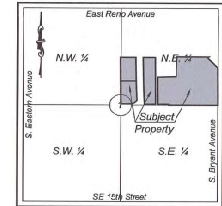


Plat of Survey

Part of the Northeast Quarter of

Section 1, Township 11 North, Range 3 West

City of Oklahoma City, Oklahoma County, Oklahoma



Vicinity Map  
Section 1, Township 11N, Range 3W  
Not To Scale

Legal Descriptions

Tract 1

Quit Claim Deed ~ Book 13438, Page 5

All of Blocks Five (5), Six (6), and Seven (7), lying East of Grand Boulevard, in Second East View Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof.

Tract 2

Warranty Deed ~ Book 7993, Page 463

The North 215 feet of Lot Six (6) lying West of Grand Boulevard and all that part of Lot Seven (7) lying West of Grand Boulevard, all in the Second East View Addition to Oklahoma City, according to the recorded plat thereof.

Tract 3

Warranty Deed ~ Book 5535, Page 620

All of Block Five (5) and the South 225 feet of Block Six (6) lying West of Grand Boulevard, in Second East View Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof.

Tract 4

Warranty Deed ~ Book 7995, Page 175

Part of the NE 1/4, Sec. 1, T-11-N, R-3-W, I.M. Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the SE corner of said NE 1/4, thence West along the South line of said NE 1/4 a distance of 1313.4' to the SW corner of the East 1/2, of said NE 1/4, thence North along the West line of said East 1/2, NE 1/4, a distance of 330.00 feet, thence East and parallel to the South line of said NE 1/4 1313.4', thence South along the East line of said NE 1/4 a distance of 330' to the point or place of beginning, except easement and right-of-ways of record.

Tract 5

Warranty Deed ~ Book 4335, Page 279

Part of the NE 1/4, Sec. 1, T-11-N, R-3-W, I.M. Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 330' North of the said SE corner of said NE 1/4, thence West along a line 330' North of the South line of said NE 1/4 a distance of 1313.4' to West side of the East 1/2 of the NE 1/4 330' North of the SW corner of the East 1/2 of NE 1/4, thence North 330' along the West line of the said East 1/2, of NE 1/4, thence East and parallel to the South line of said 1313.4' a distance of 330', thence North 330' to a point 990' E. North of the South line of the NE 1/4, thence East 988.4' and parallel to the said 1313.4', thence South along the East line of said NE 1/4 a distance of 850' to a point or place of beginning, except easement and right-of-ways of record.

Legal Descriptions

Tract 6

Warranty Deed ~ Book 2895, Page 423

All of Block 3 of Second East View Addition to Oklahoma City, Oklahoma, as shown by the recorded plat thereof, and Part of the NE 1/4, Sec. 1, Twp. 11-N, R-3-W, I.M. Oklahoma County, Oklahoma; more particularly described as follows: Beginning at the NE corner of the SE 1/4 of NE 1/4, thence West along the North line of the said SE 1/4 of NE 1/4 a distance of 1313.4' to the NW corner of said SE 1/4 of NE 1/4, thence South along the West line of the said SE 1/4 of the NE 1/4 a distance of 660', thence East 330', thence North 330', thence East 988.4', thence North along the East line of the NE 1/4 a distance of 330', to the point or place of beginning, excepting easement and right-of-ways of record.

Tract 7

Quit Claim Deed ~ Book 4335, Page 210

A remainder interest in part of NE 1/4 of Section 1, T11N, R3W, (unplatted) begin at S.E. Corner NE2, thence West 1318.4', North 25' West 300', North 654', East 300', South 329, East 1318.4', South 300' to point of beginning in Oklahoma County, Oklahoma. (Note: Legal Description does not close by 30' North-South.)

Less & Except No. 1

Channel Change Easement ~ Bk. 2228, Pg. 568 (R142933020)

A strip, piece or parcel of land lying on the SE 1/4 NE 1/4 of Section 1, T 11 N, R 3 W in Oklahoma County, Oklahoma, said parcel of land being described by metes and bounds as follows:

Beginning at the NE corner of said SE 1/4 NE 1/4, thence West along the North line of said SE 1/4 NE 1/4 a distance of 235.6 feet, thence S 45°14' W a distance of 44.4 feet, thence S 44°44' E a distance of 377.5 feet to a point on the East line of said SE 1/4 NE 1/4, thence North along said East line a distance of 298.3 feet to the point of beginning.

Containing 0.78 acres, more or less, of new right-of-way the remaining area included in the above description being the 33 foot section line right-of-way.

Less & Except No. 2

Quit Claim Deed ~ Book 13500, Page 1641

A part of Block Three (3), of Second East View Addition to Oklahoma City, Oklahoma, and a part of the Northeast (NE 1/4) of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast Corner (NEC) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section; thence North 85°35'45" West on the North line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) for a distance of 1113.66 feet to a point or place of beginning; thence continuing North 85°35'45" West on the North line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) for a distance of 203.25 feet to a point of intersection of said line and the East line of said Block 3 produced North; thence South 00°00'00" West for a distance of 20.00 feet to the Northeast Corner (NEC) of said Block 3; thence North 89°36'45" West on the North line of said Block 3 for a distance of 300.00 feet to the Northwest Corner (NW 1/4) of said Block 3; thence South 00°00'00" West on the West line of said Block 3 for a distance of 534.91 feet; thence North 86°27'11" East for a distance of 490.44 feet; thence North 01°22'53" East for a distance of 538.27 feet to the point or place of beginning.

