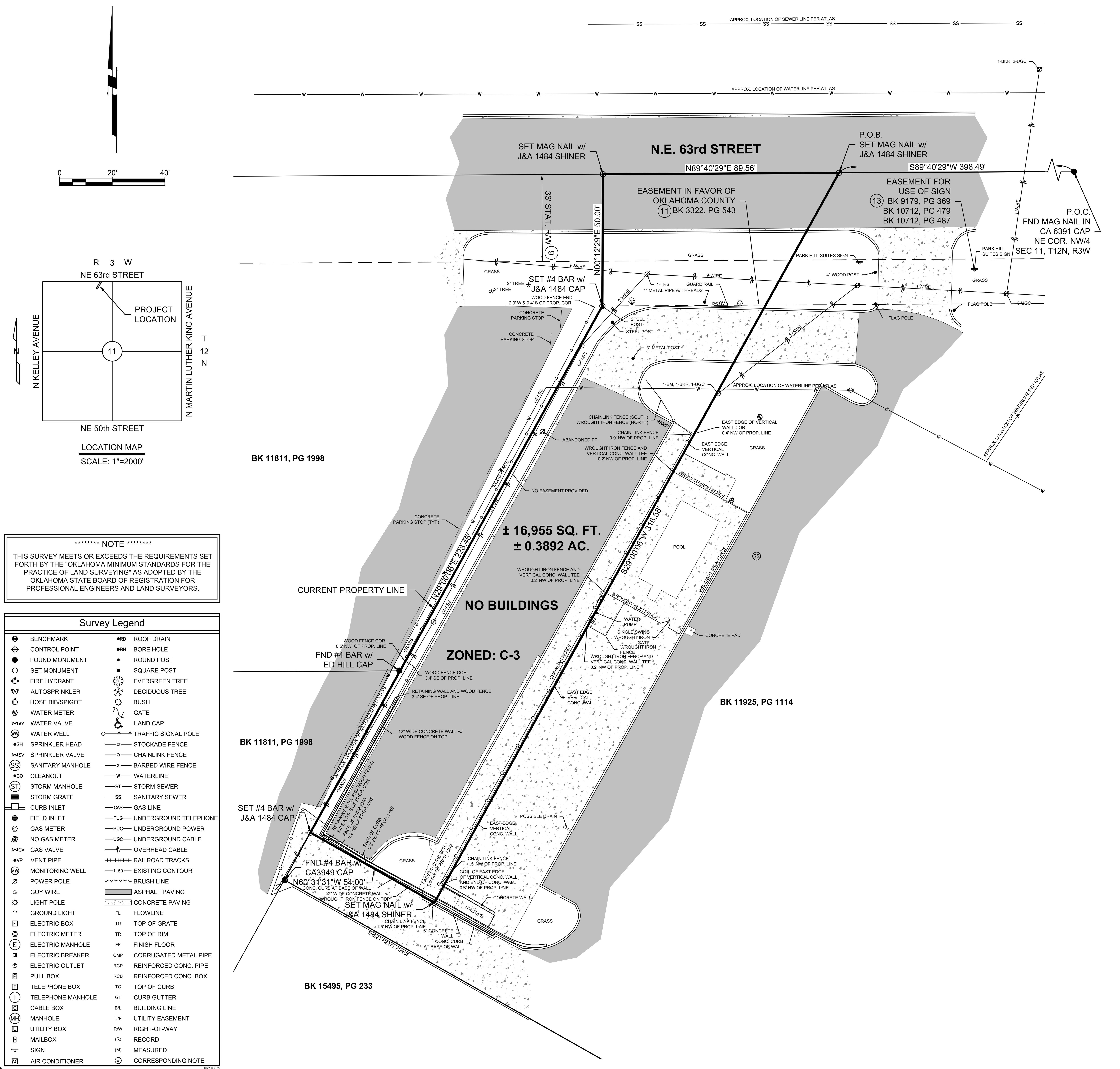

Certificate of Survey

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify to:

- HHH Investments LLC
- CASH
- R S A Laxmi LLC, an Oklahoma limited liability company
- Stewart Title of Oklahoma, Inc.
- Stewart Title Guaranty 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, and 11(a) of Table A thereof. The field work was completed on April 8, 2024.

Date of Plat or Map: April 9, 2024

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

LICENSED PROFESSIONAL LAND SURVEYOR MATTHEW JOHNSON 1807 OKLAHOMA

Surveyor's Note:

Address: 1400 NE 63rd Street, Oklahoma City, OK 73111

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 40109C0190H Map with an effective date of December 18, 2009.

