



LEGEND table listing symbols for Township/Range Line, Section Line, Quarter Section Line, Property Line, Parcel Line, Right of Way, Edge of Structure, Overhang, Edge of Gutter, Back of Curb, Wood Fence Line, Metal Fence Line, Parking Stripe, Concrete, Stone, Brick, Easement Line, Setback Line, Overhead Electric Line, Top of Slope, Toe of Slope, Major Contour Line, Fire Hydrant, Water Valve, Electric Transformer, Sanitary Sewer Manhole, Grate Inlet, Air Conditioner, Electric Meter, Gas Meter, Utility Power Pole, Light Pole, Sign, Bollard, Building Height Location, Handicapped Parking, Record Bearing and Distance, Measured Bearing and Distance, Iron Rod Found, Mag Found, Iron Rod Set.

MISCELLANEOUS NOTES

- N1 THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES. THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ADJUTING SAID PROPERTY EXCEPT AS SHOWN HEREON.
- N2 THE PROPERTY CONTAINS 1 BUILDING.
- N3 THE PROPERTY DOES HAVE ADEQUATE INGRESS TO AND EGRESS FROM NW 142ND STREET.
- N4 THE DISTANCE TO THE NEAREST INTERSECTION STREET IS THAT OF NW 142ND STREET AND NORTH PENNSYLVANIA AVENUE AND IS DESIGNATED ON VICINITY MAP FOR CLARITY
- N5 THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT THE SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
- N6 THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- N7 TAX ID NUMBER FOR THIS PROPERTY IS 3631-14-031-3020.
- N8 THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK
- N9 THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND NO SUCH INFORMATION WAS AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED ON THE PROCESS OF CONDUCTION THE FIELDWORK
- N10 THERE IS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY
- N11 I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT OKLAHOMA STANDARDS FOR PROPERTY BOUNDARY SURVEY.
- N12 A REASONABLE ATTEMPT HAS BEEN MADE TO LOCATE ALL UNDERGROUND OBSTRUCTIONS BUT UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND THERE MAY ALSO BE OTHER UNDERGROUND UTILITIES THAT ARE NOT SHOWN. IT IS STILL THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UNDERGROUND FACILITIES WITHIN WORKING AREA. CONTRACTOR MUST CONTACT ONE CALL UTILITY LOCATION SERVICES AND THE OWNERS OF THE UTILITIES TO VERIFY THEIR LOCATION. THIS DOCUMENT IS FOR DESIGN REVIEW PURPOSES ONLY AND IS NOT INTENDED TO BE FILED OF RECORD FOR BOUNDARY AND/OR EASEMENT FOR ANY OTHER PURPOSE. ORIGINAL DOCUMENT SIZE 24"X36"
- N13 THERE ARE NO GAPS OR GORES BETWEEN EACH OF THE VARIOUS RIGHTS-OF-WAY AND THE CORRESPONDING PROPERTY BOUNDARY LINES.
- N14 THE LEGAL DESCRIPTION OF THE PROPERTY IS CONTIGUOUS WITH NO GAPS OR GORES.
- N15 THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL.
- N16 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING table with columns: REGULAR, DISABLED, TRAILER, PARTIAL, TOTAL. Values: 171, 5, 0, 0, 176.

FLOOD ZONE

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP 40109C0160H, WITH DATE AND TIME OF IDENTIFICATION OF 12/18/2009, IN OKLAHOMA COUNTY, OKLAHOMA AND INCORPORATED AREAS. AND IS NOT IN A SFHA.

