

601d OBSERVED POTENTIAL ENCROACHMENTS

Improvements extend into right-of-way and adjoining parcel, as shown.

Apparent gap in parcel lines, as shown.

Light poles outside parcel line, as shown.

Overhead utility lines and poles across property.

Apparent public right-of-way per plat book 14, page 23.

3 FLOOD INFORMATION

By graphic plotting only, this property lies within zone "X", as shown on the flood insurance rate map, community panel no. 40357B (map no. 40303037B), which bears an effective date of 12/18/2020, and is not in a special flood hazard area. No field surveying was performed to determine this zone. Zone "X" denotes areas determined to be outside the 1% annual chance floodplain.

601e LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	601c BUILDING HEIGHT LOCATION
UTILITY POLE	601c CALCULATED DATA
LIGHT POLE	601c DOCUMENT NO.
601c CONCRETE SURFACE	601c PLAT BOOK 25, PAGE 55
601c FIRE HYDRANT	601c EDGE OF PAVEMENT
601c WATER VALVE	601c NUMBER
601c WATER METER	601c POINT OF BEGINNING
601c BREAK LINE	601c POINT OF COMMENCEMENT
601c RECOVERED MONUMENT AS NOTED	601c TYPICAL
601c SECTION CORNER	601c RADIUS
601c CHAIN LINE	601c ARC LENGTH
601c WOOD FENCE	601c CHORD BEARING
601c GRAVEL EDEGE	601c CHORD LENGTH
601c CENTERLINE	
601c RIGHT-OF-WAY LINE	
601c ADJOINING PARCEL LINE	
601c SECTION LINE	
601c SECTIONAL PARCEL LINE	
601c UNDERLYING PARCEL LINE	
601c BOUNDARY LINE	

601f PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

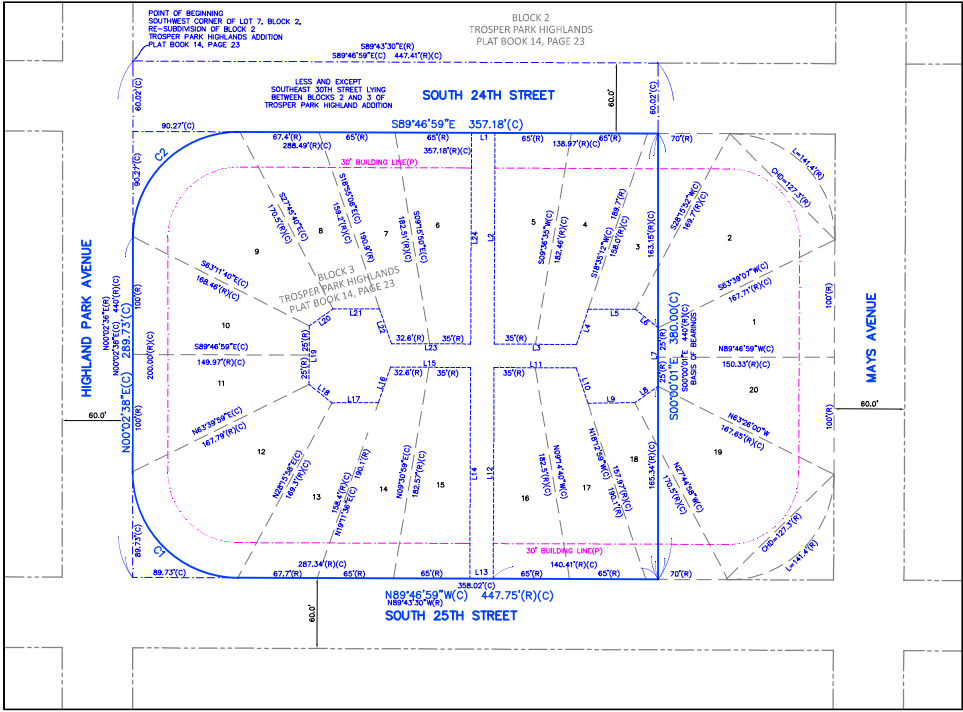
NO SETBACK SHOWN PER PLAT BOOK 14, PAGE 23.

