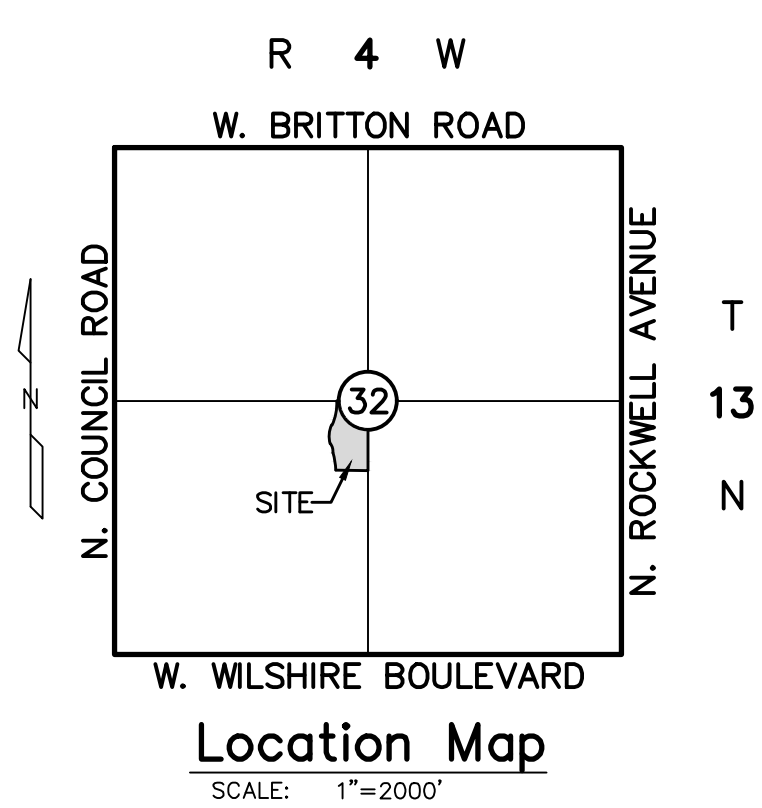
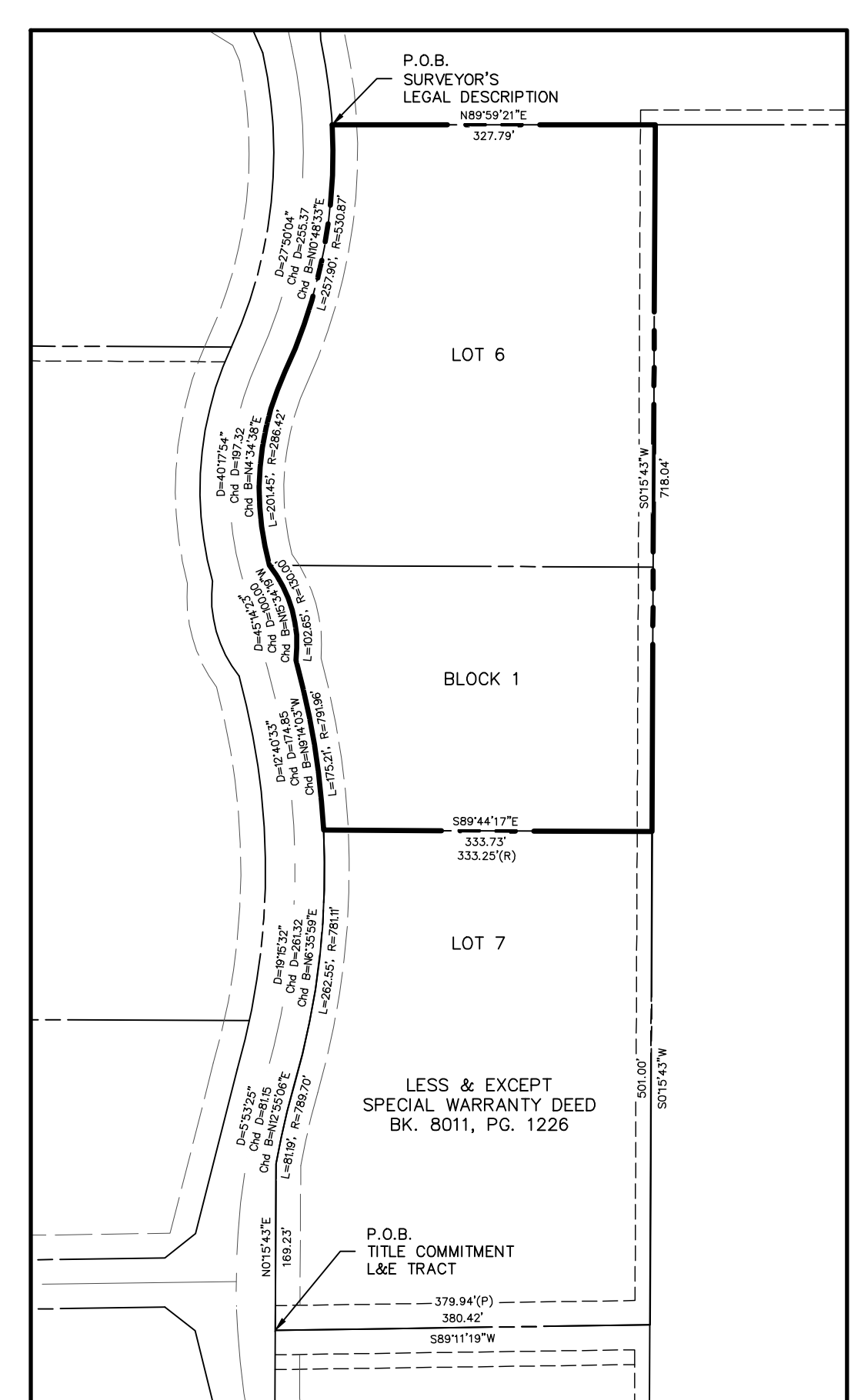


