

**CERTIFICATE OF SURVEY**  
Date of Last Field Visit: June 10, 2025

To: 217 REAL ESTATE LLC, an Oklahoma limited liability company

I, Christopher L. Tripp, Professional Land Surveyor do hereby certify as of the date set forth above that I have made a careful survey of a tract of land described as follows:

**PARENT TRACT/RECORD LEGAL DESCRIPTION:**  
Lots 9, 10, 13 & 14 AND the S/2 SE/4 NW/4 AND the S/2 SW/4 NE/4 of Section 17, Township 8 North, Range 7 West of the Indian Meridian, Grady County, State of Oklahoma.

**LESS AND EXCEPT THE FOLLOWING TRACT:**  
BEGINNING at the NW corner of the NW/4;  
THENCE North 89°54'08" East a distance of 1321.63 feet to the NE corner of Govt Lot 9;  
THENCE South 00°03'21" West a distance of 660.98 feet;  
THENCE South 89°54'01" West a distance of 1322.01 feet;  
THENCE North 00°05'20" East a distance of 660.91 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 4,370,970 square feet or 100.3437 acres and a net area (less statutory rights of way) of 4,303,541 square feet or 98.8418 acres, more or less.

The aforesaid tract of land being subdivided into the following described tracts of land:

**SURVEYOR'S LEGAL DESCRIPTION OF SUBDIVIDED TRACTS:**

**TRACT 1:**  
A tract of land being a part of Government Lot Thirteen (13), also lying in the Northwest Quarter (NW/4) of Section Seventeen (17), Township Eight (8) North, Range Seven (7) West of the Indian Meridian, Grady County, State of Oklahoma being more particularly described as follows:  
COMMENCING at the northwest corner of said Government Lot 13, said point also being the northwest corner of said Northwest Quarter (NW/4);  
THENCE South 00°05'21" West, along the west line of said Government Lot 13 and the west line of said Northwest Quarter (NW/4), a distance of 660.91 feet to the northwest corner of the South Half (S/2) of said Government Lot 13 and the POINT OF BEGINNING;  
THENCE North 89°54'19" East, along the north line of the South Half (S/2) of said Government Lot 13, a distance of 660.97 feet;  
THENCE South 00°03'47" West a distance of 330.47 feet;  
THENCE South 89°54'26" West a distance of 661.05 feet to a point on the west line of said Government Lot 13 and the west line of said Northwest Quarter (NW/4);  
THENCE North 00°07'21" East, along said west line, a distance of 330.45 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 218,435 square feet or 5.0146 acres, more or less.

**TRACT 2:**  
A tract of land being a part of Government Lots Thirteen (13) and Nine (9), also lying in the Northwest Quarter (NW/4) of Section Seventeen (17), Township Eight (8) North, Range Seven (7) West of the Indian Meridian, Grady County, State of Oklahoma being more particularly described as follows:  
COMMENCING at the northwest corner of said Government Lot 13, said point also being the northwest corner of said Northwest Quarter (NW/4);  
THENCE South 00°05'21" West, along the west line of said Government Lot 13 and the west line of said Northwest Quarter (NW/4), a distance of 660.91 feet to the POINT OF BEGINNING;  
THENCE North 89°54'26" East, along the north line of the South Half (S/2) of said Government Lot 13, a distance of 660.97 feet;  
THENCE North 89°54'19" East, along the north line of the South Half (S/2) of said Government Lot 13 and the north line of the South Half (S/2) of said Government Lot 9, a distance of 660.97 feet to a point being the northeast corner of the South Half (S/2) of said Government Lot 9;  
THENCE South 00°03'39" West, along the east line of said Government Lot 9, a distance of 660.99 feet to the southeast corner of said Government Lot 9;  
THENCE South 89°54'33" West, along the south line of said Government Lots 9 and 13, a distance of 1,322.26 feet to the southwest corner of said Government Lot 13 and a point on the west line of said Northwest Quarter (NW/4);  
THENCE North 00°07'21" East, along the west line of said Government Lot 13 and the west line of said Northwest Quarter (NW/4), a distance of 330.45 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 655,390 square feet or 15.0457 acres, more or less.

