

PRELIMINARY PLAT OF **WP Oklahoma Nursing Addition**

TO
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA
PART OF THE SW/4, OF SECTION 20,
TOWNSHIP 9 NORTH, RANGE 2 WEST, 1.M.,

LEGAL DESCRIPTION

The East Half (E/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Twenty (20), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma.

LESS AND EXCEPT

That strip, piece or parcel of land conveyed to the State of Oklahoma for highway purposes in the Warranty Deed recorded in Book 2254, Page 776, comprising a part of what is now known as "Robinson Street," said parcel lying in the East Half (E/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Twenty (20), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being described by metes and bounds as follows:

BEGINNING at the Southwest corner of said East Half (E/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4);

THENCE North along the West line of said East Half (E/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) a distance of 51.00 feet;

THENCE North 89°59'37" East a distance of 327.40 (327.31 rounded) feet to a point on the East line of said East Half (E/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4);

THENCE South along said East line a distance of 55.00 to the Southwest corner of said East Half (E/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4);

THENCE West along the South line of said East Half (E/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) a distance of 327.40 (327.31 rounded) feet to the POINT OF BEGINNING.

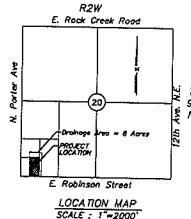
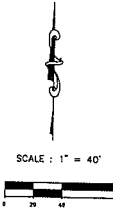
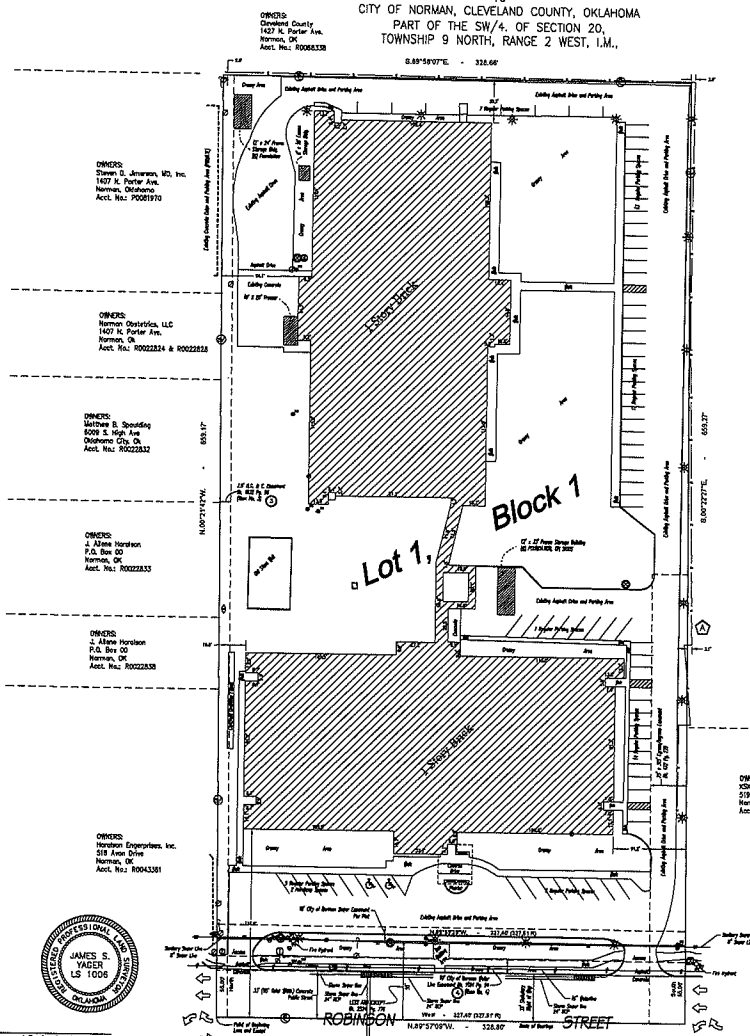
The above legal description is the same as listed in First American Title Insurance Company commitment for title insurance, commitment number NCS-1949955-OK11, Dated: July 1, 2014 at 7:30 AM.

