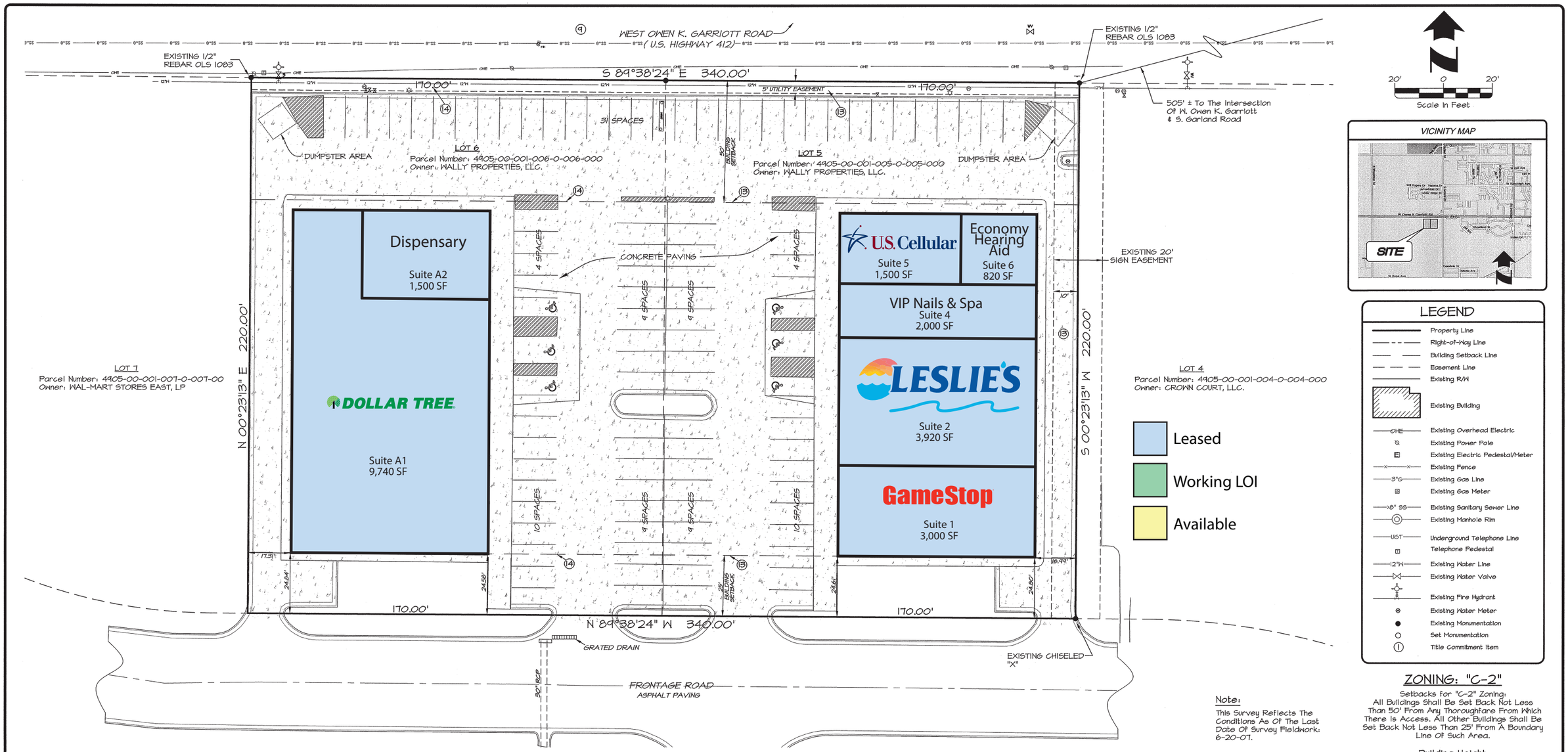

VICINITY MAP

LEGEND

- Property Line
- Right-of-Way Line
- Building Setback Line
- Easement Line
- Existing R/W
- Existing Building
- OHE — Existing Overhead Electric
- Existing Power Pole
- Existing Electric Pedestal/Meter
- Existing Fence
- 3"G — Existing Gas Line
- Existing Gas Meter
- 8" SS — Existing Sanitary Sewer Line
- Existing Manhole Rim
- UGT — Underground Telephone Line
- Telephone Pedestal
- 12"W — Existing Water Line
- Existing Water Valve
- Existing Fire Hydrant
- Existing Water Meter
- Existing Monumentation
- Set Monumentation
- Title Commitment Item

ZONING: "C-2"

Setbacks for "C-2" Zoning:
All Buildings Shall Be Set Back Not Less Than 50' From Any Thoroughfare From Which There Is Access. All Other Buildings Shall Be Set Back Not Less Than 25' From A Boundary Line Of Such Area.

Building Height

Maximum Building Height=45'

Note:

This Survey Reflects The Conditions As Of The Last Date Of Survey Fieldwork: 6-20-07.

BOUNDARY DESCRIPTION DEED BOOK 1672, PAGE 112-115
LOTS 5 AND 6, WAL-MART WEST SUBDIVISION, AN ADDITION TO THE CITY OF ENID, GARFIELD COUNTY, OKLAHOMA, BEING FILED FOR RECORD DECEMBER 27, 2002 IN PLAT BOOK PC1, AT PAGE 81 82A.

