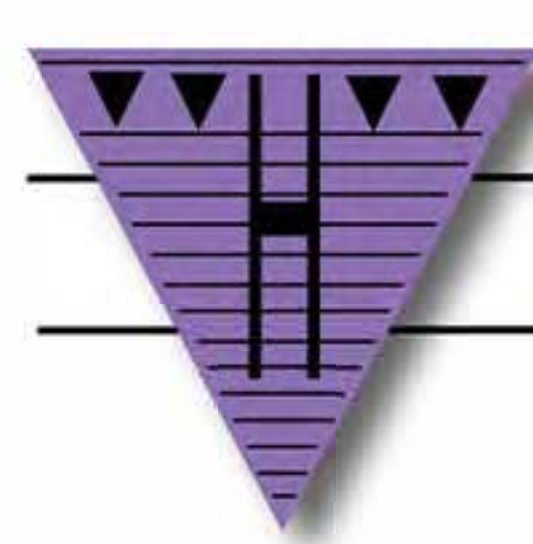




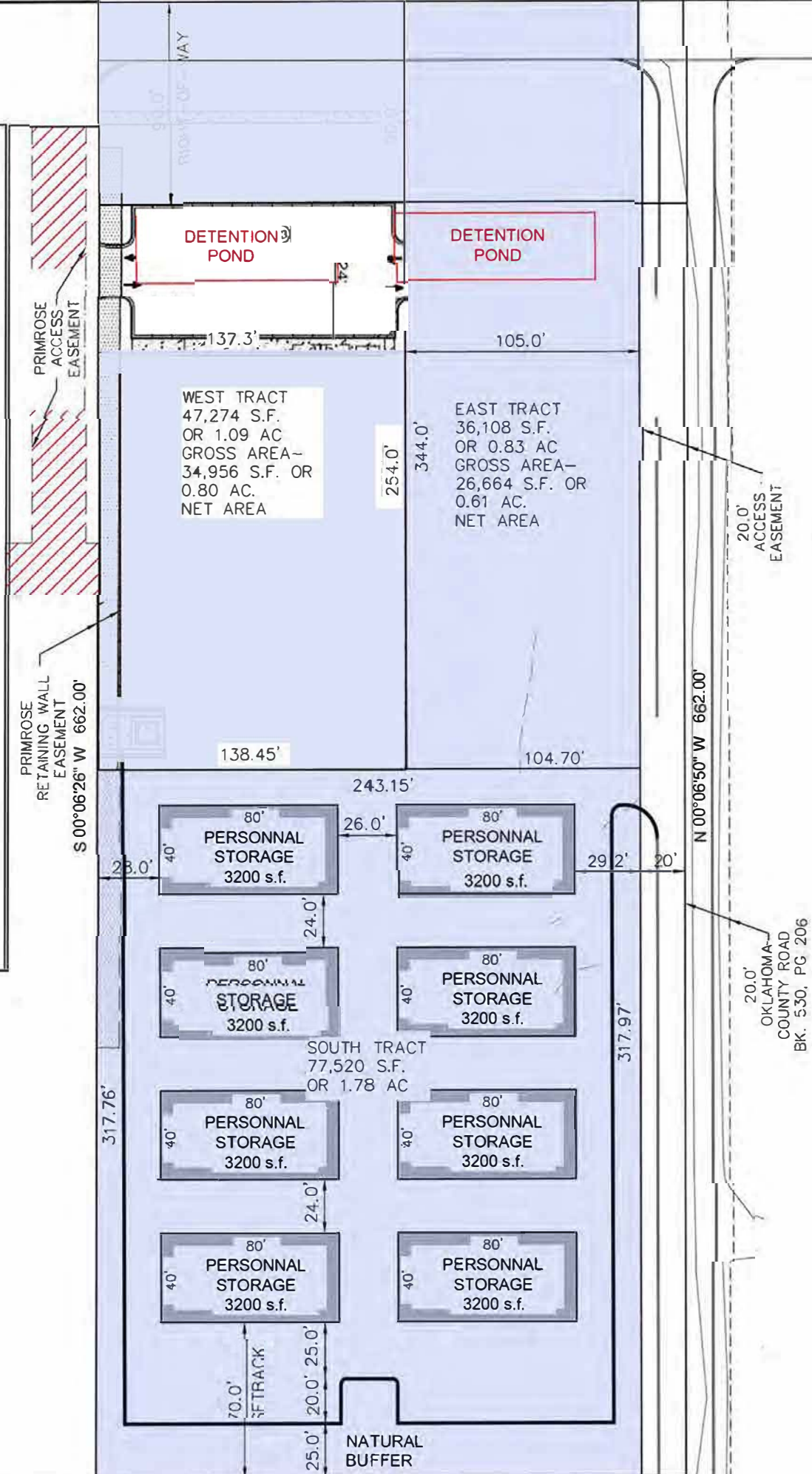
Hayes Brokerage

PH# (405) 843-5263 --- (405) THE-LAND

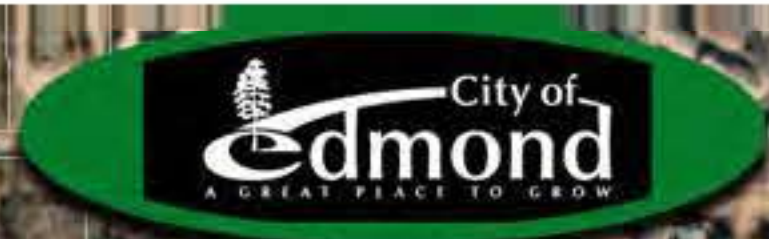
For Sale



EAST 2ND STREET
S 89°47'01" W 261.82'



N 89°47'01" E 264.37'



PROPERTY HIGHLIGHTS

Located at the SW-corner of 301 Wade Martin Rd. and 2nd Street (US-77) in Edmond, OK.

Just 2/3 mile East of OU Medical Center/HCA Healthcare facilities and 1 mile West of I-35.

This property has access to Grocery, Retail, Restaurants, Churches, University of Central Oklahoma and Edmond Public Parks and Trails within a 1 mile radius.



Hayes Brokerage

PH# (405) 843-5263 --- (405) THE-LAND





Property

E. 2nd Street

Bryant Ave

Wade Martin

Coit Lane



Hayes Brokerage

PH# (405) 843-5263 --- (405) THE-LAND

List View

All DIRs

Record	135	of 3149	Goto Record	go
Location ID	23200-9	MPO ID		
Type	LINK	HPMS ID		
On NHS		On HPMS		
LRS ID		LRS Loc Pt.		
SF Group	-	Route Type		
AF Group		Route		
GF Group		Active	Yes	
Class Dist Grp		Category		
Seas Class Grp				
WIM Group				
Funct'l Class	Minor Arterial	Milepost		
Located On	E 2Nd St			
Loc On Alias				
From Road	Bryant			
To Road	Vista Ln			
More Detail				

STATION DATA

Directions: 2-WAY EB WB

1 2 1 2

AADT	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2016	24,799						
	2015	27,541						
	2013	27,919						
	2012	24,470				24,470 (100%)	0 (0%)	
	2011	27,983						