**TRACT 3:**  
A tract of land being a part of Government Lot Thirteen (13), also lying in the Northwest Quarter (NW/4) of Section Seventeen (17), Township Eight (8) North, Range Seven (7) West of the Indian Meridian, Grady County, State of Oklahoma being more particularly described as follows:  
COMMENCING at the northwest corner of said Government Lot 13, said point also being the northwest corner of said Northwest Quarter (NW/4);  
THENCE South 00°05'21" West, along the west line of said Government Lot 13 and the west line of said Northwest Quarter (NW/4), a distance of 660.91 feet to the northwest corner of the South Half (S/2) of said Government Lot 13 and the POINT OF BEGINNING;  
THENCE North 89°54'19" East, along the north line of the South Half (S/2) of said Government Lot 13, a distance of 660.97 feet;  
THENCE South 00°03'47" West a distance of 330.47 feet to a point on the north line of said Government Lot 14; and the west line of said Northwest Quarter (NW/4);  
THENCE North 89°54'33" East, along the north line of said Government Lots 14 and 10, a distance of 661.13 feet to the northeast corner of said Government Lot 10;  
THENCE South 00°03'39" West, along the east line of said Government Lot 10, a distance of 660.98 feet to the southeast corner of the North Half (N/2) of said Government Lot 10;  
THENCE South 89°54'48" West, along the south line of the North Half (N/2) of said Government Lots 10 and 14, a distance of 1,322.59 feet to a point being the southwest corner of the North Half (N/2) of said Government Lot 14 and a point on the west line of said Northwest Quarter (NW/4);  
THENCE North 00°05'21" West, along the west line of said Government Lot 14 and the west line of said Northwest Quarter (NW/4), a distance of 330.45 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 655,553 square feet or 15.0494 acres, more or less.