REFERENCE DOCUMENTS
1. SURVEY BY ROGER D. JIVIDENS, OLS 1083, DATED 9-15-03.
2. FINAL PLAT OF WAL-MART WEST SUBDIVISION, FILED FOR RECORD DECEMBER 27, 2002 IN PLAT BOOK PC1, AT PAGE 81 82A.
3. TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: APRIL 25, 2007, COMMITMENT NUMBER 7041264, AND NOTED EXCEPTION DOCUMENTS.

NOTES
1. BASIS OF BEARINGS: SURVEY BY ROGER D. JIVIDENS, OLS 1083, DATED 9-15-03.
2. EXCEPT AS SHOWN, SURVEYOR SEES NO EVIDENCE OF ENCROACHMENTS OVER SETBACKS, EASEMENTS OR BOUNDARY LINES.
3. TOTAL PARKING SPACES = 101 (INCLUDING 6 ACCESSIBLE SPACES).

FLOOD INFORMATION
BASED UPON REVIEW OF FEMA FIRM: GARFIELD COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NUMBER 40047C0095 D, REVISED DATE SEPTEMBER 30, 1995, AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS DETERMINED TO BE IN ZONE X, OR AREAS DETERMINED TO BE OUTSIDE THE 500YR FLOOD PLAIN.

SCHEDULE BII EXCEPTION ITEMS COMMITMENT NUMBER 7041264
ITEM #

(9) PROPERTY IN FAVOR OF THE STATE OF OKLAHOMA AS SET OUT IN REPORT OF COMMISSIONERS, CASE NO. 31051, RECORDED IN BOOK 316, PAGE 148.

(DOES NOT AFFECT SUBJECT PROPERTY, SHOWN ON SURVEY)

(10) RIGHT OF WAY IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY RECORDED IN BOOK 772, PAGE 987.

(SUPPLIED DOCUMENT ILLEGIBLE, NO DETERMINATION MADE, NOT SHOWN)

(11) RIGHT OF WAY AGREEMENT IN FAVOR OF UNION PACIFIC RESOURCES COMPANY RECORDED IN BOOK 1242, PAGE 52; SUPPLEMENTAL ASSIGNMENT, CONVEYANCE, DEED AND BILL OF SALE TO MUSTANG GAS PRODUCTS, LLC, IN BOOK 1649, PAGE 32.

(DOES NOT AFFECT SUBJECT PROPERTY, LOCATED SOUTH AND WEST, NOT SHOWN)

SCHEDULE BII EXCEPTION ITEMS (CONTINUED)
ITEM #

(12) RIGHT OF WAY AGREEMENT IN FAVOR OF UNION PACIFIC RESOURCES COMPANY RECORDED IN BOOK 1342, PAGE 56; SUPPLEMENTAL ASSIGNMENT, CONVEYANCE, DEED AND BILL OF SALE TO MUSTANG GAS PRODUCTS, LLC, IN BOOK 1649, PAGE 32.

(DOES NOT AFFECT SUBJECT PROPERTY, LOCATED SOUTH AND WEST, NOT SHOWN)

(13) A BUILDING LINE ACROSS THE SOUTH 25 FEET, A BUILDING LINE ACROSS THE NORTH 50 FEET, A SIGN EASEMENT ACROSS THE EAST 10 FEET, AND A UTILITY EASEMENT ACROSS THE NORTH 5 FEET OF SUBJECT PROPERTY AS SHOWN ON PLAT MAP. (LOT 5)

(AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)

(14) A BUILDING LINE ACROSS THE SOUTH 25 FEET, A BUILDING LINE ACROSS THE NORTH 50 FEET, AND A UTILITY EASEMENT ACROSS THE NORTH 5 FEET OF SUBJECT PROPERTY AS SHOWN ON PLAT MAP. (LOT 6)

(AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)

SURVEYOR'S CERTIFICATION
TO: WALLY PROPERTIES, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005 AND INCLUDES ITEMS 1 THRU 4, 7(A), 8,9,10,11(A), 11(B) AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR IN THE STATE OF OKLAHOMA, THE RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

OKLAHOMA CERTIFICATE OF AUTHORIZATION NUMBER: 3055
EXPIRATION DATE: 6/30/09

Revision	By	Date
Added Zoning	LCB	12.03.07

MORRISON SHIPLEY
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REGISTERED PROFESSIONAL LAND SURVEYOR
DOUGLAS R. WHITLOCK
1602
STATE OF OKLAHOMA

Drawn By:	Vertical Scale:
JAL	—
Approved By:	Horizontal Scale:
DRW	1"= 20'
Date:	Plotting Scale:
12.03.07	1" = 20'
Project No.:	Drawing Name:
WAP-43	ALTA

LOTS 5 AND 6, WAL-MART WEST SUBDIVISION
PART OF THE NORTHEAST QUARTER
SECTION 16, TOWNSHIP 22 NORTH, RANGE 7 WEST, INDIAN MERIDIAN
ENID, GARFIELD COUNTY, OKLAHOMA

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR WALLY PROPERTIES, LLC

Sheet No.: 1 of 1