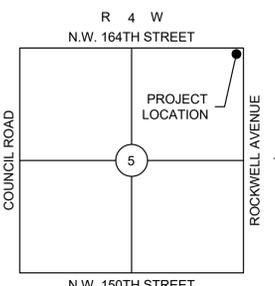
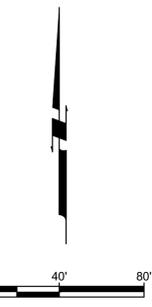


FND MAG SPIKE w/
J&A SHINER
NE COR NE/4
SEC. 5 T13N R4W



***** NOTE *****
THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH BY THE "OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING" AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Survey Legend

- BENCHMARK, CONTROL POINT, FOUND MONUMENT, SET MONUMENT, FIRE HYDRANT, AUTOSPRINKLER, HOSE BIB/SPIGOT, WATER METER, WATER VALVE, WATER WELL, SPRINKLER HEAD, SPRINKLER VALVE, SANITARY MANHOLE, CLEANOUT, STORM MANHOLE, STORM GRATE, CURB INLET, FIELD INLET, GAS METER, NO GAS METER, GAS VALVE, VENT PIPE, MONITORING WELL, POWER POLE, GUY WIRE, LIGHT POLE, GROUND LIGHT, ELECTRIC BOX, ELECTRIC METER, ELECTRIC MANHOLE, ELECTRIC BREAKER, ELECTRIC OUTLET, PULL BOX, TELEPHONE BOX, TELEPHONE MANHOLE, CABLE BOX, MANHOLE, UTILITY BOX, MAILBOX, SIGN, AIR CONDITIONER, ROOF DRAIN, BORE HOLE, ROUND POST, SQUARE POST, EVERGREEN TREE, DECIDUOUS TREE, BUSH, GATE, HANDICAP, TRAFFIC SIGNAL POLE, STOCKADE FENCE, CHAINLINK FENCE, BARBED WIRE FENCE, WATERLINE, STORM SEWER, SANITARY SEWER, GAS LINE, UNDERGROUND TELEPHONE, UNDERGROUND POWER, UNDERGROUND CABLE, OVERHEAD CABLE, RAILROAD TRACKS, EXISTING CONTOUR, BRUSH LINE, ASPHALT PAVING, CONCRETE PAVING, FLOWLINE, TOP OF GRATE, TOP OF RIM, FINISH FLOOR, CORRUGATED METAL PIPE, REINFORCED CONC. PIPE, REINFORCED CONC. BOX, TOP OF CURB, CURB GUTTER, BUILDING LINE, UTILITY EASEMENT, RIGHT-OF-WAY, RECORD, MEASURED, CORRESPONDING NOTE

Certificate of Survey

I, Matthew Johnson, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/planimetric survey meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors. The original data was obtained on May, 20, 2024 that the survey was completed on May 22, 2024; all coordinates are based on Oklahoma State Plane North Zone NAD83 and all elevations are based on NAVD83.

Date: May 23, 2024

Matthew Johnson, P.L.S.
Registration No. 1807
JOHNSON & ASSOCIATES
Certificate of Authorization No. 1484



Surveyor's Note:

The utilities shown hereon have been located in the field by above ground inspection only. The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown hereon 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. A Call OKIE request was made on May 22, 2024 with a ticket number of 24050214523098 and 24050214553098. All utilities that were marked at the time the field work was performed have been located and are shown on the survey.

- Energy Transfer-Enable, Fortimer Operations LLC Overlook, OKNG Gas Transmission Line Watch/Protect, USICox Comm/OKC, USICOG&E OKC METRO, Oklahoma Natural Gas - West, Mainline Midstream, OKCWater&Waste, Deer Creek Water Corp, Superior Midstrm, AT&T Distribution

No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate map for the community in which the subject property is located. The entire parcel lies within Zone "X" of the Federal Emergency Management Agency Community Panel Number 40109C0020H Map with an effective date of December 18, 2009.

The subject tract has access to NW 164th Street (a public street) and N Rockwell Avenue (a public street)

Address: None provided

The subject tract is currently zoned PUD-1829.
Source: The City of Oklahoma City, Oklahoma Planning Department website at www.okc.gov. Phone 405-297-2623 for more information about Building Height, setback and parking restrictions for this zoning.

