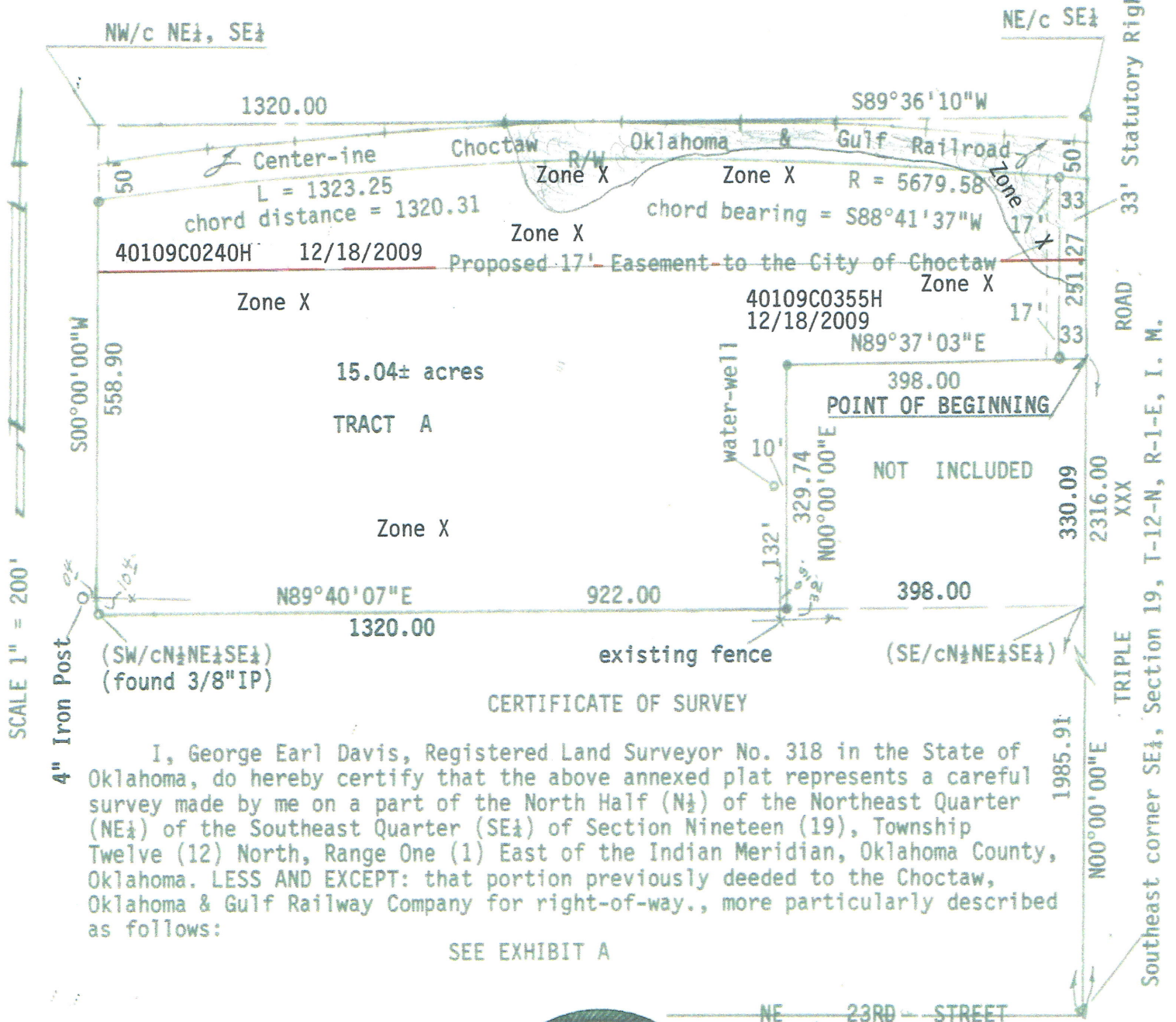


PLAT OF SURVEY

A part of the N½ of the NE¼ of the SE¼ of Section 19, T-12-N, R-1-E, I. M.
OKLAHOMA COUNTY, OKLAHOMA

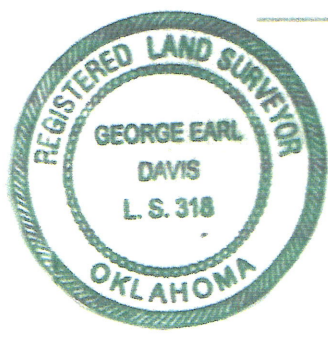


SCALE 1" = 200'

