

LEGAL DESCRIPTION

The East half (E1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma.

DEEDS AND EXCEPT

That area, piece or parcel of land conveyed to the State of Oklahoma for highway purposes in the Warranty Deed recorded in Book 1524, Page 775, comprising a part of what is now known as "Robinson Street" and paved in the East half (E1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) 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:

BEING the Southwest corner of said East half (E1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4).

THENCE North along the West line of said East half (E1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) a distance of 11.25 feet;

THENCE North 89°18'34" East a distance of 127.42 (127.31 record) feet to a point on the East line of said East half (E1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4);

THENCE South along said East line a distance of 55.20 to the Southwest corner of said East half (E1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4);

THENCE West along the South line of said East half (E1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) a distance of 127.42 (127.31 record) feet to the POINT OF BEGINNING.

The above legal description is the same as listed in First American Title Insurance Company commitment for this transaction, commitment number: HCS-1848955-OK11, Dated July 1, 2018 at 7:50 AM.

- 1. Not Survey Related Matters
- 2. Deed in favor of Oklahoma Gas and Electric Company recorded Book 1522, page 18, DOES AFFECT - AS SHOWN
- 3. Deed in favor of the City of Norman recorded Book 1184, Page 24, DOES AFFECT - AS SHOWN
- 4. Rules and Regulations for the Central Oklahoma Water Conservancy District recorded Book 1287, Page 552, and Book 1289, Page 29, DOES AFFECT - AS SHOWN
- 5. Right of Way Easement, as disclosed by 80% of Sale and Assignment, recorded Book 1245, page 145, DOCUMENT REFERS TO "EXHIBIT A", "EXHIBIT A" NOT SHOWN
- 6. Right of Way Easement, as disclosed by 80% of Sale and Assignment, recorded Book 1245, page 144, DOCUMENT REFERS TO "EXHIBIT A", "EXHIBIT A" NOT SHOWN
- 7. Right of Way Easement, as disclosed by 80% of Sale and Assignment, recorded Book 1271, page 124, DOCUMENT REFERS TO "EXHIBIT A", "EXHIBIT A" NOT SHOWN
- 8. Right of Way Easement, as disclosed by 80% of Sale and Assignment, recorded Book 229C, page 494, SUBJECT TRACT OF ANY EASEMENT COVERING THE DESCRIBED TRACT, NO VISIBLE LINES ENCLOSING THE DESCRIBED TRACT
- 9. The following matters disclosed by an ALTA/NSPS Survey made by James S. Yager (182286) on July 25, 2012:
 - a. Encroachment of fence onto and off of the subject property, as shown on plat of survey
 - b. Power pole and guy down in this boundary portion of the property, outside of any recorded easement
 - c. Concrete drainage flow encroaches into USGS easement to the West
 - d. Evidences of sanitary sewers, telephones, electric, water, and other utilities throughout the parcels, outside of the recorded easements, as shown on plat of survey
 - e. Light poles located along boundary boundary, outside of any recorded easement

AS SHOWN ON SURVEY

Deed in favor of Century Life Insurance Company recorded Book 472, page 278, AFFECTS AS SHOWN

THIS EASEMENT IS NOT LISTED IN THE CURRENT COMMITMENT AND FALLS OUTSIDE THE "SAFE" SIDE OF THE SUBJECT PROPERTY.

The Legal Description and Schedule B item herein are from First American Title Insurance Company National Commercial Services, Commitment No. HCS-1848955-OK11, Dated July 1, 2018 at 7:50 AM.

James S. Yager

Registered Professional Land Surveyor
Certificate of Authorization Number 2778 Expires: 31 Aug 2015
1212 South Al Dept Number 18 Suite 102
Wichita, City, Oklahoma 67215
Telephone: 405-737-3412/Fax: 405-737-4215
jyager@csd.com

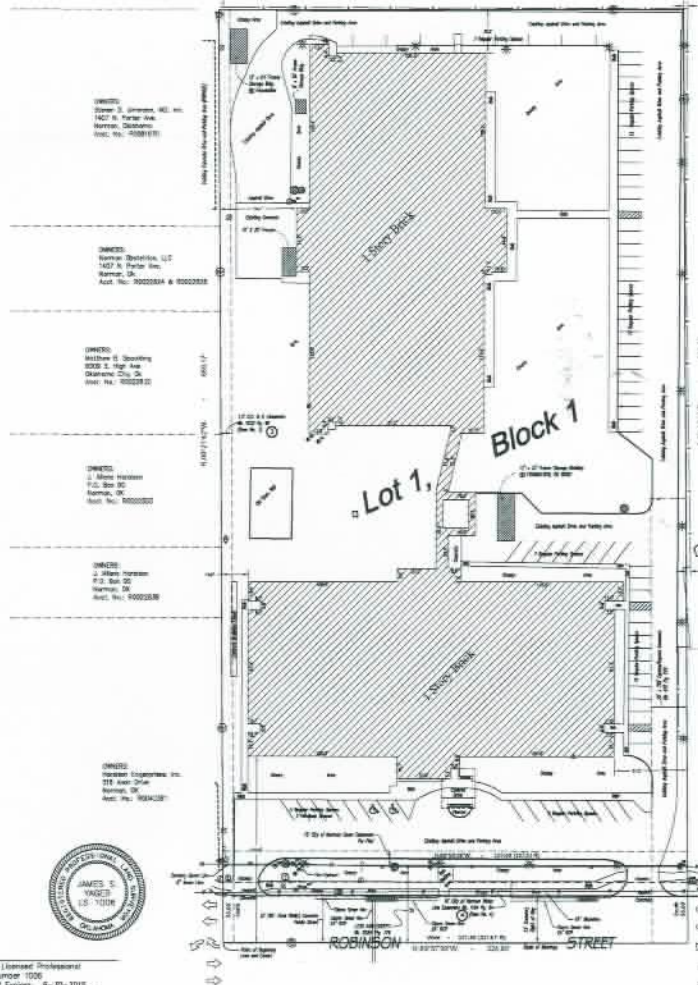
James S. Yager, Licensed Professional
Land Surveyor Number 1006
CA Number 2778 Expires: 8-31-2015
1212 South Al Dept Number 18 Suite 102
Wichita, City, Oklahoma 67215
Telephone: 405-737-3412
jyager@csd.com