<<< < > >>> 1-5 of 9

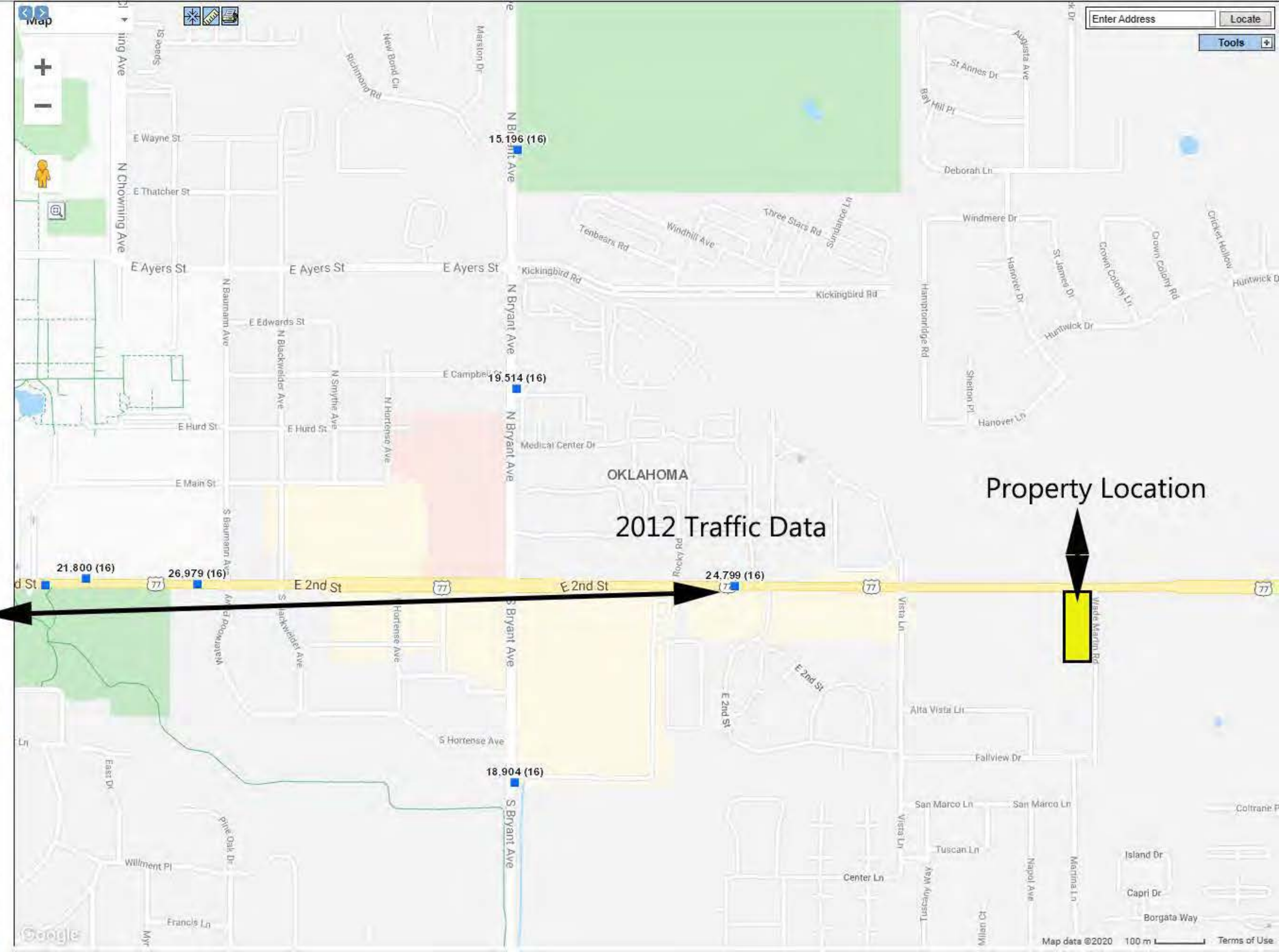
Travel Demand Model										
	Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

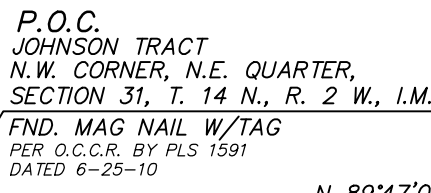
VOLUME COUNT			
	Date	Int	Total
	Wed 4/24/2013	15	27,919
	Mon 1/23/2012	15	24,470
	Mon 2/14/2011	15	27,983
	Wed 2/17/2010	15	25,542
			

VOLUME TREND 	
Year	Annual Growth
2016	-10%
2015	-1%
2013	14%
2012	-13%
2011	10%
2010	0%
2008	3%
2007	-6%

SPEED					
	Date	Int	Pace	85th	Total
	Wed 2/17/2010	15	31 - 41	39	12,897

CLASSIFICATION			
	Date	Int	Total
	Wed 2/17/2010	15	5,713





NORTH LINE, N.E. QUARTER,
SECTION 31, T. 14 N., R. 2 W., I.M.

