

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 Southeast Quarter (SW/4) of the Southeast Quarter (SW/4) of the Southeast 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 area, plans or parcel of land approved by the State of Oklahoma for highway purposes to the Warranty Deed recorded in Book 2354, Page 776, comprising a part of what is now known as "Robison Street," and parcel lying to the East half (E/2) of the Southeast Quarter (SW/4) of the Southeast Quarter (SW/4) of the Southeast 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 acres and bounds as follows:

SECTION 1 of the Southeast Quarter of said East half (E/2) of the Southeast Quarter (SW/4) of the Southeast Quarter (SW/4) of the Southeast Quarter (SW/4).

THENCE North along the West line of said East half (E/2) of the Southeast Quarter (SW/4) of the Southeast Quarter (SW/4) of the Southeast Quarter (SW/4) a distance of 33.00 feet.

THENCE North 89°37'33" East a distance of 222.49 (227.31 revised) feet to a point on the East line of said East half (E/2) of the Southeast Quarter (SW/4) of the Southeast Quarter (SW/4) of the Southeast Quarter (SW/4).

THENCE South along said East line a distance of 55.00 to the Southeast corner of said East half (E/2) of the Southeast Quarter (SW/4) of the Southeast Quarter (SW/4) of the Southeast Quarter (SW/4) of the Southeast Quarter (SW/4).

THENCE West along the South line of said East half (E/2) of the Southeast Quarter (SW/4) of the Southeast Quarter (SW/4) of the Southeast Quarter (SW/4) of the Southeast Quarter (SW/4) a distance of 217.49 (217.31 revised) feet to the POINT OF BEGINNING.

This above legal description is the same as listed in First American Title Insurance Company commitment for 100 Insurance, commitment number MCS-1942695-OK11, Dated July 1, 2014 at 7:30 AM.

- 1. Map Survey Related Matters
- 2. Easements in favor of Oklahoma Gas and Electric Company recorded Book 2032, page 84. DOES AFFECT - AS SHOWN
- 3. Easement in favor of the City of Norman recorded Book 1384, Page 84. DOES AFFECT - AS SHOWN
- 4. Rules and Regulations for the Central Oklahoma Motor Company District recorded Book 1887, Page 102, and Book 1895, Page 29. NOT A SURVEY MATTER
- 5. Right of Way/Easement, as disclosed by Bill of Sale and Assignment, recorded Book 2294, page 245. DOCUMENT REFERS TO "DEEDS" AT "DEEDS" AT NOT SUPPLIED
- 6. Right of Way/Easement, as disclosed by Bill of Sale and Assignment, recorded Book 2342, page 254. DOCUMENT REFERS TO "DEEDS" AT "DEEDS" AT NOT SUPPLIED
- 7. Right of Way/Easement, as disclosed by Bill of Sale and Assignment, recorded Book 2374, page 254. DOCUMENT REFERS TO "DEEDS" AT "DEEDS" AT NOT SUPPLIED
- 8. Right of Way/Easement, as disclosed by Bill of Sale and Assignment, recorded Book 2376, page 254. BLANSHED RIGHT OF WAY/EASEMENT COVERING THE DESCRIBED TRACT, NO VISIBLE LINES CROSSING THE DESCRIBED TRACT
- 9. The following matters disclosed by an ALTA/ACSM survey made by James S. Yager (21500) on 07/23/2014:
 - a. Encroachment of fence onto and off of the subject property, as shown on plan.
 - b. Power poles and guy down in the Southwest portion of the property, outside of any recorded easement.
 - c. Concrete driveway frame encroaches into O&E easement to the West.
 - d. Evidence of sanitary sewer, telephone, electric, water, and other utilities throughout the parcel, outside of the recorded easements, as shown on plan of survey.
 - e. Utility poles located along Sanitary boundaries, outside of any recorded easement.

