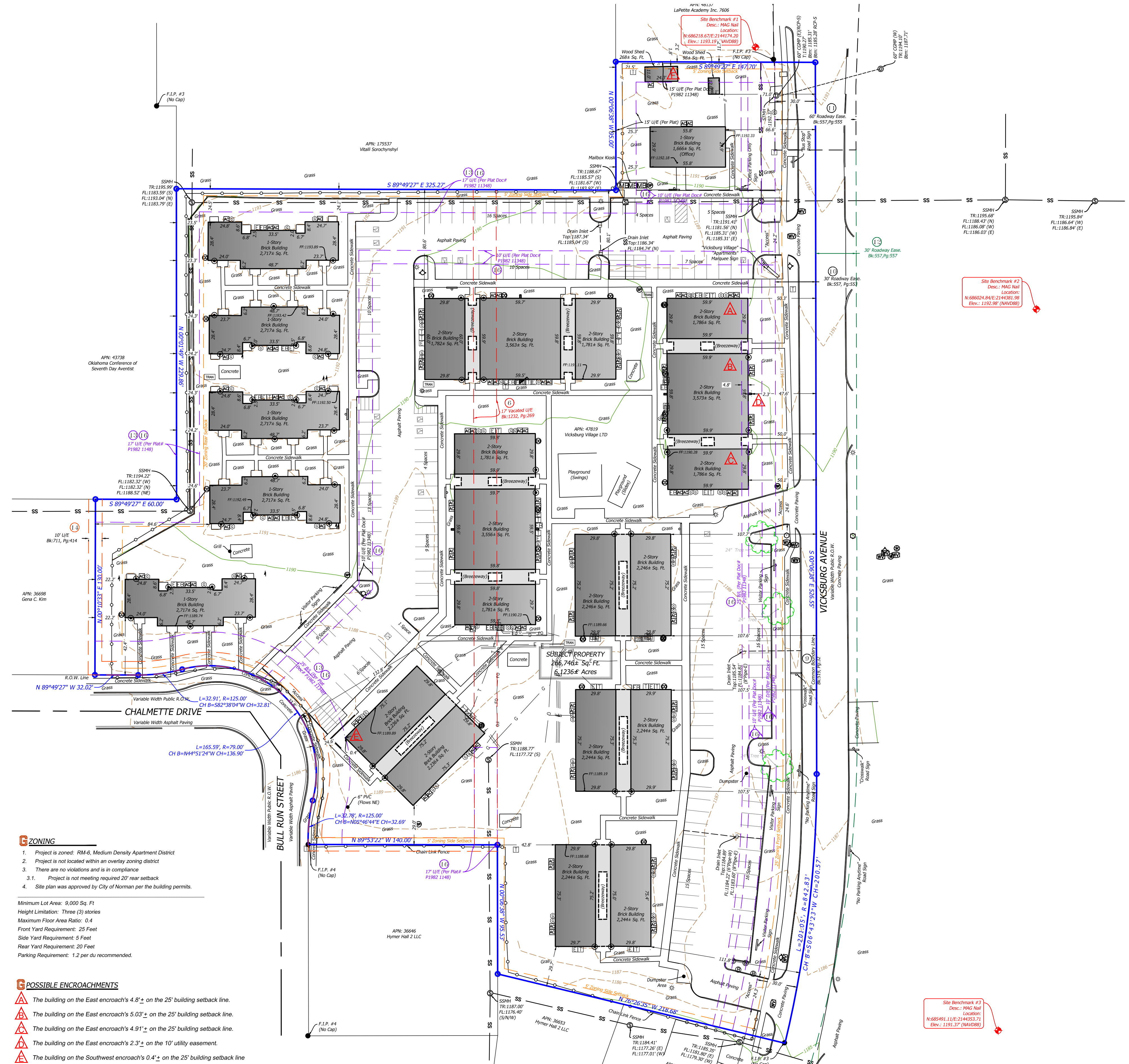
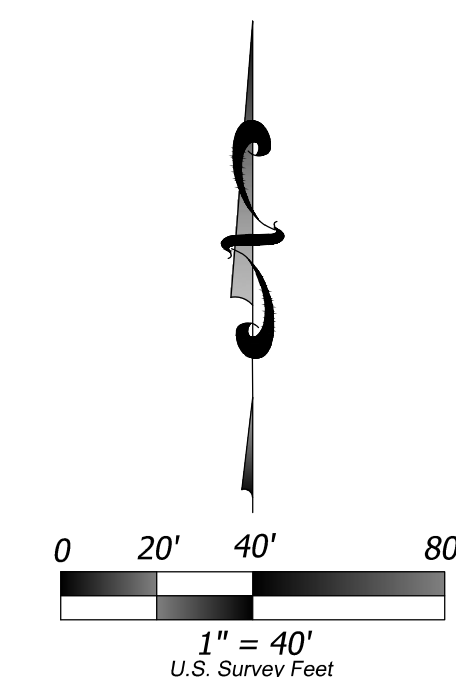
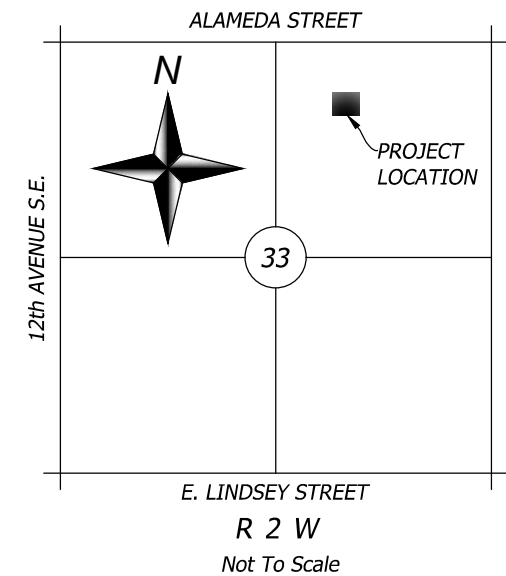
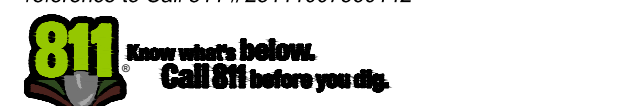