(PUBLIC ROAD)
EAST 2ND ST
ASPHALT PAVING

P.O.B.
JOHNSON TRACT
FND. PK NAIL

MAG NAIL

SET MAG N
/CA6391 T
ASPHALT

11. 0017101 5

N.E. CORNER, N.E. QUARTER,
SECTION 31, T. 14 N., R. 2 W., I.M.
FND. CUT "X"
PER O.C.C.R. BY PLS 696
DATED 2-29-08

LOCATION MAP
1" = 2000'

SURVEYOR'S CERTIFICATE

To: HALIFAX DEVELOPMENT, LLC, a Minnesota limited liability company
RICHARD LOUIS JOHNSON (an undivided 1/2 interest)
DIANE SUE TEETERS (an undivided 1/2 interest)
CHICAGO TITLE INSURANCE COMPANY
AMERICAN EAGLE TITLE GROUP, L.L.C.

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(a), 7(a)(b)(1)(c), 8, 9, 10, 11(a)(b), 12, 13, 14, 16, 17, 18, 19, 20(a) and 21 of Table A thereof.

The field work was completed on July 20, 2015.

Randall A. Mansfield, Professional Land Surveyor No. 1613

Date of Plat of Map: July 21, 2015

Date of Signature: July 24, 2015

GENERAL SURVEY NOTES:

1. This plot or map and the survey on which it is based were made in accordance with the "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
2. The property described herein is the same as the property described by Fidelity National Title Insurance Company in Commitment No. 1411-00014-68 with an effective date of November 7, 2011 and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted herein or otherwise noted as to their effect on the subject property.
3. Said described property is located within an area having a Zone Designation "X" (Unshaded) (Non-Special Flood Hazard Areas) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 170109C00064, with a date of identification of December 18, 2009. For Community No. 40020, in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
4. The Property has direct access to East 2nd Street and Wade Martin Road, both being dedicated public streets.
5. The total number of striped parking spaces on the subject property is 0.
6. There is no observed evidence of current earth moving work, building construction or building additions.
7. There are no proposed changes in street right of way lines, according to the best of my knowledge.
8. There is no observed evidence of recent street or sidewalk construction or repairs.
9. There is no observed evidence of site use as a solid waste dump, pump or sanitary landfill.
10. There are no apparent wetlands located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands/DataMapper.html
11. The bearing of North 89°40'71" East along the north line of the Northeast Quarter of Section 31, Township 14 North, Range 2 West as described in SHERIFFS' DEED recorded in Book 1161, Page 1176 and as shown herein was used as the basis of bearing for this survey.

LEGAL DESCRIPTION:

Part of the Northwest Quarter of the Northeast Quarter of Section 31, Township 14 North, Range 2 West of the 1.M., Oklahoma County, Oklahoma, more particularly described as follows:

BEGINNING at a point on the north line of Section 31, Township 14 North, Range 2 West of the I.M., said point being 1035.37 feet East of the northwest corner of said quarter section;

THENCE South parallel to the half section line 662 feet

THENCE East 264.93 feet to a point 20 feet West of the east line of the Northwest Quarter of said Northeast Quarter;

THENCE North parallel to said east line 662 feet to the north line of said quarter section,

THENCE West 264.63 feet to the POINT OR PLACE OF BEGINNING.

SURVEYOR'S LEGAL DESCRIPTION.

A tract of land lying in the Northwest Quarter of the Northeast Quarter (NW/4 NE/4) of Section 31, Township 14 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the northwest corner of said Northeast Quarter (NE/4),

THENCE North 89°47'01" East, along the north line of said Northeast Quarter (NE/4), a distance of 1,036.00 feet to the POINT OF BEGINNING;

THENCE South 00°06'26" West a distance of 662.00 feet

THENCE North 89°47'01" East, parallel with the north line of said Northeast Quarter (NE/4), a distance of 264.37 feet to a point lying 20 feet west of the east line of the Northwest Quarter of said Northeast Quarter (NW/4 NE/4);

THENCE North 00°06'50" West, parallel with the east line of the Northwest Quarter of said Northeast Quarter (NW/4 NE/4), a distance of 662.00 feet to a point on the north line of said Northeast Quarter (NE/4);

THENCE South 89°47'01" West, along the north line of said Northeast Quarter (NE/4), a distance of 261.82 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 174,165 square feet or 3.9983 acres and a net area (less street rights of way) of 159,759 square feet or 3.6676 acres, more or less.

