

ALTA/NSPS LAND TITLE SURVEY

FLYNN ESTATE

NE/4 SEC. 26, T. 14 N., R. 5 W., I.M.

CANADIAN COUNTY, OKLAHOMA

SURVEYORS CERTIFICATE:

This survey is made for the benefit of:

American Abstract Company of McClain County, Inc.;
BOKF, N.A., Adelaide Wilson Hornberger and BOKF, N.A., Courtney M. McWalter;
Sreeter B. Flynn Testamentary Trust A and B and Margaret T. Flynn Testamentary Trust;
SCHRADER Real Estate and Auction Company, Inc.;

This is to certify that this map or plot 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, 7(a), 8, 13, and 16 of Table A thereof. The field work was completed on October 15, 2024.

MICHAEL SPEARS, L.S. #1910

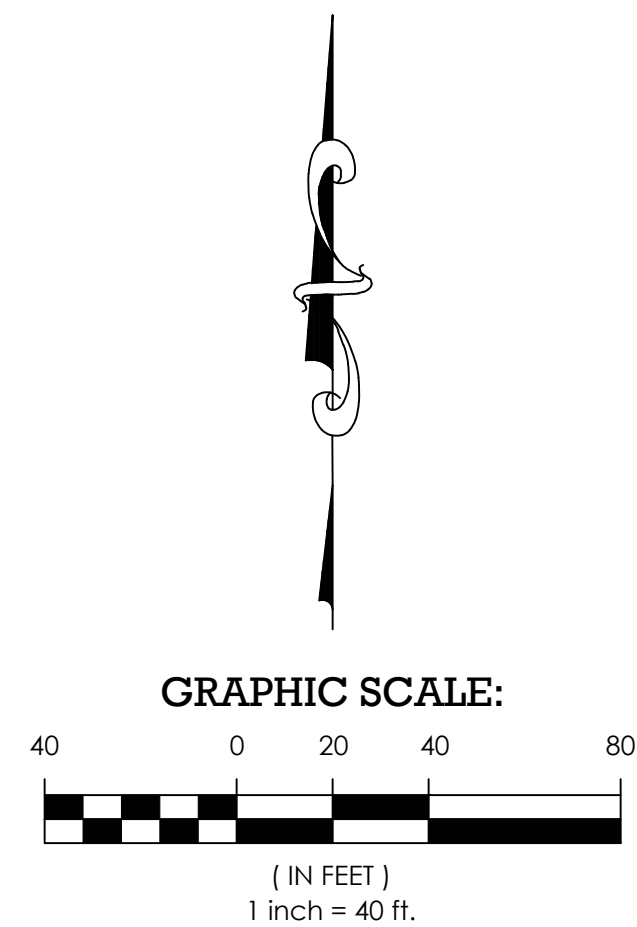
Date of Plot or Map: October 18, 2024

LEGAL DESCRIPTION PER TITLE COMMITMENT:

The Northeast Quarter (NE/4) of Section Twenty-six (26), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma
Containing 7,009.286 square feet or 160.91 acres, more or less.

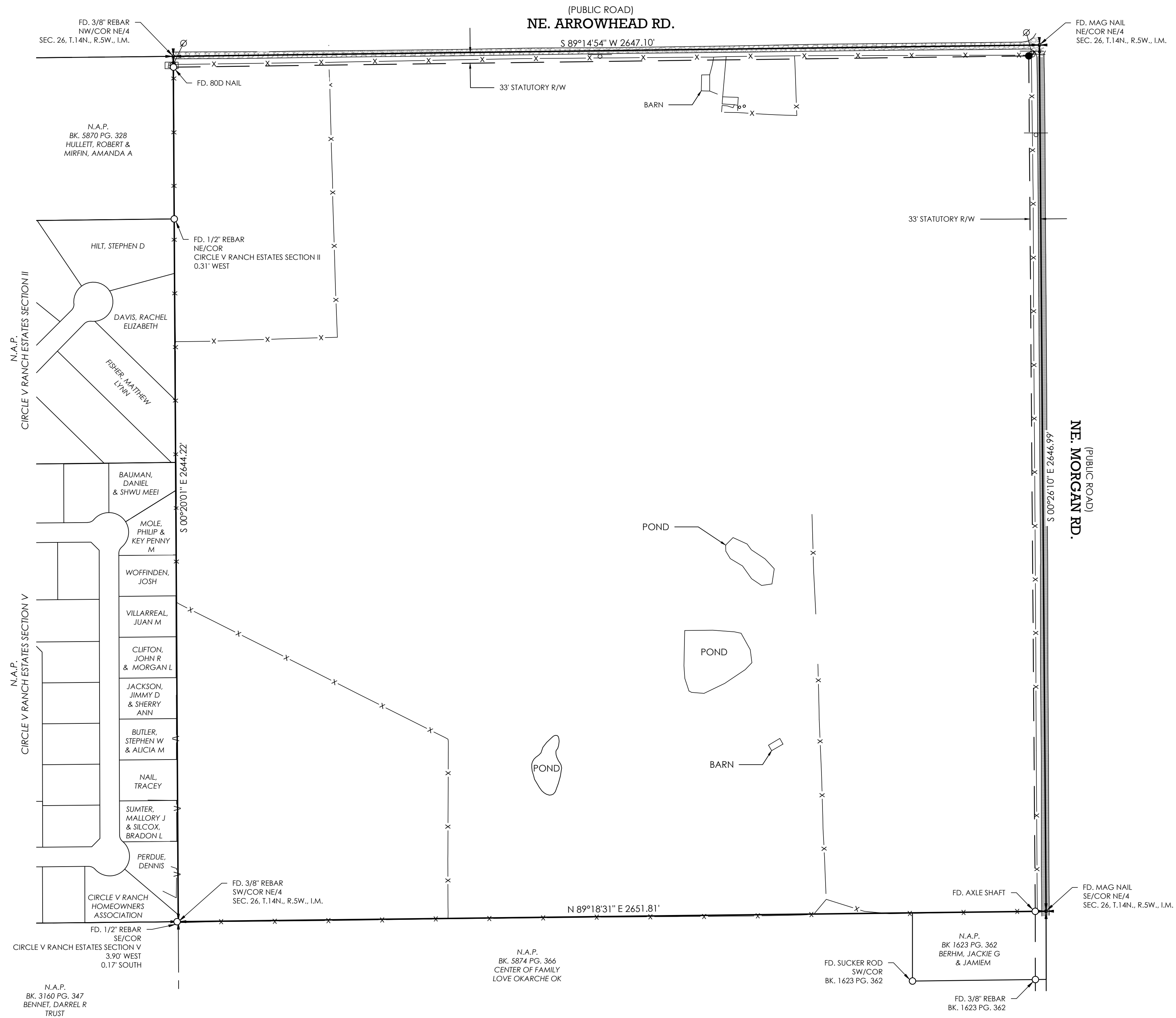
GENERAL NOTES:

- The basis of bearing being South 00°26'10" East as the East line of the Northeast Quarter (NE/4) of Section Nine (26), Township Eighteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma per legal description from Title Commitment.
- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Oklahoma.
- The property described hereon is the same as the Property described by American Abstract Company of McClain County, Inc. commitment No. 20241164-1 with an effective date of September 16, 2024 at 7:00 a.m. and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject Property.
- No evidence of earthwork, building construction, or building additions was observed on the subject Property.
- The subject Property is located within flood Zone X as per FEMA Map number 40017C01403 with an effective date of June 7, 2019.
- The Subject Property is located at NE/4 26-14N-5W.



LEGEND:

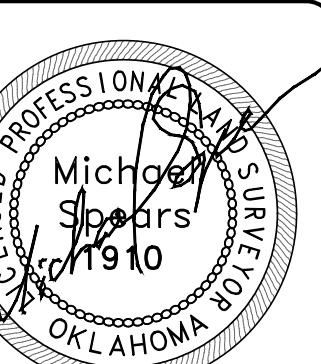
	SECTION CORNER		WATER VALVE		CURB
	FOUND MONUMENT AS DESCRIBED		WATER HYDRANT		CENTERLINE
	SET 1/2" REBAR W/ C.A. 6858 CAP		PIPE BOLLARD		SIDEWALK
	SET MAG NAIL W/ C.A. 6858 TAG		CLOTHESLINE POST		SUBJECT PROPERTY BOUNDARY
	RIGHT OF WAY MARKER		BENCHMARK		PROPERTY LINE
	POWER POLE		HANDICAP PARKING		BUILDING LINE
	LIGHT POLE		MAILBOX		EASEMENT LINE
	GUY ANCHOR		MONITORING WELL		OVERHEAD COMMUNICATION
	ELECTRIC BOX		POTHOLE		OVERHEAD ELECTRICAL
	ELECTRIC METER		SCHEDULE B-II EXCEPTION		SANITARY SEWER
	ELECTRIC TRANSFORMER				BARBED WIRE FENCE
	A/C UNIT		BLDG DIAMETER		CHAIN LINK FENCE
	ELECTRIC MANHOLE		D/E		FIELD FENCE
	GAS METER		E		GUARDRAIL
	GAS VALVE		E/E		METAL PIPE FENCE
	OIL/GAS WELLHEAD		FF		WOOD FENCE
	VENT PIPE		N		STORM DRAIN PIPE
	PIPELINE MARKER		N.O.P.		FIELD FENCE
	TELEPHONE PEDESTAL		P.O.B.		
	TELEPHONE MANHOLE		P.O.C.		ASPHALT
	SEWER CLEAN-OUT		R		GRAVEL
	SANITARY SEWER MANHOLE		R/W		SODDING
	DOWNSPOUT		S		CONCRETE
	STORM DRAIN MANHOLE		U/E		BUILDING
	SIGN		W		SIDEWALK
	TREE		(M)		
	FIRE HYDRANT		(R)		
	IRRIGATION CONTROL VALVE				
	SHUT-OFF VALVE				
	SPRINKLER HEAD				
	WATER METER				



TITLE COMMITMENT SCHEDULE B PART II EXCEPTIONS

NUMBER	DESCRIPTION	AFFECT/SHOWN
10	Ordinance NO. 72 recorded May 21, 1972 in Book 480, Page 383	Affects subject property being blanket in nature over the Northeast Quarter (NE/4) of Section Twenty-six (26) and surrounding areas.
11	Ordinance NO. 77 recorded September 28, 1972 in Book 518, Page 468	Affects subject property being blanket in nature over the Northeast Quarter (NE/4) of Section Twenty-six (26) and surrounding areas.
12	Ordinance NO. 83 recorded June 17, 1978 in Book 571, Page 289	Does not affect subject property.

UNIVERSAL SURVEYING & MAPPING
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DIGITALLY SIGNED: 10-17-2024

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NE/4 SEC. 26, T. 14 N., R. 5 W., I.M.
CANADIAN COUNTY, OKLAHOMA

REVISION

JOB NUMBER

302277

SHEET TITLE

ALTA/NSPS LAND ALTA SURVEY

DATE

10/10/24

SHEET NUMBER

1

OF 1