ALTA/NSPS LAND TITLE SURVEY OF 188-200 VICKSBURG AVENUE, NORMAN, OK 73071



UTILITY NOTE
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Shown located utilities were marked in reference to Call 811 #23111007560142



LEGEND	
	POWER POLE
	LIGHT POLE
	GUY ANCHOR
	ELECTRIC METER
	ELECTRIC BOX
	ELEC. TRANSFORMER
	ELEC. MANHOLE
	ELEC. PEDESTAL
	ELEC. PULL BOX
	SPOT LIGHT
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	STORM SEWER MANHOLE
	TELEPHONE RISER
	TELEPHONE MANHOLE
	TELEPHONE MARKER
	TELEPHONE PULL BOX
	FIBER OPTIC MARKER
	FIBER OPTIC PULL BOX
	CABLE TV PEDESTAL
	CABLE MARKER
	CABLE TV PULL BOX
	IRRIGATION CONTROL VALVE
	SPRINKLER HEAD
	ROLLER
	FIRE DEPARTMENT CONNECT
	PROPANE TANK
	GAS METER
	GAS VALVE
	GAS MARKER
	OIL PIPELINE MARKER
	MAIL BOX
	SIGN
	FLAG POLE
	FIRE HYDRANT
	WATER MANHOLE
	WATER HUBBLE
	WATER METER
	DOWN SPOUT
	AIR CONDITIONER
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL PULL BOX
	PEDESTRIAN CROSSING SIGNAL
	GRASS TRAP
	KEY PAD
	SECTION CORNER
	QUARTER CORNER
	SET IRON PIN W/ CAP
	SET MAG. NAIL W/ WASHERS
	FOUND MONUMENT
	RIGHT OF WAY MARKER
	YARD HYDRANT/SPRINKET
	BENCHMARK
	SATELLITE DISH
	CHAIN LINK FENCE
	HOOD PANEL FENCE
	MASONRY FENCE
	IRON FENCE
	FIBER OPTIC LINE
	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	SECTION LINE
	W- WATER LINE
	G- GAS LINE
	SS- SANITARY SEWER LINE
	T- TELEPHONE LINE
	E- ELECTRIC LINE
	OHE- OVERHEAD POWERLINE
	X- BARBED WIRE FENCE
	S.I.P.- SET IRON PIN
	I.P.- IRON PIN
	C.C.M.- CORRUGATED METAL PIPE
	B.I.A.- BUILDING LIGHT LINE
	F.P.- FOUND IRON PIN
	H.C.- HANDICAP
	R.C.P.- REINFORCED CONCRETE PIPE
	U.E.- UTILITY EASEMENT