NOTE: 11" X 17" SHEETS ARE PRINTED AS HALF-SIZE DRAWINGS AND ARE THEREFORE AT A SCALE WHICH IS DOUBLE THE SCALE SHOWN HEREON.



**Legal Description Detail**  
1" = 150'



**Survey Legend** NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS SURVEY PLAT

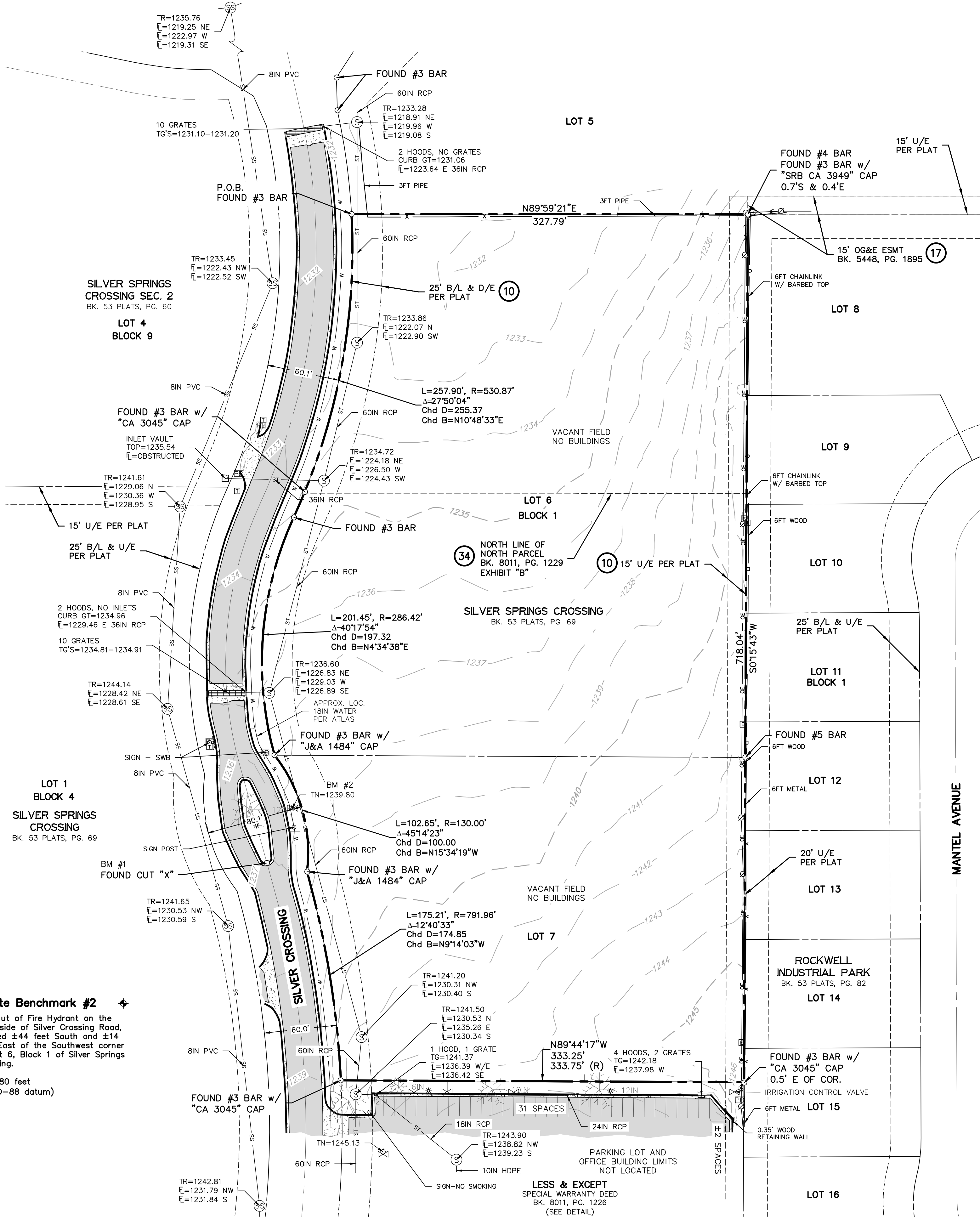
⊕	TELEPHONE PEDESTAL	(D)	DEED
⊙	TELEPHONE MANHOLE	(M)	MEASURED
⊠	TRAFFIC CONTROL BOX	(P)	PLATED
⊡	TRAFFIC SIGNAL POLE	(R)	RECORD
⊞	TRAFFIC - PARKING METER	⊞	CENTERLINE
⊞	CABLE TV RISER	FF	FINISHED FLOOR
⊞	POWER POLE	⊞	FLOWLINE
⊞	LIGHT POLE	TR	TOP OF RIM
⊞	OUT WIRE	TG	TOP OF GRATE
⊞	UTILITY MANHOLE	A/E	ACCESS EASEMENT
⊞	ELECTRIC MANHOLE	U/E	UTILITY EASEMENT
⊞	ELECTRIC METER	D/E	DRAINAGE EASEMENT
⊞	ELECTRIC RISER	D&U	DRAINAGE & UTILITY EASEMENT
⊞	TRANSFORMER	B/L	BUILDING LINE
⊞	GUARD POST	ESMT	EASEMENT
⊞	SIGN	LNA	LIMITS OF NO ACCESS
⊞	SANITARY SEWER MANHOLE	R/W	RIGHT-OF-WAY
⊞	CLEAN OUT	OS&E	OKLAHOMA GAS & ELECTRIC CO.
