Legend

A/C	AIR CONDITIONER
BLDG	BUILDING
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COR	CORNER
DGDI	DOUBLE GRATE DROP INLET
DS	DOWNSPOUT
EP	EDGE OF PAVING
EPED	ELECTRIC PEDESTAL
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
G	GUTTER
GM	GAS METER
GP	GUARD POST
GR	GAS RISER
GUY	GUY DOWN
IP	IRON PIN
LP	LIGHT POLE
MB	METER BOX
ODE	OVERLAND DRAINAGE EASEMENT
OE	OVERHEAD ELECTRIC
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SGDI	SINGLE GRATE DROP INLET
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF INLET GRATE
TH	TOP OF HEADWALL
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TR	TOP OF MANHOLE RIM
TYP	TYPICAL
WL	WATERLINE
WM	WATER METER
WV	WATER VALVE
UG	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
XFMR	TRANSFORMER

Legal Description

LOT THREE (3), BLOCK ONE (1) QUIKTRIP COMMERCIAL CENTER, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Notes

(SCHEDULE B EXCEPTION NO.)

1. 24.75 FOOT WIDE STATUTORY SECTION LINE RIGHT OF WAY.

(9) 2. ALL EASEMENTS, RIGHTS OF WAY, LIMITS OF NO ACCESS AND BUILDING SETBACK LINES SHOWN HEREON ARE FROM THE PLAT OF RECORD OF QUIKTRIP COMMERCIAL CENTER, PLAT NO. 5204, UNLESS OTHERWISE NOTED.

(7) 3. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS, LIMITS OF NO ACCESS AND BUILDING SET BACK LINES AS SHOWN ON PLAT NO. 5204 AND AS CONTAINED IN DEED IN DEDICATION, DATED MAY 23, 1997, FILED JUNE 25, 1997, IN THE OFFICE OF THE TULSA COUNTY CLERK.

(3) 4. FIVE (5) FOOT WIDE RIGHT OF WAY AGREEMENT TO OKLAHOMA NATURAL GAS COMPANY, DATED APRIL 18, 1973, FILED APRIL ___, 1973, RECORDED IN BOOK 4065, PAGE 91 IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA. SAID AGREEMENT DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.

(6) 5. FIVE (5) FOOT WIDE UNDERGROUND EASEMENT RUNNING FROM THE NEAREST TRANSFORMER OR SERVICE PEDESTAL TO THE SERVICE ENTRANCE OF THE BUILDING. SAID EASEMENT IS TO BE 2.5 FEET ON EACH SIDE OF THE IN-PLACE SERVICE LINE EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE BUILDING (FUTURE).

6. 17.5 FOOT WIDE UTILITY EASEMENT TO EAST TULSA FREEWILL BAPTIST CHURCH, DATED AUGUST 20, 1969, RECORDED IN BOOK 5238, PAGE 2275 IN THE OFFICE OF THE TULSA COUNTY CLERK.

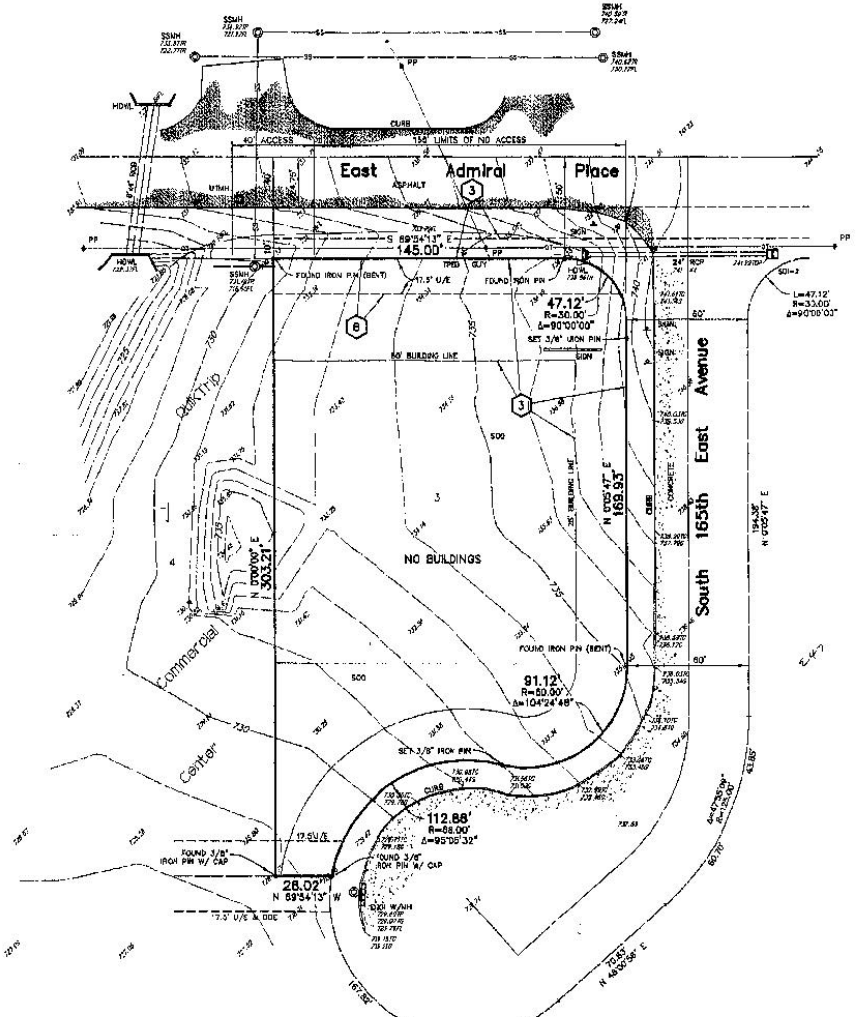
7. THE PROPERTY DESCRIBED HEREON CONTAINS 45,082 SQUARE FEET OR 1.035 ACRES.