TITLE COMMITMENT EXCEPTION NOTES:

7. *Statutory road right of way of 33 feet (2 roads) in width created pursuant to Federal Statute Title 43 as 10955 affects subject property and is shown hereon.*
8. *lands described in WARRANTY DEED to Oklahoma County, for a road, recorded in Book 282, Page 639 affect subject property and is shown hereon.*
9. *lands described in WARRANTY DEED to Oklahoma County, for a road, recorded in Book 530, Page 206 about the subject property, establish the easterly line of the subject property and is shown hereon for reference purposes only.*
10. *lands described in REPORT OF COMMISSIONERS in favor of the State of Oklahoma as Case No. 127268 in the District Court of Oklahoma County, for a highway, recorded in Book 3378, Page 103 as approved in ORDER APPROVING AND CONTRIBUTING REPORT OF COMMISSIONERS recorded in Book 3409, Page 234 affects subject property and is shown hereon.*
11. *Property is subject to the terms and conditions as contained in AFFIDAVIT of Letter Agreement by and between Collrane Development, LLC, Real Estate Opportunities, LLC, and Stephen Ed Lindsey recorded in Book 6681, Page 1652 inasmuch as subject property lies within the lands*

LEGEND

[illegible]

UTILITY STATEMENT

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 THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



DODSON - THOMPSON - MANSFIELD, PLLC

20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com
 Oklahoma City, OK 73105 Fax: 405-601-7421

Surveying - Engineering - Planning
 CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2016

Sheet: 1 of 2

FILE: D:\11456 MANEAV DEFELEMENT\11456 SUBREV.DWG



JOHNSON TRACT
N.W. CORNER, N.E. QUARTER,
SECTION 31, T. 14 N., R. 2 W., I.M.
FND. MAG NAIL W/TAG
PER O.C.C.R. BY PLS 1591
DATED 6-25-10

NORTH LINE, N.E. QUARTER,
SECTION 31, T. 14 N., R. 2 W., I.M.

(PUBLIC ROAD)
EAST 2ND STREET
ASPHALT PAVING

BENCHMARK — BM 1	
ELEVATION	1143.37
MONUMENT	CUT "X" ON TOP OF CURB
LOCATION	SW SIDE OF PROP. & E. SIDE OF VISTA LANE ON S. SIDE OF GRAVEL DRIVE

BENCHMARK — BM 2	
ELEVATION	1133.72
MONUMENT	CUT "X" ON TOP OF CURB
LOCATION	SSE CURB RETURN OF CONC. DRIVE ON E. SIDE OF VISTA LANE

BENCHMARK — BM 3	
ELEVATION	1111.66
MONUMENT	CUT "X" ON TOP OF CURB
LOCATION	NINE CURB RETURN OF CONC. DRIVE TO DAWSON'S NURSERY ON E. SIDE OF VISTA

BENCHMARK — BM 4	
ELEVATION	1111.08
MONUMENT	CUT "X" ON TOP OF CURB
LOCATION	S SIDE OF 2ND ST. N. OF 2ND LIGHT POLE GOING EAST FROM VISTA LANE

BENCHMARK — BM 5	
ELEVATION	1108.09
MONUMENT	CUT "X" ON TOP OF CURB
LOCATION	N SIDE OF 2ND ST. ON WNW CURB RETURN OF WATER TRMT PLANT DR.