- 601g SCHEDULE B - SECTION 2 ITEMS**
- 10. STATUTORY ROADWAY EASEMENT IN FAVOR OF THE STATE OF OKLAHOMA ACROSS THE NORTH 33 FEET OF SUBJECT PROPERTY. (DO NOT INTENTIONALLY AFFECT, AS SHOWN BY THIS SURVEY.)
 - 11. ALL MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON THE PLAT OF TROSPER PARK HIGHLANDS, RECORDED IN BOOK 14, PAGE 23. (AFFECTS, AS SHOWN.)
 - 12. RESTRICTIVE COVENANTS RECORDED IN BOOK 14, PAGE 23, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 40, SECTION 304 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (AFFECTS, BLANKET IN NATURE - NOTHING TO PLOT.)
 - 13. THIS ITEM INTENTIONALLY DELETED BY TITLE COMPANY.
 - 14. THIS ITEM INTENTIONALLY DELETED BY TITLE COMPANY.
 - 15. RIGHTS OF THE PUBLIC IN STREETS AND ALLEYS CROSSING THE LAND, WHICH - STREETS AND ALLEYS HAVE NEVER BEEN CLOSED OR VACATED. (AFFECTS, AS SHOWN.)

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

1. "TABLE A" PROPERTY ADDRESS	601g CONTIGUITY STATEMENT	13. "TABLE A" ADJOINING OWNERS
2. "TABLE A" FLOOD INFORMATION	601g TITLE COMMITMENT INFORMATION	14. "TABLE A" RIGHT OF WAY CHANGES
3. "TABLE A" LAND AREA	601g NORTH ARROW & SCALE	15. "TABLE A" UTILITY INFORMATION
4. "TABLE A" ACCESS TO PROPERTY	601g LEGEND & ABBREVIATIONS	16. "TABLE A" EARTH MOVING NOTE
5. SURVEYOR'S SIGNATURE AND SEAL	601g VICINITY MAP	17. "TABLE A" TYPE OF SURVEY
6. "SCHEDULE B - SECTION 2" ITEMS	601g SURVEYOR'S NOTES	18. "TABLE A" BEARING BASIS
7. CEMETERY NOTE	601g TYPE OF SURVEY	
8. "TABLE A" ZONING INFORMATION	601g SURVEYOR'S CERTIFICATE	
9. TITLE DESCRIPTION	601g "TABLE A" BUILDING AREA	
10. BEARING BASIS	601g "TABLE A" BUILDING HEIGHT	

BOUNDARY & UNDERLYING PARCEL (PLAT BOOK 14, PAGE 23) EXHIBIT



LINE AND CURVE TABLE

LINE	BEARING	DISTANCE
L1	S89°46'59"E	20.00'(R/C)
L2	S00°13'01"W	180.00'(R/C)
L3	S89°46'59"E	70.23'(R/C)
L4	N18°35'12"E	31.68'(R/C)
L5	N89°57'39"E	40.00'(R/C)
L6	S50°32'59"E	25.00'(R/C)
L7	S00°00'01"E	50.00'(R/C)
L8	S55°11'27"W	24.11'(R/C)
L9	S89°10'59"W	36.47'(R/C)
L10	N18°12'59"W	31.78'(R/C)
L11	N89°46'59"W	70.00'(R/C)
L12	S00°13'01"W	180.00'(R/C)
L13	N89°46'59"W	20.00'(R/C)
L14	N00°13'01"E	180.00'(R/C)
L15	N89°46'59"W	68.10'(R/C)
L16	S19°11'58"W	31.90'(R/C)
L17	S89°40'19"W	39.60'(R/C)
L18	N51°09'51"W	25.00'(R/C)
L19	N00°16'32"E	50.00'(R/C)
L20	N54°35'17"E	24.80'(R/C)
L21	N89°58'16"E	39.60'(R/C)
L22	S18°55'08"E	31.35'(R/C)
L23	S89°46'59"E	67.54'(R/C)
L24	N00°13'01"E	180.00'(R/C)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	90.00'(C)	141.10'(C)	89°49'37"(C)	N44°52'10"W	127.09'(C)
C2	90.00'(C)	141.64'(C)	90°10'23"(C)	N45°07'50"E	127.77'(C)

