

ALTA SURVEY  
A part of the Northeast Quarter of Section 22, T. 9 N., R. 6 E., I.M.  
Seminole, Seminole County, Oklahoma

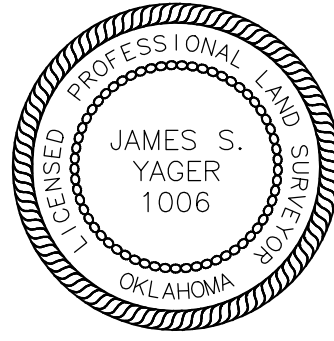
Surveyor's Certificate

To: First American Title Insurance Company  
Oklahoma City Abstract & Title Company  
JCKah, LLC

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, 13, 14, 16, and 19 (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof. The field work was completed on 23 August 2022.

Date Signed: 8-25-22

James S. Yager  
Licensed Professional Land Surveyor No. 1006  
Certificate of Authorization Number 2778  
Expires: 6-30-2023  
1212 South Air Depot Number 19 Suite 102  
Midwest City, Oklahoma 73110  
405-737-3412



Legal Description

A tract of land lying in the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section twenty-two (22), Township Nine (9) North, Range Six (6) East of the Indian Meridian, Seminole County, Oklahoma and further described as Commencing at the Northeast Corner (NE/C) of said NE/4 NE/4; thence N89°49'10"W along the North line of said NE/4 NE/4 for a distance of 208.70 feet; thence S00°05'05"E for a distance of 66.20 feet to the Point of Beginning, said point being on the South Right-of-way line of State highway No. 9; thence S89°46'00"E along said Right-of-way line for a distance of 83.68 feet; thence Southeasterly on curve to the Right having a radius of 66.00 feet for a distance of 74.78 feet, said point being 87.00 feet West of the East line of said NE/4 NE/4; thence S00°05'05"E and parallel to said East line for a distance of 213.13 feet; thence N89°49'10"W and parallel to the North line of said NE/4 NE/4 for a distance of 121.70 feet; thence N00°05'05"W and parallel to the East line of said NE/4 NE/4 for a distance of 272.80 feet the Point of Beginning.

The above legal description is the same as listed in First American Title Insurance Company commitment for title insurance, title commitment number 2204110 dated May 09, 2022.

Land Area

32,567.508 Square Feet or 0.748 Acres, more or less.

Zoning Information

Pursuant to Item 6 (a) (b), the surveyor was not provided with a current Zoning Report.

Flood Zone Information

By graphic plotting only, the subject tract is located in Flood Zone "X" (areas determined to be outside 500 year floodplain) as shown on Flood Insurance Rate Map, Panel Number 40133C0235F, with an effective date of April 7, 2021, which is the current map for this area.

Utility Notes

The underground utilities shown have been located from field survey information. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does NOT further 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 the information available. The surveyor has NOT physically located the underground utilities.

Point of entry of the utilities were NOT determined at the time of survey. UTILITIES LOCATED BY VISUAL OBSERVATION ONLY. Before any construction is started, call: Call-Okie Before You Dig 405-840-5032.

Schedule B Items

First American Title Insurance Company Commitment No. 2204110, having an effective date of May 09, 2022, affects the subject property and was relied upon for recorded information regarding rights-of-way, easements and encumbrances in the preparation of this Survey.

Items 1 through 8 are not survey related items and are not shown.

9. Statutory Right of Way in favor of the State of Oklahoma, along all section lines. AFFECTS AS SHOWN.

10. Right of Way Grant in favor of Kerr-McGee Corporation recorded in Book 1197, page 86. BLANKET EASEMENT COVERING THE DESCRIBED TRACT.

11. Right of Way Grant in favor of Gypsy Oil Company recorded in Book 465, page 452. BLANKET EASEMENT COVERING THE DESCRIBED TRACT.

12. Easement in favor of School District No. 17 recorded in Book 466, page 137. THIS EASEMENT EXPIRED IN 1937.

13. Easement for Right of Way in favor of the State of Oklahoma recorded in Book 566, page 423. AFFECTS AS SHOWN.

14. Conservancy District No. 2 recorded in Book 843, page 303. AFFECTS THE DESCRIBED TRACT NOTHING TO PLOT.

15. Deed Dedication to the State of Oklahoma for Highway recorded in Book 940, page 586. AFFECTS AS SHOWN.

16. Right of Way Grant in favor of Southwest Natural Gas Company recorded in Book 1003, page 65. DOES NOT AFFECT THE DESCRIBED TRACT.