SITE PLAN OF WP Oklahoma Nursing Addition

TO
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA
PART OF THE SW1/4 OF SECTION 20,
TOWNSHIP 9 NORTH, RANGE 2 WEST, 13M.

S.87 59.17° E. = 120.68



OWNER:
Oklahoma County
1427 N. Parker Ave.
Norman, Oklahoma
Dist. No. 1000000

OWNER:
Norman, Oklahoma, LLC
1427 N. Parker Ave.
Norman, Oklahoma
Dist. No. 1000000 & 1000000

OWNER:
Andrew S. Scouting
2225 S. High Ave.
Oklahoma City, OK
Dist. No. 1000000

OWNER:
J. Allen Hadden
P.O. Box 30
Norman, OK
Dist. No. 1000000

OWNER:
J. Allen Hadden
P.O. Box 30
Norman, OK
Dist. No. 1000000

OWNER:
Hadden Corporation, Inc.
118 Ave. N.
Norman, OK
Dist. No. 1000000

LAND AREA

Subject tract contains 150,916.0229 Square Feet and 4.256 Acres

Lot 1 & Block 1 contains 15,084,910.12 Square Feet 0.411 Acres

Total Area of Lot 1 and Block 1
Subject tract contains 216,721.3577 Square Feet
or 4.87 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, using a NAD 83 datum.

PARKING INFORMATION

71 Regular Spaces

2 Handicap Spaces

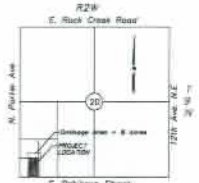
71 Total Spaces

ZONING INFORMATION

Existing Zoning: S-2 Family Dwellings

Proposed Zoning: RM-4 Medium Density Apartment

Special Use Permit requested



LEGEND

- Set back line 4' (10' if 1000' or more)
- Water Meter
- Water Valve
- Fire Hydrant
- Sanitary Sewer Manhole
- Sanitary Sewer Clean Out
- Power Pole
- Day Anchor
- Chain Link Fence
- 6" Road Fence
- Storm Sewer Inlet
- Record Call
- Telephone Pedestal
- Electric Pedestal
- Electric Transformer Box
- Gas Meter
- Light Pole
- Utility Grounded Arrow
- Region Parking Space
- Handicap Parking Space
- No Parking Area
- Pipeline Marker
- Traffic Signal Box
- Building Height Marker

OWNER INFORMATION

Name and address of Owner of Record:
WP Oklahoma Nursing, LLC c/o Mr. Christopher J. Stogdole, Manager
Two Rockwood Plaza
2002 Peachtree Road NW, Suite 200
Atlanta, Georgia 30309
Phone: (404) 568-4299

FLOOD INFORMATION

Flood Zone A (Areas determined to be outside 100 year floodplain) as shown on Flood Insurance Rate Map Panel Number 18057-C-02291 with an effective date of September 16, 2005, which is the current map for this area.

SURVEYOR'S NOTES

1. The above plat contains a true and correct copy of the original plat of survey, including all corrections and amendments, and is available for inspection by the public at the office of the Surveyor.
2. The above plat contains a true and correct copy of the original plat of survey, including all corrections and amendments, and is available for inspection by the public at the office of the Surveyor.
3. The above plat contains a true and correct copy of the original plat of survey, including all corrections and amendments, and is available for inspection by the public at the office of the Surveyor.
4. Property has proposed access to Robinson Street.

This work Controlled By	
COMMERCIAL DATE DULIGENCE SERVICES	
1702 South Broadway, Ste. E Norman, Oklahoma 73069 Office: 405.376.1900 • Fax: 405.703.1881 Toll Free: 888.487.7878	
Drawn By JST	Check By JST
Reviewed By JST	Field Date 08-12-2014
Scale 1" = 40'	Sheet 1 of 1
Prepared For:	
Client Ref. No.:	
501 East Robinson Street	
Norman, OK	
Project Name: WP Oklahoma Nursing Addition	
CDS Project Number: 14-07-15803	