AS SHOWN ON SURVEY

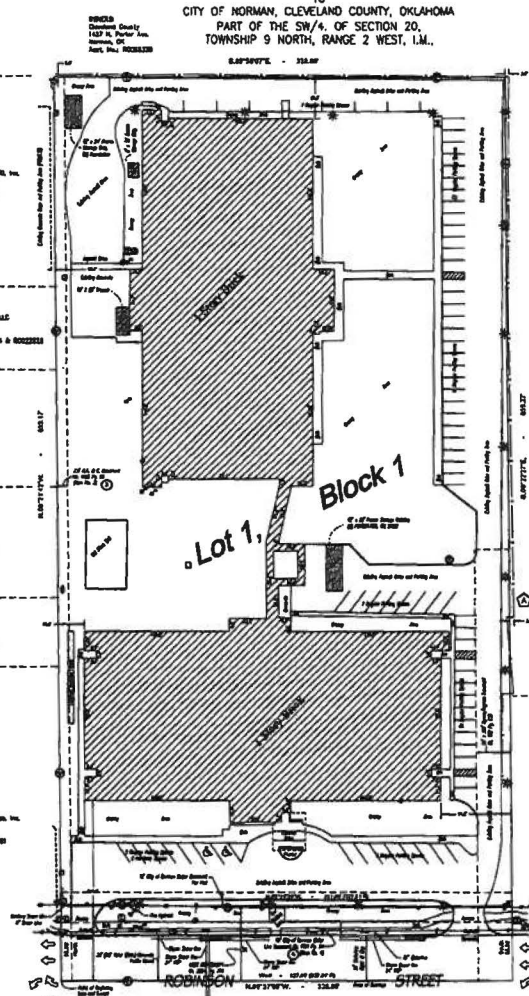
Easement in favor of Century Life Insurance Company recorded Book 472, page 278. AFFECTS AS SHOWN

THIS EASEMENT IS NOT LISTED BY THE CURRENT COMMITMENT AND FALLS ALONG THE EAST SIDE OF THE SUBJECT PROPERTY.

The Legal Description and Schedule B Items herein are from First American Title Insurance Company commitment for 100 Insurance, commitment number MCS-1942695-OK11, Dated July 1, 2014 at 7:30 AM.

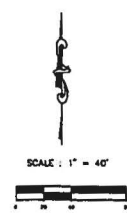
James S. Yager
Registered Professional Land Surveyor
Certificate of Authorization Number 2778 Expires: 30 June 2015
1212 South Air Depot - Norman 19 Suite 102
Norman, Oklahoma 73102
Telephone: 405-237-3412/Fax: 405-111-4215
jyager@3280real.com

James S. Yager, Licensed Professional Land Surveyor, Number 1006
CA Number 2778 Expires 6-30-2015
1212 South Air Depot, Number 19 Suite 102
Norman, Oklahoma 73102
Telephone: 405-237-3412
jyager@3280real.com



STATEMENT OF ENCROACHMENTS

Fences line along the East and North Property line - value in distance



LAND AREA

Subject tract contains 108,016.2625 Square Feet and 4.529 Acres
Less 4 Encroachments 18,084.8913 Square Feet 0.411 Acres
Total Land Area of Less & Except
Subject tract contains 216,701.3687 Square Feet
or 4.97 Acres, more or less.

BASIS OF BEARINGS

The basis for the bearings shown on the above plat is the bearing of the line of the South line of Section 20, T9N, R2W, being a S 89° 37' 33" E bearing.

PARKING INFORMATION

71 Regular Spaces
2 Handicap Spaces
73 Total Spaces

ZONING INFORMATION

Existing Zoning: R-2, Family Dwelling
Proposed Zoning: RM-2, Medium Density Apartment
Special Use Permit required

- ### LEGEND
- - 3/4" Dia. Fire Hydrant
 - - Water Meter
 - - Water Valve
 - - Fire Hydrant
 - - Sanitary Sewer Manhole
 - - Sanitary Sewer Clean Out
 - - Power Pole
 - - Guy Anchor
 - - Chain Link Fence
 - - 6" Wood Fence
 - - Storm Sewer Inlet
 - - Guard Rail
 - - Telephone Pedestal
 - - Electric Pedestal
 - - Double Transformer Box
 - - Gas Meter
 - - Light Pole
 - - Traffic Directional Arrow
 - - Regular Parking Space
 - - Handicap Parking Space
 - - No Parking Area
 - - Physical 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. Baughman, Manager
Three Rockhill Plaza
3020 Peachtree Road SW, Suite 255
Atlanta, Georgia 30329
Phone: (404) 360-2223

FLOOD INFORMATION

Flood Zone X (shown determined to be suitable 600 year floodplain) as shown by Flood Insurance Rate Map Panel Number 48227 C 025014 with an effective date of September 26, 2008, which is the current map for this area.

SURVEYOR'S NOTES

- We disavow all claims of earth moving, utility, building construction or building additions within record boundaries.
- We disavow all claims of changes to street right of way lines, and we disavow all claims of utility, building construction or building additions within record boundaries.
- We disavow all claims of utility lines, water, gas, or other utilities.
- Responsibility placed solely on Applicant.

The Work Completed By:

COMMERCIAL
DILIGENCE SERVICES

1700 South Broadway, 8th Floor
Norman, Oklahoma 73108
Office: 405.278.8800 - Fax: 405.263.1011
Toll Free: 888.457.7878

Drawn By: JY	Checked: JY
Reviewed: JY	Reviewed: JY
Field Date: 08-03-2014	Scale: 1"=40'

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