

77-1 1-2

FINAL PLAT
of

CAMPBELL INDUSTRIAL PARK

BEING A PART OF THE SW/4, SEC. 3, T12N, R3W, I.M.
AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That CAMPBELL INDUSTRIAL PARK, LLC and WILDEWOOD PRESERVE, LLC and CRAZY TRAIN PROPERTIES, LLC, hereby certifies that they are the owners of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of CAMPBELL INDUSTRIAL PARK, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma. They have caused the same to be surveyed and platted into lots, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of CAMPBELL INDUSTRIAL PARK, an addition to the City of Oklahoma City, being a part of the Southwest Quarter (SW/4), Section Three (3), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all street rights-of-way and utility easements as shown on said Final Plat to the use of the public, for public streets, public drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this 24 day of May, 2018.

Signed by the Managing Member this 24 day of May, 2018.
CAMPBELL INDUSTRIAL PARK, LLC
By: [Signature]
James P. Garmen, Managing Member

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA
Before me, the undersigned, a notary public in and for said county and state on this 24 day of May, 2018, personally appeared James P. Garmen, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Managing Member, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 24 day of May, 2018.
My Commission Expires: 2/28/19
My Commission No.: 11001735
[Signature]
Notary Public

Signed by the Manager this 24 day of May, 2018.
WILDEWOOD PRESERVE, LLC
By: [Signature]
Jeff VanHoose, Manager

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA
Before me, the undersigned, a notary public in and for said county and state on this 24 day of May, 2018, personally appeared Jeff VanHoose, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 24 day of May, 2018.
My Commission Expires: 2/28/19
My Commission No.: 11001735
[Signature]
Notary Public

Signed by the Managing Member this 24 day of May, 2018.
CRAZY TRAIN PROPERTIES, LLC
By: [Signature]
Michael R. North, Managing Member

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA
Before me, the undersigned, a notary public in and for said county and state on this 24 day of May, 2018, personally appeared Michael R. North, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Managing Member, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 24 day of May, 2018.
My Commission Expires: 2/28/19
My Commission No.: 11001735
[Signature]
Notary Public

CERTIFICATE OF CITY CLERK
I, Frances Kersy, City Clerk of the City of Oklahoma City, Oklahoma County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of CAMPBELL INDUSTRIAL PARK, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma.

Signed by the City Clerk this 19 day of June, 2018.
[Signature]
City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL
Be it resolved by the Council of the City of Oklahoma City that the dedication shown on the Final Plat of CAMPBELL INDUSTRIAL PARK, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Oklahoma City this 19 day of June, 2018.
[Signature] [Signature]
City Clerk Mayor

BONDED ABSTRACTOR'S CERTIFICATE
The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of CAMPBELL INDUSTRIAL PARK, LLC, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma is vested in CAMPBELL INDUSTRIAL PARK, LLC and WILDEWOOD PRESERVE, LLC and CRAZY TRAIN PROPERTIES, LLC, on the 25 day of May, 2018, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2017 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this 25 day of May, 2018.
[Signature]
Oklahoma City Abstractor & Title Co.
Vice-President

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA
Before me, the undersigned, a notary public in and for said county and state on this 25 day of May, 2018, personally appeared Mitchell Reid, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its V-President, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 25 day of May, 2018.
My Commission Expires: 6-2-19
My Commission No.: 03001726
[Signature]
Notary Public

CERTIFICATE OF PLANNING COMMISSION
I, Aubrey McDermid, Planning Director for the City of Oklahoma City, hereby certify that the City of Oklahoma City Planning Commission duly approved the Final Plat of CAMPBELL INDUSTRIAL PARK, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma at a meeting the 14 day of September, 2018.

[Signature]
Planning Director

COUNTY TREASURER'S CERTIFICATE
I, Jeremy Stone, do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County and that the tax records of said county show that all taxes for the year 2018 and prior years are paid on the Final Plat of CAMPBELL INDUSTRIAL PARK, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this 28 day of June, 2018.

[Signature]
County Treasurer - Chief Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of CAMPBELL INDUSTRIAL PARK, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the 24 day of May, 2018, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that 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.

