

ALTA SURVEY  
The North Half of the Southeast Quarter of Section 12, T. 15 N., R. 2 W., I.M.  
Logan County, Oklahoma



ADJOINING OWNERS:  
Steven W. Bishop Trust  
4980 E. Forrest Hills Rd.  
Guthrie, OK  
ID No.: 4220012204

ADJOINING OWNERS:  
Lazy E. Ranch LLC  
c/o Kirkwood & Darby, Inc.  
2601 Scott Ave.  
Suite 400  
Fort Worth, TX  
ID No.: 4220012208

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ID No.: 4220012210

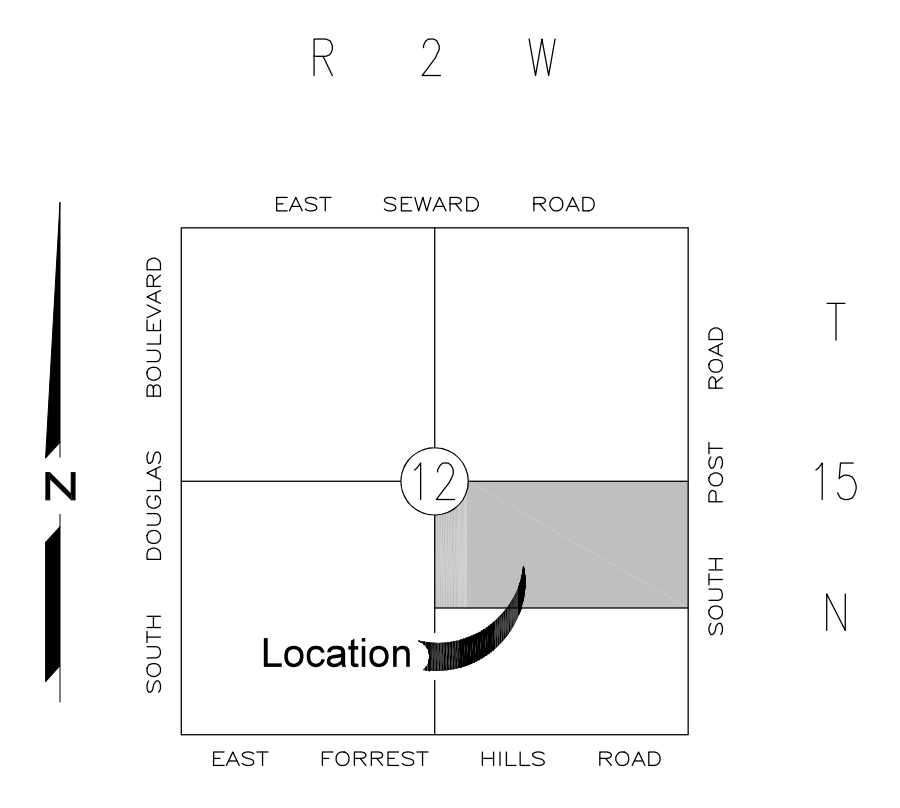
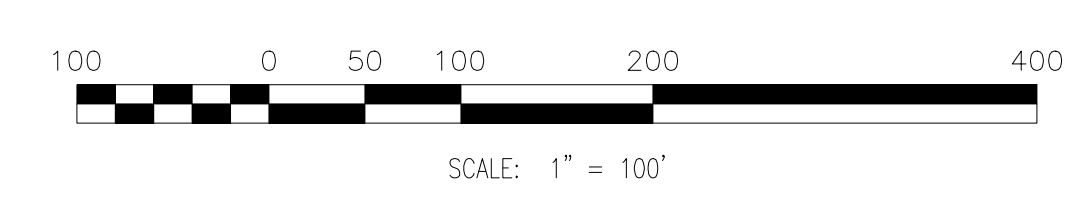
ADJOINING OWNERS:  
Sloney T. Phillips  
8801 S. Post Rd.  
Guthrie, OK  
ID No.: 420050395

Southwest Corner Southeast Quarter of Section 12,  
T. 15 N., R. 2 W., I.M. 3/8\"/>

Southwest Corner Southeast Quarter of Section 12,  
T. 15 N., R. 2 W., I.M. 3/8\"/>

Legend

- - Iron Pin set with Surveyor's Identification  
Cap stamped "JS Yager LS 1006"
- - Traffic Direction Arrow
- Ⓜ - Telephone Pedestal
- ⊗ - Power Pole
- Ⓧ - Gas Pipeline Marker
- x — - Fence Line



Location Map

Schedule B Items

Chicago Title Insurance Company Commitment No. 710702400227, having an effective date of March 19, 2024, affects the subject property and was relied upon for recorded information regarding rights-of-way, easements and encumbrances in the preparation of this Survey.