17. Right of Way Grant in favor of Southwest Natural Gas Company recorded in Book 1003, page 66. DOES NOT AFFECT THE DESCRIBED TRACT.

18. Right of Way Grant in favor of Southwest Natural Gas Company recorded in Book 1003, page 69. AFFECTS AS SHOWN.

19. Right of Way Grant in favor of Southwest Natural Gas Company recorded in Book 1003, page 71. DOES NOT AFFECT THE DESCRIBED TRACT.

20. Right of Way and Easement Agreement in favor of Tcino Inc., recorded in Book 1519, page 922. EASEMENT LOCATION IS NOT DEFINED EXCEPT TO STATE BEGINNING AT THE SOUTHEAST CORNER OF THE PROPERTY. NO PROPERTY DESCRIPTION LISTED. UNPLOTABLE

21. Sewer Line Dedication recorded in Book 1990, page 254. DOES NOT AFFECT THE DESCRIBED TRACT.

22. Right of Way and Easement in favor of Seminole Suds, L.L.C. recorded in Book 2732, page 69. AFFECTS AS SHOWN.

23. Right of Way Easement in favor of Tcino Holding Co-Ltd. recorded in Book 2732, page 70. AFFECTS AS SHOWN.

24. Sewer Access and use Easement in favor of Seminole Suds L.L.C. recorded in Book 3037, page 97 (DOCUMENT SHOWS PAGE 96). AFFECTS AS SHOWN.

25. Mutual and Reciprocal Roadway and Access Easement recorded in Book 3037, page 97. AFFECTS AS SHOWN.

26. Mutual and Reciprocal Roadway and Access Easement recorded in Book 3892, page 10. AFFECTS AS SHOWN.

Survey and Plat by:

**James S. Yager**

Licensed Professional Land Surveyor

Certificate of Authorization Number 2778 Expires: 30 June 2023

1212 South Air Depot • Number 19 Suite 102

Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215

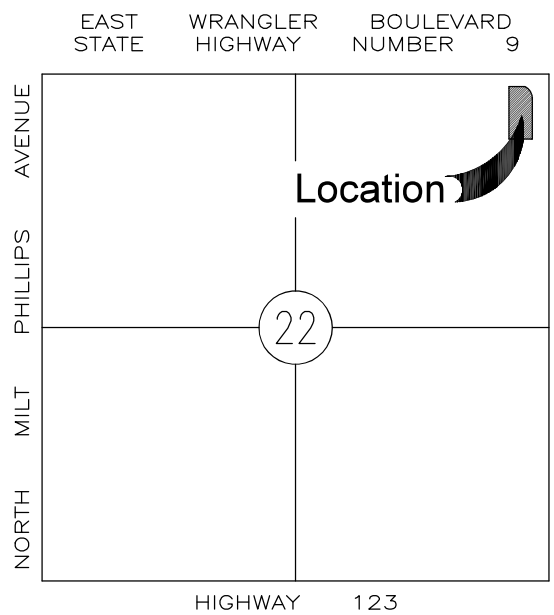
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Date of Survey: 23 August 2022

Date of Revision:

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R 6 E



Location Map

Legend

- - Iron Pin set with Surveyor's Identification Cap stamped "JS Yager LS 1006"
- - Traffic Direction Arrow
- ⊕ - Water Meter
- ⊕ - Water Valve
- ⊕ - Underground Gas Pipeline Marker
- ⊕ - Bollard
- ⊕ - Sanitary Sewer Cleanout
- ⊕ - Gas Meter
- ⊕ - Electric Meter
- ⊕ - Traffic Signal Pull Box
- ⊕ - Fire Hydrant
- ⊕ - Traffic Signal
- ⊕ - Air Conditioner
- ⊕ - Area Light
- ⊕ - Fence Line
- ⊕ - Power Pole
- ⊕ - Vacuum
- ⊕ - Sanitary Sewer Manhole
- ⊕ - Support Pole
- ⊕ - Reinforced Concrete Pipe
- ⊕ - Telephone Pedestal
- ⊕ - Guy Anchor
- ⊕ - Mail Box
- ⊕ - Security Camera Pole

OWNERS:  
CDC Enterprises LP  
1708 Runway Blvd.  
Oklahoma City, OK  
Parcel No.: 8999-22-009-006-1-101-0

OWNERS:  
Ngan H.K. Luong  
1419 E. Wrangler Blvd.  
Seminole, OK  
Parcel No.: 8999-22-009-006-1-021-00

OWNERS:  
Red Dirt Leasing, LLC  
718 N. Division Street  
Konawa, OK  
Parcel No.: 8999-22-009-006-1-002-00