⊞	DOWNSPOUT - ROOF DRAIN	ONG	OKLAHOMA NATURAL GAS CO.
⊞	STORM SEWER MANHOLE	SBC	SOUTHWESTERN BELL TELEPHONE CO.
⊞	STORM GRATE/INLET	CMP	CORRUGATED METAL PIPE
⊞	STORM CURB INLET HOOD	RCP	REINFORCED CONCRETE PIPE
⊞	FIRE HYDRANT	ROB	REINFORCED CONCRETE BOX
⊞	WATER METER	X	BARB WIRE FENCE
⊞	WATER WELL	O	CHAIN LINK FENCE
⊞	WATER VALVE	W	WOOD FENCE
⊞	GAS VALVE	P	UNDERGROUND PIPELINE
⊞	GAS METER	UG	UNDERGROUND NATURAL GAS
⊞	PIPELINE MARKER	UT	UNDERGROUND TELEPHONE
⊞	VENT PIPE	UE	UNDERGROUND ELECTRIC
⊞	MONITORING WELL	UTS	UNDERGROUND TRAFFIC SIGNAL
⊞	PETRO INTAKE VALVE	FO	UNDERGROUND FIBER OPTIC
⊞	HANDICAPPED SPACE	UC	UNDERGROUND CABLE TV
⊞	MAIL BOX	ST	STORM SEWER
⊞	DECIDUOUS TREE	SS	SANITARY SEWER
⊞	EVERGREEN TREE	W	WATER LINE
⊞	#3 BAR FOUND	OE	OVERHEAD ELECTRIC
⊞	#3 BAR SET w/ YELLOW CAP		
⊞	MASS MAIL SET w/ SHIMMER		
⊞	OKLAHOMA CERTIFIED CORNER		
⊞	RECORD FILED IN THE DEPT. OF LIBRARIES ARCHIVE DIVISION		
⊞	ASPHALT		
⊞	CONCRETE		
⊞	GRAVEL		