The subject tract is currently zoned C-3.
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.

There are no longer striped parking spaces on this tract.

The surveyor has utilized information from a Utility Atlas obtained from the City of Oklahoma City combined with observed evidence of utilities on the ground to create an overall view of the underground utilities affecting the subject tract. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted on the survey. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. No utilities were flagged at the time the fieldwork for this survey was performed. The following is a list of companies provided as a result of a Company List Request submitted to the Oklahoma One-Call System (Call Okie): The reference number for this request is 24040908420845.

- USIC/Cox Comm/OKC
- USIC/OG&E OKC METRO
- Oklahoma Natural Gas - West
- USIC/OneNet
- OKC/Water&Waste
- IndianNation/ChickTel
- AT&T Distribution

The subject tract has access to NE 63rd Street (a public street).

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet. Bearings must be rotate 000°19'31" Clockwise to match the bearings described in the parent deed recorded in Book 11925, Page 1114.

Legal Description:

A tract of land being a part of the Northwest Quarter (NW/4) of Section Eleven (11) Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of a tract of land recorded in Book 11925, Page 1114 (R S A Tract), being more particularly described as follows:

COMMENCING at the Northeast (NE) Corner of said NW/4;

THENCE South 89°40'29" West, along and with the North line of said NW/4, a distance of 398.49 feet to the POINT OF BEGINNING;

THENCE South 29°00'06" West, departing said North line, a distance of 316.58 feet;

THENCE North 60°31'31" West, a distance of 54.00 feet to a point on the West line of said R S A Tract;

THENCE along and with the West line of said R S A Tract the following two (2) calls:

1. North 29°00'06" East, a distance of 228.45 feet;
2. North 00°12'29" East, a distance of 50.00 feet to a point on the North line of said NW/4 and the Northwest (NW) Corner of said R S A Tract;

THENCE North 89°40'29" East, along and with the North line of said NW/4, a distance of 89.56 feet to the POINT OF BEGINNING.

Legal description prepared by licensed, professional Surveyor Matthew Johnson, RPLS 1807, by way of the survey dated April 8, 2024, in Job No. 5792.

The following items refer to Schedule B - Part II of the Stewart Title of Oklahoma, Inc. Title Commitment No. 2290313, dated March 28, 2024 at 7:30 AM:

Exception No.	Recording Information	Description of Easement	Applicable	Plotted	Note
9		Statutory Section Line Road Easements in favor of the State of Oklahoma	Yes	Yes	
11	Book 3322, Page 543	Easement in favor of Oklahoma County	Yes	Yes	
12	Book 6595, Page 2391	Easement in favor of Oklahoma Gas and Electric Company, an Oklahoma corporation	No	No	
13	Book 9179, Page 369	Terms, conditions, and provisions of that certain Easement for Use of Sign, made by and between Living Faith Ministry, Inc., and Jaydutt, Inc.	No	Yes	
	Book 10712, Page 479	as affected by Assignment in favor of Sun and Sea Enterprise, LLC	No	Yes	
	Book 10712, Page 487	as affected by Assignment in favor of Shapla Hospitality LLC	No	Yes	
14	Book 9179, Page 372	Terms, conditions, provisions, and easements of that certain Reciprocal Easement Agreement, made by and between Living Faith Ministry, Inc., and Jaydutt, Inc.	Yes	No	A
15	Book 9253, Page 1590	Easement in favor of Living Faith Ministry, Inc.	No	No	
16	Book 9260, Page 968	Easement in favor of Oklahoma Gas and Electric Company, an Oklahoma corporation	No	No	

Note	Surveyor's Comment
A	Blanket over property

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REVISIONS		
NO.	DESCRIPTION	DATE

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078
surveyor@jaokc.com www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •

1226 NE 63rd ST
EXTRA PARKING TRACT
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
ALTA/NSPS LAND TITLE SURVEY

Proj. No.: 5792
Date: 4/9/24
Scale: 1"=20'
Surveyed By: CC & WH
Drawn By: JP
Approved By: MJ

ACAD FILE: S:\Civil 3D proj\5792\Working Folder\5792-alta.dwg, 4/9/2024 3:43 PM, Jesse Patten
XREFS LOADED: 5792--bdy.dwg 5792--topo.dwg

SHEET NUMBER
1of1