

SURVEYOR'S CERTIFICATE

To: COMPOSITE CONSOLIDATION COMPANY II LLC
METACORP INC.
CHICAGO TITLE INSURANCE COMPANY
CHICAGO TITLE OKLAHOMA CO.

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, 6B), 7(a)(1)(c), 8, 9, 13, 16 and 17 of Table A thereof.

The field work was completed on June 2, 2022.

Josh Dennis
Taylor Dennis, Professional Land Surveyor No. 1787
Date of Plat or Map: June 6, 2022
Date of Signature: June 10, 2022



GENERAL SURVEY NOTES:

- This plat 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.
- The property described herein is the same as the property described in Chicago Title Insurance Company Commitment No. 71072200389 with an effective date of May 6, 2022 and that all assessments, 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 hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation Unshaded "X" (Non-Special Flood Hazard Areas) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 43100C01004I with a date of identification of December 16, 2008 for Community No. 46666 in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to N.W. 36th Street, a dedicated public street or highway.
- The total number of striped parking spaces on the subject property is 83, including 2 designated handicap spaces and 9 truck spaces.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines, to the best of my knowledge.
- There is no observed evidence of recent 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 North 89°59'30" East, as shown on the plat of WILLOW SPRINGS INDUSTRIAL DISTRICT, and as shown on the south line of the Southeast Quarter of Section 14, was used as the basis of bearing for this survey.

LEGAL DESCRIPTION:

All of that strip, piece or parcel of land lying in the South Half of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma and being a portion of that certain 100 foot wide railroad right-of-way lying in, on, or over and across the Willow Springs Industrial District, a subdivision of the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and lying between two (2) parallel lines, the Western line being located 100.00 feet East and parallel to the centerline of said Section Fourteen (14), and the Eastern line being located 1,282.32 feet East from and parallel to the centerline of Section Fourteen (14).

AND
All of Lots One (1), Two (2) and the West Half (W/2) of Lot (3), in Block Five (5), of WILLOW SPRINGS INDUSTRIAL DISTRICT, Oklahoma County, Oklahoma, according to the recorded plat thereof.

THE ABOVE DESCRIBED TRACTS OF LAND, WHEN COMBINED, BEING ALSO DESCRIBED AS FOLLOWS:

A tract of land being all of Lots One (1), Two (2) and the West Half of Lot Three (3), in Block Five (5), part of Block A, and part of a 100 foot wide strip of land shown as "Not Included in This Plat," all as shown on the plat of WILLOW SPRINGS INDUSTRIAL DISTRICT, Oklahoma County, Oklahoma, according to the recorded plat thereof, said tract of land being more particularly described by metes and bounds as follows:

Beginning at the Southwest corner of Lot One (1), in Block Five (5), of WILLOW SPRINGS INDUSTRIAL DISTRICT, Oklahoma County, Oklahoma, according to the recorded plat thereof;

THENCE North 00°03'30" East, along the West line of said Lot One (1), a distance of 382.79 feet to the Northwest corner of said Lot One (1), said point also being the Southwest corner of Block A of said plat, and the Southeast corner of that certain 100 foot wide strip of land shown as "Not Included in This Plat" on the above referenced plat of WILLOW SPRINGS INDUSTRIAL DISTRICT;

THENCE North 00°03'30" West, parallel to the West line of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, a distance of 101.41 feet to a point on the Northern line of said 100 foot strip;

THENCE Easterly, along said Northern line (passing at an arc length of 45.24 feet the Northwest corner of Block A of the referenced plat), on a non-tangent curve to the left having a radius of 2,234.79 feet (said curve subtended by a chord which bears North 81°30'30" West a distance of 45.00 feet) for an arc distance of 45.00 feet;

THENCE North 00°03'30" West, parallel to the West line of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, a distance of 101.41 feet to a point on the Northern line of said 100 foot strip;

THENCE Easterly, along said Northern line (passing at an arc length of 45.24 feet the Northwest corner of Block A of the referenced plat), on a non-tangent curve to the left having a radius of 2,234.79 feet (said curve subtended by a chord which bears South 86°13'15" East a distance of 583.23 feet) for an arc distance of 584.26 feet;