CERTIFICATE OF SURVEY

I, George Earl Davis, Registered Land Surveyor No. 318 in the State of Oklahoma, do hereby certify that the above annexed plat represents a careful survey made by me on a part of the North Half (N½) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Nineteen (19), Township Twelve (12) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma. LESS AND EXCEPT: that portion previously deeded to the Choctaw, Oklahoma & Gulf Railway Company for right-of-way., more particularly described as follows:

SEE EXHIBIT A



George Earl Davis
 George Earl Davis RLS #318
 P. O. BOX 612, HARRAH, OKLA
 (405) 454-6758 73045
 SURVEY #4115

NOTARY PUBLIC

Sworn and subscribed to before me a Notary public
 in and for the State of Oklahoma on this 7/10/21
 My commission expires 2/10/24

Emily Winford
 NOTARY PUBLIC



- *z* Indicates 3/8" iron pin (found)
- *z* " " " " (set)
- △ *z* " mag/nail (found)

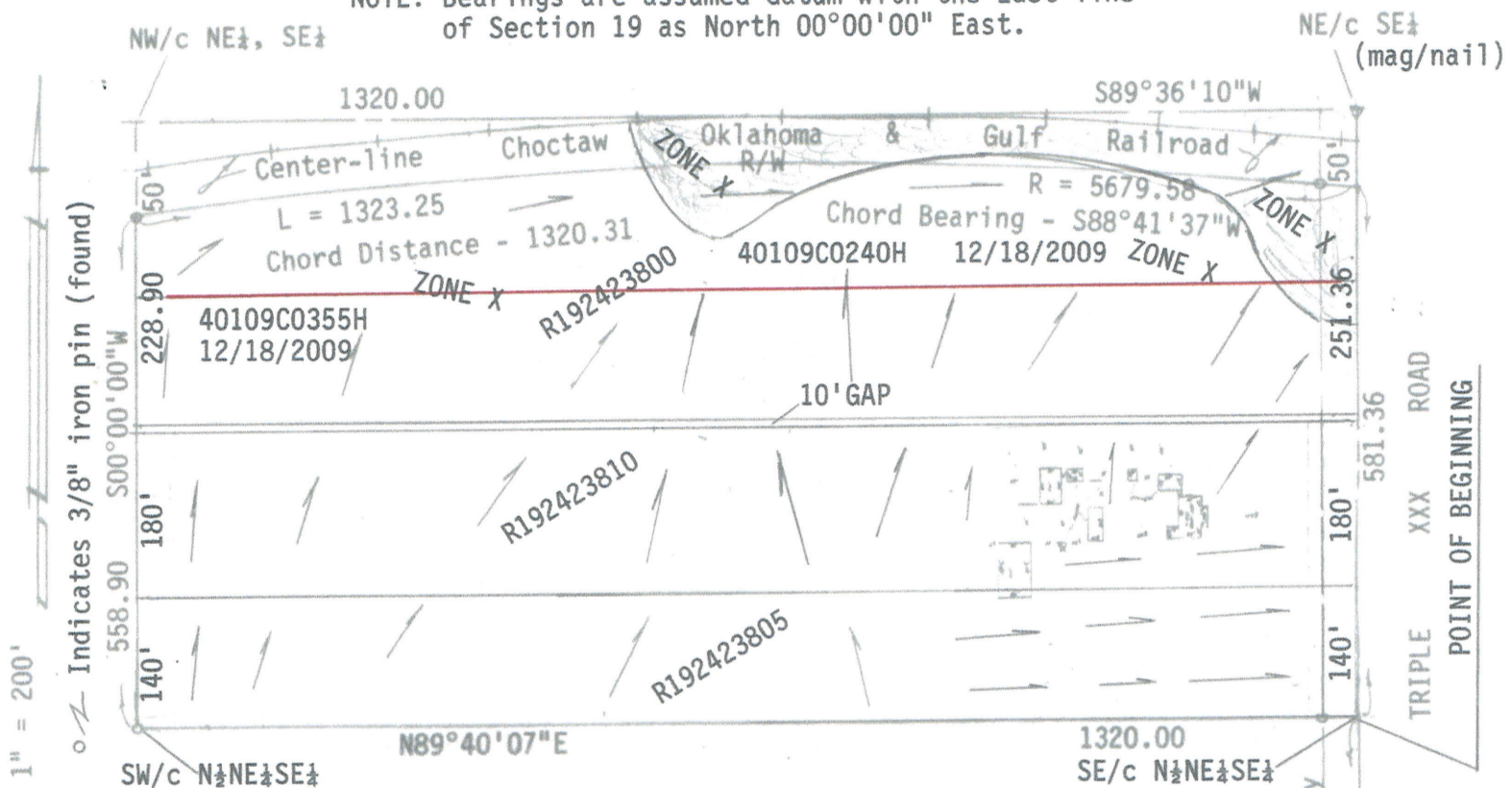
NOTE: Bearings are assumed datum with the East line of Section 19 as North 00°00'00" East
 Subject property is located in Zone X as shown above and on Flood Insurance
 Rate Maps #40109C0240H & 40109C0355H, Dated 12/18/2009.