- Items 1 through 9 are not survey related and are not shown.
- 10. Right-of-way in favor of Continental Pipe Line Company recorded in Book 78, Page 212 (BLANKET EASEMENT COVERING THE DESCRIBED TRACT), subject to Partial Assignment to Cherokee Pipe recorded in Book 338, Page 374 (BLANKET EASEMENT COVERING THE DESCRIBED TRACT), and subject to purported Assignment from Total Pipeline Corporation to Conoco Pipe Line Company by Assignment recorded in Book 142, Page 157 (BLANKET EASEMENT COVERING THE DESCRIBED TRACT).
- 11. Journal Entry entered in Logan County District Court Case No. 10,878 recorded in Book 331, Page 89. AFFECTS THE DESCRIBED TRACT NOTHING TO PLOT.
- 12. Right-of-way in favor of ONEOK Hydrocarbon, L.P. recorded in Book 2754, Page 325. AFFECTS AS SHOWN.

General Notes

The basis for the bearings shown on the above annexed ALTA Survey, are based upon the East Line of the Southeast Quarter of Section 12, T. 15 N., R. 2 W., I.M., Logan County, Oklahoma, being a S.00°49'10\"/>

This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

At the time of survey, no evidence of cemeteries or burial grounds existed on the subject tract.

At the time of survey, there was no observable evidence of earth moving work, building construction or building additions within recent months. At the time of survey, there was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

At the time of survey, the surveyor is not aware of any changes, either proposed or completed in the public street right of way.

At the time of survey, there was no observable evidence of recent street or sidewalk construction.

The described tract has direct access to Post Road, a publicly dedicated street.

Utility Notes

The underground utilities shown have been located from field survey information. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does NOT further 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 the information available. The surveyor has NOT physically located the underground utilities.

Point of entry of the utilities were NOT determined at the time of survey. UTILITIES LOCATED BY VISUAL OBSERVATION ONLY. Before any construction is started, call: Call-O-Kie Before You Dig 405-840-5032.

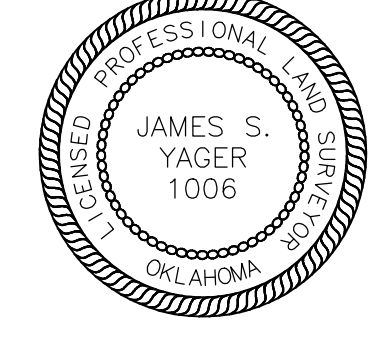
Surveyor's Certificate

To: Chicago Title Insurance Company  
Chicago Title Oklahoma Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, and 19 (Graphically depicted in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof. The field work was completed on 15 July 2024.

Date Signed: 8-13-24

James S. Yager  
Licensed Professional Land Surveyor No. 1006  
Certificate of Authorization Number 2778  
1212 South Air Depot Number 19 Suite 102  
Midwest City, Oklahoma 73110  
405-737-3412



Legal Description

The North Half of the Southeast Quarter (N/2 SE/4) of Section Twelve (12), Township Fifteen (15) North, Range Two (2) West of the Indian Meridian, Logan County, Oklahoma.

Tax ID No.: 12209

The above legal description is the same as listed in Chicago Title Insurance Company commitment for title insurance, title commitment number 710702400227 dated March 19, 2024.

Land Area

3,460,659.393 Square Feet or 79.446 Acres, more or less.

Zoning Information

Pursuant to Item 6 (a) (b), the surveyor was not provided with a current Zoning Report.

Flood Zone Information

By graphic plotting only, the subject tract is located in Flood Zone "X" (areas determined to be outside 500 year floodplain) as shown on Flood Insurance Rate Map, Panel Number 40083C0425F, with an effective date of September 29, 2010, which is the current map for this area.

Survey and Plat by:  
**James S. Yager**  
Licensed Professional Land Surveyor  
Certificate of Authorization Number 2778  
1212 South Air Depot • Number 19 Suite 102  
Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215

File Name: C:\SURVEYS\12 15N 2W YMCA\2024 ALTA.DWG  
Date of Survey: 15 July 2024  
Date of Revision:  
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