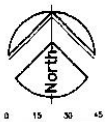
8. BASIS OF BEARING SHOWN HEREON IS FROM THE PLAT OF RECORD OF QUIKTRIP COMMERCIAL CENTER, PLAT NO. 5204.

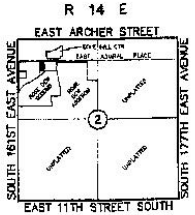
9. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.

10. THIS SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

11. ALL EASEMENTS AND RIGHTS-OF-WAY CONTAINED IN LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. E-116061, EFFECTIVE DATE: JUNE 12, 1998 AT 7:00 A.M., ARE SHOWN OR NOTED HEREON.







ALTA/ACSM Land Title Survey with Topography

of

Lot Three (3), Block One (1)

QuikTrip Commercial Center

Tulsa County, Oklahoma

Surveyor's Statement

I, DAN E. TANNER, DO HEREBY STATE TO:

RETAIL BUILDINGS, AN OKLAHOMA CORPORATION
QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION
LAWYERS TITLE INSURANCE CORPORATION
GUARANTY ABSTRACT COMPANY

THAT: (I) THIS SURVEY IS TRUE AND ACCURATE, WAS MADE ON-THE-GROUND AS PER THE FIELD NOTES SHOWN HEREON, ACCURATELY SHOWS THE BOUNDARY LINES AND DIMENSIONS OF LAND INDICATED HEREON, ACCURATELY SHOWS THE LOCATION OF ALL BUILDINGS AND STRUCTURES, AND ACCURATELY SHOWS THE LOCATION OF ALL IMPROVEMENTS SHOWN HEREON, ACCURATELY SHOWS THE LOCATION AND DIMENSION OF ALL EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION OF SUCH EASEMENTS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED), (II) EXCEPT AS SHOWN, THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY, THERE ARE NO ENCROACHMENTS OR PROTRUSIONS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS OR VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY, THERE ARE NO ENCROACHMENTS ON THE SUBJECT PROPERTY BY BUILDINGS OR VISIBLE IMPROVEMENTS SITUATED ON ADJOINING PREMISES, (III) WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, OKLAHOMA, TULSA, OSAGE AND ROGERS COUNTIES, COMMUNITY PANEL NO. 405381 0050 E, MAP REVISED: OCTOBER 15, 1982, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (C) WHICH IS CLASSIFIED AS AREAS OF MINIMAL FLOODING (i.e. OUTSIDE THE LIMITS OF THE 500-YEAR FLOOD), (IV) WE FURTHER STATE THAT THIS MAP OR PLAT OF SURVEY AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 3, 8, 10 AND 11 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS STATEMENT) OF AN URBAN SURVEY.

WITNESS MY HAND AND SEAL THIS 11TH DAY OF AUGUST, 1998.

BY: _____
DAN E. TANNER
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

2202 EAST 49TH STREET SOUTH
SUITE 400
TULSA, OKLAHOMA 74105
(918)745-9929 / FAX (918)745-9959