THIS PLAT OF SURVEY MEETS 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.

PLAT OF SURVEY

A part of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19, T-12-N, R-1-E, I. M.
OKLAHOMA COUNTY, OKLAHOMA

NOTE: Bearings are assumed datum with the East line of Section 19 as North 00°00'00" East.



SCALE 1" = 200'

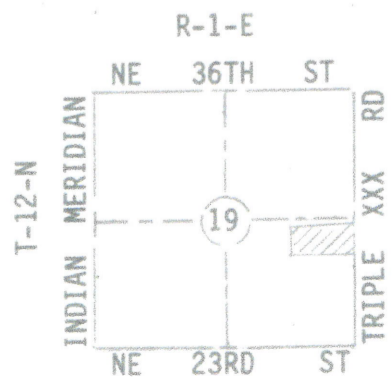
Indicates 3/8" iron pin (found)

CERTIFICATE OF SURVEY

I, George Earl Davis, Registered Land Surveyor No. 318 in the State of Oklahoma, do hereby certify that the above annexed plat represents a careful survey made by me for a LOT MERGE on A part of the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Nineteen (19), Township Twelve (12) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the Southeast corner of said Section 19, THENCE N00°00'00"E on the East line of said section a distance of 1985.91 feet to the SE/c of said (N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$) and THE POINT OF BEGINNING; THENCE continuing N00°00'00"E a distance of 581.36 feet to the South Right-of-Way line of the Choctaw, Oklahoma & Gulf Railway Company; THENCE Southwesterly along said right-of-way line on a curve to left with a radius of 5679.58 feet a distance of 1323.25 feet (chord bearing S88°41'37"W - chord distance 1320.31 feet to the West line of said (NE $\frac{1}{4}$ SE $\frac{1}{4}$); THENCE S00°00'00"W a distance of 558.90 feet to the SW/c of said (N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$); THENCE N89°40'07"E a distance of 1320.00 feet to the point of beginning. Containing 18.05 acres more or less.

(US HWY #62) NE 23RD STREET

SITE MAP



THIS PLAT OF SURVEY MEETS 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.



George Earl Davis
George Earl Davis RLS #318
P. O. BOX 612, Harrah, Okla
(405) 454-6758 73045
SURVEY #4115 7/16/2021

Building Footprint



N
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ALTA/NSPS Land Title Survey

Part of the Southeast Quarter of Section 19, Township 12 North, Range 1 East City of Choctaw, Oklahoma County, Oklahoma

Notes Corresponding to Schedule "B-II"

