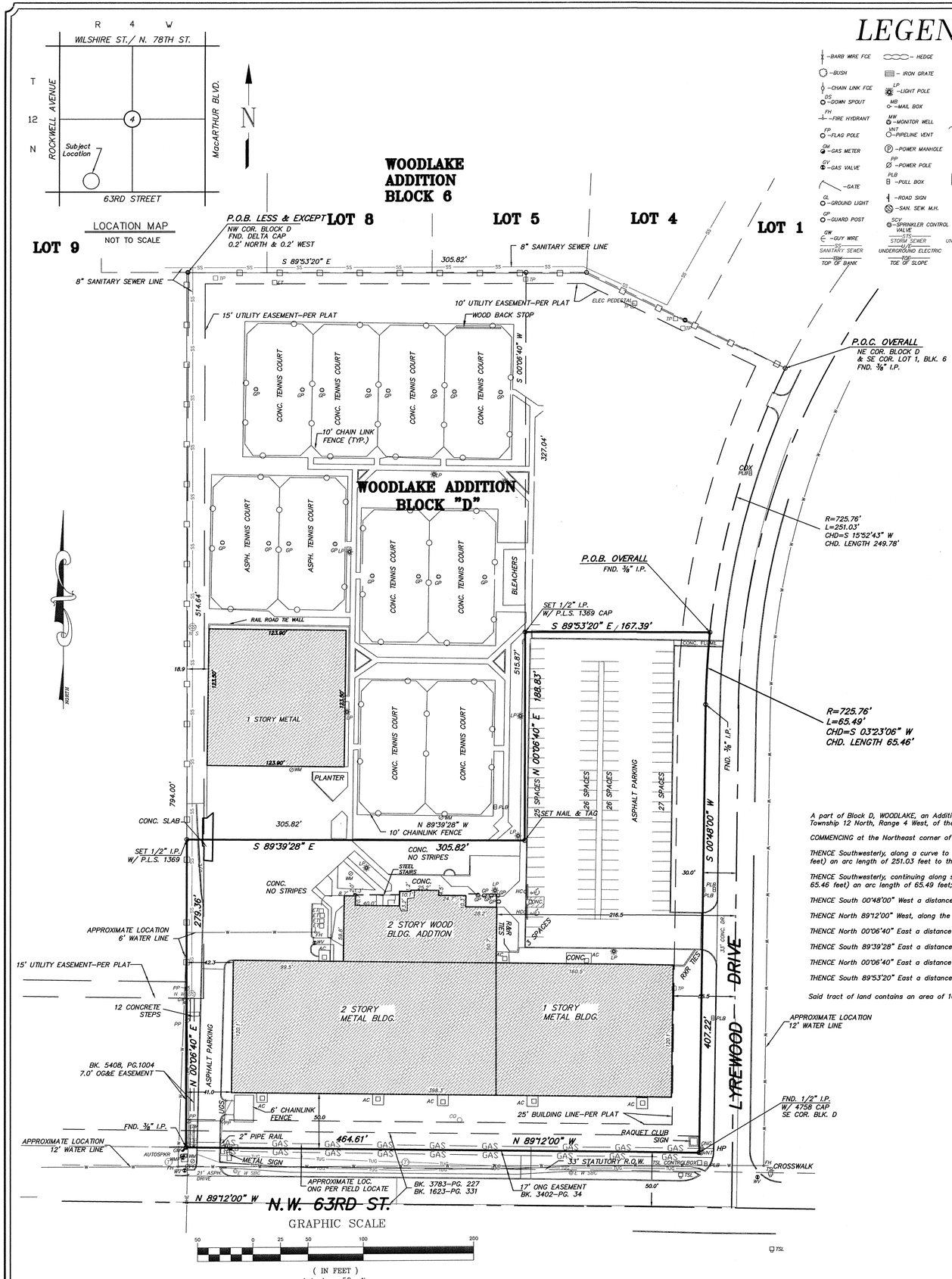


# LEGEND

| | | |
|---|---|---|
| BARB WIRE FCE | HEDGE | STM. SEW. M.H. |
| BUSH | IRON GRATE | STOCKADE FCE |
| CHAIN LINK FCE | LP LIGHT POLE | TELE. MANHOLE |
| DS DOWN SPOUT | MB MAIL BOX | TS TRAFIC SIGNAL LIGHT |
| FH FIRE HYDRANT | MW MONITOR WELL | TCB TRAFIC CONTROL BOX |
| FP FLAG POLE | VNT PIPELINE VENT | TREE LINE |
| GM GAS METER | P POWER MANHOLE | WV WATER VALVE |
| GV GAS VALVE | PP POWER POLE | WM WATER METER |
| GATE | PLB PULL BOX | WM WATER METER PIT |
| GL GROUND LIGHT | ROAD SIGN | LP UTILITY POLE |
| GP GUARD POST | SAN. SEW. M.H. | YL YARD LIGHT |
| GW GUY WIRE | SCV SPRINKLER CONTROL VALVE | G GAS LINE |
| SS SANITARY SEWER | STS STORM SEWER | TUG UNDERGROUND TELEPHONE |
| TBK TOP OF BANK | UG UNDERGROUND ELECTRIC | OHE OVERHEAD ELECTRIC |
| | TOE TOE OF SLOPE | W WATER LINE |

LOT SPLIT EXHIBIT
May 24, 2012

I, John Powers, a Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

A part of Block D, WOODLAKE, an Addition to Oklahoma City, Oklahoma County, Oklahoma, as shown in the recorded Plat thereof, located in the Southwest Quarter of Section 4, Township 12 North, Range 4 West, of the Indian Meridian, being more particularly described as follows:

COMMENCING at the Northeast corner of said Block D, said point also being the southeast corner of Lot 1, Block 6, WOODLAKE ADDITION;

THENCE Southwesterly, along a curve to the left, having a radius of 725.76 feet (said curve being subtended by a chord bearing South 15°52'43" West a chord distance of 249.78 feet) an arc length of 251.03 feet to the POINT OF BEGINNING;

THENCE Southwesterly, continuing along said curve, having a radius of 725.76 feet (said curve being subtended by a chord bearing South 03°23'06" West a chord distance of 65.46 feet) an arc length of 65.49 feet;

THENCE South 00°48'00" West a distance of 407.22 feet to the Southeast corner of said Block D;

THENCE North 89°12'00" West, along the southerly line of Block D, a distance of 464.61 feet;

THENCE North 00°06'40" East a distance of 794.00 feet to the Northwest corner of Said Block D;