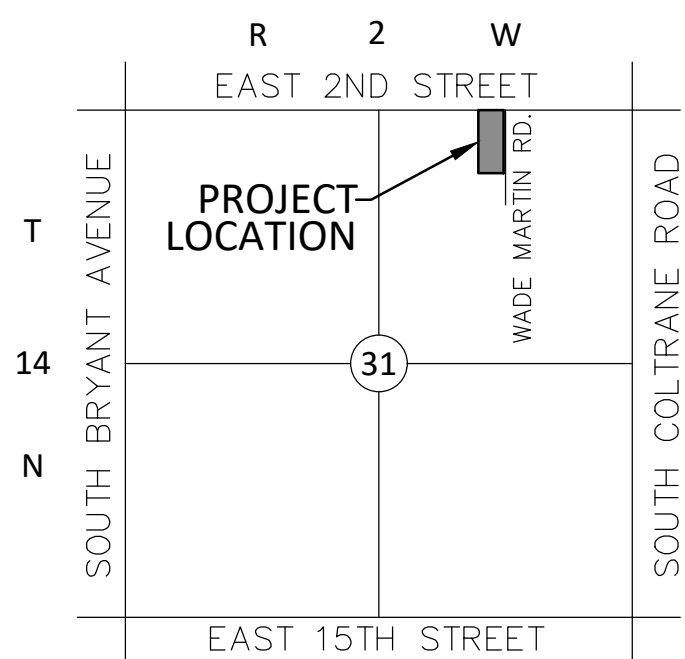
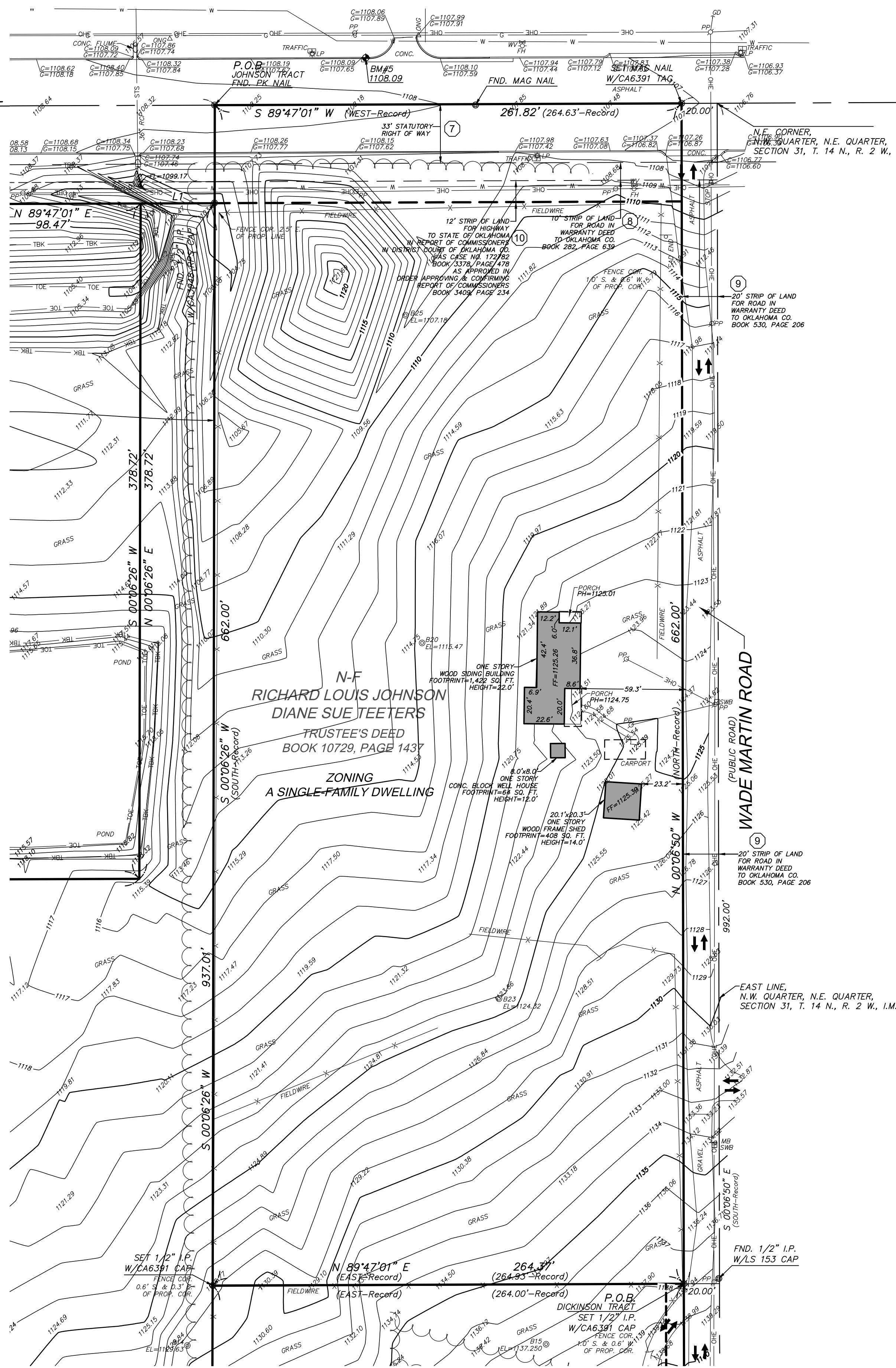
VERTICAL DATUM	
NAVD 88	
SOURCE	
EDMOND GPS	
CONTROL MONUMENT 1139	

