



SURVEYOR'S CERTIFICATE
 To:
 RIVERPORT VENTURES LLC, an Oklahoma limited liability company
 RIVERPORT PARK, LTD.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 LEGACY TITLE

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, 5, 7(a)(b)(1)(c), 8, 9, 10, 11, 16 and 17 of Table A thereof.

The field work was completed on April 5, 2024.
 (last site visit on May 21, 2024)



Darin L. Raibourn, Professional Land Surveyor No. 1637
 Date of Plat or Map: April 22, 2024 (revised June 19, 2024)
 Date of Signature: 6/19/2024

CONDEMNATION PARCEL NO. 3
 TO THE CITY OF OKLAHOMA CITY
 CASE NO. CJ-2000-9240-65
 ORDER CONFIRMING REPORT OF COMMISSIONERS
 AND GRANTING PLAINTIFF POSSESSION AND TITLE
 BOOK 8110, PAGE 161
 BOOK 8208, PAGE 1798

CONDEMNATION PARCEL NO. 4
 TO THE CITY OF OKLAHOMA CITY
 CASE NO. CJ-2000-9240-65
 ORDER CONFIRMING REPORT OF COMMISSIONERS
 AND GRANTING PLAINTIFF POSSESSION AND TITLE
 BOOK 8110, PAGE 161
 BOOK 8208, PAGE 1798

TRACT 2
 634,904.21 SQUARE FEET
 OR 14.5754 ACRES +/-

LEGEND

- | | |
|---------------------------|----------------------------------|
| ⊗ ELECTRIC PULL BOX | ● FOUND IRON PIN (VARIOUS SIZES) |
| ⊙ LIGHT POLE | ▲ FOUND MAG. NAIL |
| ⊠ TRAFFIC SIGNAL PULL BOX | ⊙ FOUND CUT "X" |
| ⊡ TRAFFIC SIGNAL CABINET | ○ SET 1/2" IRON PIN |
| ⊢ TRAFFIC SIGNAL POLE | W/ CAG429 CAP |
| ⊕ CROSSWALK POLE | P.O.C. POINT OF COMMENCING |
| ⊖ FIRE HYDRANT | P.O.B. POINT OF BEGINNING |
| ⊗ WATER VALVE | |
| ⊙ WATER MANHOLE | SUBJECT PROPERTY BOUNDARY |
| ⊙ STORM MANHOLE | SECTION LINE |
| ⊙ STORM CURB INLET | UNDERGROUND ELECTRIC |
| ⊙ SANITARY SEWER MANHOLE | UG-E |
| ▼ GAS LINE MARKER | W |
| 1 SIGN | UNDERGROUND WATER |
| | ST |
| | UNDERGROUND STORM |
| | SAN |
| | UNDERGROUND SANITARY SEWER |
| | G |
| | UNDERGROUND GAS LINE |
| | TREELINE |

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 Professional Engineers and Land Surveyors.
 - The property described herein is the same as the property described in Old Republic National Title Insurance Company Commitment No. 2023-3908-MH with an effective date of April 23, 2024 and that all easements, 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 "X" (Non Special Flood Hazard Area) and Zone Designation "AE" (Special Flood Hazard Area) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40109C0280H, with a date of identification of December 18, 2009 for Community No. 405378, in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
 - Property has access to S. Portland Avenue and S.W. 15th Street, both being dedicated public streets or highways.
 - The total number of striped parking spaces on the subject property is 0.
 - 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 on subject property.
 - There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
 - The assumed bearing of South 00°10'24" East as shown along the east line of the Northeast Quarter (NE/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, was used as the basis of bearing for this survey.
- Said bearings are based upon GPS observations relative to the Oklahoma State Plane (North Zone) coordinate system - NAD83 (2011).