Legal Descriptions

Recommended Legal Description Encompassing Tracts 4, 5, 6, 7, Less & Except Numbers 1 & 2

A part of Block Three (3) and all of Block Four (4), Second East View Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and a part of the South Half (S/2) of the Northeast Quarter (NE 1/4) of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on March 8, 2024, with metes and bounds as follows:

Beginning at the Southeast corner of the NE 1/4 of said Section 1, said point being a Found Pipe;

Thence North 89°39'50" West as the basis of bearing on the South line of the NE 1/4 of said Section a distance of 1315.47' (Recorded 1318.4) feet to a point on the West line of the Southeast Quarter (SE 1/4) of said NE 1/4;

Thence North 00°04'03" West on the West line of the SE 1/4 of said NE 1/4 a distance of 25.00 feet to the Southeast corner of said Block 4;

Thence North 89°39'50" West and parallel to the South line of said NE 1/4 and on said South line of said Block 4 a distance of 298.99' (Recorded 300.00) feet to the Southwest corner of said Block 4, on the East Right-of-Way line of South Eckroat Street;

Thence North 00°06'44" West on said East Right-of-Way line a distance of 735.87 feet to the Southwest corner of a tract of land described by Quit Claim Deed recorded in Book 13500, Page 1641;

Thence North 89°27'11" East on the South line of said tract a distance of 489.35' (Recorded 490.44) feet to the Southeast corner of said tract;

Thence North 01°22'53" East on the East line of said tract a distance of 538.27 feet to the Northeast corner of said tract, said point being on the North line of the S/2 of said NE 1/4;

Thence South 89°35'45" East on the North line of the S/2 of said NE 1/4 a distance of 876.17 feet to the Northwestern most corner of a tract of land dedicated to the State of Oklahoma in Book 2228, Page 568, said point being located North 89°39'50" West a distance of 235.60 feet from the Northeast corner of the S/2 of said NE 1/4; thence along the Western boundary of said tract of land for the next two calls:

- Thence South 43°02'22" East (Recorded South 45°14' East) a distance of 44.40 feet;
- Thence South 44°52'33" West (Recorded South 44°44' West) a distance of 377.50 feet to a point on the East line of the S/2 of said NE 1/4, said point being located South 00°05'16" East a distance of 298.30 feet from the Northeast corner of the S/2 of said NE 1/4;

Thence South 00°05'19" East on the East line of said NE 1/4 a distance of 1015.93 feet to the Point of Beginning.

This description contains 1,800,329 square feet or 41.34 acres, more or less. Subject to Easements and Rights-of-Way of record. The above described tract of land encompasses legal descriptions recorded in Warranty Deed Book 7995, Page 175, Warranty Deed, Book 4305, Page 279, Warranty Deed, Book 2895, Page 423 and Quit Claim Deed, Book 4335, Page 210, less the legal descriptions recorded in Channel Change Easement, Book 2228, Page 568 (Oklahoma County Assessors Account Number R142933020) and Quit Claim Deed, Book 13500, Page 1641.

Surveyor's Notes

- This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying, effective November 1, 2020, by the Board of Licensure for Professional Engineers and Land Surveyors.
- Date of Last Site Visit: March 4, 2024
- This Survey was performed without the benefit of a Title Commitment. Surveyor is liable for Easements contained in abstract or by title search performed by the title company that may or may not cross the subject property.
- Easements not provided for S. Townley Drive North of Southeast 8th Street.

Surveyor's Certificate

I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown herein. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on the 8th day of March, 2024.

Curtis Lee Hale LS 1084



3-08-24  
Date



THE UTILITIES AS SHOWN ON TWO DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT INTENDED NOR INTENDED TO BE THE COMPLETE AND EXHAUSTIVE UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (PNEUMATIC RECORD OR NOT) AND PROTECT AND UTILITIES FROM ANY DAMAGE.

