

***** 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		ROOF DRAIN
	CONTROL POINT		BORE HOLE
	FOUND MONUMENT		ROUND POST
	SET MONUMENT		SQUARE POST
	FIRE HYDRANT		EVERGREEN TREE
	AUTOSPRINKLER		DECIDUOUS TREE
	HOSE BIB/SPIGOT		BUSH
	WATER METER		GATE
	WATER VALVE		HANDICAP
	WATER WELL		TRAFFIC SIGNAL POLE
	SPRINKLER HEAD		STOCKADE FENCE
	SPRINKLER VALVE		CHAINLINK FENCE
	SANITARY MANHOLE		BARBED WIRE FENCE
	CLEANOUT		WATERLINE
	STORM MANHOLE		STORM SEWER
	STORM GRATE		SANITARY SEWER
	CURB INLET		GAS LINE
	FIELD INLET		UNDERGROUND TELEPHONE
	GAS METER		UNDERGROUND POWER
	NO GAS METER		UNDERGROUND CABLE
	GAS VALVE		OVERHEAD CABLE
	VENT PIPE		RAILROAD TRACKS
	MONITORING WELL		EXISTING CONTOUR
	POWER POLE		BRUSH LINE
	GUY WIRE		ASPHALT PAVING
	LIGHT POLE		CONCRETE PAVING
	GROUND LIGHT		FLOWLINE
	ELECTRIC BOX		TOP OF GRATE
	ELECTRIC METER		TOP OF RIM
	ELECTRIC MANHOLE		FINISH FLOOR
	ELECTRIC BREAKER		CORRUGATED METAL PIPE
	ELECTRIC OUTLET		REINFORCED CONC. PIPE
	PULL BOX		REINFORCED CONC. BOX
	TELEPHONE BOX		TOP OF CURB
	TELEPHONE MANHOLE		CURB GUTTER
	CABLE BOX		BUILDING LINE
	MANHOLE		UTILITY EASEMENT
	UTILITY BOX		RIGHT-OF-WAY
	MAILBOX		RECORD
	SIGN		MEASURED
	AIR CONDITIONER		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 boundary survey and a topographic/planimetric survey and meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on April 29, 2024 that the survey was completed on May 14, 2024; all coordinates are based on Oklahoma State Plane North Zone NAD83 and all elevations are based on NAVD88.

Date: May 16, 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 comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant 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 Date with a ticket number of 24050611162485 and 24050611232545. 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
- Formentera Operations LLC Overlook
- ONG/Gas Transmission Line Watch&Protect
- USIC/Cox Comm/OKC
- Energy Transfer/Centurion
- USIC/OG&E OKC METRO
- Oklahoma Natrual Gas - West
- OKC/Water&Waste
- Deer Creek Water Corp
- Superior Midstrm
- AT&T Distribution

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 NAVD88. The original Benchmark is 333 derived from City of Oklahoma City GPS Datum.

The subject tract has access to N Rockwell Avenue (a public street)

Address: none provided

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 is currently zoned AA.

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 (NE/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said NE/4;

THENCE North 00°14'39" East, along and with the East line of said NE/4, a distance of 482.60 feet to the Northeast (NE) corner of the Plat ROCKWELL PARK SECTION 1 (SECTION 1) filed in Book PL72, PAGE 23, said point being the POINT OF BEGINNING;

THENCE North 89°44'23" West, along and with the North line of said SECTION 1, a distance of 814.31 feet to the Northwest (NW) corner of Lot 1, Block 9 as shown on said SECTION 1, said corner also being a point on the East line of the Plat ROCKWELL PARK SECTION 2 (SECTION 2) filed in Book PL76, Page 47;

THENCE North 00°15'37" East, along and with said East line of said SECTION 2, a distance of 243.57 feet to the Northeast (NE) corner of said SECTION 2;

THENCE South 89°44'03" East, along and with the extended North line of said Section 2, also being the South lines of the Tracts of land described in the Quitclaim Deed filed in Book 7801, Page 0492, and the Warranty Deed filed in Book 14002, Page 87, a distance of 814.24 feet to a point on the East line of said Northeast Quarter (NE/4), also being the Southeast (SE) corner of said Tract described in said Warranty Deed;

THENCE South 00°14'39" West, along and with said East line, a distance of 243.49 feet to the PONT OF BEGINNING.

Containing 198,301 square feet or 4.5524 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North ZoneNAD83). All distances are Grid distances in U.S. Survey feet, rotate all bearings shown on survey clockwise 00°17'20" to match the bearings as described in the Legal Description above.

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

Original Bench Mark:

Source: City of Oklahoma City GPS Datum
Horizontal: NAD83/CORS 96; NSRS 2007
Vertical: NAVD88; 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 18' North of the centerline of N.W. 164th St.
Object: 2" Aluminum Cap

Bench Marks by Johnson & Associates Set On/Around Site:

Bench Mark # 400
Northing: 230468.32
Easting: 2075944.86
Elevation: 1129.33
Description: Located on the East side of N Rockwell, on the Northwest Corner of Sonador Subdivision, Approx. 10' Southwest of AT&T sign, 10' Southeast of yellow gate post, 5' West of the sidewalk, 32' East and 475' North of the centerline intersection of N Rockwell Ave and NW 15th Street.
Object: #4 bar with J&A control cap

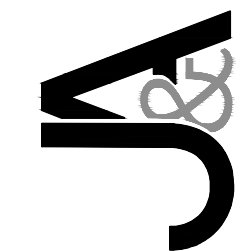
Bench Mark # 401
Northing: 230577.02
Easting: 2075933.41
Elevation: 1129.17
Description: Located on the East side of N Rockwell Ave, on the Southwest Corner of Parke Place Subdivision, 10' West of North Gas sign, 15' Northwest of AT&T sign, 5' East of road edge, 23' East and 580' North of the centerline intersection of N Rockwell Ave and NW 15th Street.
Object: #4 bar with J&A control cap

Bench Mark # 402
Northing: 230315.45
Easting: 2075949.34
Elevation: 1128.25
Description: Located on the East side of N Rockwell Ave between sidewalk and road, approx. 65' East of OG&E PB, 20' West of fence, 5' West of the sidewalk, 37' East and 318' North of the centerline intersection of N Rockwell Ave and NW 15th Street.
Object: #4 bar with J&A control cap

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REVISIONS		DATE
NO.	DESCRIPTION	

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Certificate of Authorization #1484 Exp. Date 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •



ROCKWELL PARK OIL SITE
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
BOUNDARY AND
TOPOGRAPHIC SURVEY

Proj. No.: 3163005
Date: 5/16/2024
Scale: 1"=40'
Surveyed By: WH
Drawn By: JP
Approved By: MJ

SHEET NUMBER

1 of 1

ASAP FILE S:\C\B\2024\3163005\Rockwell\Rockwell\Rockwell.dwg, 5/17/2024 8:25 AM, James Patten
PLOT FILE S:\C\B\2024\3163005\Rockwell\Rockwell\Rockwell.dwg, 5/17/2024 8:25 AM, James Patten