

**OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: The undersigned, COUNCIL BUSINESS PARK, LLC, an Oklahoma limited liability company, and, PALM INDUSTRIAL PARK, LLC, an Oklahoma limited liability company, hereby certifies that it is the owner and only person, firm or corporation having any rights, title, or interest in the land shown on the annexed plat of COUNCIL BUSINESS PARK, SEC. 1, a subdivision of a part of Section 7, T11N, R4W, I.M., Oklahoma City, Oklahoma.

- That the owners to the title to said surface rights, hereby dedicate the Streets and Avenues shown on said plat for the use of the public and its successors and assigns, and subject to: oil, gas and mineral rights which have been, or are hereby reserved in their entirety; rights of oil, gas and mineral lessee's, present and future, which may include, among other rights, the right to lay pipe lines and build various appurtenances and structures necessary to remove oil, gas and minerals per terms of their lease agreements; easements, encumbrances, encroachments, rights-of-way and mortgages of record and exceptions as listed in the Bonded Abstractor's Certificate.
- That the areas indicated on said plat as Utility and/or Drainage Easements are hereby reserved for the purpose of locating, construction, erecting, maintaining, conducting and performing any public or quasi public utility function or service above or beneath the surface of the ground, with rights on ingress and egress at any time for the purpose of installation, repair, operation and removal of any such public or quasi public utility.
- That said property covered by said plat and dedication is covered by certain restrictions, reservations and covenants in a separate instrument which may be filed subsequent to the filing of said plat and dedications.

PALM INDUSTRIAL PARK, LLC,  
an Oklahoma limited liability company  
*Cheryl Fincher*  
Cheryl Fincher  
Manager

COUNCIL BUSINESS PARK, LLC,  
an Oklahoma limited liability company  
*Cheryl Fincher*  
Cheryl Fincher  
Manager

STATE OF OKLAHOMA )  
                                  )SS:  
COUNTY OF CLEVELAND )

Before me, the undersigned Notary Public, in and for said County and State on this 11<sup>th</sup> day of August, 2017, personally appeared Cheryl Fincher, Manager of COUNCIL BUSINESS PARK, LLC, an Oklahoma limited liability company, 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 and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:  
May 2nd, 2019  
*June E. Young*  
NOTARY PUBLIC  
#11004011

STATE OF OKLAHOMA )  
                                  )SS:  
COUNTY OF CLEVELAND )

Before me, the undersigned Notary Public, in and for said County and State on this 11<sup>th</sup> day of August, 2017, personally appeared Cheryl Fincher, Manager of PALM INDUSTRIAL PARK, LLC, an Oklahoma limited liability company, 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 and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

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**LEGAL DESCRIPTION**

A tract of land situate within the Southeast Quarter (SE/4) of Section Seven (7), Township Eleven North (T11N), Range Four West (R4W) of the Indian Meridian (I.M.), in Oklahoma City, Oklahoma County, Oklahoma; being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast Corner of said SE/4; thence S00°16'24"E along the East line of said SE/4 a distance of 497.19 feet to the POINT OF BEGINNING; thence S00°16'24"E along said East line a distance of 110.00 feet; thence S89°43'36"W a distance of 50.00 to a point on the Present (2017) Right of Way line of S Council Road feet; thence N45°16'24"W a distance of 35.36 feet to a point on a curve to the right; thence 77.95 feet along the arc of said curve having a radius of 180.00 feet, subtended by a chord of 77.34 feet which bears N77°52'01"W to a point of reverse curvature; thence 50.35 feet along the arc of said curve having a radius of 120.00 feet, subtended by a chord of 49.98 feet which bears N77°28'52"W; thence N89°30'06"W a distance of 430.01 feet to a point of curvature to the right; thence 112.79 feet along the arc of said curve having a radius of 230.00 feet, subtended by a chord of 111.66 feet which bears N75°27'11"W to a point of reverse curvature; thence 63.83 feet along the arc of said curve having a radius of 170.00 feet, subtended by a chord of 63.46 feet which bears N72°09'42"W; thence S12°23'43"E a distance of 276.91 feet; thence S00°19'15"W a distance of 245.37 feet; thence N89°40'45"W a distance of 875.05 feet; thence