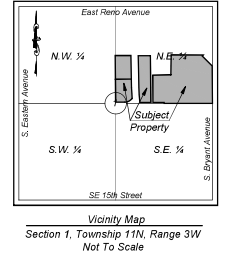
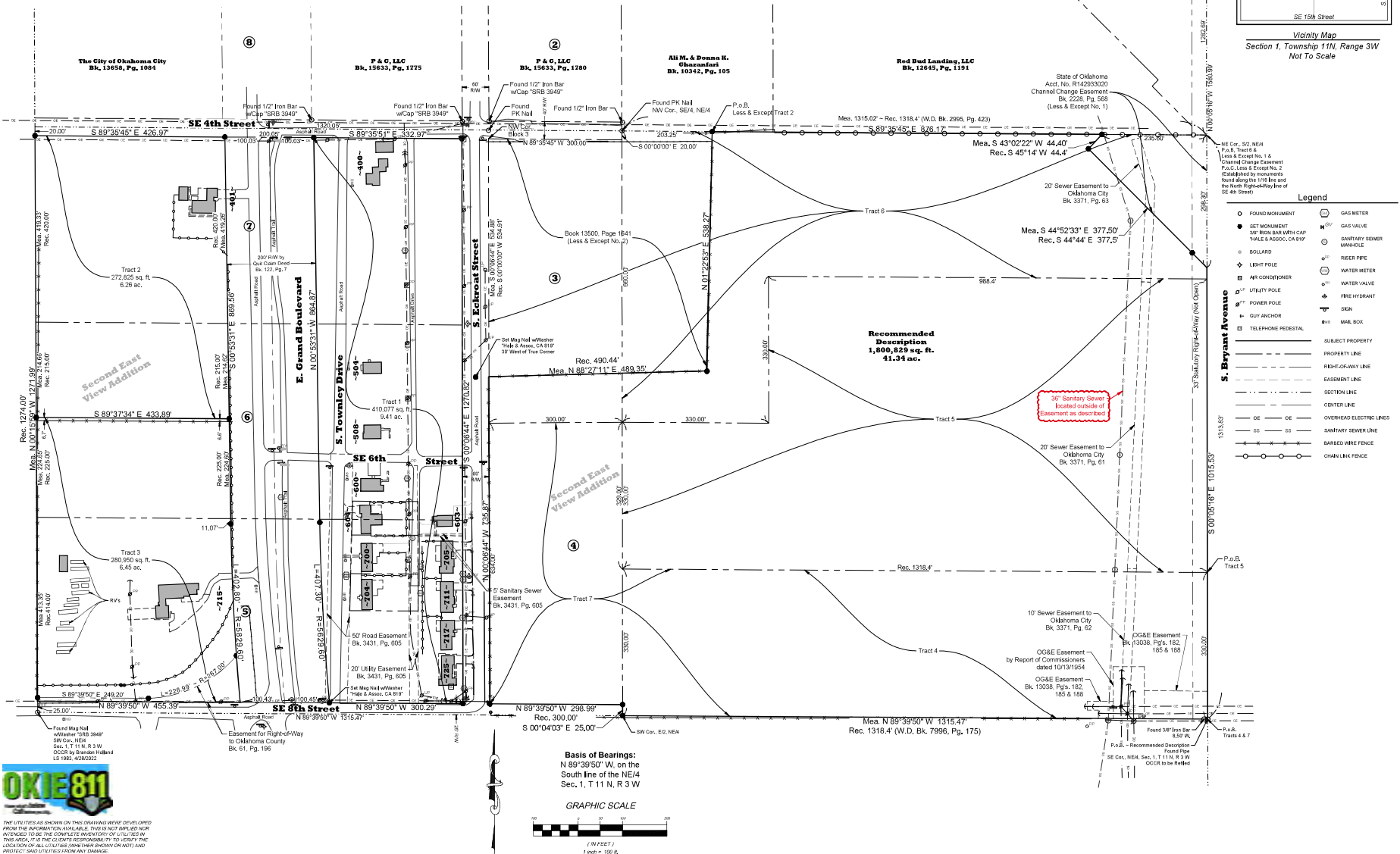
PROJECT NAME	PROJECT NO.	FILE NO.	DATE
Second East View Addition Blocks 3, 4, 5, 6 & 7 Oklahoma City, Oklahoma	06701	06701-1.dwg	3/5/2024
Plat of Survey			
Drawn by	JVA	Checked by	CWA
File	CH, CH		
Sheet	1		
Of 2			

Sam A. Townley Trust  
c/o Debee Clark & Weber  
1200 NW 63rd Street, Suite 5000  
Oklahoma City, Oklahoma 73116

Land Surveying and Planning  
1601 SW 9th Street, Building C, Suite 200  
Oklahoma City, Oklahoma 73119  
(405) 555-1481  
C. Lee Hale, LS 1084  
www.halesurvey.com

# Plat of Survey

## Part of the Northeast Quarter of Section 1, Township 11 North, Range 3 West City of Oklahoma City, Oklahoma County, Oklahoma



Sam A. Townley Trust  
c/o Debee Clark & Weber  
1200 NW 63rd Street, Suite 6000  
Oklahoma City, Oklahoma 73116

Land Surveying and Planning  
1600 SW 8th Street, Building C, Suite 200  
Oklahoma City, Oklahoma 73109  
C.A. 819-A, Inc. 9-2025  
www.landsurvey.com

Second East View Addition  
Blocks 3, 4, 5 & 7  
Oklahoma City, Oklahoma

PROJECT NAME  
PROJECT NO.  
FILE  
DATE  
DRAWN BY  
CHECKED BY  
DATE

6870-1  
6870-1.dwg  
3/5/2024  
JMA  
CWA  
CH, CH  
2  
OF 2