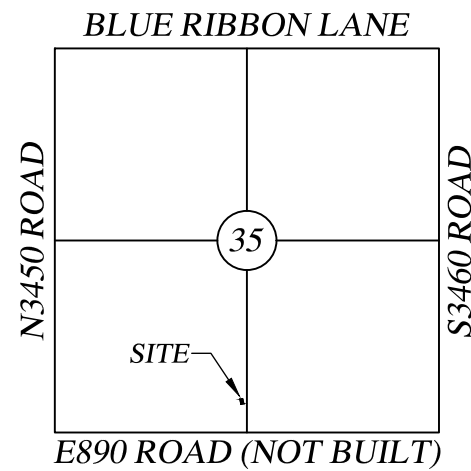


# ALTA / NSPS LAND TITLE SURVEY

PART OF THE SW/4 OF SEC. 35, T15N, R4E I.M.,  
LINCOLN COUNTY, OKLAHOMA



TOWNSHIP 15 NORTH, RANGE 4 EAST, I.M.  
LINCOLN COUNTY, OKLAHOMA

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY (FROM TITLE COMMITMENT 2831457-OK11, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, 480 24TH AVENUE NW, SUITE 106, NORMAN, OK 73069) -

TRACT 1A:  
A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP FIFTEEN (15) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, LINCOLN COUNTY, OKLAHOMA, BEING DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW/4), BEING A FOUND 1.5" PIPE; THENCE N 02°53'01" E ALONG THE WEST LINE THEREOF A DISTANCE OF 40.45 FEET (40.50 FEET RECORD) TO THE NORTH RIGHT OF WAY LINE OF THE TURNER TURNPIKE; THENCE FOLLOWING 5 CALLS ALONG SAID NORTH LINE OF THE TURNER TURNPIKE: ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A LENGTH OF 121.27 FEET (121.20 FEET RECORD), A RADIUS OF 34,477.47 FEET, A CHORD LENGTH OF 121.27 FEET, AND A CHORD BEARING OF N 76°25'38" E; THENCE N 77°11'38" E A DISTANCE OF 1746.90 FEET; THENCE N 12°48'22" W A DISTANCE OF 30.00 FEET; THENCE N 77°11'38" E A DISTANCE OF 791.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 77°11'38" E A DISTANCE OF 40.00 FEET; THENCE N 12°48'22" W A DISTANCE OF 70.00 FEET; THENCE S 77°11'38" W A DISTANCE OF 40.00 FEET; THENCE S 12°48'22" E A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