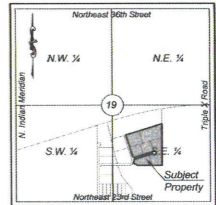
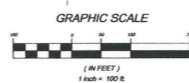
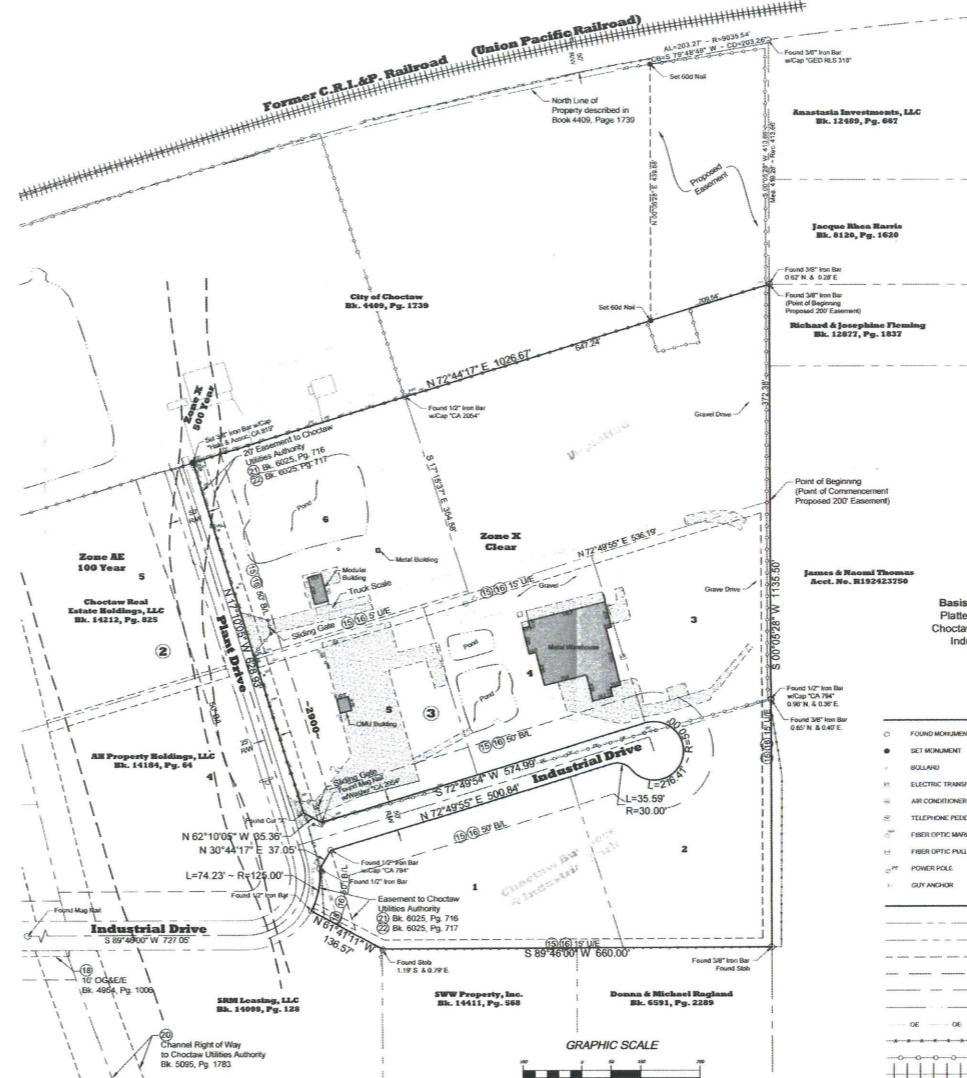
- Statutory right-of-way along all section lines. This item is not plotted and does not affect the subject property.
- Easements and terms and conditions set forth in Notice of Supplemental Final Order and Judgment recorded in Book 10993, page 1796. This item is not plotted and affects the Railroad Right-of-Way.
- Survey attached to Quit Claim Deed recorded in Book 4956, page 175. This item describes the parent tract for Choctaw Business & Industrial Park.
- All items affecting subject Lot as shown on the recorded plat are made a part hereof. This item is plotted and affects the subject property.
- Building lines and easements as shown on Plat and/or as provided by the Restrictive Covenants. This item is plotted and affects the subject property.
- Channel Change Easement in favor of the State of Oklahoma recorded in Book 4016, page 1055. This item is not plotted and does not affect the subject property.
- Right-of-Way in favor of Oklahoma Gas and Electric Company, recorded in Book 4954, page 1006, subject to assignments and partial releases of record. This item is plotted and does not affect the subject property.
- Easement in favor of Oklahoma Gas and Electric Company, recorded in Book 4925, page 185, subject to assignments and partial releases of record. This item is plotted and does not affect the subject property.
- Easement in favor of The Choctaw Utilities Authority, recorded in Book 5095, page 1783, subject to assignments and partial releases of record. This item is plotted and affects the subject property.
- Easement in favor of The Choctaw Utilities Authority, recorded in Book 6025, page 716, subject to assignments and partial releases of record. This item is plotted and affects the subject property.
- Easement in favor of The Choctaw Utilities Authority, recorded in Book 6025, page 717, subject to assignments and partial releases of record. This item is plotted and affects the subject property.
- Temporary Easement for Access in favor of Department of Environmental Quality recorded in Book 12447, page 1595. This item is not plotted and affects Lots 3, 4, 5, and 6, Block 3, as stated in the recorded instrument.