- ZONING**
- Project is zoned: RM-6, Medium Density Apartment District
 - Project is not located within an overlay zoning district
 - There are no violations and is in compliance
 - Project is not meeting required 20' rear setback
 - Site plan was approved by City of Norman per the building permits.

Minimum Lot Area: 5,000 Sq. Ft.
Height Limitation: Three (3) stories
Maximum Floor Area Ratio: 0.4
Front Yard Requirement: 25 Feet
Side Yard Requirement: 5 Feet
Rear Yard Requirement: 20 Feet
Parking Requirement: 1.2 per du recommended.

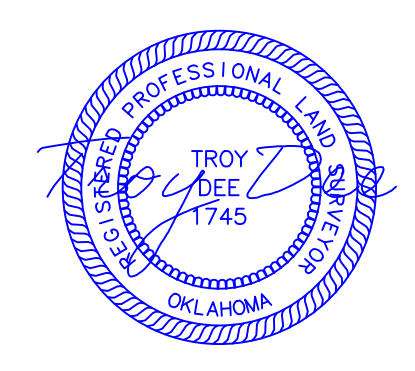
- POSSIBLE ENCROACHMENTS**
- The building on the East encroaches 4.8'± on the 25' building setback line.
 - The building on the East encroaches 5.03'± on the 25' building setback line.
 - The building on the East encroaches 4.91'± on the 25' building setback line.
 - The building on the East encroaches 2.3'± on the 10' utility easement.
 - The building on the Southwest encroaches 0.4'± on the 25' building setback line
 - Wood Shed on the North is over the zoning 5' side setback by 1.8'±

LEGAL DESCRIPTION
LOT ONE (1), IN BLOCK ONE (1), OF VICKSBURG VILLAGE, A REPLAT OF LOT 11, BLOCK 3, JAMESTOWN ESTATES NO. 3 ADDITION TO NORMAN, AND BEING A PART OF THE NE 1/4, SECTION 33, T9N, R2W, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
Containing 266,746± Sq. Ft. or 6.1236± Acres, more or less.