ZONING INFORMATION

THE SUBJECT PROPERTY IS A PORTION OF PUD-944, PENNSYLVANIA LANDING, LOCATED IN SEC 8, T13N, R3W I.M., OKLAHOMA COUNTY, OKLAHOMA. THE USE REGULATIONS FOR THIS PUD ARE G-3, COMMUNITY SERVICE COMMERCIAL DISTRICT. USE UNITS 8300 25-CHILD CARE CENTERS AND 8250 14-L OW IMPACT INSTITUTIONAL ARE PERMITTED BY RIGHT WITHIN THE CURRENT ZONING ACCORDING TO TABLE 6200.1. STATED REQUIREMENTS ARE: MAX BUILDING HEIGHT 35 FEET, PARKING 20 SPACES PER 10 STUDENTS AND 20 QUEUING SPACES PER ENROLLED STUDENT BASED ON PROPOSED 196 STUDENT ENROLLMENT, MAXIMUM SIGN 8 FEET HIGH/100 SQUARE FOOT DISPLAY, REFERENCE ZONING PUD #944 REVISED SEPTEMBER 10, 2003 AND ZONING MEMORANDUM FROM LYDIA LESLIE, P.E., C.F.M., KIMBERLY-HORN AND ASSOCIATES DATED JANUARY 24, 2022.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

STAN W. LLOYD, P.L.S. No. 1809  
SURVEYED DATE: 12/29/2021  
Field note description of event date accompanies this plat.

TITLE LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Oklahoma, State of Oklahoma, and is described as follows:

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°31'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 327.40 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 89°31'32" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 404.03 FEET;  
THENCE SOUTH 00°28'28" WEST A DISTANCE OF 317.57 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 142ND STREET AS ESTABLISHED BY THE PLAT OF CAPITAL CENTER, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 55 OF PLATS, PAGE 83, OKLAHOMA COUNTY RECORDS;  
THENCE NORTH 89°31'32" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 404.03 FEET;  
THENCE NORTH 00°28'28" EAST A DISTANCE OF 317.57 FEET TO THE POINT OF BEGINNING.

Tax ID: 3631-14-031-3020.

PROPERTY DESCRIBED HEREON IS THE SAME AS FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1096365-SA1.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B, PART II EXCEPTIONS