Legal Description:
A tract of land being a part of the Northeast Quarter (NE1/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being the South 46.00 feet of Lot One (1) Block One (1) as shown on the recorded plat TOTAL EXPRESS AT WALNUT CREEK, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE1/4);

THENCE North 89°57'18" West, along with the North line of said Northeast Quarter (NE1/4), a distance of 407.75 feet to the Northwest (NW) Corner of the said plat TOTAL EXPRESS AT WALNUT CREEK, said point being the POINT OF BEGINNING;

THENCE South 00°14'08" West, along with the West line of said plat TOTAL EXPRESS AT WALNUT CREEK, a distance of 313.50 feet;

THENCE South 89°57'18" East, parallel with and 46.00 feet North of the South line of said plat TOTAL EXPRESS AT WALNUT CREEK, a distance of 357.75 feet to a point on the West right-of-way line of Rockwell Avenue as shown on said plat TOTAL EXPRESS AT WALNUT CREEK;

THENCE South 00°14'08" West, along with the West right-of-way line of said Rockwell Avenue, a distance of 46.00 feet to a point on the South line of said plat TOTAL EXPRESS AT WALNUT CREEK;

THENCE South 89°57'18" East, along with the South line of said TOTAL EXPRESS AT WALNUT CREEK a distance of 50.00 feet to the Southeast (SE) Corner of said plat TOTAL EXPRESS AT WALNUT CREEK, said point being on the East line of said Northeast Quarter (NE1/4);

THENCE South 00°14'08" West, along with the East line of said Northeast Quarter (NE1/4), a distance of 168.50 feet;

THENCE North 89°57'18" West, departing said East line, parallel with and 528.00 feet South of the North line of said Northeast Quarter (NE1/4), a distance of 785.17 feet to the Southeast (SE) Corner of the recorded plat WALNUT CREEK COMMERCIAL PARK SECTION 1;

THENCE North 00°14'08" East, along with the East line of said plat WALNUT CREEK COMMERCIAL PARK SECTION 1, a distance of 528.00 feet to the Northeast (NE) Corner of said plat WALNUT CREEK COMMERCIAL PARK SECTION 1, said point lying on the North line of said Northeast Quarter (NE1/4);

THENCE South 89°57'18" East, along with the North line of said Northeast Quarter (NE1/4), a distance of 377.42 feet to the POINT OF BEGINNING.

Basis of Bearing: Bearings as shown on the recorded plat TOTAL EXPRESS AT WALNUT CREEK

No title commitment was provided to Johnson & Associates; therefore, not all easements, rights of way or documents of record may be shown hereon.

All Horizontal coordinate values shown are U.S. Survey feet and all vertical elevation values are shown in feet. The Basis of Bearing is Oklahoma State Plane North Zone NAD83. All distances are Grid distances. Vertical datum is NAVD83. The original Benchmark is 333 derived from the city of Oklahoma City GPS Datum.

Original Benchmark:
Source: City of Oklahoma City GPS Datum
Horizontal: NAD83/CORS 96, NSRS 2007
Vertical: NAVD83, GEOD03

Bench Mark: 333
Northing: 232671.453
Easting: 2079857.479
Elevation: 1108.545
Description: Located approximately 1350' West of the centerline of MacArthur Blvd. and approximately 16' North of the centerline of N.W. 164th St.
2" Aluminum Cap

Bench Marks by Johnson & Associates
Set On/Around Site:
Bench Mark # 451
Northing: 232355.90
Easting: 2075117.23
Elevation: 1111.06
Description: Approximately 280' South of the CL of NW 164th St., 790' West of the CL of Rockwell Ave. at the NE corner of parking lot.

Bench Mark # 452
Northing: 232338.44
Easting: 2075265.76
Elevation: 1146.61
Description: Approximately 270' South of the CL of NW 164th St., 640' West of the CL of Rockwell Ave. and 20' West of the CL of a gravel drive.