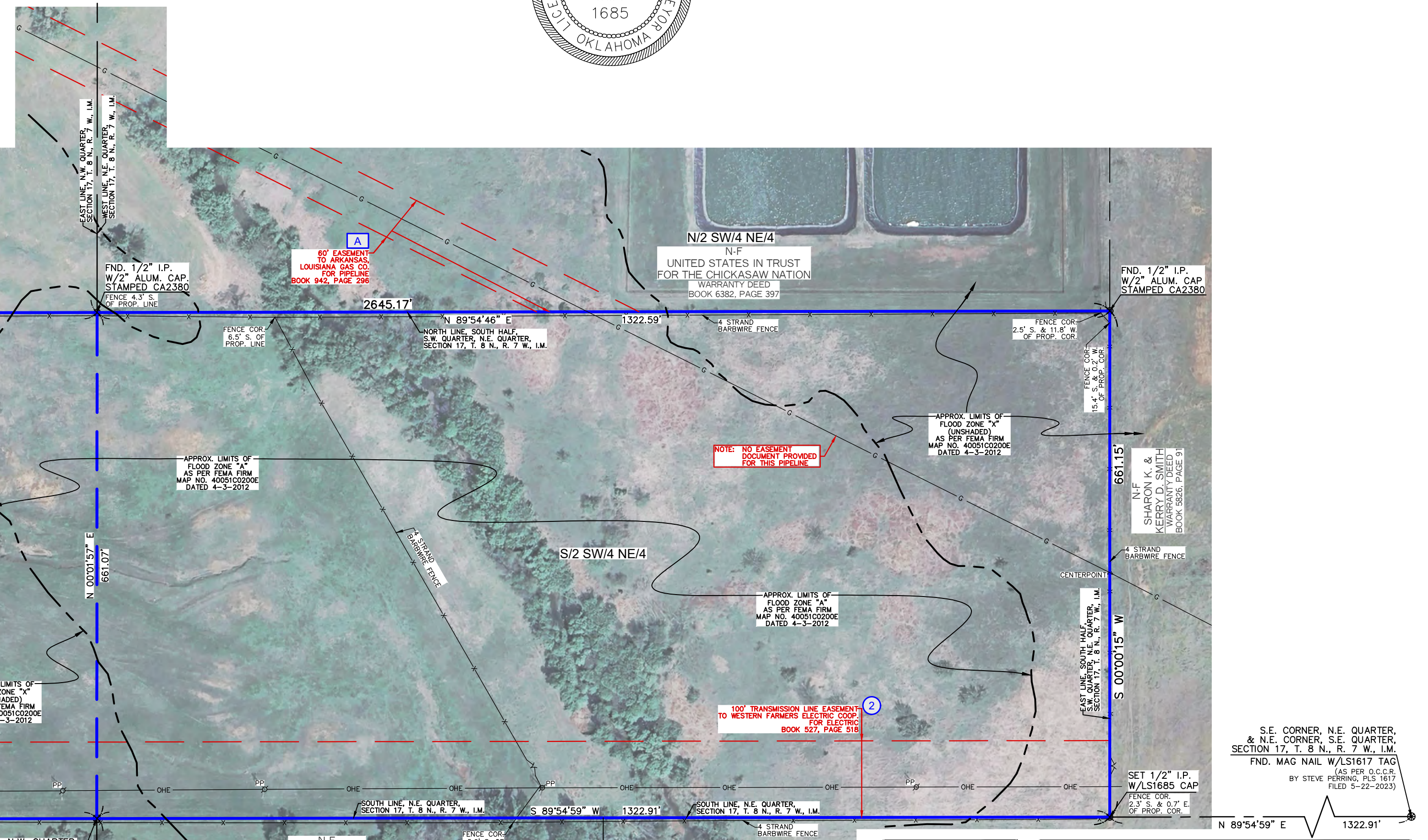
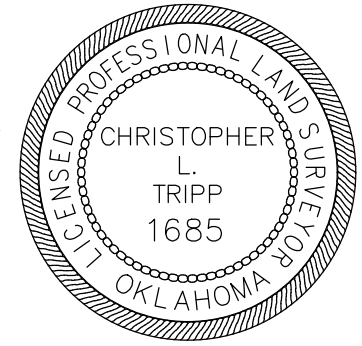
**TRACT 4:**  
A tract of land being the South Half (S/2) of Government Lot 14, the South Half (S/2) of Government Lot 10, the South Half of the Southeast Quarter of the Northwest Quarter (S/2 SE/4 NW/4) and the South Half of the Southwest Quarter of the Northwest Quarter (S/2 SW/4 NW/4) at lying in Section Seventeen (17), Township Eight (8) North, Range Seven (7) West of the Indian Meridian, Grady County, State of Oklahoma being more particularly described as follows:  
COMMENCING at the northwest corner of Government Lot Thirteen (13), said point also being the northwest corner of said Northwest Quarter (NW/4);  
THENCE South 00°05'21" West, along the west line of said Government Lots 13 and 14 and the west line of said Northwest Quarter (NW/4), a distance of 1,827.71 feet to the POINT OF BEGINNING;  
THENCE North 89°54'46" East, along the north line of the South Half (S/2) of said Government Lots 14 and 10 and the north line of the South Half of the Southeast Quarter of said Northwest Quarter (S/2 SE/4 NW/4) a distance of 2,645.17 feet to the northeast corner of the South Half of the Southwest Quarter of said Northwest Quarter (S/2 SW/4 NW/4);  
THENCE South 00°05'21" West, along the east line of the South Half of the Southeast Quarter of the Northwest Quarter (S/2 SE/4 NW/4), a distance of 1,322.59 feet to the northeast corner of the South Half of the Southwest Quarter of said Northwest Quarter (S/2 SW/4 NW/4);  
THENCE South 00°05'15" West, along the east line of the South Half of the Southwest Quarter of said Northwest Quarter (S/2 SW/4 NW/4), a distance of 661.15 feet to the southeast corner of the South Half of the Southwest Quarter of said Northwest Quarter (S/2 SW/4 NW/4);  
THENCE South 89°54'59" West, along the south line of the Southwest Quarter and the a distance of 1,322.91 feet to the southwest corner of said Northwest Quarter (NE/4); said point also being the southeast corner of said Northwest Quarter (NW/4);  
THENCE continuing South 89°54'59" West, along the south line of said Northwest Quarter (NW/4) and the south line of said Government Lot 10 and 14, a distance of 2,645.82 feet to the southwest corner of said Government Lot 14 and the southwest corner of said Northwest Quarter (NW/4);  
THENCE North 00°05'21" East, along the west line of said Government Lot 14 and the west line of said Northwest Quarter (NW/4), a distance of 660.90 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 2,623,102 square feet or 60.2181 acres, more or less.