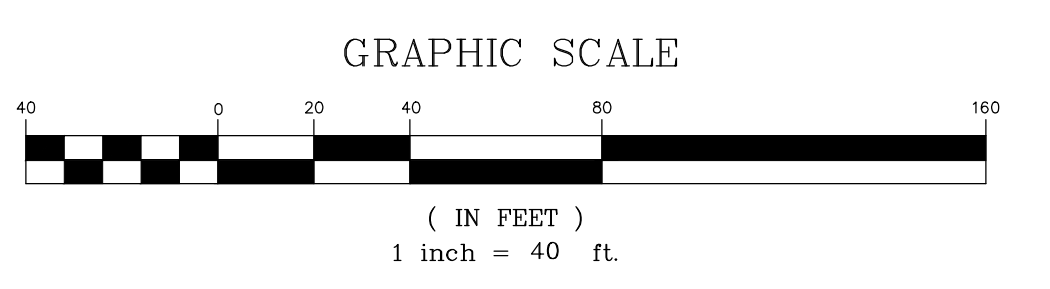
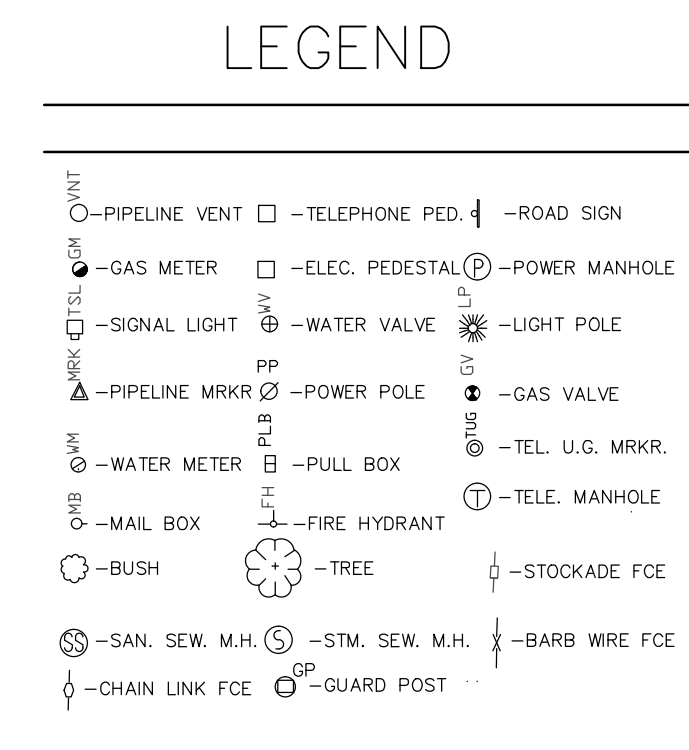
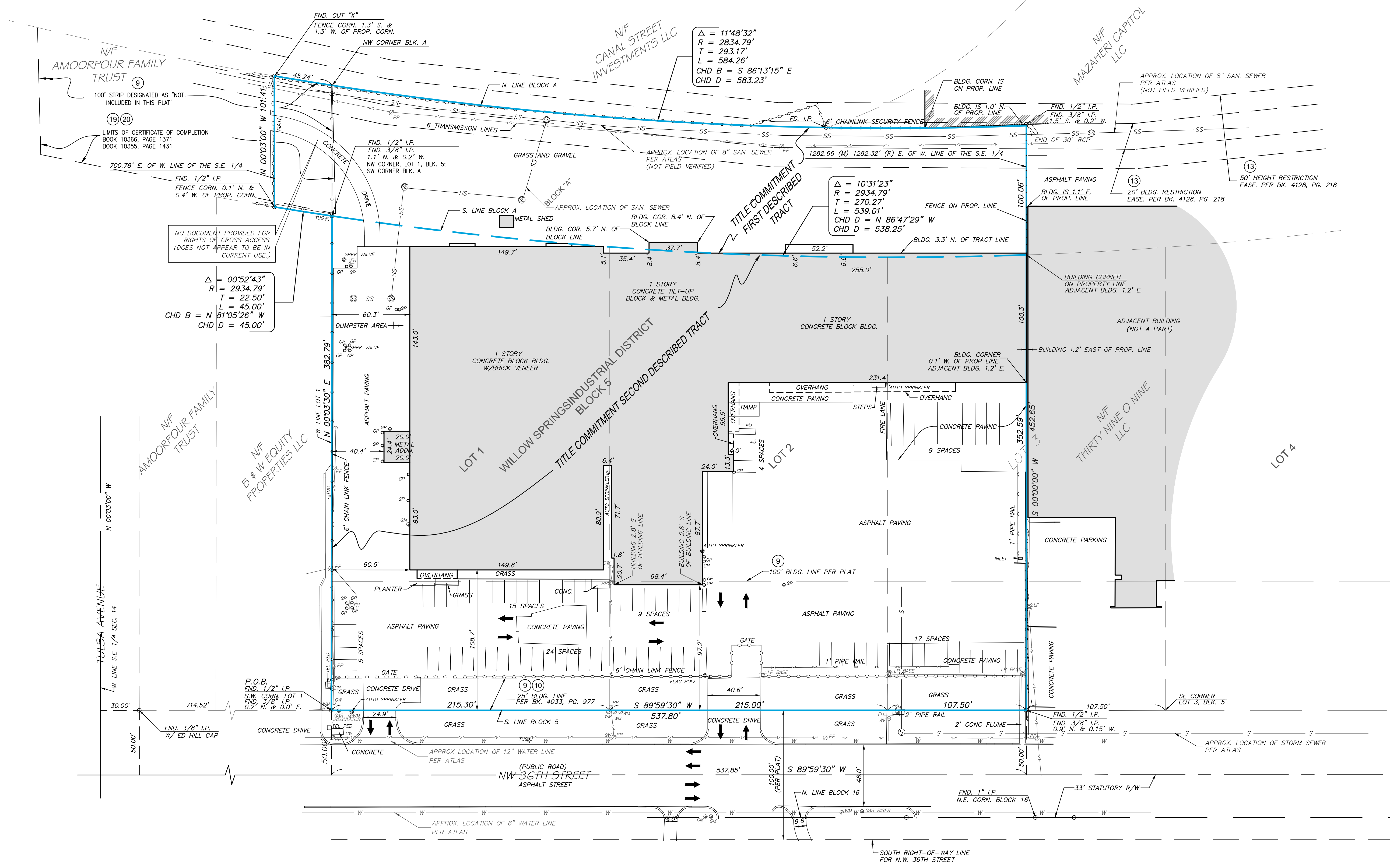
THENCE South 00°00'00" West, parallel to the West line of Lot Three (3), in Block Five (5), of the above referenced plat, a distance of 452.65 feet to a point on the South line of said Lot Three (3), said point being 107.50 feet West of the Southeast corner of said Lot Three (3);