**Note:**  
Refer to Sheet 2 for the Surveyor's Statement, Title Commitment Legal Description, Surveyor's Legal Description, Survey Notes, and Title Commitment Ejection Notes.

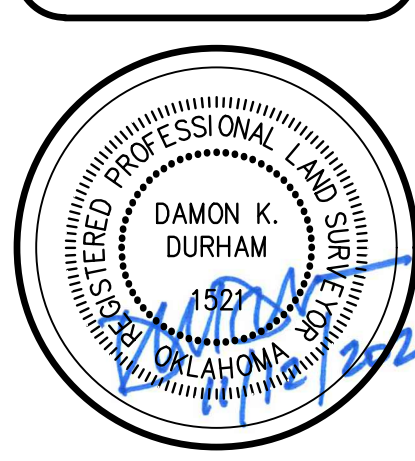
**Original Benchmark #1**  
The City of OKC GPS Reference Station No. 349 located 335'± West of the C of N. Rockwell Ave. and 39'± North of the C of N.W. 63rd Street.  
Elevation = 1295.62 FEET (NAVD-88 datum)

**Onsite Benchmark #1**  
Found Cut X on the southern nose of Silver Crossing curb island, located ±89 feet South and ±6 feet West of the Southwest corner of Lot 6, Block 1 of Silver Springs Crossing.  
Elevation = 1247.49 feet (NAVD-88 datum)

**Onsite Benchmark #2**  
Top nut of Fire Hydrant on the East side of Silver Crossing curb island, located ±44 feet South and ±14 feet East of the Southwest corner of Lot 6, Block 1 of Silver Springs Crossing.  
Elevation = 1239.80 feet (NAVD-88 datum)



**DURHAM SURVEYING, INC.**  
1800 SOUTH SARA ROAD  
YUKON, OKLAHOMA 73099  
Phone (405) 285-3404 Fax (405) 285-9649  
Certificate of Authorization No. 5313 EXPIRATION DATE: JUNE 30, 2022



**SILVER CROSS BUSINESS PARK II**  
LOT 6 & PART OF LOT 7, BLOCK 1  
SILVER SPRINGS CROSSING  
OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA  
**ALTA/NSPS LAND TITLE SURVEY**

**REVISIONS**

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

Proj. No.: 21-165  
Date: 11-12-21  
Scale: (Horizontal) 1"=50'  
(Vertical) 1"=10'  
Drawn By: JNA  
Checked By: JSD  
Approved By: DKO

SHEET NUMBER  
**1 of 2**



Surveyor's Statement

I, Damon K. Durham, a Professional Land Surveyor licensed in the State of Oklahoma, do hereby state to:

Silver Cross Business Park II, LLC; Express Development II L.L.C., an Oklahoma limited liability company; Chicago Title Insurance Company; and Chicago 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, 3, 4, 5, 7(a), 8, 9, 11, and 13 of Table A thereof. The fieldwork was completed on November 12, 2021.

Date of Plat or Map: November 12, 2021

DAMON K. DURHAM 11/12/2021

Damon K. Durham, PLS No. 1521

Title Commitment Legal Description

ALL of Lots 6 and 7, Block 1, SILVER SPRINGS CROSSING, an addition to the City of Oklahoma City, according to the plat recorded in Book 53 Plats, Page 69, filed in the offices of the County Clerk of Oklahoma County, Oklahoma.

