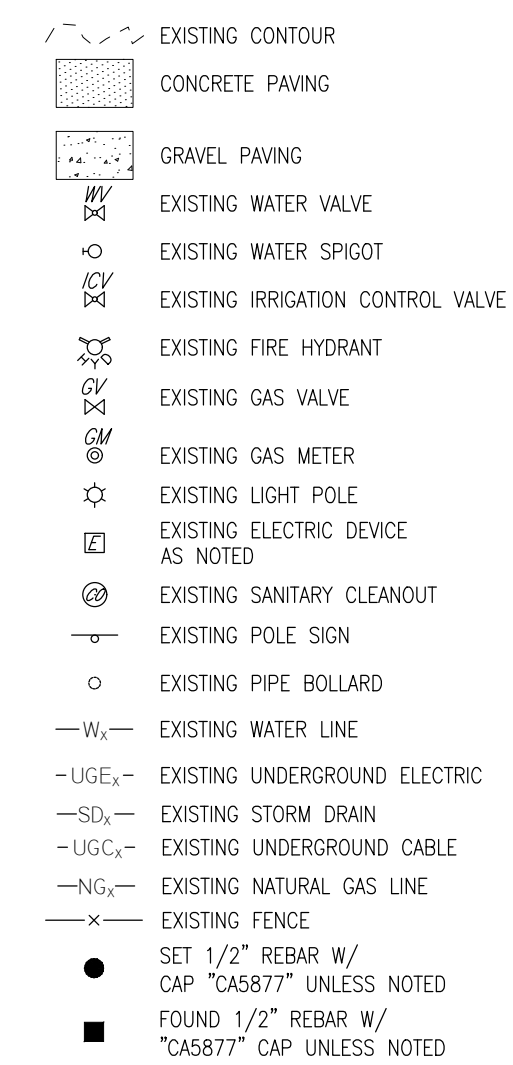



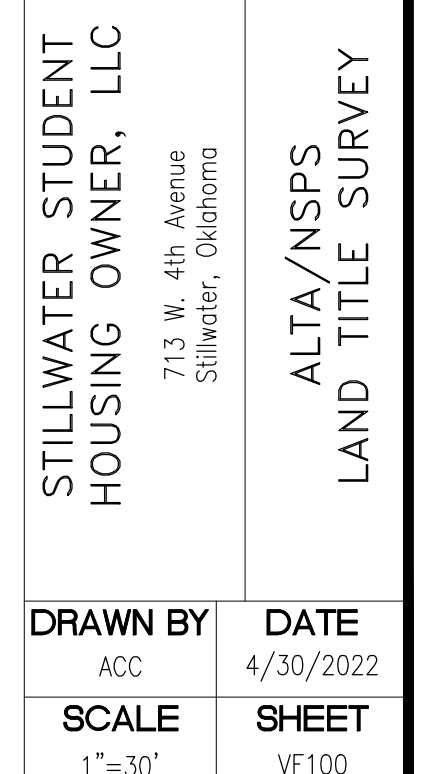
SHEET 1 OF 2



 **Keystone Engineering**
and Land Surveying, Inc.

923 SOUTH LOWRY STREET
POST OFFICE BOX 436
STILLWATER, OK 74076

PHONE: (405) 743-3355
CA #5877 EXP. 6/30/2023
EMAIL: kels@keystone-els.com



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ALTA/NSPS LAND TITLE SURVEY
STILLWATER STUDENT HOUSING OWNER, LLC
CITY OF STILLWATER
PAYNE COUNTY
STATE OF OKLAHOMA

LEGAL DESCRIPTION

The Land is described as follows:

A particular tract of land, encompassing portions of HOYT'S BLOCK and MILLER'S BLOCK of COLLEGE ADDITION to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded Plats thereof, said tract being more particularly described as follows:

Beginning at a set 1/2" iron pin cap "C45877" occupying the Northeast corner of Lot 6 of said Miller's Block of College Addition; Thence South 01°14'12" East, along the East line of said Miller's Block and Hoyt's Block of College Addition, a distance of 324.46 feet (previously recorded as a distance of 324.33 feet) to a found 1" pipe; Thence South 88°12'22" West, a distance of 110.91 feet (previously recorded as 111 feet), to a found 1/2" iron pin with cap "LS1051"; Thence South 01°36'12" East, a distance of Ten (10) feet, to a found 1/2" iron pin occupying a point on the South line of Lot 1 of said Hoyt's Block of College Addition; Thence South 88°04'31" West, along the South line of said Hoyt's Block of College Addition, a distance of 68.75 feet to a found 1/2" iron pin with cap "LS1051" occupying the Southwest corner of the East Half (E/2) of the East Half (E/2) of Lot 1 of said Hoyt's Block of College Addition; Thence North 01°24'55" West, along the West line of the East Half (E/2) of the East Half (E/2) of Lots 1 and 2 of said Hoyt's Block of College Addition, a distance of 88.67 feet (previously recorded as 89.33 feet) to a found 1/2" iron pin occupying the Northwest corner of the East Half (E/2) of the East Half (E/2) of Lot 2 of said Hoyt's Block of College Addition; Thence South 88°14'10" West, along the South line of Lot 3 of said Hoyt's Block of College Addition, a distance of 140.05 feet (previously recorded as 140 feet) to a set 1/2" iron pin with cap "C45877" occupying the intersection point of the South line of said Lot 3 and the East line of the Right-of-Way for Ramsey Street (as depicted on the ALTA/ACSM land title Survey dated August 7, 2013, revised June 9, 2015, prepared by Carey E. Harris, PLS No. 1719); Thence North 01°22'30" West, along said East line of the Right-of-Way for Ramsey Street, a distance of 245.21 feet (previously recorded as 245 feet) to a found 1/2" iron pin with cap "LS1150" occupying the intersection point of the North line of said Miller's Block of College Addition and said East line of the Right-of-Way for Ramsey Street; Thence North 88°16'15" East, along the North line of said Miller's Block of College Addition, a distance of 320.50 feet (previously recorded as 320 feet) to the Point of Beginning.

STATEMENT OF POSSIBLE ENCROACHMENTS

1. Stillwater Utility Authority electric transformers and underground electric line encroach onto subject property and is not contained within an existing easement. This is the main electrical feed for the property. The approved City of Stillwater plans show a proposed electrical easement over existing electric transformers and underground electric line. Easement has not been filed at the Payne County Clerks office at time of survey.

SCHEDULE B EXCEPTIONS:

- Easements, setback lines, and restrictions, as shown of the plat of COLLEGE ADDITION, as provided for in the dedication thereof, dated March 24, 1897, and recorded in the office of the Payne County Clerk (Original Plat filed in Plat Book Page 10 and certified copy on file Plat Book Page 14). PORTIONS OF SAID DEDICATION OF COLLEGE ADDITION BEING VACATED PER THE INSTRUMENT RECORDED AT BOOK 1 WISC. R., PAGE 177 FILED MARCH 4, 1897, SAID VACATION FULLY ENCOMPASSING SUBJECT PROPERTY.
- Covenants, conditions, restrictions, easements and setback lines contained in the Dedication of the Plat of Beery's Roger's and Hoyt's Block College Addition, dated December 8, 1898, filed December 28, 1898, and recorded in the Payne County Clerk in Plat Book 1 and Page 16, which does not provide for a forfeiture of revision of interest, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant [a] is exempt under Chapter 42, section 3607 of the United States Code or [b] relates to handicap but does not discriminate against handicapped persons.
- Easements, setback lines, and restrictions, as shown on the Plat of Beery's Roger's and Hoyt's Block College Addition, and as provided for in the Dedication thereof, dated December 8, 1898, filed December 28, 1898, and recorded in the Office of the Payne County Clerk in Plat Book 1 Page 16. SAID HOYT'S BLOCK IS CALLED OUT AS SUCH AND SHOWN HEREON.
- Easements, setback lines, and restrictions, as shown on the Plat of Miller's Block College Addition, and as provided for on dedication thereof, filed December 28, 1898, and recorded on the office of Payne County Clerk in Plat Book Page 16. SAID MILLER'S BLOCK IS CALLED OUT AS SUCH AND IS SHOWN HEREON.
- Right of Way in favor of Mullendore Gas Company, dated September 6, 1916, filed October 4, 1916, and recorded in the office of the Payne County Clerk in Book 13 at Page 511; subject to disclaimer, dated March 23, 2015, filed April 1, 2015, and recorded in Book 2250 at Page 724. SAID RIGHT-OF-WAY IS NOT PLOTTABLE.
- Right of Way Easement in favor of Mullendore Gas Company, a domestic corporation, dated September 15, 1916, filed October 4, 1916, and recorded in the office of the Payne County Clerk in Book 13 at Page 518; subject to disclaimer, dated March 23, 2015, filed April 1, 2015, and recorded in Book 2250 at Page 724. EASEMENT AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.
- Right of Way Easement in favor of Mullendore Gas Company, a domestic corporation, dated November 5, 1921, filed December 19, 1921, and recorded in the office of the Payne County Clerk in Book 21 at Page 243; subject to purported release by Oklahoma Natural Gas Company, a corporation, dated August 15, 1978, filed August 21, 1978, and recorded in Book 399 at Page 37. SAID RIGHT-OF-WAY APPEARS ACCORDING TO INSTRUMENTS FILED IN AFOREMENTIONED BOOKS AND PAGES
- Right of Way Easement in favor of Mullendore Gas Company, a domestic corporation, dated September 6, 1916, filed October 4, 1916, and recorded in the office of the Payne County Clerk in Book 13 at Page 509; subject to Disclaimer, dated March 23, 2015, filed April 1, 2015, and recorded in Book 2250 at Page 724. SAID EASEMENT AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.
- Right of Way Easement in favor of Mullendore Gas Company, a domestic corporation, dated August 6, 1916, filed October 4, 1916, and recorded in the office of the Payne County Clerk in Book 13 at Page 516; subject to Disclaimer, dated March 23, 2015, filed April 1, 2015, and recorded in Book 2250 at Page 724. SAID EASEMENT AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.
- Any interest as to the West 29.75 feet of the South 10 feet of the East Half of the East Half of Lot 1 as shown on Warranty Deed in favor of Rick Crossdale and Kathy Crossdale, husband and wife, dated July 21, 2003, filed July 24, 2003, and recorded in the office of the Payne County Clerk in Book 1441 at Page 600. RECORDED DOCUMENT NOT PROVIDED.
- Any interest as to the West 29.75 feet of the South 10 feet of the East Half of the East Half of Lot 1 as shown on Quick-Claim Deed in favor of Frankie Smith, Trustee of the Frankie Smith Revocable Trust Dated May 22, 1995, dated July 26, 1995, filed July 29, 1995, and recorded in the office of the Payne County Clerk in Book 1076 at Page 408.
- Sewer Right of Way in favor of Church of Christ of Stillwater, Oklahoma, dated August 17, 1939, filed January 26, 1946, and recorded in the office of the Payne County Clerk in Book 82 at Page 116. SAID EASEMENT GRANTS ACCESS RIGHTS TO A PREVIOUSLY EXISTING SEWER LINE CROSSING SUBJECT PROPERTY. SAID EASEMENT AFFECTS SUBJECT PROPERTY AND IS NOT PLOTTABLE.
- Terms, conditions, and provisions of the Agreement by Leroy Horton, dated April 22, 1959, filed May 7, 1959, and recorded in the office of the Payne County Clerk in Book 138 at Page 135. SAID AGREEMENT AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.
- Judgment and Decree Vacating Platted Alley, Case No. CJ-2017-45, dated March 17, 2017, and filed March 17, 2017 in the District Court of Payne County, Oklahoma.
- Electric Easement in favor of the City of Stillwater, Oklahoma, a Municipal Corporation, dated October 15, 2020, filed November 23, 2020, and recorded in the office of the Payne County Clerk in Book 2598 at Page 858. SAID EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON

BASIS OF BEARINGS

The East line of Hoyt's Block on an assumed Bearing of S01°14'22"E.