SEE SHEET 2 OF 2 FOR SURVEY DRAWING

Derek Klinkenborg

TABLE OF REFERENCES

PLAT BOOK 25, PAGE 55	601g CONTIGUITY STATEMENT
PLAT BOOK 14, PAGE 23	601g TITLE COMMITMENT INFORMATION
DOCUMENT NO. 2024071701092768	601g NORTH ARROW & SCALE
DOCUMENT NO. 2024071701092768	601g LEGEND & ABBREVIATIONS
DOCUMENT NO. 2024071701092768	601g VICINITY MAP

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	JO	DRAWING SCALE	1"=50'
11/15/24	UPDATED TITLE	JO	11/11/24	UPDATED TITLE	JCT	DRAWN BY	WRT	GC BY	DWK 10/31/24
11/15/24	UPDATED TITLE	JO	10/24/24	REDCOMMS/ZONING	WRT	DRAWING NAME	2421841-52649-OKLAHOMA CITY OK DWG		
11/14/24	COMMENTS	JCT	10/16/24	COMMENTS/TITLE	JCT				

651i TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "A" ITEMS HEREON ARE FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 710702400726, HAVING AN EFFECTIVE DATE OF AUGUST 29, 2024 (REVISION SCS 11/4/24/PAL).

651j SHEET 1 OF 2

661i TITLE DESCRIPTION

A PART OF TROSPER PARK HIGHLANDS ADDITION BEING A PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTEEN (13), TOWNSHIP ELEVEN (11) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, THENCE FROM SAID POINT OF BEGINNING, THENCE SOUTH 89°43'30" EAST ALONG THE SOUTH LINE BLOCK TWO (2), A DISTANCE OF 447.41 FEET TO THE SOUTHWEST CORNER OF LOT THIRTEEN (13), OF SAID BLOCK TWO (2); THENCE SOUTH 00°00'01" EAST A DISTANCE OF 440 FEET TO A POINT; THENCE NORTH 89°43'30" WEST AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK TWO (2), A DISTANCE OF 447.23 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HIGHLAND PARK AVENUE; THENCE NORTH 00°02'36" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 440 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT S.E. 30TH STREET (S. TWENTY-FOURTH STREET PER THE PLAT)

6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED	ZONING INFORMATION SHOWN HEREON WAS OBTAINED BY NATIONAL DUE DILIGENCE SERVICES.
PERMITTED USE	I-2	INDUSTRIAL	PROJECT # 2421841-52649
MINIMUM LOT AREA (SQFT)	25,000	186,612	REPORT DATE: 10/07/2024
MINIMUM FRONTAGE	NONE	289.72	PHONE/FAX
MINIMUM LOT WIDTH	NONE	447.41	(407) 426-9741
MAX BUILDING COVERAGE	NONE	18	
MAX BUILDING HEIGHT	75	21.3'	I-2: MODERATE INDUSTRIAL DISTRICT.
MINIMUM SETBACKS			NONE: NO INFORMATION STATED.
FRONT	25'	47.8'	M&C: MANUFACTURING AND INDUSTRIAL.
REAR	NONE	96.9'	
SIDE	NONE	355.2'	

PARKING REQUIREMENTS USED: 1400
PARKING SPACE FORMULA: 1 SPACE/500 SF GFA
PARKING SPACE CALCULATION: 2,201 SQ FT/500 REQUIRED: 4.4 SPACES. EXISTING: 0

CONFORMANCE STATUS: LEGAL, NONCONFORMING
DOES THE EXISTING DEVELOPMENT CONFORM TO THE REQUIRED PARKING? NO. THE EXISTING PARKING SPACES DOES NOT MEET THE MINIMUM REQUIREMENTS. HOWEVER, THE SITE WAS DEVELOPED PRIOR TO THE CURRENT ZONING CODE. THEREFORE, THIS IS A LEGAL NONCONFORMING SITUATION.