S00°16'24"E a distance of 293.84 feet; thence N89°35'49"W a distance of 1015.54 feet; thence N00°13'30"W a distance of 449.67 feet; thence N49°35'17"E a distance of 295.05 feet; thence N38°30'56"E a distance of 675.00 feet; thence S89°30'06"E a distance of 1098.24 feet; thence S14°13'17"E a distance of 310.25 feet to a point on a curve to the right; thence 107.27 feet along the arc of said curve having a radius of 230.00 feet, subtended by a chord of 106.30 feet which bears S74°45'58"E, to a point of reverse curvature; thence 83.37 feet along the arc of said curve having a radius of 170.00 feet, subtended by a chord of 82.53 feet which bears S75°27'11"E; thence S89°30'06"E a distance of 430.01 feet to a point of curvature to the right; thence 75.53 feet along the arc of said curve having a radius of 180.00 feet, subtended by a chord of 74.97 feet which bears S77°28'52"E to a point of reverse curvature; thence 51.97 feet along the arc of said curve having a radius of 120.00 feet, subtended by a chord of 51.56 feet which bears S77°52'01"E; thence N44°43'36"E a distance of 35.36 feet to a point on said present (2017) Right of Way line S Council Road; thence N89°43'36"E a distance of 50.00 feet to a point on the East line of said SE/4, same being the POINT OF BEGINNING.

Said tract contains 1,715,251 Square Feet or 39.377 Acres more or less.

**LAND SURVEYOR'S CERTIFICATE**

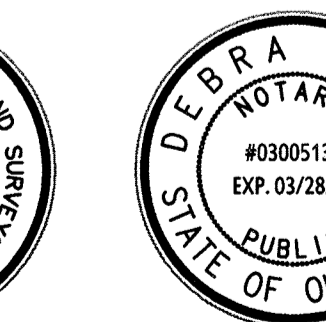
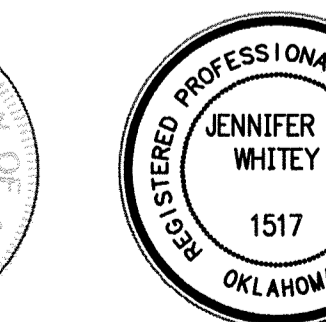
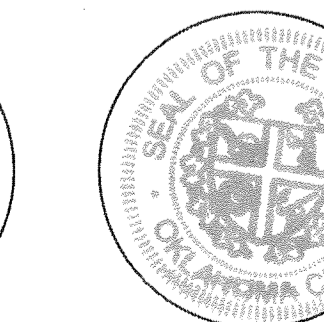
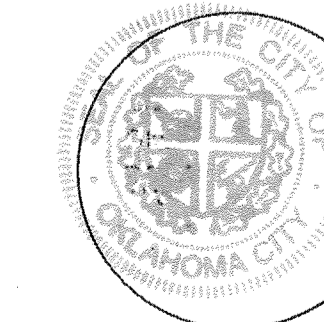
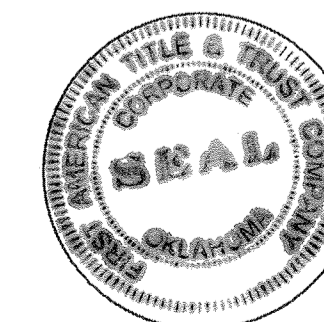
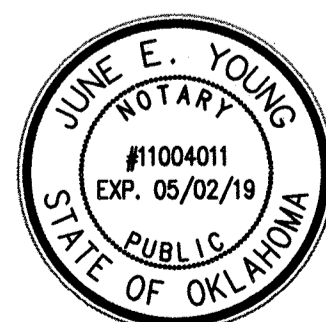
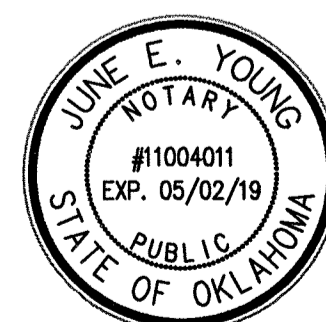
I, JENNIFER L. WHITEY, do hereby certify that I am a REGISTERED PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

*J. Whitey*  
JENNIFER L. WHITEY, PLS 1517

STATE OF OKLAHOMA )  
                                  )SS:  
COUNTY OF OKLAHOMA )

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared JENNIFER L. WHITEY, to me known to be the identical person who executed the above instrument and acknowledged to me that she executed the same as her free and voluntary act and deed. Given under my hand and seal this 10<sup>th</sup> day of Aug, 2017.

