMENT AND LAND LLC
13301 NORTH MERIDIAN - UNIT 100
OKLAHOMA CITY, OKLAHOMA COUNTY
STATE OF OKLAHOMA



DODSON - THOMPSON - MANSFIELD, PLLC
20 NE 38th Street
Oklahoma City, OK 73105
Phone: 405-601-7402
Fax: 405-601-7421
email: randy@dm-tm-m.com

Surveying - Engineering - Earthwork
CERTIFICATE OF AUTHORIZATION NO. 6391
EXPIRES JUNE 30, 2018