1. Not Survey Related Matters
2. Easement in favor of Oklahoma Gas and Electric Company recorded Book 1032, page 96. DOES AFFECT - AS SHOWN
3. Easement in favor of the City of Norman recorded Book 1184, Page 54. DOES AFFECT - AS SHOWN
4. Rules and Regulations for the Central Oklahoma Master Conservancy District recorded Book 1887, Page 303, and Book 1889, Page 26. NOT A SURVEY MATTER.
5. Right of Way/Easement, as disclosed by Bill of Sale and Assignment, recorded Book 2290, page 245. DOCUMENT REFERS TO "EXHIBIT A", "EXHIBIT A" NOT SUPPLIED
6. Right of Way/Easement, as disclosed by Bill of Sale and Assignment, recorded Book 2262, page 924. DOCUMENT REFERS TO "EXHIBIT A", "EXHIBIT A" NOT SUPPLIED
7. Right of Way/Easement, as disclosed by Bill of Sale and Assignment, recorded Book 2272, page 604. DOCUMENT REFERS TO "EXHIBIT A", "EXHIBIT A" NOT SUPPLIED
8. Right of Way/Easement, as disclosed by Bill of Sale and Assignment, recorded Book 2290, page 604. DOCUMENT REFERS TO "EXHIBIT A", "EXHIBIT A" NOT SUPPLIED
9. The following matters disclosed by an ALTA/ACSM survey made by James S. Yager (19306) on July 25, 2013:
 - a. Encroachment of fences onto and off of the subject property, as shown on plat of survey;
 - b. Power pole and guy down in the Southern portion of the property, outside of any recorded easement;
 - c. Concrete drainage flume encroaches into OGE easement to the West;
 - d. Evidence of sanitary sewer, telephone, electric, water, and other utilities throughout the parcels, outside of the recorded easements, as shown on plat of survey;
 - e. Light poles located along Southern boundary, outside of any recorded easement.

AS SHOWN ON SURVEY

Easement in favor of Century Life Insurance Company recorded Book 472, page 279. AFFECTS AS SHOWN. THIS EASEMENT IS NOT LISTED IN THE CURRENT COMMITMENT AND FALLS ALONG THE EAST SIDE OF THE SUBJECT PROPERTY.

The Legal Description and Schedule B hereon are from First American Title Insurance Company National Commercial Services, Commitment No: NCS-1949955-OK11, Dated: July 1, 2014 at 7:30 AM.



LEGEND

- Set iron pin w/ RPLS #1006 Cap
- Water Meter
- Water Valve
- Fire Hydrant
- Sanitary Sewer Manhole
- Sanitary Sewer Clean Out
- Power Pole
- Guy Anchor
- Chain Link Fence
- 6" Storm Sewer Inlet
- Record Coll
- Telephone Pedestal
- Electric Pedestal
- Electric Transformer Box
- Gas Meter
- Light Pole
- Traffic Directional Arrow
- Regular Parking Space
- Handicap Parking Space
- No Parking Area
- Pipeline Marker
- Traffic Signal Box
- Building Height Marker

LAND AREA

Subject tract contains 198,016.9955 Square Feet and 4.556 Acres Less 4 Except contains 10,064.9913 Square Feet 0.411 Acres

Total Land Area w/ Less & Except: Subject tract contains 218,701.3867 Square Feet or 4.97 Acres, more or less.

BASIS OF BEARINGS

The basis for the bearings shown on the above plat of Survey are based upon the South line of Section 20, T9N, R2W, being a N89°59'37"W bearing.

PARKING INFORMATION

71 Regular Spaces
2 Handicap Spaces
73 Total Spaces

ZONING INFORMATION

Existing Zoning: R-2, Family Dwellings
Proposed Zoning: RM-4, Medium Density Apartment
Special Use Permit requested

OWNER INFORMATION

Name and address of Owner of Record:
WP Oklahoma Nursing, LLC c/o Mr. Christopher F. Dragon, Manager
Two Railroad Plaza
3550 Peachtree Road NW, Suite 355
Atlanta, Georgia 30305
Phone: (404) 549-4299

FLOOD INFORMATION

Flood Zone X (Areas determined to be outside 500 year floodplain) as shown by Flood Insurance Rate Map Panel Number 40027 C 0280 H with an effective date of September 26, 2006, which is the current map for this area.

SURVEYOR'S NOTES

1. No observable evidence of earth moving work, building construction or building additions within record months.
2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repair.
3. No observable evidence of site use as a solid waste dump, dump or sanitary landfill.
4. Property has physical access to Robinson Street.

This Work Coordinated By:

COMMERCIAL
DUE DILIGENCE SERVICE

1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5001 • Fax: 405.363.1851
Toll Free: 888.457.7678

Drawn By: JSY	Date: 10-1-2014
Surveyed (Rel. Acc.)	Reviewed (City Documents)
Approved By: JSY	Date
Field Date: 08-03-2014	Order
Scale: 1"=40'	Revision
	Date
	Revision

Prepared For:

Client Ref. No:

501 East Robinson Street

Norman, OK

Project Name:
WP Oklahoma Nursing Addition

CDS Project Number:
14-07-15803

Sheet 1 of 1

James S. Yager

Registered Professional Land Surveyor
Certificate of Authorization Number 2778 Expires: 30 June 2015
1212 South Air Depot • Number 19 Suite 102
Midwest City, Oklahoma 73110
Telephone: 405-737-5412/Fax: 405-737-4215
jyager@360.com

James S. Yager, Licensed Professional
Land Surveyor Number 1008
OK Number 2778 Expires: 8-30-2015
1212 South Air Depot Number 19 Suite 102
Midwest City, Oklahoma 73110
Telephone: 405-737-5412
jyager@360.com

STATEMENT OF ENCROACHMENTS

△ - Fence line along the East and North Property line - varies in distance