Witness my hand and seal this 24 day of May, 2018.
[Signature]
Matthew Johnson, P.L.S. No. 1807

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared Matthew Johnson, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Witness my hand and seal this 24 day of May, 2018.
My Commission Expires: 2/28/19
My Commission No.: 11001735
[Signature]
Notary Public

PROPERTY DESCRIPTION
A tract of land being a part of the Southwest Quarter (SW/4) of Section Three (3), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

- COMMENCING at the Northwest (NW) Corner of said Southwest Quarter (SW/4);
 - THENCE South 89°57'05" East, along and with the North line of said Southwest Quarter (SW/4), a distance of 1,078.01 feet;
 - THENCE South 00°04'13" West, departing said North line, a distance of 30.00 feet;
 - THENCE South 45°03'34" West, a distance of 35.36 feet;
 - THENCE South 00°04'13" West, a distance of 220.00 feet to the POINT OF BEGINNING;
 - THENCE South 89°57'05" East, a distance of 275.00 feet;
 - THENCE South 00°04'13" West, a distance of 619.93 feet;
 - THENCE North 89°57'05" West, a distance of 193.50 feet;
 - THENCE South 63°41'41" West, a distance of 213.66 feet;
 - THENCE South 90°00'00" West, a distance of 124.57 feet;
 - THENCE North 00°00'00" East, a distance of 110.11 feet;
 - THENCE North 89°55'47" West, a distance of 41.00 feet;
 - THENCE North 44°55'47" West, a distance of 150.00 feet;
 - THENCE North 59°55'47" West, a distance of 168.02 feet;
 - THENCE North 51°28'15" East, a distance of 117.96 feet;
 - THENCE North 00°04'13" East, a distance of 186.02 feet;
 - THENCE South 89°57'05" East, a distance of 435.00 feet;
 - THENCE North 00°04'13" East, a distance of 155.00 feet to the POINT OF BEGINNING.
- Containing 384,327 square feet or 8.8229 acres, more or less.
Basis of Bearing: The North line of said Southwest Quarter (SW/4) having an assumed bearing of South 89°57'05" East.

This property description was prepared on the 24 day of May, 2018, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

