

SHAWNEE AVE / HWY 62
E. HARRIS ROAD
COUNTY CLUB ROAD
T 15 N
R 18 E
SECTION 14
NOT TO SCALE

- LEGEND**
- SS SANITARY SEWER
 - UC UNDERGROUND COMMUNICATION
 - OE OVERHEAD ELECTRIC
 - UE UNDERGROUND ELECTRIC
 - W WATER LINE
 - ST STORM
 - G GAS LINE
 - X FENCE
 - CHISELED SQUARE
 - IRON PIN
 - WATER VALVE
 - GAS METER
 - SANITARY MANHOLE
 - TELEPHONE PEDESTAL
 - (M) MEASURED
 - (D) DEED BK 4374 PG 198

ZONING: C-1 - LOCAL COMMERCIAL

HORIZONTAL DATUM IS BASED ON NAD83(2011)
OKLAHOMA STATE PLANE COORDINATE SYSTEM
NORTH ZONE

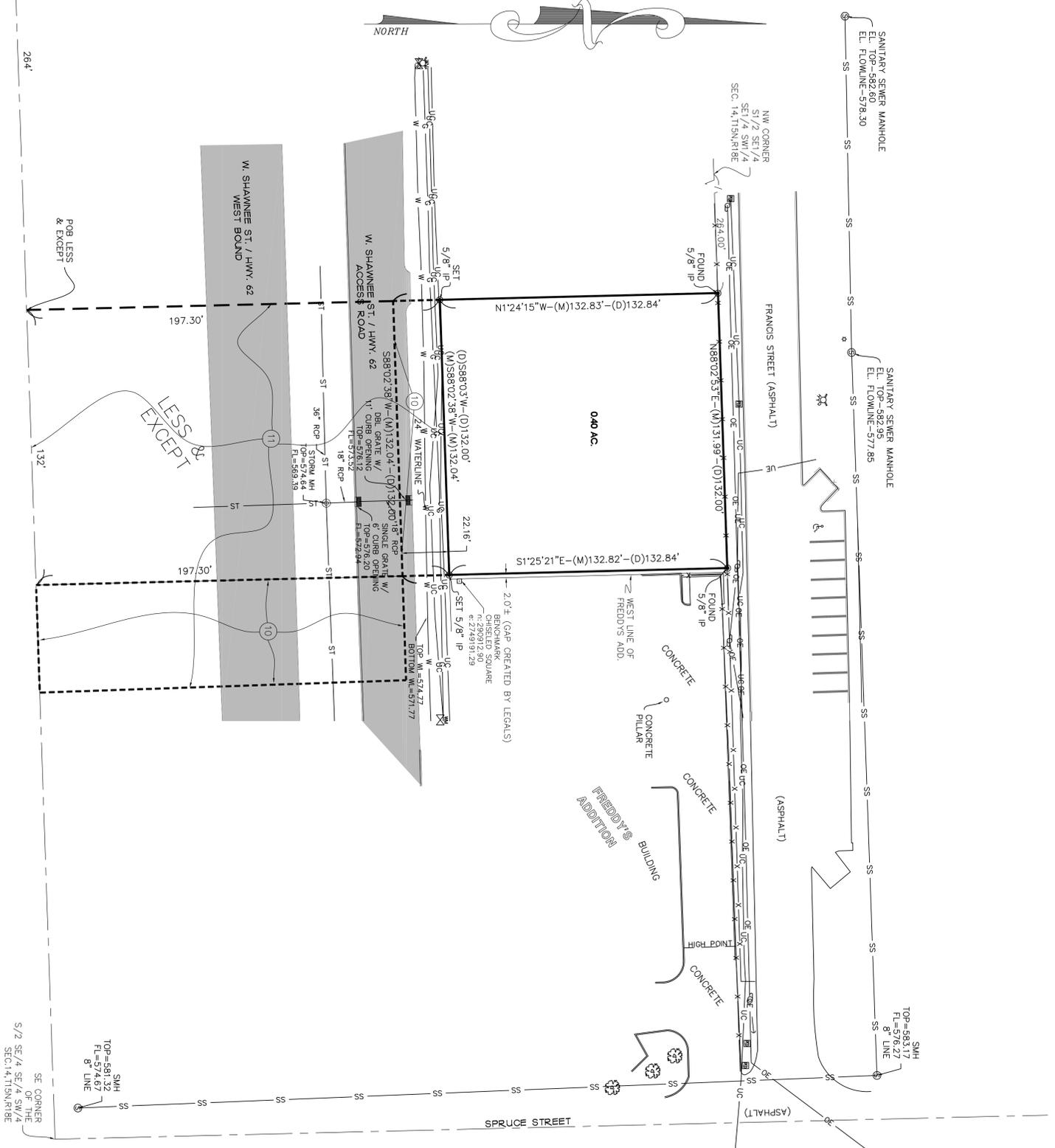
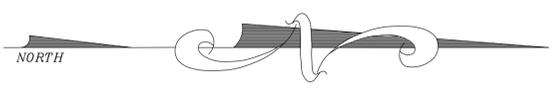
VERTICAL DATUM IS BASED ON NAVD 88.