MY COMMISSION EXPIRES:  
March 28, 2019  
*D. Mack*  
NOTARY PUBLIC  
#03005138



Owner's Notary Seal

Owner's Notary Seal

County Treasurer's Seal

Bonded Abstractor's Seal

City CORPORATE Seal

City Clerk Seal

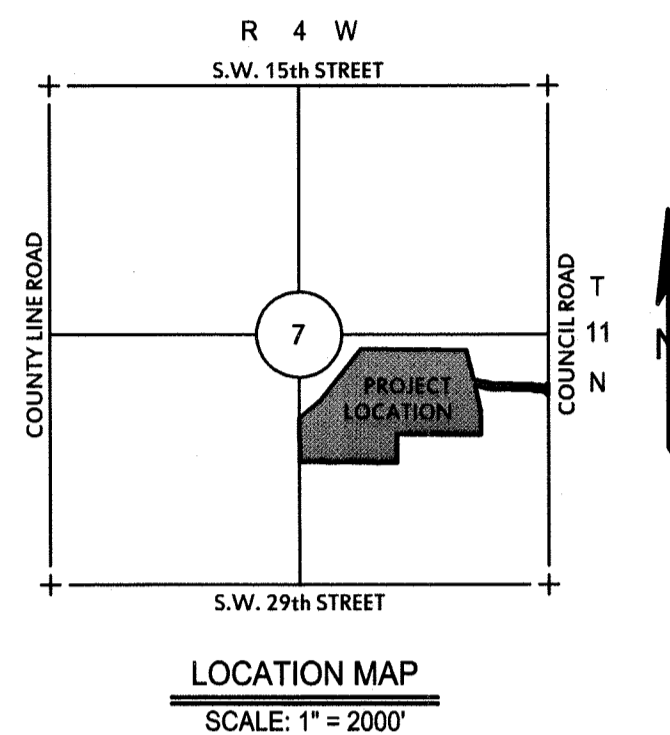
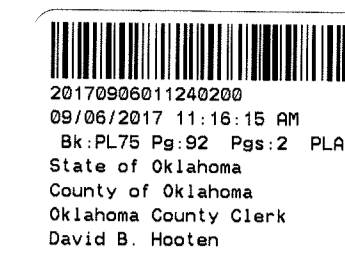
Land Surveyor's Seal

Surveyor's Notary Seal

W1  
COUNCIL BUSINESS PARK LLC  
8312 W RENO, SUITE B  
OKC, OK 73127

FINAL PLAT TO SERVE COUNCIL BUSINESS PARK SEC. 1	
300 Points Parkway Boulevard Yukon, Oklahoma 73099	
	<b>Crafton Tull</b> architecture   engineering   surveying 405.787.6271   405.787.6274 www.craftontull.com
SHEET NO: 1 of 2 DATE: 08/10/17	PROJECT NO: 136136-00
PD-2418	

FINAL PLAT  
OF  
**COUNCIL BUSINESS PARK SEC. 1**  
A PART OF THE SE/4 OF SECTION 7, T11N, R4W  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



**BONDED ABTRACTOR'S CERTIFICATE**  
The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of OKLAHOMA, State of OKLAHOMA, hereby certifies that the records of said County show that the title to the land on the annexed plat is vested in COUNCIL BUSINESS PARK, LLC, an Oklahoma limited liability company, and, PALM INDUSTRIAL PARK, LLC, an Oklahoma limited liability company, that on the 11<sup>th</sup> day of August, 2017, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said County and State against said land, or the owners thereof, and that the taxes are paid for the year 16 and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 11<sup>th</sup> day of August, 2017.  
FIRST AMERICAN TITLE & TRUST COMPANY  
*James Waldrop*  
VICE-PRESIDENT

**COUNTY TREASURER'S CERTIFICATE**  
I, Ben Stov, do hereby certify that I am the duly elected, qualified and acting County Treasurer of OKLAHOMA COUNTY, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year 2017, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of OKC, OKLAHOMA, this 11<sup>th</sup> day of Sept, 2017.  
*Ben Stov*  
COUNTY TREASURER - Chief Deputy

