

Barbara Hoppes

From: Shawn Whistler <shawn@whistlerworks.com>
Sent: Saturday, August 22, 2020 11:42 AM
To: Barbara Hoppes
Cc: Elaine Allred; Patrick McClain; Sharon Cottrell
Subject: [EXTERNAL] Fwd: Re: Sign Permit 14656 and 14767 Del City - Whistler Sign No. OKC-10 and OKC-20 As-Built Alta Surveys - Sooner Rd & I-40 - Digital Billboards
Attachments: 20045_710702000078 OKC20 ALTA SURVEY IMAGE JUNE292020.pdf; 15056_POLE SITE PLAN ALTA PG2 REV AUG052020.pdf; 15056_POLE SITE PLAN ALTA PG1 REV AUG052020.pdf; 20045_710702000078 OKC20 ALTA JUNE292020 PLAIN (2).pdf

Re: Sign Permit 14656 and 14767 Del City

Barbara,

For your records, please find the as-built ALTA Surveys for our 2 new digital billboards located near Sooner Rd and I-40 in Del City.

By way of separate email Elaine will forward photos and written confirmation that the web camera and camera arm installed by our digital vender are now wholly on the leased tract airspace as well.

Please let me know if you have any questions or concerns.

Shawn Whistler
shawn@whistlerbillboards.com
c: 918.864.7446

----- Forwarded message -----

From: **Elaine Allred** <elaine@whistlerworks.com>
Date: Fri, Aug 21, 2020 at 3:39 PM
Subject: OKC-10 and OKC-20 Surveys
To: Shawn Whistler <shawn@whistlerworks.com>

Surveys attached.

Elaine

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Elaine Allred

Whistler Billboards

direct 918-392-5208

SCHEDULE B - SECTION II NOTES

CHICAGO TITLE OKLAHOMA CO.

CHICAGO TITLE INSURANCE COMPANY

FILE NO.: 71070200077 - EFFECTIVE DATE: JANUARY 24, 2020 AT 07:30 AM.

- 3, 4, 6, 8, 9, 10, 11, 12, 15, 16, 18 THRU 23 DO NOT AFFECT THE PARENT TRACT OR THE LEASE TRACT IN THE AREA OF CONCERN.
- 5, RIGHT OF WAY IN FAVOR OF CONTINENTAL PIPE LINE COMPANY, RECORDED IN BOOK 1571, PAGE 576 IS A 10' WIDE EASEMENT AFFECTING THE SOUTHERLY 10 FEET OF THE LEASE TRACT AS SHOWN.
- 13, EASEMENTS IN FAVOR OF THE CITY OF DEL. CITY, OKLAHOMA, RECORDED IN BOOK 5280, PAGE 851 (19A DOES NOT AFFECT), BOOK 5288, PAGE 1073 (13B) IS A SANITARY SEWER EASEMENT THAT AFFECTS THE NORTHERLY EDGE OF THE PARENT TRACT AS SHOWN BUT DOES NOT AFFECT THE LEASE TRACT AND BOOK 5288, PAGE 1074 (13C) IS A 15' DRAINAGE EASEMENT AFFECTING THE SOUTHERLY PORTION OF THE LEASE TRACT AND THE PARENT TRACT AS SHOWN.
- 14, EASEMENT IN FAVOR OF O&GE RECORDED IN BOOK 5289, PAGE 940 IS AN EASEMENT AFFECTING THE PARENT TRACT FOR AN UNDERGROUND ELECTRIC SERVICE CABLE EXTENDING EASTERLY FROM THE ELECTRIC TRANSFORMER AND DOES NOT AFFECT THE LEASE TRACT.
- 17C, 10' SANITARY SEWER EASEMENT RECORDED IN BOOK 9512, PAGE 472 DESCRIBED ON EXHIBIT 'C' AFFECTS BOTH THE PARENT TRACT AND THE LEASE TRACT PROVIDING SANITARY SEWER SERVICE FROM THE RESTAURANT ON THE CORNER TO THE LIFT STATION AT THE NORTHWEST CORNER OF THE PARENT TRACT AS SHOWN.
- 24, BILLBOARD LEASE AGREEMENT BY AND BETWEEN DEL CITY JOINT VENTURE, LLC, AND OSCO L-40 LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS EVIDENCED IN THE MEMORANDUM OF LEASE AGREEMENT, RECORDED IN BOOK 12950, PAGE 610. AFFECTS THE LEASE AREA IN A BLANKET MANNER; NO GRAPHICS SHOWN.