THENCE South 89°53'20" East, along the North line of said Block D, a distance of 305.82 feet;

THENCE South 00°06'40" West a distance of 327.04 feet;

THENCE South 89°53'20" East a distance of 167.39 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

A tract of land being a part of the Southwest Quarter of Section 4, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma City, Oklahoma County Oklahoma. Also being a part of BLOCK "D", WOODLAKE ADDITION and being more particularly described as follows:

BEGINNING at the Northwest corner of said Block "D";
THENCE South 89°53'20" East, along and with the North line of said Block "D", a distance 305.82 feet;
THENCE South 00°06'40" West, departing said North line, a distance of 515.87 feet;
THENCE North 89°39'28" West a distance of 305.82 feet, to a point on the West line of said Block "D";
THENCE North 00°06'40" East, along and with the West line of said Block "D", a distance of 514.64 feet to the POINT OF BEGINNING;

Said tract of land contains an area of 162,084 square feet or 3.7209 acres, more or less.

I further certify that:

1. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon.

2. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes Items 1, 2, 3, 4, 7(a) (b1), 8, 9, 10, 11(a) and 16 in Table A contained therein. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Oklahoma, the Relative Positional accuracy of the survey does not exceed that which is specified therein.

3. No title commitment was provided therefore all easements may not be shown hereon.

4. Said described property is located within an area having a Zone Designation "X" (non-special flood hazard area) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No.40109C0192 G, with an effective date of July 2, 2002, for Community No. 405378, in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

5. The Property has direct access to Lyrewood Drive and Northwest 63rd Street, both dedicated public streets or highways.

6. The total number of striped parking spaces on the subject property is 109, including two (2) designated handicap spaces.