**ACCEPTANCE OF DEDICATION OF CITY COUNCIL**  
Be it resolved by the Council of the CITY of OKLAHOMA CITY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of OKLAHOMA CITY, OKLAHOMA, this 11<sup>th</sup> day of August, 2017.  
ATTEST:  
*Praveen Gery* CITY CLERK      *Mich Carter* MAYOR

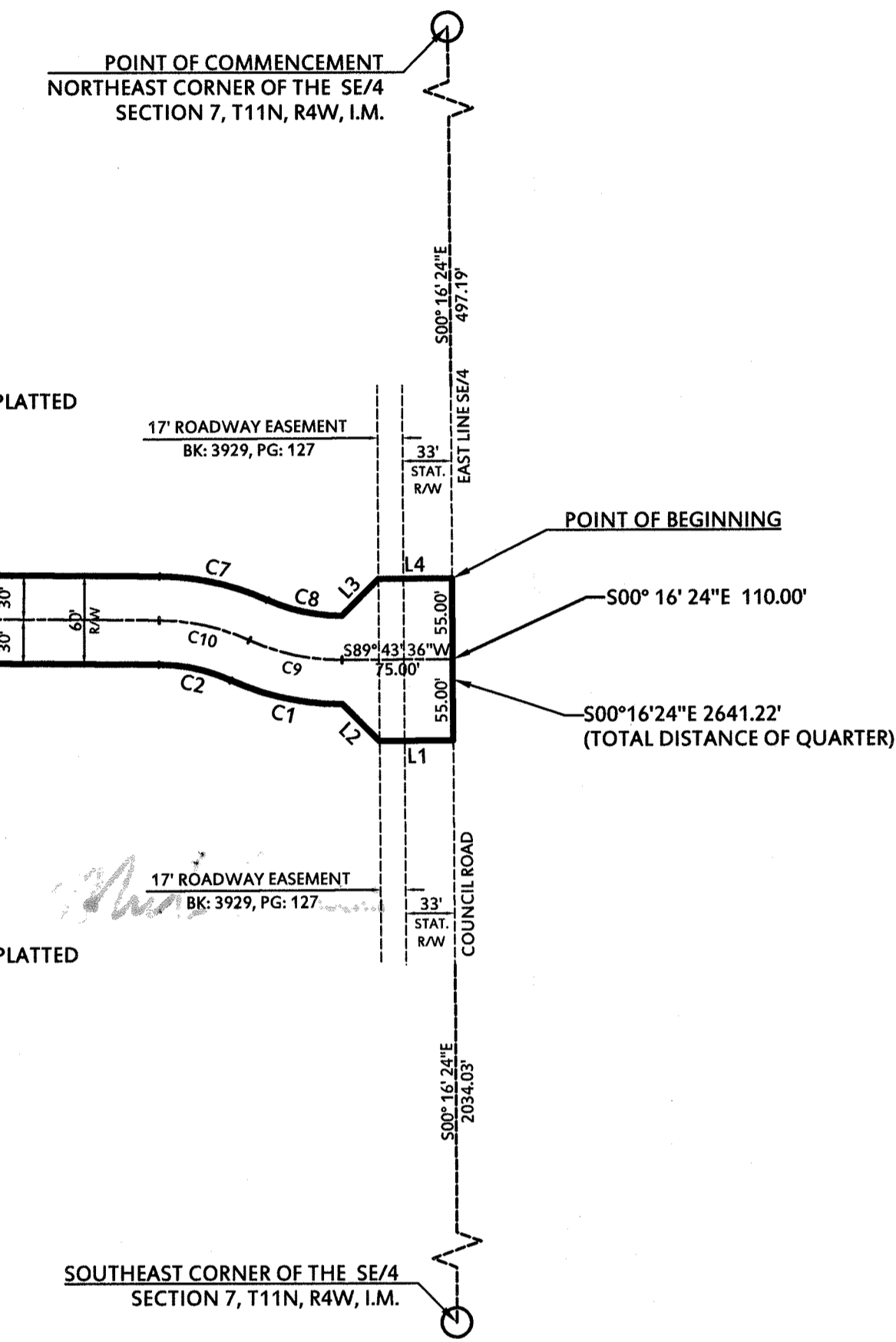
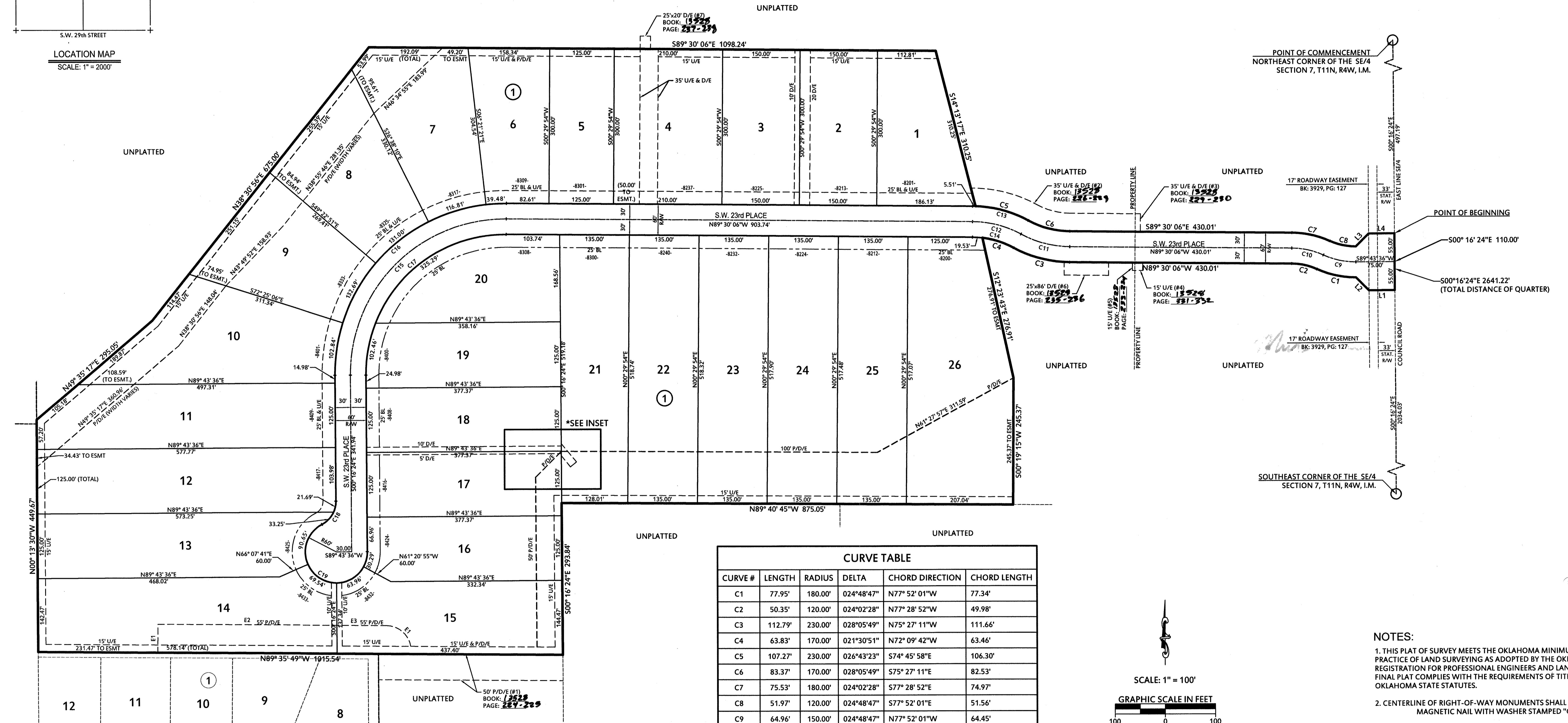