ALTA TABLE A1 NOTES

- ITEM 1: SET 3/8" IRON PIN W/ GREEN FRITZ CA5848" CAP OR MAG NAIL W/ FRITZ CA5848" WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.
- ITEM 2: SUBJECT PROPERTY ADDRESS - 5501 TINKER DIAGONAL, DEL. CITY, OK 73115
- ITEM 3: WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP CITY OF DEL. CITY, OKLAHOMA, MAP NO. 40109C0310H - DECEMBER 18, 2009, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADOWED ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- ITEM 4: LEASE GROSS LAND AREA: 3.5892 SQ. FT. / 0.08 ACRES.
- ITEM 8: FEATURES OBSERVED AT THE TIME OF THE SURVEY ARE SHOWN HEREON.
- ITEM 9: 0 PARKING SPACES AFFECTING THE LEASE AREA.
- ITEM 11: UTILITIES SHOWN HEREON DERIVED FROM OBSERVABLE FIELD EVIDENCE. ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!
- ITEM 16: NO EARTH MOVING WORK OR BUILDING CONSTRUCTION WAS OBSERVED AT THE TIME OF SURVEY.

LEGAL DESCRIPTION PER TITLE COMMITMENT FILE NO. 71070200077

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHT (8), TOWNSHIP ELEVEN (11) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 982.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 00°00'00" EAST ALONG SAID EAST LINE A DISTANCE OF 348.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF L-40; THENCE NORTH 89°32'03" WEST ALONG SAID RIGHT-OF-WAY LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 50.00 FEET; THENCE NORTH 00°00'00" EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 192.50 FEET; THENCE NORTH 89°32'03" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 215.00 FEET; THENCE SOUTH 00°00'00" EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 49.00 FEET; THENCE SOUTH 17°09'58" WEST A DISTANCE OF 54.17 FEET TO THE NORTH RIGHT-OF-WAY LINE OF L-40; THENCE NORTH 81°20'19" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 246.44 FEET; THENCE NORTH 00°00'00" EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 138.00 FEET; THENCE SOUTH 89°32'03" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 499.00 FEET TO THE POINT OF BEGINNING.


SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE OKLAHOMA CO.
CHICAGO TITLE INSURANCE COMPANY
OSCO L-40, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY
DEL. CITY JOINT VENTURE, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 8, 9, AND 11 OF TABLE A THEREOF. DATE OF LAST SITE VISIT WAS JULY 17, 2015. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NE/4 OF SECTION 24 AS SOUTH 00°00'00" EAST.

WITNESS MY HAND AND SEAL THIS 5th DAY OF AUGUST, 2020.

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



ALTANSPPS LAND TITLE SURVEY

PART OF THE NE/4 OF THE NE/4 OF SEC. 8, T11N, R2W
5501 TINKER DIAGONAL, DEL. CITY, OK 73115 OKLAHOMA COUNTY, OKLAHOMA

SURVEY: AF	DATE: 07/15/2015	PREPARED BY: FRITZ LAND SURVEYING, LLC
DRAFT: RLL	DATE: 08/05/2020	2020 W. 91ST STREET, TULSA, OK 74132
APPROVED: PLS	DATE: 08/05/2020	PH: 918.231.0575
PROJ. NO. 15956	SHEET 2 OF 2	FRTZLANDSURVEYING@GMAIL.COM
		C.A. # 5848 EXPIRES: 6-30-2022