LESS AND EXCEPT

A tract of land in the Southwest Quarter (SW/4) of Section 32, Township 13 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, being a part of Lot 7, Block 1, SILVER SPRINGS CROSSING, an addition to the City of Oklahoma City, according to the plat recorded in Book 53 Plats, Page 69, filed in the offices of the County Clerk of Oklahoma County, Oklahoma, and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 7, Block 1;

THENCE North 00°15'43" East along the West line of said Lot 7 a distance of 169.23 feet to a point of intersection with a non-tangent curve;

THENCE Northeast along said West line of said Lot 7 on a curve to the right having a radius of 731.96 feet (said curve subtended by a chord bearing North 12°55'06" East a distance of 81.15 feet) a distance of 81.19 feet to a point of reverse curvature;

THENCE Northeast along said West line of said Lot 7 on a curve to the left having a radius of 791.96 feet (said curve subtended by a chord bearing North 06°35'59" East a distance of 261.32 feet) a distance of 262.52 feet to point of intersection with a non-tangent line;

THENCE South 89°44'17" East parallel with the North line of said Lot 7 a distance of 333.73 feet (333.25 Record) to a point on the East line of said Lot 7;

THENCE South 00°15'43" West along said East line of Lot 7 a distance of 501.00 feet to the Southeast corner of said Lot 7;

THENCE South 89°11'19" West along the South line of said Lot 7 a distance of 380.42 feet (379.94 feet Record) to the POINT OF BEGINNING.

Title Commitment Exception Notes (Schedule B--Section II, Exception No.)

All easements and rights-of-way contained in Chicago Title Insurance Company, an agent for Chicago Title Insurance Company, commitment for title insurance, commitment file no. 710102106880, with an effective date of October 21, 2021 at 7:30 A.M., are shown or noted hereon.

9. The property described hereon is NOT subject to the Plat of Silver Springs Crossing Section 2, recorded in Book 53, Page 60, filed in the office of the County Clerk of Oklahoma County, Oklahoma. Said plat abuts the property to the West and is referenced hereon.

10. The property described hereon is subject to the Plat of Silver Springs Crossing, recorded in Book 53, Page 69, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and the building setback line, drainage easement and utility easement crossing are shown hereon.

11. The property described hereon is subject to the Restrictive Covenants as set forth in the Owner's Certificate, Dedication, and Restrictive Covenants, recorded in Book 5502, Page 1563; Book 7210, Page 508; and Book 8011, Page 1238, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

12. The property described hereon is NOT subject to the Easement in favor of the City of Oklahoma City, recorded in Book 5204, Page 995, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

13. The property described hereon is NOT subject to the Easement in favor of Oklahoma Gas and Electric Company, recorded in Book 3469, Page 729; Agreement, recorded in Book 5263, Page 481, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

14. The property described hereon is NOT subject to the Easement in favor of the City of Oklahoma City, recorded in Book 4588, Page 1238, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

15. The property described hereon is NOT subject to the Easement in favor of the City of Oklahoma City, recorded in Book 4923, Page 1597, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

16. The property described hereon is subject to the Agreement for Easements and Covenants, recorded in Book 5147, Page 1508; First Amendment to Agreement for Easements and Covenants, recorded in Book 5745, Page 71; Corrective Amendment to Agreement for Easements and Covenants, recorded in Book 5973, Page 313, filed in the office of the County Clerk of Oklahoma County, Oklahoma. Subject property is a portion of the legal description in Exhibits "C" and "E" in Book 5147, Page 1508 and Exhibit "A" in Book 5745, Page 71. The seller's improvements listed as Item C (being a 2 acre holding pond) on Exhibit "D" and shown on Exhibit "D-1" in Book 5147, Page 1508 does affect the property described hereon. There is no visible evidence of said Item C and it is NOT shown hereon.

17. The property described hereon is NOT subject to the Easement in favor of Oklahoma Gas and Electric Company recorded in Book 5448, Page 1895, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.

18. The property described hereon is NOT subject to the Easement in favor of Oklahoma Gas and Electric Company, recorded in Book 5448, Page 1896, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

Survey Notes

1. We have examined a map by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), for Oklahoma County, Oklahoma and Incorporated areas, Map number 40109 C 0145 H, with an effective date of December 18, 2009, which shows the entire portion of the property described hereon as located in unshaded Zone (X) which is classified as areas determined to be outside of the 500-year floodplain.

2. All underground utilities may NOT be shown hereon. The utilities shown hereon have been located in the field by above ground inspection only, which was marked by others. The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee 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.