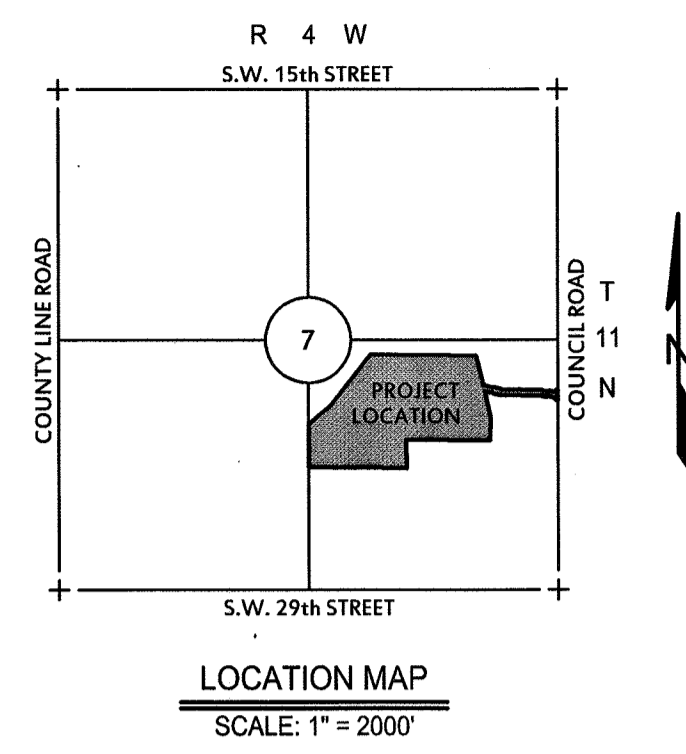
**CERTIFICATE OF CITY CLERK**  
I, Praveen Gery, City Clerk of the CITY of OKLAHOMA CITY, STATE OF OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmaturing installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this 11<sup>th</sup> day of August, 2017.  
*Praveen Gery*  
CITY CLERK