FINAL PLAT
of
CAMPBELL INDUSTRIAL PARK



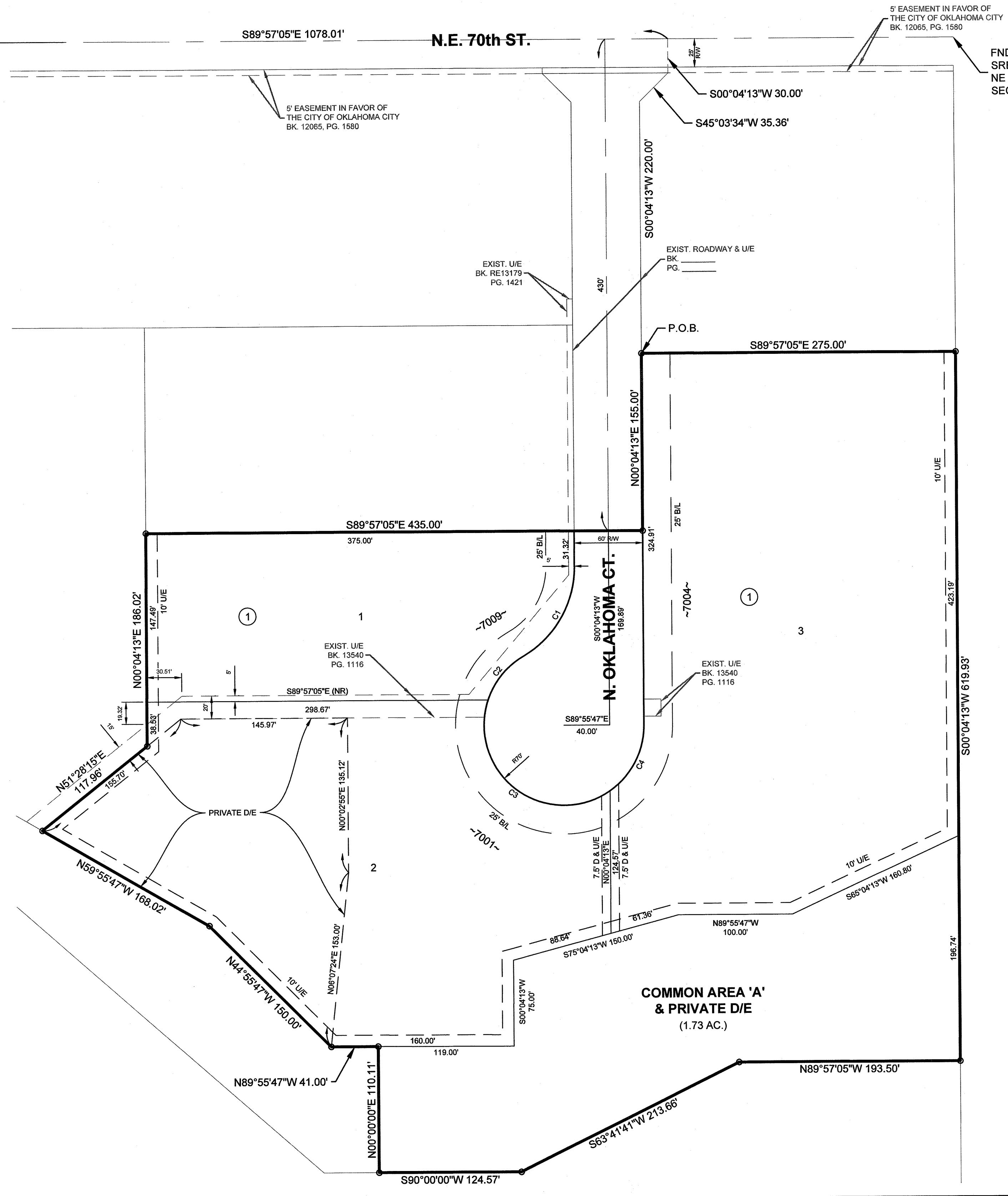
OWNER'S NOTARY RACHEL WHITCOMB Notary Public State of Oklahoma Commission # 11001735 Expires 02/28/19	OWNER'S NOTARY RACHEL WHITCOMB Notary Public State of Oklahoma Commission # 11001735 Expires 02/28/19	OWNER'S NOTARY RACHEL WHITCOMB Notary Public State of Oklahoma Commission # 11001735 Expires 02/28/19	CITY CLERK	ABSTRACTOR SEAL OKLAHOMA COUNTY	ABSTRACTOR'S NOTARY JAMI D. DOULAN Notary Public State of Oklahoma Commission # 03001726 IN AND FOR STATE OF OKLAHOMA OKLAHOMA COUNTY	COUNTY TREASURER SEAL OKLAHOMA COUNTY	SURVEYOR MATTHEW JOHNSON 1807	SURVEYOR'S NOTARY RACHEL WHITCOMB Notary Public State of Oklahoma Commission # 11001735 Expires 02/28/19
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FINAL PLAT of CAMPBELL INDUSTRIAL PARK

BEING A PART OF THE SW/4, SEC. 3, T12N, R3W, I.M.
AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