661ii SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THIS PLAT OF SURVEY MEETS THE OKLAHOMA STATE BOARD OF LAND SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND FURTHER CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECTION AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THIS SURVEY WAS COMPLETED ON 09/25/2024.

4. LAND AREA

AREA A	92,602.8 SQUARE FEET	2.0962 ACRES
AREA B	46,688.4 SQUARE FEET	1.0724 ACRES
AREA C	20,324.3 SQUARE FEET	0.4674 ACRES
TOTAL (A, B, & C)	159,615.5 SQUARE FEET	3.6360 ACRES

6. BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON EAST LINE OF THE SUBJECT PARCEL, WHICH BEARS S00°00'01"E, PER DOCUMENT NO. 2024071701092768.

6. CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9. PARKING SPACES

NO STRIPPED PARKING SPACES FOUND ON SITE AT TIME OF SURVEY.

661iii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTH HIGHLAND PARK DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.

16. EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

661iv CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE NOT CONTIGUOUS AND MAY CONTAIN GAPS, GORES OR OVERLAPS.

7. SURVEYOR'S CERTIFICATE

TO: ENVIRONMENTAL SERVICES HOLDINGS, LLC, 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 OF ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

PROFESSIONAL LAND SURVEYOR NDL5 1549
STATE OF OKLAHOMA
PROJECT NO. 2421841-52649

11-19-2024 DATE

Derek Klinkenborg

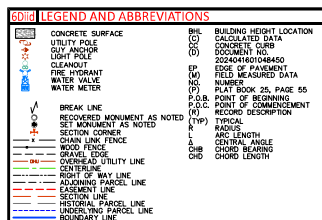
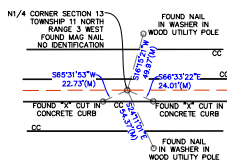
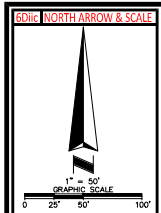
OKLAHOMA SURVEYING & MAPPING, INC.
221 CIRCLE DRIVE, MARIETTA, PA 15751
PHONE: (407) 426-9741
FAX: (407) 426-9741
INFO@OKSURVEYING.COM
WWW.OKSURVEYING.COM