THENCE South 89°59'30" West, along the South line of said Lots Three (3), Two (2) and One (1), a distance of 537.85 feet to the point of beginning.

Said tract of land containing 251,848 square feet or 5.7770 acres more or less.

TITLE COMMITMENT EXCEPTION NOTES:

- Subject property lies within the plat of WILLOW SPRINGS INDUSTRIAL DISTRICT recorded in Book 20 of Plats, Page 10, Oklahoma County records. Said plat establishes a 100 foot zoning line along the south boundary and is shown hereon. The document entitled AMENDED RESTRICTIONS recorded in Book 4033, Page 977, purportedly modifies the 100 foot zoning line restriction to a 25 foot zoning line restriction.
- Property is subject to the covenants, conditions and restrictions contained in DECLARATIONS recorded in Book 1542, Page 56; Book 1884, Page 56; Book 4033, Page 977; Book 7131, Page 1997.
- EASEMENTS in favor of Oklahoma Gas & Electric Company, for electrical system, recorded in Book 4182, Page 1515, does not affect subject property.
- EASEMENTS in favor of Oklahoma Gas & Electric Company, for electrical system, recorded in Book 4182, Page 1517, does not affect subject property.
- Property is subject to the terms and conditions set forth in the document recorded in Book 4128, Page 216, in favor of Oklahoma Gas and Electric Company and is shown hereon. Said document contains restrictions relating to height and structure within certain distances from an electric transmission line.
- The first described tract of subject property is former Chicago, Rock Island and Pacific Railroad Company right-of-way and is contained within the bands described in the CLUTT CLAM DEED recorded in Book 5752, Page 1948. Specific easements reserved therein do not affect subject property.
- The PERMIT No. 8519 recorded in Book 1559, Page 296, does not contain sufficient information to determine their effect on subject property. The public sanitary sewer line serving subject property lies within an easement abutting subject property.
- The PERMIT No. 18527 recorded in Book 1582, Page 215, does not contain sufficient information to determine their effect on subject property. The public sanitary sewer line serving subject property lies within an easement abutting subject property.
- Property is subject to the terms, conditions and restrictions contained in The City of Oklahoma City Ditch Regulations recorded in Book 3857, Page 674. No platable items.
- The west approximately 40 feet of the first described tract of subject property is subject to the restrictions set forth in the DEED recorded in Book 122 of Deeds, Page 286, inasmuch as subject property lies within the lands described therein.
- A portion of the first described tract of subject property lies within the lands described in the CERTIFICATE OF COMPLETION recorded in Book 10356, Page 1431 and is shown hereon.
- A portion of the first described tract of subject property lies within the lands described in the CERTIFICATE OF COMPLETION recorded in Book 10366, Page 1371, and is shown hereon.



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.



File No. 116758-116758 ALTA/NSPS
Party: Composite Consolidation Company II LLC
Drawn By: Josh Dennis
Checked By: Taylor Dennis
Project Number: 116,758
Scale: 1"=40'

ALTA/NSPS LAND TITLE SURVEY
3949 N.W. 39TH STREET
OKLAHOMA CITY
OKLAHOMA COUNTY
STATE OF OKLAHOMA

REVISIONS			
NO.	DATE	DESCRIPTION	BY

OKLAHOMA CITY
100 E. 10th Street
Norman, OK 73072
Phone: 405.771.2700
Fax: 405.771.2700
www.okc.gov

**ENGINEERING
PLANNING**

3111 N. WESTERN
SUITE 200
OKLAHOMA CITY, OK 73107
Phone: 405.949.9776
Fax: 405.949.9776
www.srb.com

CERTIFICATE OF AUTHORIZATION NO. 5485 EXPIRES JULY 31, 2023