- 6. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 7. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 8. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 9. RIGHT-OF-WAY IN FAVOR OF PHILLIPS PETROLEUM CO., EXECUTED MAY 19, 1939 AND RECORDED MAY 25, 1939 IN BOOK 425, PAGE 450, AS AFFECTED BY THAT CERTAIN PARTIAL RELEASE OF RIGHT-OF-WAY EXECUTED MARCH 16, 1983 BY PHILLIPS PETROLEUM COMPANY AND RECORDED MARCH 18, 1983 IN BOOK 4979, PAGE 581; AND AS FURTHER AFFECTED BY THAT CERTAIN PARTIAL RELEASE OF RIGHT-OF-WAY EXECUTED MARCH 3, 1983 BY PHILLIPS PETROLEUM COMPANY AND RECORDED MARCH 18, 1983 IN BOOK 4979, PAGE 581; AND AS FURTHER AFFECTED BY THAT CERTAIN PARTIAL RELEASE OF RIGHT-OF-WAY EXECUTED APRIL 25, 2022 BY OKLAHOMA GAS GATHERING, L.L.C. AN OKLAHOMA LIMITED LIABILITY COMPANY AND RECORDED MAY 5, 2022 IN BOOK 15147, PAGE 1215. THE RIGHTS, TITLE AND INTEREST IN AND TO THE ABOVE AGREEMENTS WAS ASSIGNED BY SPECIAL WARRANTY ASSIGNMENT OF AGREEMENTS TO GPM GAS COMPANY, LP DATED SEPTEMBER 26, 2000 AND RECORDED DECEMBER 4, 2000, RECORDED IN BOOK 7973, PAGE 913; AND AS FURTHER ASSIGNED BY ASSIGNMENT OF BILL OF SALE, DATED MAY 1, 2019 AND RECORDED IN BOOK 14104, PAGE 1408. AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.
- 10. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 11. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 12. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 13. RIGHT-OF-WAY IN FAVOR OF PHILLIPS PETROLEUM COMPANY, EXECUTED MAY 6, 1982 AND RECORDED JUNE 21, 1982 IN BOOK 4886, PAGE 1450, AS AFFECTED BY THAT CERTAIN PARTIAL RELEASE OF RIGHT-OF-WAY EXECUTED MARCH 3, 1983 BY PHILLIPS PETROLEUM COMPANY AND RECORDED MARCH 18, 1983 IN BOOK 4979, PAGE 581; AND AS FURTHER AFFECTED BY THAT CERTAIN PARTIAL RELEASE OF RIGHT-OF-WAY EXECUTED APRIL 25, 2022 BY OKLAHOMA GAS GATHERING, L.L.C. AN OKLAHOMA LIMITED LIABILITY COMPANY AND RECORDED MAY 5, 2022 IN BOOK 15147, PAGE 1215. THE RIGHTS, TITLE AND INTEREST IN AND TO THE ABOVE AGREEMENTS WAS ASSIGNED BY SPECIAL WARRANTY ASSIGNMENT OF AGREEMENTS TO GPM GAS COMPANY, LP DATED SEPTEMBER 26, 2000 AND RECORDED DECEMBER 4, 2000, RECORDED IN BOOK 7973, PAGE 913; AND AS FURTHER ASSIGNED BY ASSIGNMENT OF BILL OF SALE, DATED MAY 1, 2019 AND RECORDED IN BOOK 14104, PAGE 1408. AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.
- 14. EASEMENT IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY RECORDED IN BOOK 5010, PAGE 1773. AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.
- 15. EASEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY RECORDED IN BOOK 7421, PAGE 564 AFFECTS SUBJECT PROPERTY; PLOTTED HEREON AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY INTERESTS IN FAVOR OF ONE GAS, INC. RECORDED IN BOOK 12913, PAGE 1408. AFFECTS SUBJECT PROPERTY, ASSIGNMENT IS NOT A SURVEY MATTER.
- 16. EASEMENT IN FAVOR OF THE CITY OF OKLAHOMA CITY RECORDED IN BOOK 9603, PAGE 1841. DOES NOT AFFECT SUBJECT PROPERTY.
- 17. AGREEMENT BETWEEN CONSOLIDATED DEVELOPMENT CORP. AND GOLDCO OPERATING COMPANY AND HAL W. BARNETT DATED JULY 14, 1983, FILED JULY 25, 1983, RECORDED IN BOOK 5032, PAGE 1981. AFFECTS SUBJECT PROPERTY, ASSIGNMENT IS NOT A SURVEY MATTER.
- 18. EASEMENT IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY RECORDED IN BOOK 12712, PAGE 1538. AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.
- 19. THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY STAN W. LLOYD, P.L.S. NO. 1809 ON BEHALF OF TOPOGRAPHIC ON MARCH 21, 2022, LAST REVISED \_\_\_\_\_ 2022, DESIGNATED JOB NO. 06\_WK\_2001\_NW\_142ND\_STREET\_0322\_122\_KDH:  
A) A BILLBOARD LOCATED ALONG THE SOUTHERLY BOUNDARY LINE OF THE LAND ENCLOSED ONTO ADJOINING LAND TO THE SOUTH.  
B) BRICK WALL ENCROACHES ONTO THAT CERTAIN PIPELINE EASEMENT RECORDED IN BOOK 4979, PAGE 581 (EXCEPTIONS 9 AND 13).  
C) OVERHEAD ELECTRINE LINES AND UTILITY POLES LOCATED ALONG THE NORTHERLY BOUNDARY LINE OF THE LAND.  
D) CONCRETE CURB AND GUTTER EXTEND ONTO ADJOINING LAND TO THE SOUTH.

ALTA/NSPS LAND TITLE SURVEY

2001 NW 142ND STREET  
ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY, NUMBER NCS-1096365-SA1, CONTAINING AN EFFECTIVE DATE AND TIME OF OCTOBER 29, 2021 AT 7:30 AM, REVISION 04, MAY 6, 2022

CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY, HIGHER GROUND EDUCATION, OKLAHOMA CITY EDUCATION, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY: THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2021 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B, 7C, 8, 9, 11, 13, 14, 16, AND 17 OF THE TABLE THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT OF THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENT FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

PROPERTY ADDRESS: 2001 NW 142ND STREET, OKLAHOMA CITY, OK, 73134

Higher Ground Education

FILE: BO\_WK\_2001\_NW\_142ND\_STREET\_050922\_KDH

DRAFT: bb

CHECK: tw

DATE: 5/09/2022

SHEET: 1 OF 1