- SCHEDULE B-II EXCEPTIONS**
- Restrictive Covenants filed 02/14/1980 in Book 706 at Page 127 which do not provide for forfeiture or reversion of title. Not shown, affects blanket in nature.
 - Easements reserved in the Journal Entry of Judgment in the District Court of Cleveland County Case No. C-81-203 in Book 1232 at Page 269. Vacated Easement; Shown Hereon.
 - Right-of-way in favor of Interstate Oil Pipe Line Company filed 10/14/1947 in Book 112 of Misc Records at Page 59. Not shown, affects blanket in nature.
 - Intentionally deleted.
 - Boundary line agreement filed 06/11/1971 in Book 519 at Page 32. Shown Hereon.
 - Easement in favor of City of Norman for roadway purposes filed 07/25/1973 in Book 557 at Page 553. Shown Hereon.
 - Easement in favor of City of Norman for roadway purposes filed 07/25/1973 in Book 557 at Page 557. Shown Hereon.
 - Easements as shown on plat filed 02/14/1980 in Plat Book 12 at Pages 141 and 142. Shown Hereon.
 - Easement in favor of Oklahoma Electric Cooperative filed 04/15/1980 in Book 711 at Page 414. Shown Hereon.
 - Regulatory Agreement filed 03/11/1982 in Book 1221 at Page 26. Not shown, affects blanket in nature.
 - Easements as shown on plat filed 04/07/1982 in Book 13 of Plats at Page 44. Shown Hereon.
 - Right-of-way Agreement in favor of Oklahoma Natural Gas Company filed 11/09/1982 in Book 1263 at Page 368. Not shown, affects blanket in nature.
 - Rules and Regulations for Central Oklahoma Master Conservancy District filed 12/06/1985 in Book 1897 at Page Re-recorded 12/13/1985 in Book 1899 at Page 30. Not shown, affects blanket in nature.
 - Intentionally deleted.
 - Amended Regulatory Agreement filed 01/10/1997 in Book 2797 at Page 185. Not shown, affects blanket in nature.
 - Plat Ratification filed 01/29/2003 in Book 3543 at Page 308. Not shown, affects blanket in nature.
 - Regulatory Agreement filed 01/29/2003 in Book 3543 at Page 321. Not shown, affects blanket in nature.
 - Affidavit of Agreement with Cox Communications, Inc., and property owners filed 01/26/2006 in Book 4125 at Page 861. Not shown, affects blanket in nature.
 - Consent to Encroachment filed 09/09/2009 in Book 4664 at Page 554. Not shown, affects blanket in nature.
 - Memorandum of Agreement with Cox Communications Oklahoma City, Inc., filed 10/15/2010 in Book 4798 at Page 380. Not shown, affects blanket in nature.
 - Regulatory Agreement filed 01/12/2011 in Book 4830 at Page 488. Not shown, affects blanket in nature.
 - UCC Financing Statement filed 01/12/2011 in Book 4830 at Page 498. Not shown, survey item.
 - Rules and Regulations for the District filed 12/17/2018 in Book 5873 at Page 1469. Not shown, affects blanket in nature.
 - Easement in favor of CoxCom, LLC, filed 12/02/2021 in Book 6351 at Page 619. Not shown, affects blanket in nature.

- GENERAL NOTES**
- Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" (Unshaded) by FEMA, on Flood Insurance Rate Map No. 4002C0285H, dated 09/26/2008.
 - The Property has direct access to Vicksburg Avenue and Chalmette Drive/Bull Run Street, all being a dedicated public street.
 - Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 167, including 12 designated handicapped spaces.
 - Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
 - Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of current street or sidewalk construction or repairs.
 - There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
 - The bearing of South 00° 06' 38" East as shown on the East line of the subject property per Oklahoma State Plane Grid South and recorded Plat, was used as the basis of bearing for this survey.
 - All unit of measurements are US Survey feet (Grid).
 - No observed party walls were observed at the time of survey.
 - There are no offsite plottable easements, unless shown hereon.
 - Pursuant to Table A Item 2, The address of 200 Vicksburg Ave, Norman, Ok 73071 and was in the documents provided.
 - Pursuant to Table A Item 6(a) and 6(b), The surveyor was provided with a zoning letter dated March 3, 2024 from The City of Norman, Melissa Navarro, 405-307-7112.
 - Pursuant to Table A Item 10, There are no division or party walls with respect to adjoining properties.
 - The surveyor was not provided with a specified street from the client pursuant to Table A Item 14. The intersection of E Alameda St. and Vicksburg Ave. is located 340 feet from the NE corner of subject property.
 - Pursuant to Table A Item 18, the surveyor was not provided any offsite easements or servitude's burdening or benefiting the subject property unless shown hereon.
 - Pursuant to Table A Item 19, A Professional Liability Insurance policy has been obtained by the Surveyor and the Certificate of Insurance is available upon request.

ALTA/NSPS LAND TITLE SURVEY
To Vicksburg Affordable LP an Oklahoma limited partnership; AHP Housing Fund 372, LLC, a Delaware limited liability company; Sloky & Company, Inc.; Vicksburg Village Limited Partnership; Lument Real Estate Capital, LLC; Muselman Abstract Company, U.S. Department of Housing and Urban Development (HUD); First American Title Insurance Company; and their successors and assigns.
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, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 12, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on 07/29/2024.
I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.



Prepared By
GOLDEN
LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date = 6/30/2026
Telephone: (405) 849-6010 Email: troy@goldens.com
Created by: SP
Plot Date: August 14, 2024 Paper Size: 24"x36"
Sheet 1 of 1