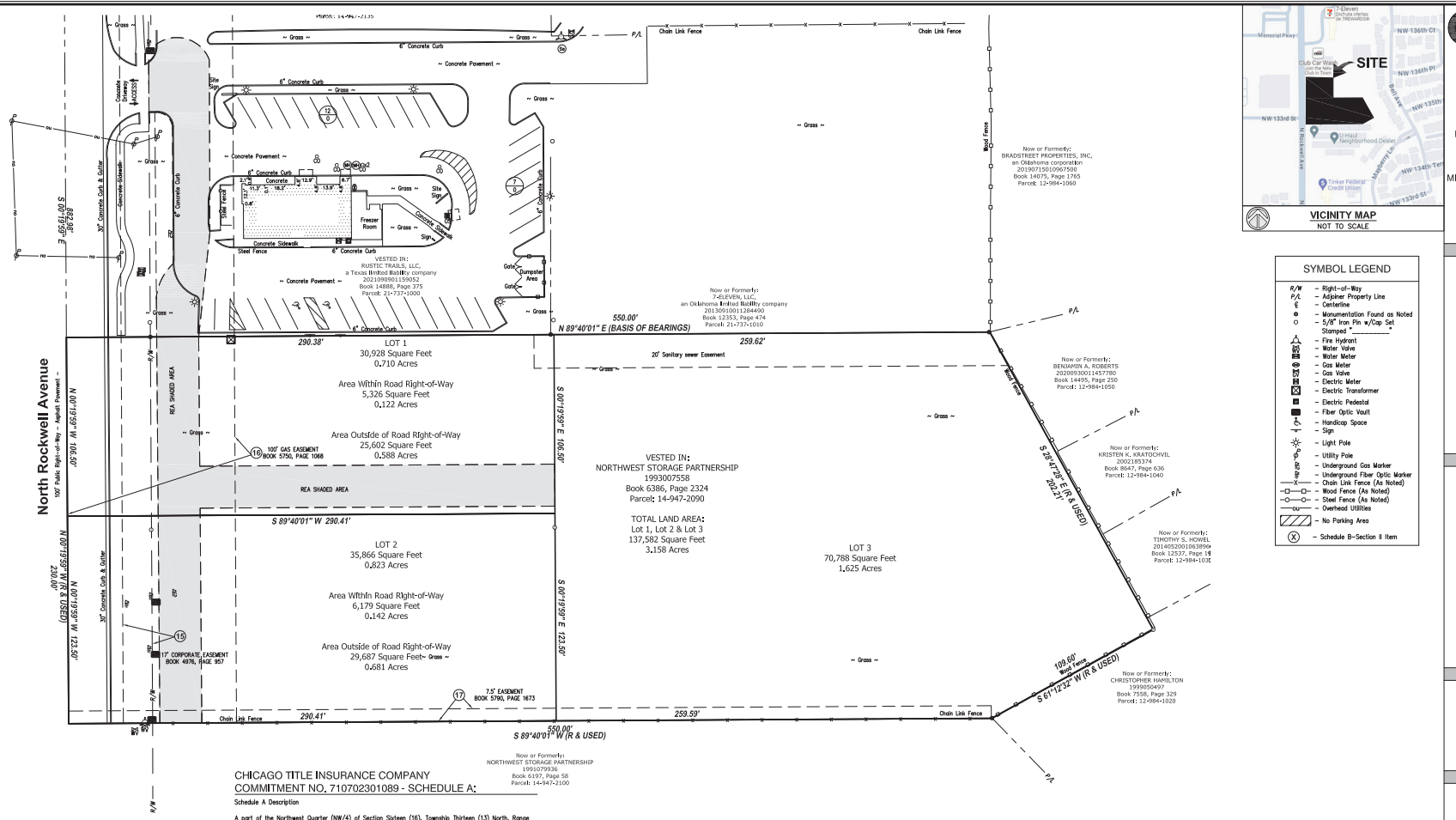

VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

R/W	– Right-of-Way
P/L	– Adjoiner Property Line
℄	– Centerline
●	– Monumentation Found as Noted
○	– 5/8" Iron Pin w/Cap Set Stamped "_____"
	– Fire Hydrant
	– Water Valve
	– Water Meter
	– Gas Meter
	– Gas Valve
	– Electric Meter
	– Electric Transformer
	– Electric Pedestal
	– Fiber Optic Vault
	– Handicap Space
	– Sign
	– Light Pole
	– Utility Pole
	– Underground Gas Marker
	– Underground Fiber Optic Marker
	– Chain Link Fence (As Noted)
	– Wood Fence (As Noted)
	– Steel Fence (As Noted)
	– Overhead Utilities
	– No Parking Area
(X)	– Schedule B–Section II Item