LEGAL DESCRIPTION:

TRACT 1
 A tract of land lying in the Northeast Quarter (NE/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described by metes and bounds as follows:
 COMMENCING at the Northeast Corner of the NE/4 of said Section Eleven (11); THENCE South 00°10'24" East, along the East line of said NE/4 and as the basis of bearing, a distance of 316.79 feet; THENCE South 89°49'36" West, perpendicular to said East line, a distance of 100.00 feet to the POINT OF BEGINNING; THENCE South 00°10'24" East, parallel with said East line, a distance of 223.08 feet; THENCE South 89°49'36" West, perpendicular to said East line, a distance of 721.16 feet to a point of curvature; THENCE Southwesterly along a curve to the left having a radius of 1482.39 feet for an arc length of 536.57 feet, having a chord bearing South 79°22'10" West a distance of 533.64 feet; THENCE South 69°02'51" West a distance of 207.61 feet; THENCE North 00°10'24" West, parallel with said East line, a distance of 173.13 feet; THENCE North 89°59'19" East a distance of 61.16 feet; THENCE North 00°00'41" West a distance of 80.00 feet; THENCE North 89°59'19" East a distance of 590.00 feet; THENCE North 71°59'19" East a distance of 550.73 feet; THENCE South 64°29'15" East a distance of 265.72 feet to the POINT OF BEGINNING.

AND

TRACT 2
 A tract of land lying in the Northeast Quarter (NE/4) and the Northwest Quarter (NW/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described by metes and bounds as follows:
 COMMENCING at the Northeast Corner of the NE/4 of said Section Eleven (11); THENCE South 00°10'24" East, along the East line of said NE/4 and as the basis of bearing, a distance of 430.17 feet; THENCE South 89°49'36" West, perpendicular to said East line, a distance of 1618.59 feet to the POINT OF BEGINNING; THENCE South 00°00'41" East a distance of 106.86 feet; THENCE North 89°59'19" East a distance of 28.84 feet; THENCE South 00°10'24" East, parallel with said East line, a distance of 192.25 feet; THENCE South 69°02'51" West a distance of 53.74 feet to a point of curvature; THENCE Southwesterly along a curve to the right having a radius of 1392.38 feet for an arc length of 481.94 feet, having a chord bearing South 79°02'06" West a distance of 479.50 feet; THENCE South 89°12'21" West a distance of 1177.63 feet; THENCE North 63°01'22" West a distance of 145.82 feet; THENCE North 00°01'22" West a distance of 202.05 feet; THENCE North 89°59'19" East a distance of 501.57 feet; THENCE North 72°59'19" East a distance of 599.77 feet; THENCE North 89°59'19" East a distance of 761.24 feet to the POINT OF BEGINNING.

Said described tracts of land, when combined, contain an area of 675,003.71 square feet, or 20.0873 acres, more or less.

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.

NO.	DATE	DESCRIPTION
1	6/19/24	REVISED PER PROVIDED TITLE COMMITMENT. REVISED LEGAL DESCRIPTION FOR TRACT 1 DUE TO STREET R/W DOCUMENTS PROVIDED WITHIN TITLE COMMITMENT.

RIVERPORT VENTURES, LLC
 A Part of the NE/4 & NW/4
 Section 11, T-11-N, R-4-W, I.M.
 Oklahoma City, Oklahoma County, Oklahoma

Civil & Environmental Consultants, Inc.
 4700 Gallardia Parkway · Suite 101 · Oklahoma City, OK 73142
 Ph: 405.246.9411
 www.cedcinc.com

ALTA/NSPS LAND TITLE SURVEY

DATE: 4/22/2024 DRAWN BY: [Signature]
 DWS SCALE: 1" = 60' CHECKED BY: [Signature]
 PROJECT NO: 338-186
 APPROVED BY: [Signature]

DRAWING NO: **SV-01**

FILE D:\RIVERPORT\INFO FROM TOMMY\338186R\S\01\ALTA REVISED 2024\0619.DWG PLOTTED BY: BALLARD, TOMMY PLOTTED ON: 06/19/24 1:23:28 PM