LEGEND

ALPHA ALPHA	MB MAILBOX
AS AUTO SPRINKLER	PP POWER POLE
AC AIR CONDITIONER	LP LIGHT POLE
EPD ELEC. PED.	UP UTILITY POLE
EM ELEC. METER	GP GUARD POST
ET ELEC. TRANS.	GM GAS METER
TPD TELE. PED.	WM WATER METER
TPD CABLE PED.	WMP WATER METER PIT
AD AREA DRAIN	VNT VENT PIPE
CO CLEAN OUT	FI FIRE HYDRANT
FD FIRE DETECTOR	FV FIRE VALVE
DS DOWN SPOUT	WV WATER VALVE
EMK ELEC. MARKER	GV GAS VALVE
F/O FIBER OPTIC MARKER	PLST PULL BOX
GMK GAS MARKER	TCB TRAFFIC CONTROL BOX
MRK UTILITY MARKER	TS TRAFFIC SIGNAL LIGHT
PMK PIPELINE MARKER	SCV SPRINKLER VALVE
TKMK CABLE MARKER	YL YARD LIGHT
TUG TELE. MARKER	YH YARD HYDRANT
MW MONITORING WELL	ST STORM SEWER
GR GREASE TRAP	SG SANITARY SEWER
SW STORM WATER	HC HANDICAPPED SIGN
LH LAMP HOLE	SI SIGN
TE TELEPHONE	BE BENCHMARK ELEVATION
CT CABLE TV	TR TREE
E ELECTRIC	HS HANDICAPPED SPACE
BARB BARB WIRE FENCE	GL GAS LINE
STOCK STOCKADE FENCE	WL WATER LINE
CHAL CHAIN LINK FENCE	F/O FIBER OPTIC
CH CHAIN LINK	U/E UNDERGROUND ELECTRIC
OPR OVERHEAD ELECTRIC	U/T UNDERGROUND TELEPHONE
TOP TOP OF BANK	U/CV UNDERGROUND CABLE TV
TR TREE	SS SANITARY SEWER
TL TREE LINE	ST STORM SEWER
IND INDEX LINE	

UTILITY STATEMENT

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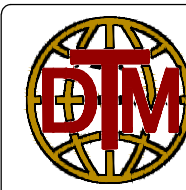


LOCATION MAP
1" = 2000'

REVISIONS			
NO.	DATE	DESCRIPTION	BY

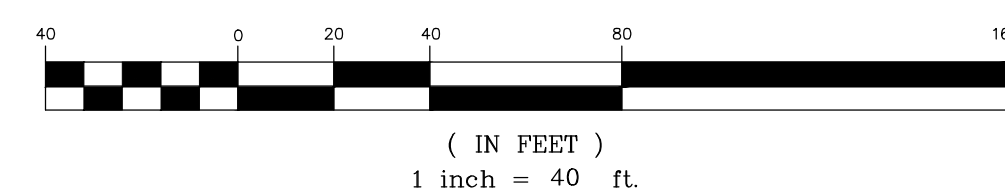
Project Number
11,456
Scale
1"=40'