THIS PLAT MEETS MINIMUM TECHNICAL SURVEY STANDARDS.

THIS PROPERTY HAS LEGAL ACCESS VIA WEST SHAWNEE STREET (HMT. 62) ACCESS ROAD.

- OFF-SITE MONUMENTS:**
- H-39
 - CITY OF MUSKOGEE MON. WITH BRASS CAP
 - N 296.437.993
 - E 2,762.452.680
 - H-39
 - CITY OF MUSKOGEE MON. WITH BRASS CAP
 - N 503.544.481
 - E 2,762.452.680

BEARINGS ARE BASED ON NAD 83(11) OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.



LIST OF ENCROACHMENTS

NONE

SCHEDULE 'B' ITEMS

- ⑩ - Report of Commissioners No. 35354, dated May 27, 1955, filed June 6, 1955 and recorded in the office of Muskogee County Clerk in Book 1034 at Page 121(entry 118). Book 1035, Page 212(entry 124). Book 1034, Page 234(entry 121). "DOES NOT AFFECT" subject property, PLOTTED HEREBY.
- ⑪ - Warranty Deed in favor of State of Oklahoma, acting by and through the Department of Highways of the State of Oklahoma recorded at Book 1294, Page 24(entry 133). "DOES NOT AFFECT" subject property, PLOTTED HEREBY.
- ⑫ - Report of Commissioners No. C-70-154, and recorded in the office of the Muskogee County Clerk in Book 1900 at Page 294(entry 137). No legal description in the pages provided, NOT PLOTTED HEREBY

LEGAL DESCRIPTION

The East 132.00 feet of the West 396.00 feet of the North 155.00 feet of the South half of the Southeast quarter of the Southeast quarter of the Southwest quarter (S/2 S/4, 1/2 S/4 SW/4) of Section Fourteen (14), Township Fifteen (15) North, Range (1) East, Meridian, Muskogee County, State of Oklahoma, (LSS AND EXCEPT) part of the S/2 SE/4 SW/4 of Section 14, T15N, R18E, Muskogee County, State of Oklahoma, said parcel of land being described by metes and bounds as follows: Beginning at a point on the South line of said S/2 SE/4 SW/4 SW/4, 264.00 feet East of the SW corner of said S/2 SE/4 SW/4, thence East along said South line a distance of 132.00 feet; thence North, a distance of 197.30 feet; thence South 89°03' West a distance of 132.00 feet; thence South a distance of 197.30 feet to the point of beginning. Containing 0.40 acres, more or less.

Physical Address: 600 W. Shawnee Street, Muskogee Okla. 74401

TABLE "A" ITEMS

- ⑬ There was no evidence of earthmoving at the time of the survey.
- ⑭ No evidence of changes in road right of way were observed.
- ⑮ No evidence of landfill or solid waste dump was observed.

**ALTA/ACSM LAND TITLE SURVEY
QUATRO DEVELOPMENT, LLC
MUSKOGEE, OK.
SURVEYOR'S CERTIFICATION**

To: Request Abstract & Title of Oklahoma, Standard Title Guaranty, Trust Bank, PLC Investments, LLC, Quattro Development, LLC, Quattro Muskogee, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and agreed to by ALTA and ACSM, and includes Items 1, 2, 3, 4, 5, 6, 7a, 8, 9, 11a, 11b, 11c, 11d, 11e, 11f, 11g, and 11h in the 4 Survey Standards. The field work was completed on 8/21/2015.

File No. 01043-32161
Effective Date of Commitment: September 8, 2015 at 7:59AM
Date of Survey: 8/21/2015
Date of Last Revision: 2/11/2016

Date: 2-22-2016
Edward R. Seaton
Edward R. Seaton
Land Surveyor No. 1353
C.A. #4849
State of Oklahoma



FLOOD CERTIFICATION

According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40101015 F, Effective Date February 4, 2011 the subject property is located in Zone "X", areas determined to be outside 0.2% annual chance floodplain.