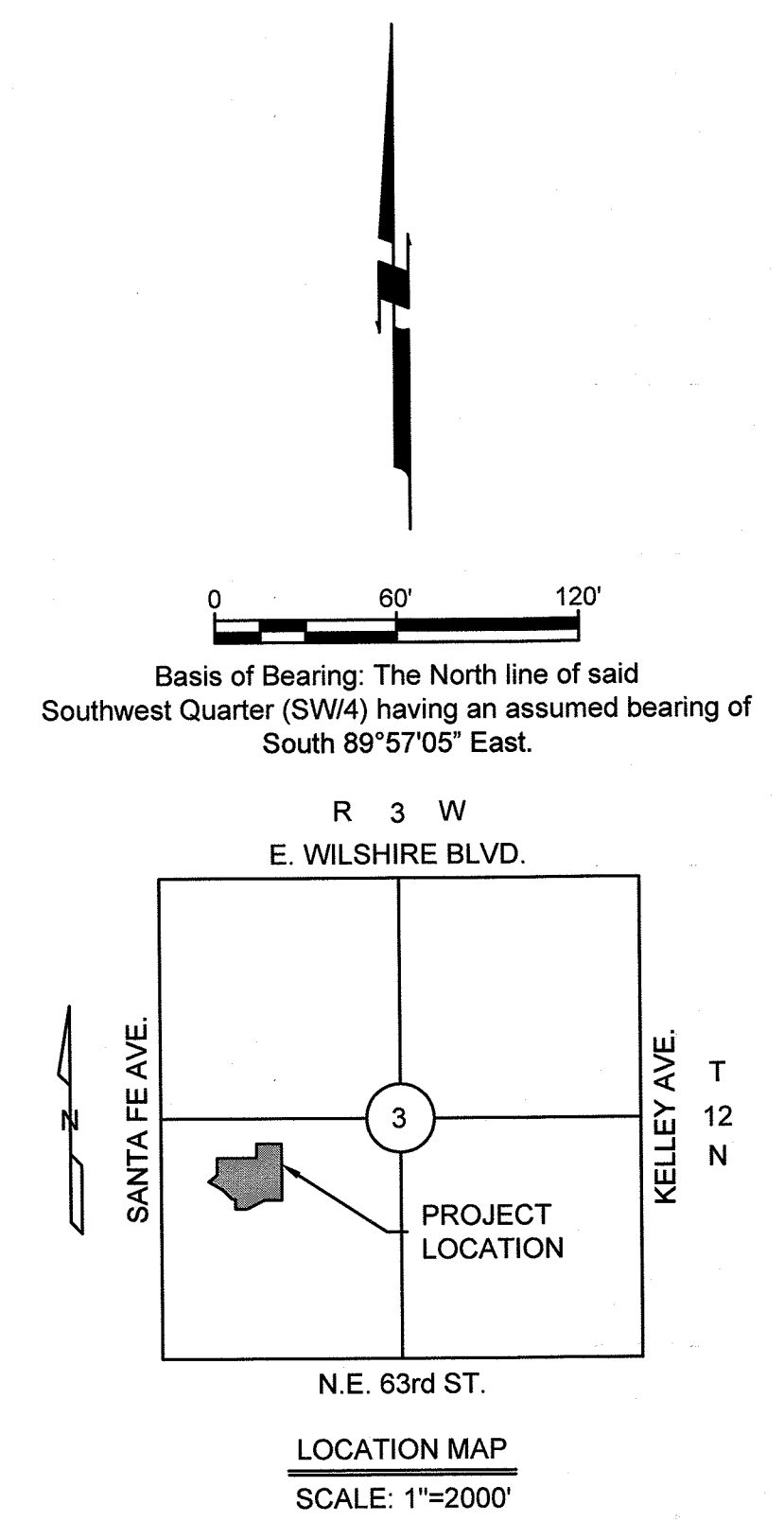
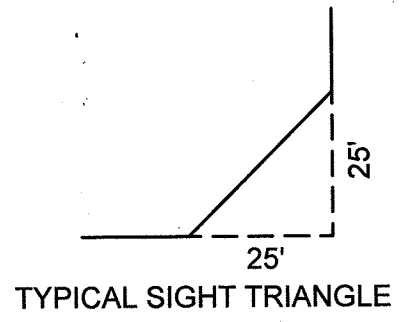
P.O.C.
FND #4 BAR
NW COR., SW/4
SEC. 3, T12N, R3W, I.M.
SANTA FE AVE.



******* NOTE *******
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
NR = NOT RADIAL
B/L = BUILDING LIMIT LINE
D & U/E = DRAINAGE & UTILITY EASEMENT
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
L.N.A. = LIMITS OF NO ACCESS

● DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
○ DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
△ DENOTES SET CST NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED



- NOTES:**
- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within CAMPBELL INDUSTRIAL PARK.
 - Maintenance of all common areas and private drainage easements within CAMPBELL INDUSTRIAL PARK shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	94.25'	90.00'	51.96'	90.00'	N30°04'13"E	060°00'00"
C2	50.54'	70.00'	26.43'	49.45'	S39°23'08"W	041°22'10"
C3	175.29'	70.00'	212.16'	132.95'	S53°02'22"E	143°28'50"
C4	67.38'	70.00'	36.56'	64.81'	N27°38'43"E	055°09'00"

FINAL PLAT
of
CAMPBELL INDUSTRIAL PARK

J&A
Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaoc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2019
• ENGINEERS • SURVEYORS • PLANNERS •