

# "ALTA/ACSM SURVEY"

OF  
LOT FOUR (4), IN BLOCK FOUR (4), OF PARKS  
ADDITION TO THE TOWN OF TUTTLE, GRADY  
COUNTY, OKLAHOMA.

## COMMITMENT SCHEDULE B - SECTION II

### EXCEPTIONS

- H. BUILDING LIMIT RESTRICTION LINES SHOWN ON SUBDIVISION PLAT. (NONE SHOWN ON PLAT)  
I. UTILITY EASEMENT ACROSS SUBJECT PROPERTY AS SHOWN ON PLAT. (NONE SHOWN ON PLAT)  
J. EASEMENT FOR UTILITIES RECORDED IN BOOK 891, PAGE 59. (SHOWN AND NOTED)

## LEGEND

PROPERTY CORNER	⊙
SIGN	○
TELEPHONE PEDESTAL	□
HANDICAP PARKING	♿
UTILITY POLE	⊕
TREE	⊗
WATER METER	⊙
GAS VALVE	⊕
GAS METER	⊕
SANITARY MANHOLE	⊕
CLEANOUT	⊙
ELEVATION	+
LIGHT POLE	⊙
FIRE HYDRANT	⊗
GUARD POST	+
AIRCONDITIONING UNIT	⊕
ELECTRIC BOX	⊕
TOP OF CURB	TOC
FLOW LINE GUTTER	FLG
WATER LINE	—W—
GAS LINE	—G—
FENCE	—F—
UNDERGROUND ELECTRIC	—E—
RIGHT OF WAY	—R—
SEWER LINE	—S—
PROPERTY LINE	—P—
CONCRETE CURB	—C—
CONCRETE	—CON—
NO PARKING STRIPES	—NPS—

## SURVEYOR'S CERTIFICATE

TO: AMERICAN SECURITY TITLE INSURANCE COMPANY, ROTTINGHAUS REAL ESTATE, L.L.C. AND CLIFFORD F. WIDENER AND CRYSTAL Y. WIDENER, HUSBAND AND WIFE.

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 ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18, 20 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 2, 2014.

FLOYD W. DRANNON, P.L.S. NO. 1503  
WITHIN THE STATE OF OKLAHOMA  
DATE

COMMERCIAL LAND SURVEYS, INC.  
721 S. FORREST  
STRATFORD, OK 74872  
PH: (580) 759-3886  
FAX: 800-883-4031  
WWW.CommercialLandSurveys.com  
E-MAIL: Floyd@CommercialLandSurveys.com  
PROJECT #CLS-14-4746 ALTA



The property described and shown hereon is the same property described in American Security Title Insurance Company, Title Commitment No. 1402717 dated April 24, 2014 at 7:59 A.M.

## LEGAL DESCRIPTION

LOT FOUR (4) AND THE NORTH 17.0 FEET OF LOT FIVE (5) IN BLOCK FOUR (4), OF PARKS ADDITION TO THE TOWN OF TUTTLE, GRADY COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

### BASIS OF BEARING

N 89° 42' 25" E, BEING THE ASSUMED BEARING OF THE NORTH LINE OF BLOCK FOUR (4), OF PARKS ADDITION TO THE TOWN OF TUTTLE, GRADY COUNTY, OKLAHOMA.

## SURVEYOR'S NOTES

TOTAL AREA =  
16,379.98 SQ. FT. +/-  
OR 0.38 ACRES +/-

### PUBLIC ACCESS

WEST - SUBJECT PROPERTY HAS DIRECT ACCESS VIA CHAMARRON ROAD (A PUBLIC RIGHT OF WAY).  
NORTH - SUBJECT PROPERTY HAS DIRECT ACCESS VIA EAST MAIN STREET (A PUBLIC RIGHT OF WAY)

ZONING  
LOT 4 = C-5, AUTOMOTIVE AND COMMERCIAL RECREATION DISTRICT  
N/2 LOT 5 = C-1, OFFICE DISTRICT

TYPE	COUNT
Regular parking spaces	3
Handicap parking spaces	1
Total Parking Spaces	4

PARKING REQUIREMENTS = 1 PARKING SPACE PER 150 SQ. FT. OF FLOOR SPACE FOR PUBLIC USE.

### BUILDING SETBACK REQUIREMENTS

NORTH: 50 FEET  
EAST: NONE  
SOUTH: 10 FEET  
WEST: 25 FEET

### BUILDING HEIGHT RESTRICTIONS: 35 FEET

### ELEVATIONS ARE ASSUMED

THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

### FLOOD STATEMENT

ZONE X  
PANEL 40051C0120E  
EFFECTIVE DATE: APRIL 3, 2012

## "ALTA/ACSM SURVEY"

PREPARED FOR:

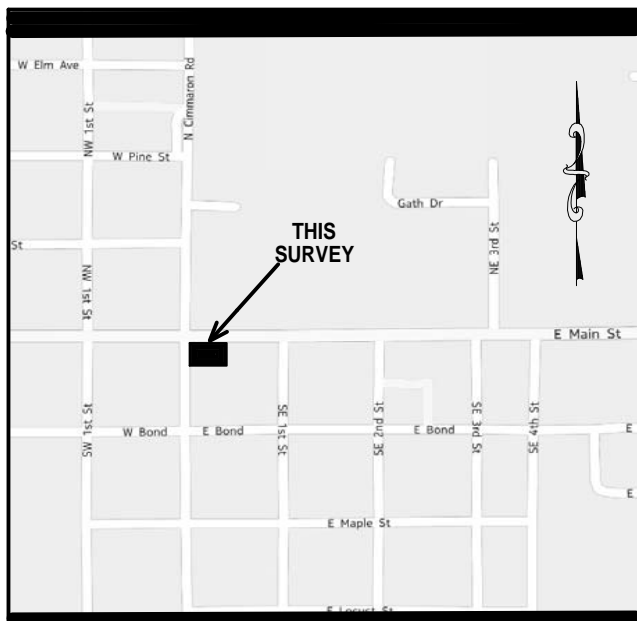
DAN WINTER ARCHITECTS  
1024 E. 1ST STREET  
WICHITA, KS. 67214-3903

SCALE: 1" = 10'	CHKD./AP'VD: J.D.
DATE: JULY 22, 2014	APPROVED: F.D.
DWN. BY: J.G.	PROJECT NO. CLS-14-4746 ALTA ALL
CHKD. BY: F.D.	

### REVISIONS

DATE	DESCRIPTION	BY:

SV1



VICINITY MAP  
NOT TO SCALE

BM #1 SQUARE IN CONCRETE EL:1231.06  
CP #1 "X" IN CONCRETE N:712404.64 E:2024540.60  
CP #2 "X" IN CONCRETE N:712405.36 E:2024680.60