**CITY PLANNING COMMISSION APPROVAL**  
I, Aubrey McDermid, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 11<sup>th</sup> day of December, 2014.  
*Aubrey McDermid*  
PLANNING DIRECTOR

- NOTES:**
- 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, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
  - CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS:  
MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973" FOR ALL PAVING
  - PROPERTY CORNER MONUMENTS SHALL BE:  
3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
  - THE PROPERTY OWNER OF EACH LOT AFFECTED BY THE PRIVATE DRAINAGE EASEMENT (P/D/E) IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE PRIVATE DRAINAGE EASEMENT.

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**FINAL PLAT  
OF  
COUNCIL BUSINESS PARK SEC. 1**  
A PART OF THE SE/4 OF SECTION 7, T11N, R4W  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

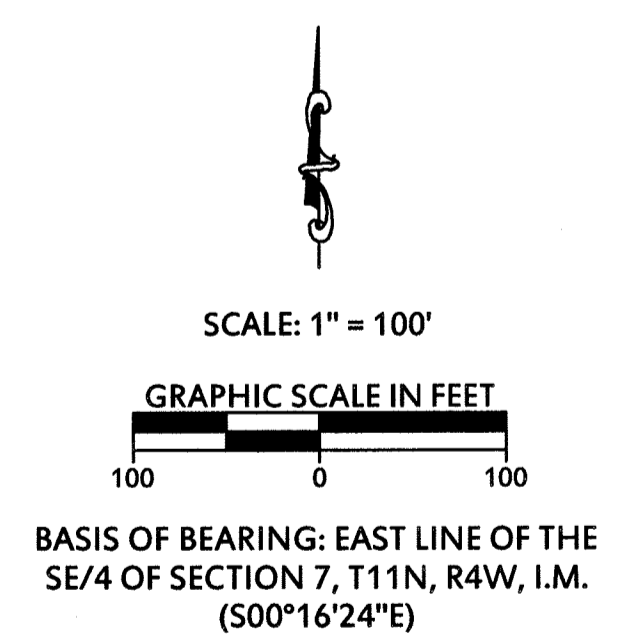
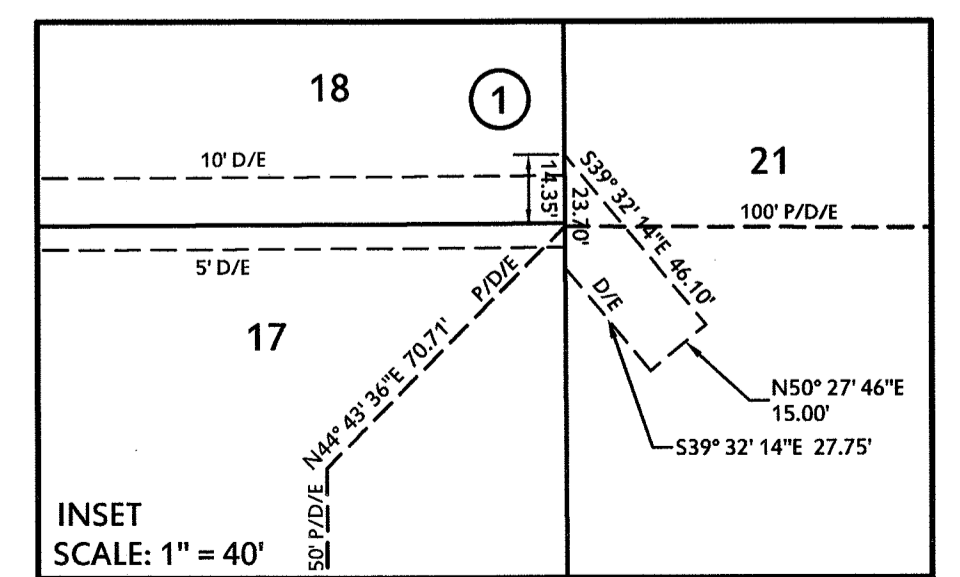