ALTA/ACSM LAND TITLE SURVEY
HALIFAX DEVELOPMENT, LLC
301 WADE MARTIN ROAD
EDMOND, OKLAHOMA COUNTY
STATE OF OKLAHOMA

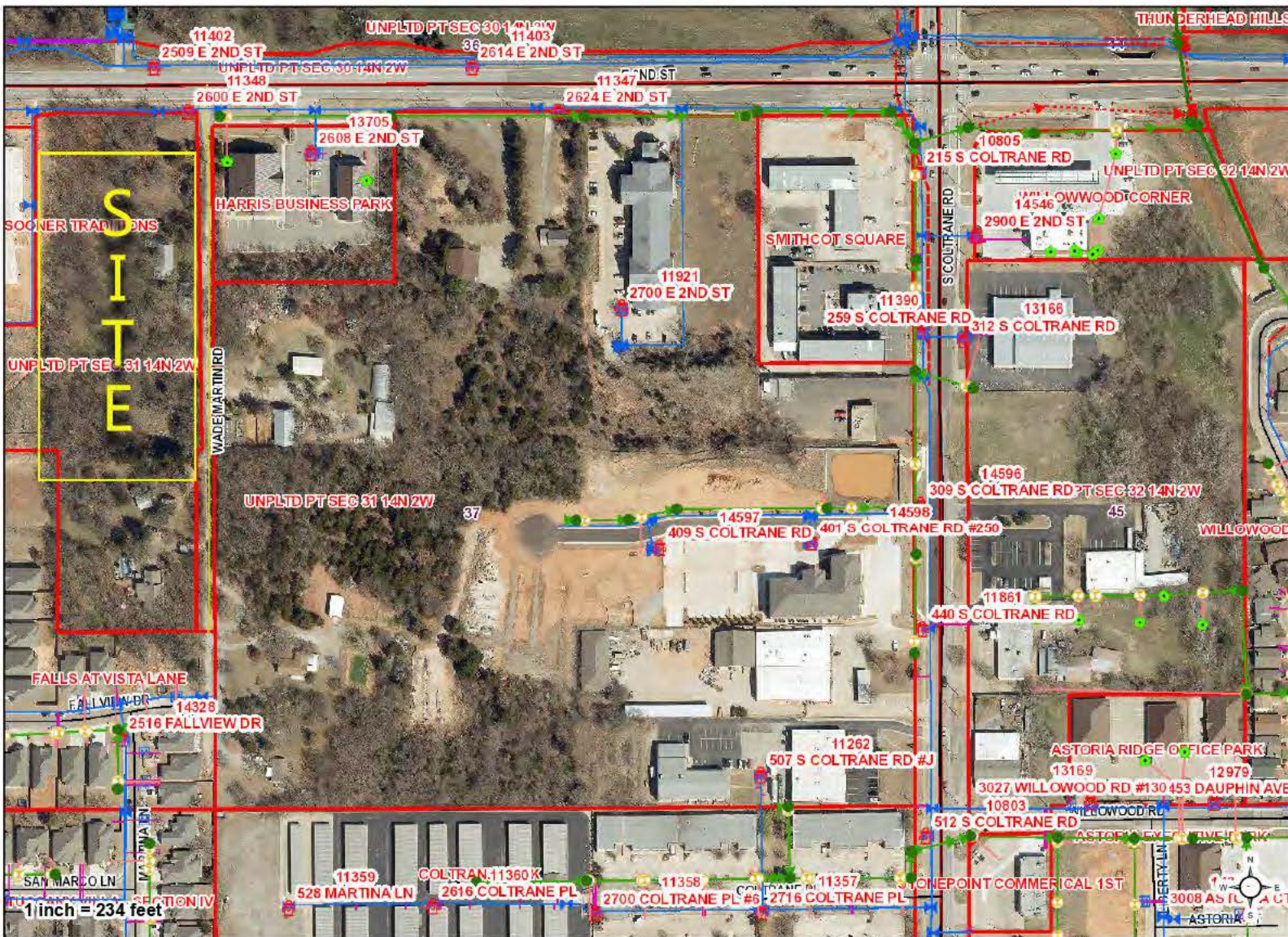


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20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com
Oklahoma City, OK 73105 Fax: 405-601-7421
Surveying - Engineering - Planning
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2016

GRAPHIC SCALE



Utility Map



GREEK DISTRICT

Zoning

Zoning: A

Zoning PUD:

Description: SINGLE FAMILY DWELLING

Permit No:

Sec & TR: 31-T14N-R2W

Area (Sq. Feet): 7,952,817.534

Hyperlink: [Click for Document](#)

Zoom to

Will
Rogers
Elementary

SITE