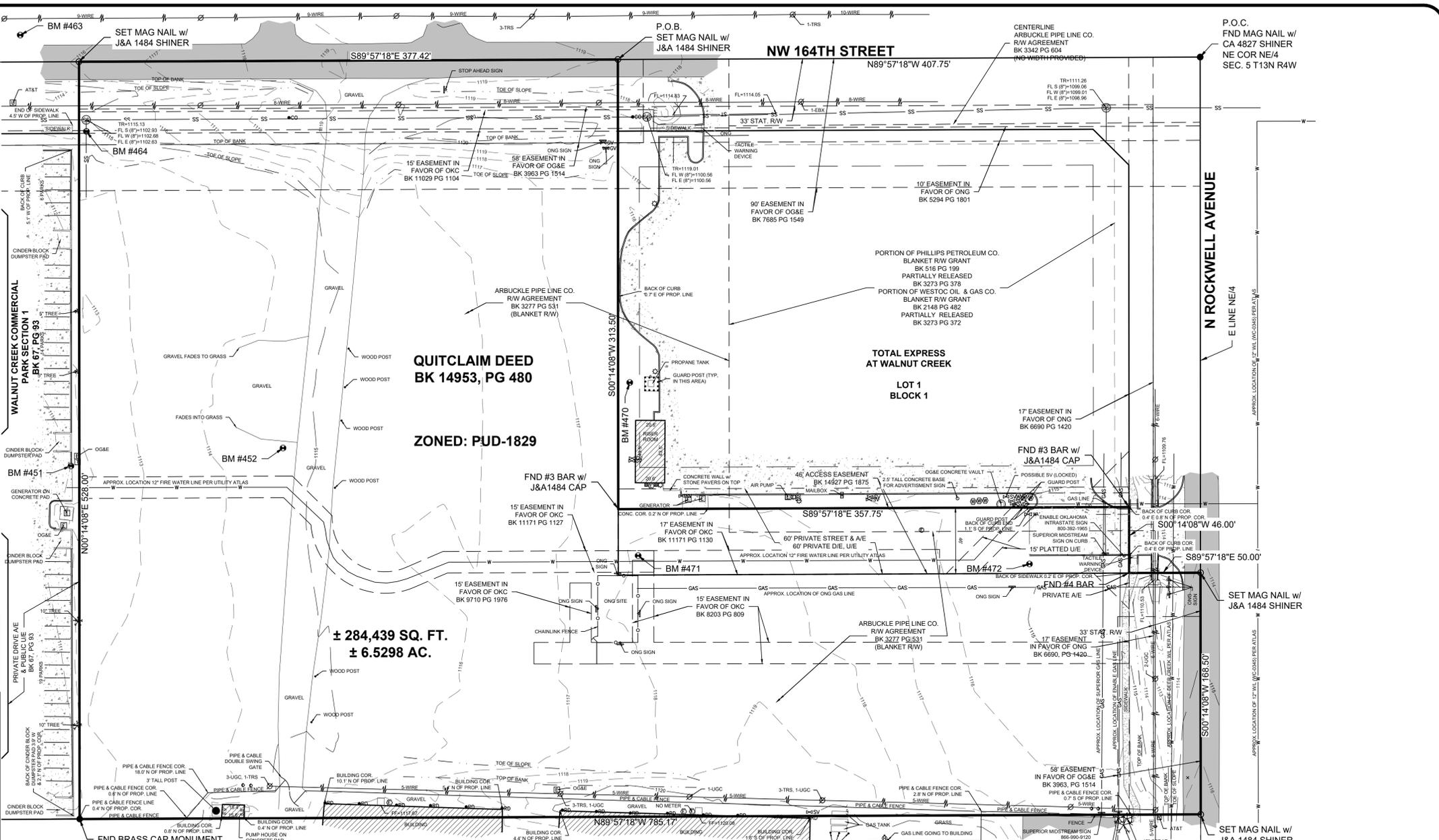
Bench Mark # 463
Northing: 232656.33
Easting: 2075281.74
Elevation: 1114.29
Description: Approximately 15' North of the CL of NW 164th St., 775' West of the CL of Rockwell Ave. and 7' South of a warning sign.

Bench Mark # 464
Northing: 232589.14
Easting: 2075128.08
Elevation: 1114.95
Description: Approximately 50' South of the CL of NW 164th St., 775' West of the CL of Rockwell Ave. and 180' West of a gravel drive.
Object: #4 Bar with J&A Control Cap

Bench Mark # 470
Northing: 2325108
Easting: 2075508.56
Elevation: 1117.59
Description: Approximately 227' South of the CL of NW 164th Street, 400' West of the CL of Rockwell Ave. and 10' West of Rocket propane tank.
Object: #4 bar with J&A control cap

Bench Mark # 471
Northing: 232293.36
Easting: 2075514.43
Elevation: 1118.13
Description: Approximately 350' South of the CL of NW 164th Street, 393' West of the CL of Rockwell Ave. and 15' North of the Northeast fence corner at the ONG servicing area.
Object: #4 bar with J&A control cap

Bench Mark # 472
Northing: 232287.56
Easting: 2075788.45
Elevation: 1115.21
Description: Approximately 353' South of the CL of NW 164th Street, 120' West of the CL of Rockwell Ave. and 5' South of the end of the curb with the line of "T" posts.
Object: #4 bar with J&A control cap



QUITCLAIM DEED
BK 14953, PG 480

ZONED: PUD-1829

± 284,439 SQ. FT.
± 6.5298 AC.

Table with columns: REVISIONS, NO., DESCRIPTION, DATE

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
www.jaand.com
surveys@jaand.com
Certificate of Authorization #1484 Exp. Date: 06-30-2025
ENGINEERS SURVEYORS PLANNERS



WALNUT CREEK BUSINESS PARK
PHASE 2
BOUNDARY AND
TOPOGRAPHIC SURVEY
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

Proj. No.: 3158006
Date: 5/23/24
Scale: 1"=40'
Surveyed By: CC
Drawn By: JP
Approved By: MJ

SHEET NUMBER
TS

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ASD FILE: S:\04 - 2024\3158006\3158006.dwg
DATE PLOTTED: 5/23/2024 11:04 AM
USER: jmm