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	77.95'	180.00'	024°48'47"	N77° 52' 01"W	77.34'
C2	50.35'	120.00'	024°02'28"	N77° 28' 52"W	49.98'
C3	112.79'	230.00'	028°05'49"	N75° 27' 11"W	111.66'
C4	63.83'	170.00'	021°30'51"	N72° 09' 42"W	63.46'
C5	107.27'	230.00'	026°43'23"	S74° 45' 58"E	106.30'
C6	83.37'	170.00'	028°05'49"	S75° 27' 11"E	82.53'
C7	75.53'	180.00'	024°02'28"	S77° 28' 52"E	74.97'
C8	51.97'	120.00'	024°48'47"	S77° 52' 01"E	51.56'
C9	64.96'	150.00'	024°48'47"	N77° 52' 01"W	64.45'
C10	62.94'	150.00'	024°02'28"	N77° 28' 52"W	62.48'
C11	98.08'	200.00'	028°05'49"	N75° 27' 11"W	97.10'
C12	98.08'	200.00'	028°05'49"	N75° 27' 11"W	97.10'
C13	112.79'	230.00'	028°05'49"	N75° 27' 11"W	111.66'
C14	83.37'	170.00'	028°05'49"	N75° 27' 11"W	82.53'
C15	475.28'	300.00'	090°46'19"	S45° 06' 45"W	427.11'
C16	522.81'	330.00'	090°46'19"	S45° 06' 45"W	469.82'
C17	427.75'	270.00'	090°46'19"	S45° 06' 45"W	384.40'
C18	54.95'	50.00'	062°57'52"	S31° 12' 31"W	52.22'
C19	254.43'	60.00'	242°57'52"	S58° 47' 29"E	102.34'

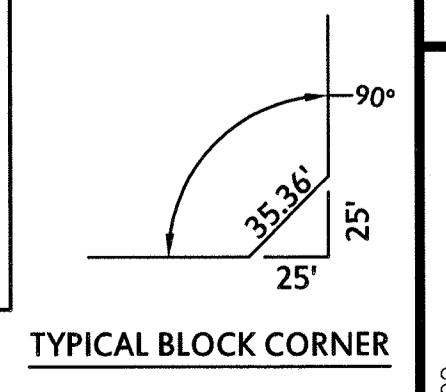
EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
E1	67.36'	48.00'	080°24'20"	S49° 23' 37"E	61.97'

EASEMENT TABLE		
LINE #	LENGTH	DIRECTION
E1	55.00'	N00° 24' 11"E
E2	346.02'	S89° 35' 49"E
E3	95.86'	S89° 35' 49"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	S89° 43' 36"W
L2	35.36'	N45° 16' 24"W
L3	35.36'	N44° 43' 36"E
L4	50.00'	N89° 43' 36"E



LEGEND	
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
P/D/E	PRIVATE DRAINAGE EASEMENT
EX	EXISTING
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
STAT.	STATUTORY



- NOTES:**
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FINAL PLAT TO SERVE  
COUNCIL BUSINESS PARK SEC. 1

300 Points Parkway Boulevard  
Yukon, Oklahoma 73099

**Crafton Tull**  
architectural | engineering | surveying  
405.787.4270 | 405.787.6276 | www.craftontull.com

SHEET No. 2 of 2  
DATE: 08/10/17  
PROJECT No. 136136-00

PD-2418

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