7. Except as shown, all visible utilities serving the subject property enter through adjoining public streets and/or easements of record.

John Powers, P.L.S. #1369

Date: 5-25-12

REGISTERED PROFESSIONAL LAND SURVEYOR
JOHN POWERS
L.S. 1369
OKLAHOMA

NOTES:

1. The basis of bearing for this survey is North 89°53'20" East, on the Center line of N.W. 63rd Street, as shown the plat of Woodlake Subdivision, Book 43, Page 31.

9. RIGHT OF WAY CONTRACT in favor of Standish Pipe Line Company, recorded in Book 716, Page 119, is a blanket type document that affects subject property inasmuch as subject property lies wholly within property described therein.

10. RIGHT OF WAY CONTRACT in favor of Standish Pipe Line Company, recorded in Book 731, Page 558, is a blanket type document that affects subject property inasmuch as subject property lies wholly within property described thereon. It should be noted that the pipeline to be laid described in this document lies approximatly 240 feet to the East of Lyrewood Lane.

11. RIGHT OF WAY AGREEMENT in favor of Oklahoma Natural Gas Company, recorded in Book 1623, Page 331, and Partial Release of Right of Way recorded in Book 3783, Page 227. Affects the subject property and is shown hereon.

12. Property is subject to terms and conditions as set out in AIRPORT ZONING RESOLUTION NO. 7-61 in recorded Book 3065, Page 621.

13. RIGHT OF WAY CONTRACT in favor of Phillips Petroleum Company, recorded in Book 1962, Page 22, is a blanket type document that affects subject property inasmuch as subject property lies wholly within property described therein.

14. A building line across the South and East 25 feet and a utility easement across the West 15 feet and a utility easement across the North and Northeasterly 10 feet of subject property as shown on plat map, affects subject property and is shown hereon.

15. RESTRICTIVE COVENANTS, recorded in Book 4005, Page 785, in Book 4005, Page 793, and By-Laws in Book 4288, Page 1578. Does not affect the subject property.

16. Easement in favor of Oklahoma Gas and Electric Company, recorded in Book 5408, Page 1004. Affects the subject property and is shown hereon.

LEGAL DESCRIPTION OF LOT SPLIT

A part of Block D, WOODLAKE, an Addition to Oklahoma City, Oklahoma, as shown in the recorded Plat thereof, located in the Southwest Quarter of Section 4, Township 12 North, Range 4 West, of the Indian Meridian, being more particularly described as follows:

COMMENCING at the Northeast corner of said Block D, said point also being the southeast corner of Lot 1, Block 6, WOODLAKE ADDITION;

THENCE Southwesterly, along a curve to the left, having a radius of 725.76 feet (said curve being subtended by a chord bearing South 15°52'43" West a chord distance of 249.78 feet) an arc length of 251.03 feet to the POINT OF BEGINNING;

THENCE Southwesterly, continuing along said curve, having a radius of 725.76 feet (said curve being subtended by a chord bearing South 03°23'06" West a chord distance of 65.46 feet) an arc length of 65.49 feet;

THENCE South 00°48'00" West a distance of 407.22 feet to the Southeast corner of said Block D;

THENCE North 89°12'00" West, along the southerly line of Block D, a distance of 464.61 feet;

THENCE North 00°06'40" East a distance of 279.36 feet;

THENCE South 89°39'28" East a distance of 305.82 feet;

THENCE North 00°06'40" East a distance of 188.83 feet;

THENCE South 89°53'20" East a distance of 167.39 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 162,084 square feet or 3.7209 acres, more or less.

## LOT SPLIT EXHIBIT

WOODLAKE RAQUET CLUB
6900 NW 63RD
OKLAHOMA CITY, OK

| | |
|---|---|
| SCALE: 1" = 50' | REDLINED BY: JLP |
| DATE OF MAP: 2-29-12 | APPROVED BY: JLP |
| DWN. BY: JP | L02065U |
| FIELD BY: BP | SHEET 1 OF 1 |

| MARK | DATE | REVISION | BY | AP'V'D |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |


Prepared By:

**John Powers, P.L.S. #1369**
5756 N. County Line Ave. Blanchard, Ok. 73010
Phone: 405-627-0946