OKLAHOMA COUNTY
3100 SOUTH HIGHLAND PARK DRIVE
OKLAHOMA CITY, OKLAHOMA

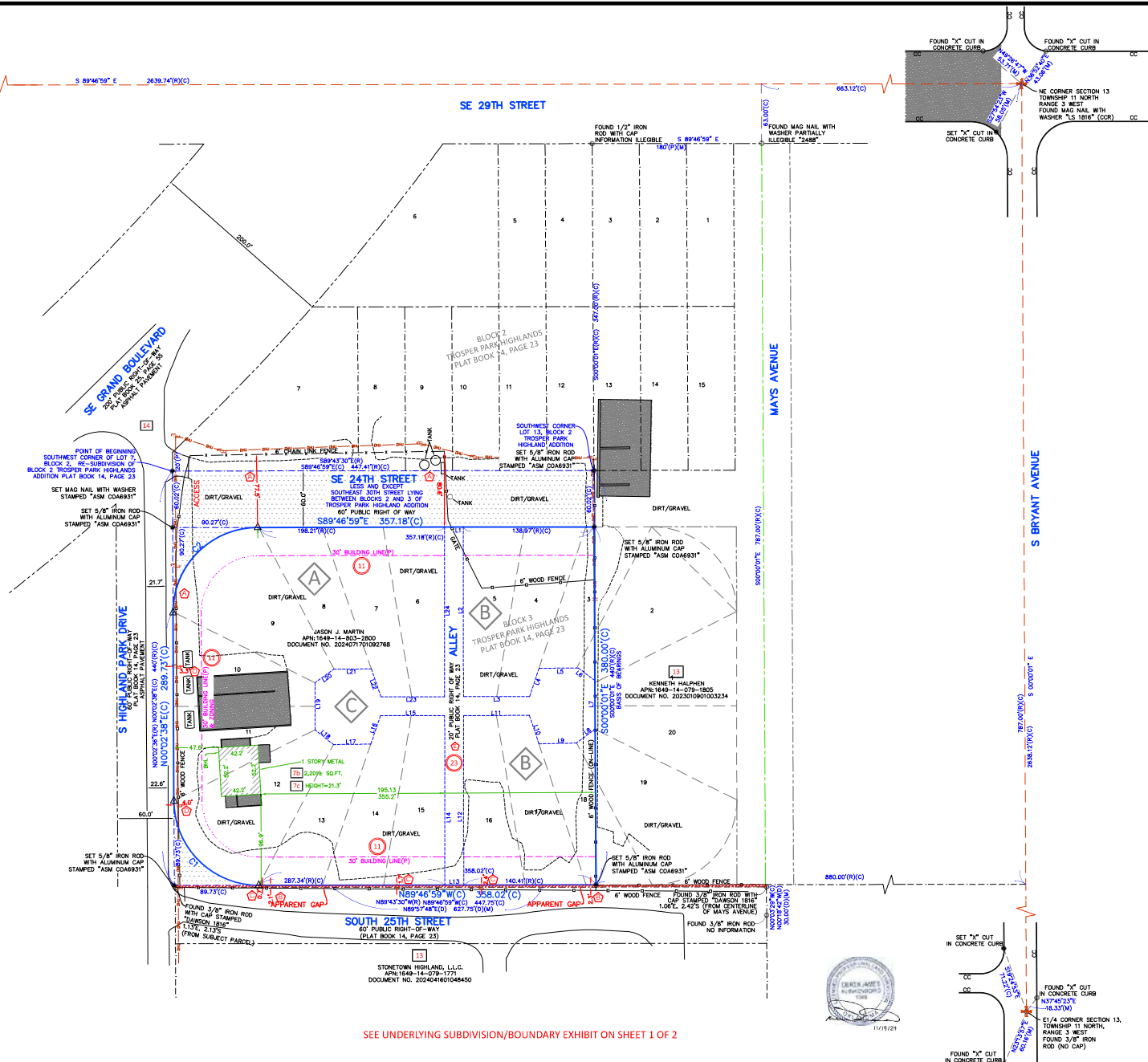
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OKLAHOMA COUNTY
3100 SOUTH HIGHLAND PARK DRIVE
OKLAHOMA CITY, OKLAHOMA



LIN	BEARING	DIAMETER			
L1	SRP 49 50°E	20.00 (R/C)			
L2	SRP 1301°W	180.00 (R/C)			
L3	SRP 46 59°E	71.22 (R/C)			
L4	N18°35'12"E	31.68 (R/C)			
L5	NRP57°59"E	40.20 (R/C)			
L6	S52°32'39"E	25.00 (R/C)			
L7	SOOT00°01"E	50.00 (R/C)			
L8	SOOT1°12'W	24.11 (R/C)			
L9	SRP10°39'W	39.47 (R/C)			
L10	N18°12'59"W	31.78 (R/C)			
L11	NRP46 59°W	70.00 (R/C)			
L12	SOOT1301°W	180.00 (R/C)			
L13	NRP46 59°W	20.00 (R/C)			
L14	NOOT1301°E	180.00 (R/C)			
L15	NRP46 59°W	68.10 (R/C)			
L16	S19°11'36"W	31.96 (R/C)			
L17	SRP401°36"W	39.60 (R/C)			
L18	N51°09'51"W	25.00 (R/C)			
L19	N61°16'52"E	50.00 (R/C)			
L20	NS45°35'37"E	24.80 (R/C)			
L21	NRP08°16"E	39.60 (R/C)			
L22	S18°55'08"W	31.35 (R/C)			
L23	SRP 46 59°E	67.54 (R/C)			
L24	NOOT1301°E	180.00 (R/C)			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CURVE BEARING	CURVE LENGTH
C1	90.00 (C)	141.14 (R)	89°49'53"E	127.09 (C)	127.09 (C)
C2	90.00 (C)	141.4 (R)			127.7 (R)
C3	100.00 (C)	141.64 (C)	90°12'33"E	N44°07'50"E	127.47 (R/C)



SEE UNDERLYING SUBDIVISION/BOUNDARY EXHIBIT ON SHEET 1 OF 2

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