Surveyor's Notes

- The survey correctly shows the location of buildings, structures and other improvements situated on the subject property.
- Except as shown, there are no encroachments onto adjoining properties, streets or alleys by buildings, structures or other improvements, and no encroachments onto said property by buildings, structures or other improvements situated on adjoining properties.
- The subject property is located within an area having a Zone Designation, Zone X, areas of minimal flood hazard and Zone X, areas of 0.2% annual chance flood hazard (shown by plotting only), by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 40109C0355 H, with an Effective Date of December 18, 2009, for Community Number 400357 in the City of Choctaw, Oklahoma County, Oklahoma, which is the current Flood Insurance Rate Map for the subject property.
- The subject property has direct physical access to Plant Drive and Industrial Drive (not open), a public street or highway.
- This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying which was adopted by the Board of Registration for Professional Engineers and Land Surveyors September 14, 2018.
- At the time of survey, there was no evidence of recent earth moving work, building construction or building additions.
- The subject property contains 521,255 square feet or 18.85 acres, more or less.



THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS WAS NOT INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WHETHER SHOWN OR NOT AND PROTECT SAID UTILITIES FROM ANY DAMAGE.



Vicinity Map
Section 19, Township 12N, Range 1E
Not To Scale

Title Commitment
Commitment No. 2580113-OK12
Effective Date: January 6, 2021 at 7:30 AM
Revised: February 3, 2021
Insured: Anastasia Investments, LLC
First American Title Insurance Company
2014 South Post Road
Midwest, Oklahoma 73130
Phone: (405) 455-4455
Fax: (866) 436-3286

Legal Description
The land referred to herein below is situated in the County of Oklahoma, State of Oklahoma, and described as follows:
A tract of land in the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section Nineteen (19), Township Twelve (12) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a point on the East line of said NW¼ of the SE¼, said point being the Northeast corner of Lot 3, Block 3, of the Choctaw Business and Industrial Park, according to the recorded plat thereof; Thence South 72°49'55" West along the North line of Lots 3 & 4, Block 3, said addition, a distance of 536.19 feet to the Southeast corner of Lot 6, Block 3; Thence North 17°13'37" West along the Eastern line of said Lot 6, Block 3, a distance of 354.58 feet to the Northeast corner thereof; Thence North 72°44'23" East on an easterly projection of the Northern line of said Lot 6, Block 3, a distance of 547.25 feet to a point on the East line of said NW¼ of the SE¼; Thence South 00°05'28" West along the East line of said NW¼ of the SE¼ a distance of 372.39 feet to the point of beginning.

Proposed Easement
A tract of land in the Southeast Quarter (SE¼) of Section Nineteen (19), Township Twelve (12) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described with metes and bounds as follows:
Commencing at the Northeast corner of Lot Three (3), Block Three (3), Choctaw Business and Industrial Park, according to the recorded plat thereof;
Thence North 00°05'28" East a distance of 372.38 feet to the Point of Beginning;
Thence South 72°44'17" West a distance of 209.54 feet;
Thence North 00°05'28" East a distance of 439.88 feet to a point on the North line of a tract of land described in Book 4409, Page 1736, said point being on the South Right of Way line of the Union Pacific Railroad;
Thence on said South Right-of-Way line on a curve to the Right, having a Radius of 9055.54 feet, a Chord Bearing of North 79°48'48" East and a Chord Distance of 203.26 feet, for an Arc Length of 203.27 feet to a point that intersects with the East line of Lots Two (2) and Three (3), Block Three (3), Choctaw Business and Industrial Park extended and said South Right-of-Way line;
Thence South 00°05'28" West on said East line extended a distance of 413.66 feet to the Point of Beginning.

Surveyor's Certificate
To Anastasia, L.L.C. City of Choctaw, Choctaw Utilities Authority, and First American Title Insurance Company.
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, 7(a), 8, 9, 10, 11, and 16 of Table A thereof. The field work was completed on February 24, 2021.

Date of Plat or Map
2-15-21
Curtis Lee Hale, LS 1084



PROJECT NO.	5047.3
FILE	5047-3.dwg
DATE	3/1/2021
DRAWN BY	JMS
CHECKED BY	CLH
PRINT DRAWN	CH, ML
SHEET	1
OF 1	

Client: City of Choctaw, PO Box 667, Choctaw, Oklahoma 73020
Land Surveying and Planning: Curtis Lee Hale, P.E., L.S. 1084, 200 Oklahoma City, Oklahoma 73109, Tel: (405) 586-0774, Fax: (405) 581-4881, A.S. 819, 819; Jan 30, 2021, www.ahsurveyors.com
Assoc. of Audubon State Surveyors
Choctaw Business & Industrial Park, Block 3, Lots 1-6, 2000 Plant Drive, Choctaw, Oklahoma, ALTA/NSPS Land Title Survey