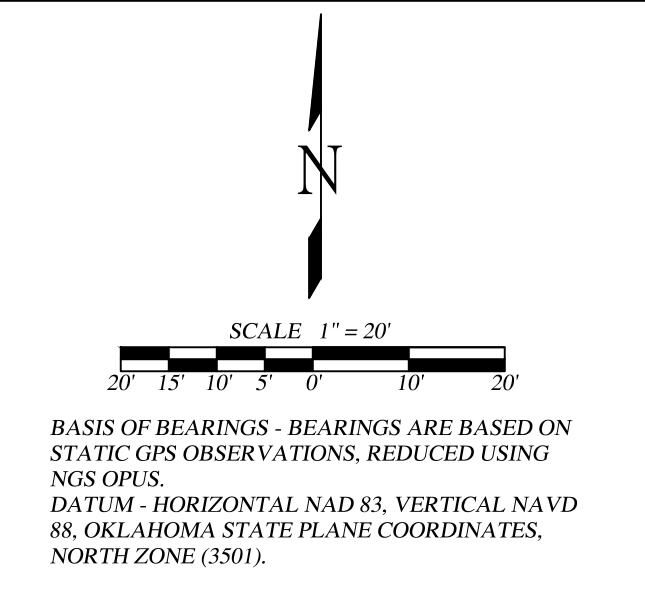
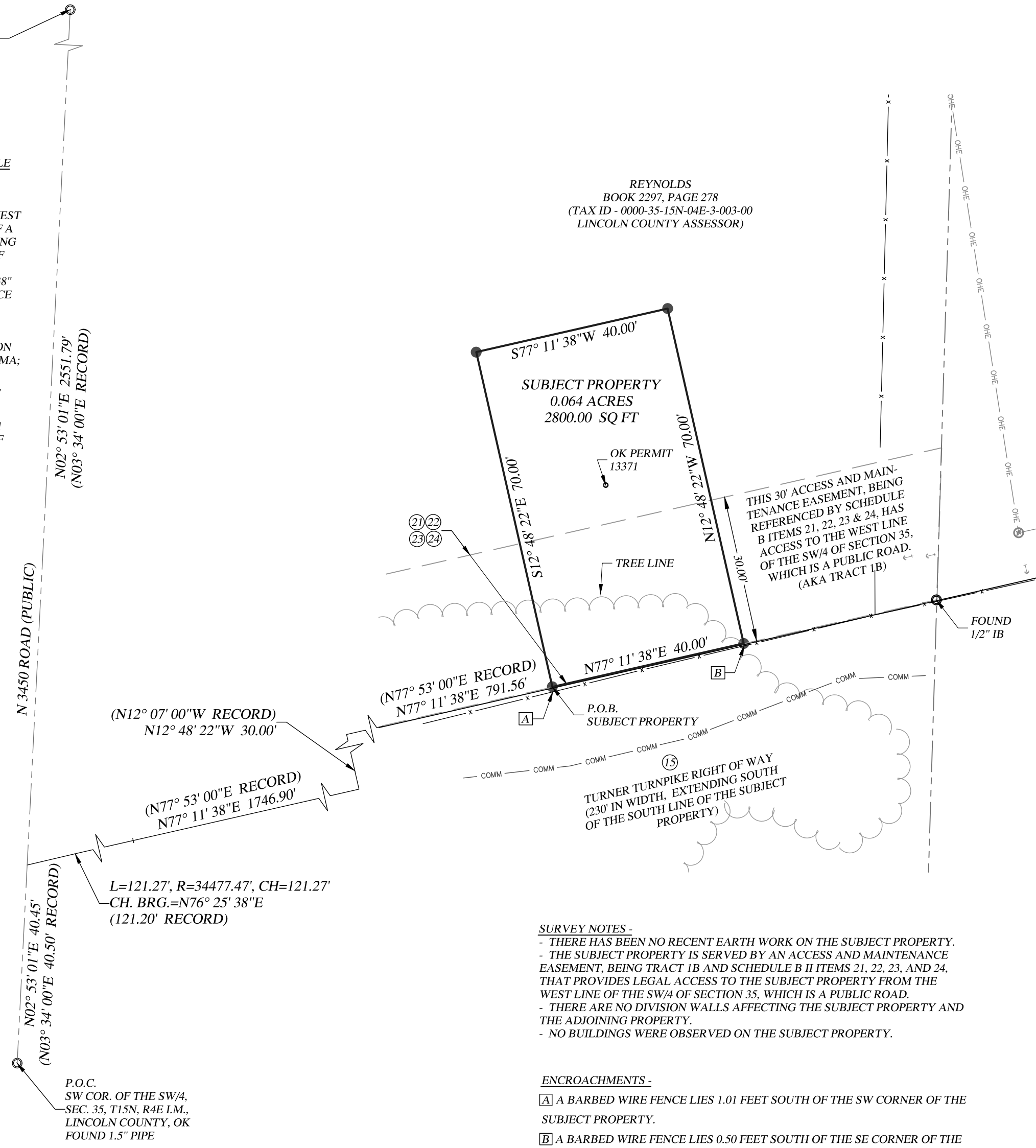
TRACT 1B:  
AN ACCESS AND MAINTENANCE EASEMENT DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4 OF SECTION THIRTY-FIVE (35), TOWNSHIP FIFTEEN (15) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, LINCOLN COUNTY, OKLAHOMA; THENCE N 03°34'E ALONG THE WEST LINE OF SAID SW/4 A DISTANCE OF 40.5 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID LINE A DISTANCE 31.3 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, TO THE RIGHT, HAVING A RADIUS OF 34507.5 FEET, AND A CHORD OF 108.8 FEET BEARING N 77°08' E; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 108.8 FEET; THENCE N 77°53' E A DISTANCE OF 1720.8 FEET; THENCE N 12°07' W A DISTANCE OF 30 FEET; THENCE N 77°53' E A DISTANCE OF 909.8 FEET TO THE EAST LINE OF SAID SW/4; THENCE S 02°27' W ALONG SAID EAST LINE A DISTANCE OF 31 FEET TO THE NORTH LINE OF RIGHT OF WAY OF TURNER TURNPIKE; THENCE S 77°53' W ALONG SAID NORTH LINE A DISTANCE OF 872 FEET ALONG SAID NORTH LINE; THENCE S 12°07' E A DISTANCE OF 30 FEET; THENCE S 77°53' W A DISTANCE OF 1746.9 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 34477.5 FEET AND A CHORD OF 121.2 FEET BEARING S 77°07' W; THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 121.2 FEET TO THE POINT OF BEGINNING.