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 710702301089 - SCHEDULE A:

Schedule A Description

A part of the Northwest Quarter (NW/4) of Section Sixteen (16), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said point being more particularly described as follows: Beginning at a point located on the West line of said Northwest Quarter (NW/4) South 00°19'59" East for a distance of 882.98 feet from the Northwest corner of said Northwest Quarter (NW/4); thence from said point of beginning North 89°40'01" East for a distance of 550.00 feet; thence South 28°47'29" East for a distance of 202.21 feet; thence South 61°12'32" West for a distance of 109.60 feet; thence South 89°40'01" West for a distance of 550.00 feet to a point on the West line of said Northwest Quarter (NW/4); thence along said West line North 00°19'59" West for a distance of 230 feet to the point of beginning.

ZONING:

As of January 17, 2024, we have not yet received the current zoning information for the subject property.

BASIS OF BEARING:

The basis for all bearings shown hereon is the Northerly property line , known as being N 89°40'01" E, per Book 6386, Page 2324 of the Oklahoma County Records.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 710702301089 - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

12. Easement in favor of Magnolia Petroleum Company, as evidenced by Certificate of Merger recorded in Book 2461, Page 851.
(AFFECTS THE SUBJECT PROPERTY CONTAINS NO PLOTTABLE SURVEY ITEMS)

13. Warranty Deed, including abutter's rights and limits of access, in favor of the State of Oklahoma recorded in Book 4167, Page 1924.

(DOES NOT AFFECT THE SUBJECT PROPERTY)

14. Warranty Deed, including abutter's rights and limits of access, in favor of the State of Oklahoma recorded in Book 4183, Page 184.

(DOES NOT AFFECT THE SUBJECT PROPERTY)

15. Corporate Easement in favor of the City of Oklahoma City recorded in Book 4976, Page 957.

(AFFECTS THE SUBJECT PROPERTY PLOTTED AND SHOWN HEREON)

16. Easement dated May 24, 1962 in favor of Oklahoma Natural Gas Company, as evidenced by and as restricted by Restriction of Right of Way recorded in Book 5750, Page 1068.

(AFFECTS THE SUBJECT PROPERTY PLOTTED AND SHOWN HEREON)

17. Easement in favor of the City of Oklahoma City recorded in Book 5790, Page 1673.

(AFFECTS THE SUBJECT PROPERTY PLOTTED AND SHOWN HEREON)

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via road name, a public right-of-way. [[OR]] There is access to the subject property per an Ingress and Egress easement set forth in Volume _____, Page _____ from _____, a public right-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. There is no posted address on site; subject property is vacant land.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Chicago Title Insurance Company Title Commitment No. 710702301089 with an effective date of November 9, 2023.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X–Unshaded (Areas determined to be outside the 0.2% annual chance floodplain.) according to the Flood Insurance Rate Map for the County of Oklahoma, State of Oklahoma, Community Panel No. 40109C0135H, Effective Date December 18, 2009.

TOTAL LAND AREA:

137,582 Square Feet
3.158 Acres

PARKING:

There are no striped parking spaces on the subject property.

CERTIFICATION:

To: RS Rockwell, LLC or its assignees, Chicago Title Insurance Company, :

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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 (depicted and 19. of Table A thereof. The field work was completed on (month day, year).

Date of Plat or Map: January 17, 2024

Timothy L Fish, PLS
Oklahoma LS No. 1965

REVISION HISTORY

BY:	DATE:	COMMENT:
CAL	4-10-2024	CLIENT COMMENTS

NORTH

GRAPHIC SCALE
0 30' 60'
1 INCH = 30 FT.

CBRE
Land Surveying of
North Carolina, PLLC

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Millman National Land Surveying of
North Carolina, PLLC
4800 The Woods Road
Kitty Hawk, NC 27949
landsurveyors@cbre.com
Phone: 800-520-1010

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

REDSKY HOLIDNGS
904 Hidden Meadow Street
Southlake, Texas 76092–8426

Vacant Land

PRELIMINARY FOR REVIEW ONLY

Surveyor's Seal
Date Signed: _____

Sheet No. 1 of 1

MSI Project No. 57914
PC: PMM
PM: CAL Drafter: MAR