PARKING NOTE

Regular Spaces: 330
Truck Spaces: 0
Handicapped Spaces: 13
Total Spaces: 343

SITE RESTRICTIONS

Zone: T6
Minimum Setbacks:
Front: 0' min-10' max
Side: 0'
Rear: 10' (min.)
Maximum Height: 100' (10 stories max)
(2 stories min.)

LAND AREA

Acres: 2.14 ±

SURVEYORS CERTIFICATION

To Stillwater Student Housing Owner L.L.C., a Delaware limited liability company, its successors and assigns, Fidelity National Title Insurance Company, Commercial Title & Escrow Services, Inc, and Bank Plus:

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) and (b), 7(a), 8, 9, 10, 11, 14, and 16 of Table A thereof. The field work was completed on April 30th, 2022.

In reference to Title Commitment No. 22-01533J dated March 25, 2022, revised on April 7, 2022 provided by Fidelity National Title Insurance Company.

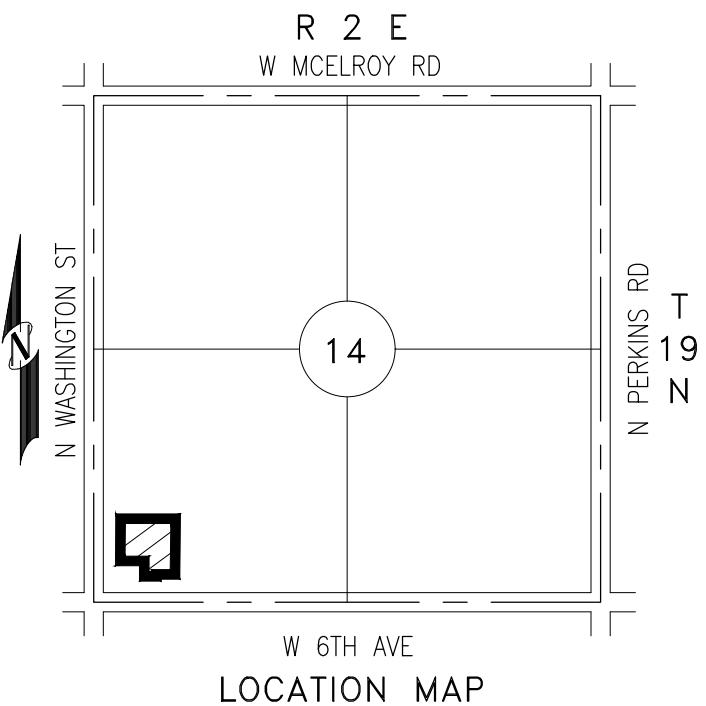
SURVEYOR: REVISED

Dated: _____ By: _____
CAREY E. HARRIS P.L.S. No. 1719

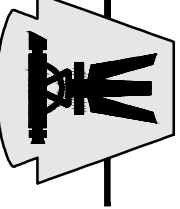
Date of survey: April 30, 2022

NOTES

- The location of utilities as shown on this plat is based on observed evidence in the field combined with City of Stillwater Atlas maps.
- There was no observed evidence of recent earth moving work, building construction or building additions on Subject Property.
- There was no observed evidence of site used as a solid waste dump, sump or sanitary landfill.
- There was no observed evidence of wetlands on Subject Property.
- Subject Property is designated as Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), per FEMA Flood Insurance Rate Map No. 40119C0227F, effective date May 16, 2007.



REVISIONS				
REV	DATE	DESCRIPTION	BY	APP'D

Keystone Engineering
and Land Surveying, Inc.

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POST OFFICE BOX 436
STILLWATER, OK 74076
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CA #5877
EMAIL: kels@keystone-dls.com

STILLWATER STUDENT
HOUSING OWNER, LLC
713 W. 4th Avenue
Stillwater, Oklahoma
ALTA/NSPS
LAND TITLE SURVEY

DRAWN BY	DATE
ACC	4/30/2022
SCALE	SHEET
N/A	VF101