3. The field survey was performed between the dates of October 25 through October 26, 2021 and the site was last visited on November 12, 2021.

4. The basis of bearing for the above-described tract of land is the South line of said Lot 7 having a platted bearing of North 89°11'19" East.

5. The property described hereon contains 258,101 square feet, or 5.9252 acres, more or less.

6. This survey is valid only if the original signature and seal of the Surveyor is present.

7. This survey meets or exceeds the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

8. No zoning report was provided to the surveyor; therefore, no zoning information has been shown or noted hereon.

9. The property described hereon has direct access to Silver Crossing, being a public street according to the recorded plat of SILVER SPRINGS CROSSING, an addition to the City of Oklahoma City, according to the plat recorded in Book 53 Plats, Page 69, filed in the offices of the County Clerk of Oklahoma County, Oklahoma.

10. There are 0 regular parking spaces located on the property described hereon.

11. At the time of the field work for this survey, there was no observed evidence of recent earth moving work, building construction, or building additions.

12. To the best of my knowledge, there are no proposed changes in street right of way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

13. At the time of the field work for this survey, there was no observed evidence of site use as a solid waste dump, sump or landfill.

14. At the time of the fieldwork for this survey, there were no observed wetland delineation markers set by a qualified specialist situated on or crossing the property described hereon.

15. The property described hereon is the same property described in the Title Commitment referenced hereon and all Exceptions documents contained therein (easements, rights of way, or documents of record) have been plotted hereon or otherwise noted as to their effect on the property.

19. The property described hereon is NOT subject to the Easement in favor of Oklahoma Gas and Electric Company, recorded in Book 5448, Page 1894, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

20. The property described hereon is NOT subject to the Easement in favor of the City of Oklahoma City, recorded in Book 5454, Page 672, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

21. The property described hereon is NOT subject to the Easement in favor of the City of Oklahoma City, recorded in Book 5635, Page 1196, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

22. The property described hereon is NOT subject to the Declaration of Easements dated December 15, 1997, by Express Development II L.L.C., recorded in Book 7210, Page 497, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

23. The property described hereon is NOT subject to the Temporary Grading Easement by Express Development II, L.L.C. in favor of Wal-Mart real Estate Business Trust, recorded in Book 7535, Page 1161, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

24. The property described hereon is NOT subject to the Drainage Easement by Express Development II, L.L.C. in favor of Wal-Mart Real Estate Business Trust, recorded in Book 7535, Page 1168, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

25. The property described hereon is NOT subject to the Signage Easement by Express Development II, L.L.C. in favor of Wal-Mart Real Estate Business Trust, recorded in Book 7535, Page 1173, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

26. The property described hereon is NOT subject to the Easements with Covenants and Restrictions Affecting Land, by Wal-Mart Real Estate Business Trust and Express Development II, L.L.C., recorded in Book 7535, Page 1190; First Amendment to Easements with Covenants and Restrictions Affecting Land, recorded in Book 7842, Page 1738, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

27. The property described hereon is NOT subject to the Reciprocal Easement Agreement dated October 18, 1999, by and between INTERVEST/TAPP, L.L.C., and Express Development II, L.L.C., recorded in Book 7732, Page 1162, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

28. The property described hereon is NOT subject to the Easement in favor of Oklahoma Gas and Electric Company, recorded in Book 7875, Page 843, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

29. The property described hereon is NOT subject to the Partnership Avigation and Hazard Easement by Express Development II, L.L.C. in favor of The City of Oklahoma City; the Trustees of the Oklahoma City Airport Trust, recorded in Book 8143, Page 804, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

30. The property described hereon is subject to the Restrictive Covenants as set forth in the Declaration of Silver Springs Crossing and Silver Springs Crossing #2 recorded in Book 8620, Page 1982, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, which establish a Property Association for the upkeep of the common areas and do not provide for reversion or forfeiture of title and which have not been violated to date of the policy, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

31. The property described hereon is NOT subject to the Access Easement Agreement dated December 20th, 2002, by and between Express Development II, L.L.C., and Gary L. Hall Revocable Living Trust, recorded in Book 8678, Page 455, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

32. The property described hereon is NOT subject to the Easement in favor of the City of Oklahoma City, recorded in Book 8694, Page 1797, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

33. The property described hereon is NOT subject to the Easement in favor of the Gary L. Hall Revocable Living Trust, recorded in Book 8700, Page 1550, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

34. The property described hereon is subject to the Memorandum of Preferential Rights, dated February 7, 2001, by and between T.M. Properties, L.L.C., Express Development II, L.L.C.; and American Cancer Society, Inc., recorded in Book 8011, Page 1229, filed in the office of the County Clerk of Oklahoma County, Oklahoma. The property described in Exhibit "B" of said instrument lies within the property described hereon and is shown hereon.