**TITLE COMMITMENT PROVIDED BY:**

- FIRST AMERICAN TITLE INSURANCE COMPANY  
480 24TH AVENUE NW, SUITE 106  
NORMAN, OK 73069
- FILE NUMBER 2831457-OK11
- EFFECTIVE DATE: SEPTEMBER 29, 2023 AT 7:30 AM

**TITLE COMMITMENT SCHEDULE B - SECTION II ITEMS:**

- (14) RIGHT-OF-WAY IN FAVOR OF YARHOLA PIPE LINE COMPANY, RECORDED IN BOOK 48, PAGE 591; ASSIGNMENT TO OZARK PIPE LINE CORPORATION IN BOOK 34, PAGE 297; ASSIGNMENT FROM SHELL PIPE LINE CORPORATION TO THE TEXAS PIPE LINE COMPANY RECORDED IN BOOK 460, PAGE 201; ASSIGNMENT FROM SHELL PIPE LINE CORPORATION TO KOCH PIPELINES, INC., RECORDED IN BOOK 1223, PAGE 412, ASSIGNMENT FROM KOCH PIPELINE COMPANY, L.P. TO EOTT ENERGY PIPELINE LIMITED PARTNERSHIP RECORDED IN BOOK 1403, PAGE 260, PARTIAL ASSIGNMENT FROM EOTT ENERGY PIPELINE LIMITED PARTNERSHIP TO CIMMARRON TRANSPORTATION COMPANY, LLC RECORDED IN BOOK 1506, PAGE 286, ASSIGNMENT FROM LINK ENERGY PIPELINE LIMITED PARTNERSHIP TO PLAINS PIPELINE, L.P. RECORDED IN BOOK 1621, PAGE 728, ASSIGNMENT FROM CIMMARRON TRANSPORTATION COMPANY, LLC TO CIMMARRON GATHERING, LP RECORDED IN BOOK 1654, PAGE 379, ASSIGNMENT, PARTIAL ASSIGNMENT AND CONVEYANCE FROM PLAINS PIPELINE, LP TO CIMMARRON GATHERING, LP RECORDED IN BOOK 1704, PAGE 9, ASSIGNMENT FROM CIMMARRON GATHERING LLC TO SOUTHERN OKLAHOMA GATHERING LLC RECORDED IN BOOK 2186, PAGE 142, AMENDMENT RECORDED IN BOOK 2226, PAGE 356.  
DOES AFFECT THE SUBJECT PROPERTY. IS NOT SHOWN HEREON AND IS BLANKET IN NATURE.
- (15) WARRANTY DEED TO THE OKLAHOMA TURNPIKE AUTHORITY, RECORDED IN BOOK 183, PAGE 209.  
DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- (16) INTEREST CLAIMED BY SPRINT COMMUNICATIONS COMPANY L.P., BY THE AFFIDAVIT OF EQUITABLE INTEREST RECORDED IN BOOK 1196, PAGE 661, TOGETHER WITH THE TERMS AND CONDITIONS SET FORTH THEREIN.  
DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
- (17) MULTI-USE RIGHT OF WAY AGREEMENT IN FAVOR OF ALTEX ENERGY CORPORATION, RECORDED IN BOOK 1694, PAGE 740, AND CORRECTED IN BOOK 1712, PAGE 166.  
DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
- (18) SURFACE DAMAGE AGREEMENT AND RELEASE RECORDED IN BOOK 1694, PAGE 743, REFLECTING AMONG OTHER THINGS THAT THE BILLBOARD OPERATIONS ON THE SUBJECT PROPERTY SHALL NOT BE INTERFERED WITH.  
DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
- (19) RIGHT-OF-WAY IN FAVOR OF SCISSORTAIL ENERGY, LLC, RECORDED IN BOOK 1728, PAGE 507.  
DOES AFFECT THE SUBJECT PROPERTY. IS NOT SHOWN HEREON AND IS BLANKET IN NATURE.
- (20) PIPELINE RIGHT OF WAY GRANT, FACILITY EASEMENT AND RELEASE OF DAMAGES IN FAVOR OF SCISSORTAIL ENERGY, LLC, RECORDED IN BOOK 1804, PAGE 223.  
DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
- (21) BILLBOARD EASEMENT AND PERPETUAL NON-EXCLUSIVE ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF CITIZEN POTAWATOMIE NATION, RECORDED IN BOOK 2222, PAGE 160, TOGETHER WITH THE TERMS, CONDITIONS, AND OBLIGATIONS SET FORTH THEREIN.  
DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- (22) PERPETUAL NON-EXCLUSIVE ACCESS AND MAINTENANCE EASEMENT TOGETHER WITH TERMS, CONDITIONS, RESTRICTIONS AND PROHIBITIONS, IN FAVOR OF DONALD FRED ROMBERG AND KATHY A. ROMBERG, AS SET FORTH IN QUIT CLAIM DEED AND PERPETUAL NON-EXCLUSIVE ACCESS AND MAINTENANCE EASEMENT RECORDED IN BOOK 2222, PAGE 148 AND IN BOOK 2512, PAGE 377.  
DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- (23) DRIVEWAY EASEMENT RESERVED TO DONALD F. ROMBERG AND KATHY A. ROMBERG, HUSBAND AND WIFE, IN WARRANTY DEED RECORDED IN BOOK 2297, PAGE 278.  
DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- (24) PERPETUAL NON-EXCLUSIVE ACCESS AND MAINTENANCE EASEMENT TOGETHER WITH TERMS, CONDITIONS, RESTRICTIONS AND PROHIBITIONS, SET FORTH IN QUIT CLAIM DEED AND PERPETUAL NON-EXCLUSIVE ACCESS AND MAINTENANCE EASEMENT RECORDED IN BOOK 2512, PAGE 377 AND IN BOOK 2512, PAGE 380.  
DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.



**LEGEND -**

SUBJECT PROPERTY	—————
SECTION LINE	- - - - -
ADJACENT PROPERTY	—————
EASEMENT	—————
BARBED WIRE FENCE	- x - x -
COMMUNICATIONS LINE	— COMM — COMM —
OVERHEAD ELECTRIC LINE	— OHE — OHE —
GUY ANCHOR	← ⊕ →
MONUMENT FOUND	○
MONUMENT SET (1/2" IB WITH "LS 1769" CAP)	●

**CERTIFICATION -**  
TO W MEDIA OKC LLC, DONALD FRED ROMBERG, KATHY A. ROMBERG, KEITH F. REYNOLDS, ARYN D. PRITCHETT-REYNOLDS, FIRST AMERICAN TITLE INSURANCE COMPANY, AND FIRST AMERICAN TITLE AND TRUST COMPANY.  
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, 3, 4, 7a (NO BUILDINGS), 8, 10, 11 (ABOVE GROUND, OBSERVED EVIDENCE), 13, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 24 OCTOBER 2023.

I, MICAH E. GUSTIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT ON THE DATE SHOWN, A CAREFUL SURVEY OF THE DESCRIBED PROPERTY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



MICAH E. GUSTIN, O.L.S. 1769  
DATE - 24 OCTOBER 2023  
OKLAHOMA C.A. # 7698 (EXPIRES 30 JUNE 2024)

**SURVEY NOTES -**  
- THERE HAS BEEN NO RECENT EARTH WORK ON THE SUBJECT PROPERTY.  
- THE SUBJECT PROPERTY IS SERVED BY AN ACCESS AND MAINTENANCE EASEMENT, BEING TRACT 1B AND SCHEDULE B II ITEMS 21, 22, 23, AND 24, THAT PROVIDES LEGAL ACCESS TO THE SUBJECT PROPERTY FROM THE WEST LINE OF THE SW/4 OF SECTION 35, WHICH IS A PUBLIC ROAD.  
- THERE ARE NO DIVISION WALLS AFFECTING THE SUBJECT PROPERTY AND THE ADJOINING PROPERTY.  
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY.

**ENCROACHMENTS -**  
[A] A BARBED WIRE FENCE LIES 1.01 FEET SOUTH OF THE SW CORNER OF THE SUBJECT PROPERTY.  
[B] A BARBED WIRE FENCE LIES 0.50 FEET SOUTH OF THE SE CORNER OF THE SUBJECT PROPERTY.

**FEMA FLOOD ZONE INFORMATION -**  
- THIS PROPERTY IS LOCATED WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).  
- FIRM PANEL NUMBER 40081C0380D  
- EFFECTIVE DATE: 19 AUGUST 2010  
- THE FLOOD ZONE DETERMINATION FOR THIS PROPERTY WAS MADE BY GRAPHIC PLOTTING ONLY.



**GLS**  
Gustin Land Surveying, LLC

1800 E. MEMORIAL ROAD, STE. 106  
OKLAHOMA CITY, OK 73131  
PH. 405-740-6748 FAX 866-705-3128  
www.gustinlandsurveying.com  
micah@gustinlandsurveying.com

JOB- 122-23 ALTA2  
DRAWN BY- M. GUSTIN  
DATE- 24 OCT. 2023 (LAST SITE VISIT - 25 AUG. 2023)  
REVISED-