35. The property described hereon is NOT subject to the Sewer Easement in favor of Travis Gittens and Angela Gittens, recorded in Book 11224, Page 1953, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

36. The property described hereon is NOT subject to the Reciprocal Access Easement Agreement dated October 22, 2009, by and between Express Development II, L.L.C., and Travis G. Gittens and Angela B. Gittens, recorded in Book 11224, Page 1956, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

37. The property described hereon is NOT subject to the Permanent Easement in favor of the City of Oklahoma City, recorded in Book 11822, Page 883, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

38. The property described hereon is NOT subject to the Permanent Easement in favor of the City of Oklahoma City, recorded in Book 13141, Page 734, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

39. The property described hereon is NOT subject to the Permanent Easement in favor of the City of Oklahoma City, recorded in Book 14103, Page 663, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is NOT shown hereon.

Surveyor's Legal Description

A tract of land in the Southwest Quarter (SW/4) of Section 32, Township 13 North, Range 4 West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, being ALL of Lot 6 and Part of Lot 7, Block 1, SILVER SPRINGS CROSSING, an addition to the City of Oklahoma City, according to the plat recorded in Book 53 Plats, Page 69, filed in the offices of the County Clerk of Oklahoma County, Oklahoma, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 6;

THENCE North 89°59'21" East, along the North line of said Lot 6, a distance of 327.79 feet;

THENCE South 00°15'43" West, along the East line of said Lot 6 and 7, a distance of 718.04 feet to the Northeast corner of the property described in the Special Warranty Deed recorded at Book 8011, Page 1226, filed in the offices of the County Clerk of Oklahoma County, Oklahoma;

THENCE North 89°44'17" West, a distance of 333.25 feet (333.73 feet - deed) to the West line of said Lot 7;

THENCE Northerly along the West line of said Lot 7 and said Lot 6 for the following courses:

- 1. Northerly on a curve to the left, having a radius of 791.96 feet, central angle of 12°40'33", chord bearing of North 09°14'03" West, chord distance of 174.85 feet, for an arc length of 175.21 feet;
2. Northerly on a curve to the left, having a radius of 130.00 feet, central angle of 45°14'23", chord bearing of North 15°34'19" West, chord distance of 100.00 feet, for an arc length of 102.65 feet;
3. Northerly on a curve to the right, having a radius of 286.42 feet, central angle of 40°17'54", chord bearing of North 04°34'38" East, chord distance of 197.32 feet, for an arc length of 201.45 feet to a point of reverse curve;
4. Northerly on a curve to the left, having a radius of 530.87 feet, central angle of 27°50'04", chord bearing North 10°48'33" East, chord distance of 255.37 feet, for an arc length of 257.90 feet to the POINT OF BEGINNING.

Said tract of land containing 258,101 square feet or 5.9252 acres, more or less.

The basis of bearing for the above-described tract of land is the South line of said Lot 7 having a platted bearing of North 89°11'19" East.

Note:

Refer to Sheet 1 for the Survey Map, Location Map, Survey Legend and Benchmarks.

DURHAM SURVEYING, INC. 1800 SOUTH SARA ROAD YUKON, OKLAHOMA 73099 Phone (405) 285-3404 Fax (405) 285-0649 damon@durhamsurveying.com EXPIRATION DATE: JUNE 30, 2022 CERTIFICATE OF AUTHORIZATION NO. 5313



SILVER CROSS BUSINESS PARK II LOT 6 & PART OF LOT 7, BLOCK 1 SILVER SPRINGS CROSSING OKLAHOMA CITY, OKLAHOMA ALTA/NSPS LAND TITLE SURVEY

Table with columns: REVISIONS, NO., DESCRIPTION, DATE. Includes fields for Project No., Date, Scale, Drawn By, Checked By, Approved By.