**TRACT 5:**  
A tract of land being the South Half (S/2) of Government Lot 14, the South Half (S/2) of Government Lot 10, the South Half of the Southeast Quarter of the Northwest Quarter (S/2 SE/4 NW/4) and the South Half of the Southwest Quarter of the Northwest Quarter (S/2 SW/4 NW/4) at lying in Section Seventeen (17), Township Eight (8) North, Range Seven (7) West of the Indian Meridian, Grady County, State of Oklahoma being more particularly described as follows:  
COMMENCING at the northwest corner of Government Lot Thirteen (13), said point also being the northwest corner of said Northwest Quarter (NW/4);  
THENCE South 00°05'21" West, along the west line of said Government Lots 13 and 14 and the west line of said Northwest Quarter (NW/4), a distance of 1,827.71 feet to the POINT OF BEGINNING;  
THENCE North 89°54'46" East, along the north line of the South Half (S/2) of said Government Lots 14 and 10 and the north line of the South Half of the Southeast Quarter of said Northwest Quarter (S/2 SE/4 NW/4) a distance of 2,645.17 feet to the northeast corner of the South Half of the Southwest Quarter of said Northwest Quarter (S/2 SW/4 NW/4);  
THENCE South 00°05'21" West, along the east line of the South Half of the Southeast Quarter of the Northwest Quarter (S/2 SE/4 NW/4), a distance of 1,322.59 feet to the northeast corner of the South Half of the Southwest Quarter of said Northwest Quarter (S/2 SW/4 NW/4);  
THENCE South 00°05'15" West, along the east line of the South Half of the Southwest Quarter of said Northwest Quarter (S/2 SW/4 NW/4), a distance of 661.15 feet to the southeast corner of the South Half of the Southwest Quarter of said Northwest Quarter (S/2 SW/4 NW/4);  
THENCE South 89°54'59" West, along the south line of the Southwest Quarter and the a distance of 1,322.91 feet to the southwest corner of said Northwest Quarter (NE/4); said point also being the southeast corner of said Northwest Quarter (NW/4);  
THENCE continuing South 89°54'59" West, along the south line of said Northwest Quarter (NW/4) and the south line of said Government Lot 10 and 14, a distance of 2,645.82 feet to the southwest corner of said Government Lot 14 and the southwest corner of said Northwest Quarter (NW/4);  
THENCE North 00°05'21" East, along the west line of said Government Lot 14 and the west line of said Northwest Quarter (NW/4), a distance of 660.90 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 2,623,102 square feet or 60.2181 acres, more or less.

Christopher L. Tripp, Professional Land Surveyor No. 1685  
Date of Signature: July 15, 2025

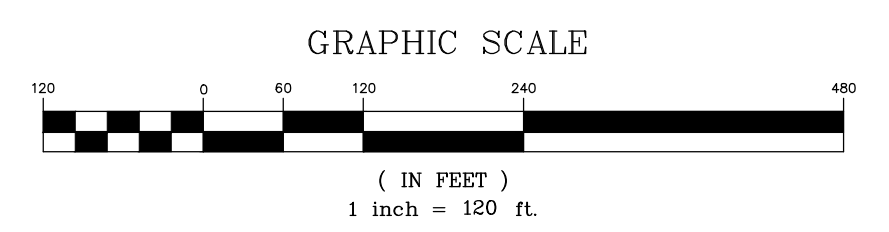


**LEGEND**

ALPHA ALPHA PED.	PP CT POWER POLE	DS @ DOWN SPOUT	FV W FIRE VALVE	Ⓣ TELEPHONE
AS @ AUTO SPRINKLER	LP @ LIGHT POLE	FM @ FLAG POLE	WV W WATER VALVE	Ⓜ CABLE TV
AC @ AIR CONDITIONER	UP @ UTILITY POLE	EM @ ELEC. MARKER	GV @ GAS VALVE	Ⓜ ELECTRIC
EP @ ELEC. PED.	GO @ OUT ANCHOR	F/O @ FIBER OPTIC MARKER	PUB @ PULL BOX	Ⓜ WATER
EM @ ELEC. METER	GM @ GAS METER	CM @ CABLE MARKER	TR @ TRAFFIC CONTROL BOX	Ⓜ SANITARY SEWER
ET @ ELEC. TRANS.	WM @ WATER METER	UM @ UTILITY MARKER	TS @ TRAFFIC SIGNAL LIGHT	Ⓜ STORM WATER
TR @ TRAILER	WM @ WATER METER	PM @ PILE MARKER	SC @ SPRINKLER VALVE	Ⓜ LAMP POLE
TR @ TRAILER	WM @ WATER METER	PM @ PILE MARKER	SC @ SPRINKLER VALVE	Ⓜ HANDICAPPED SIGN
TR @ TRAILER	WM @ WATER METER	PM @ PILE MARKER	SC @ SPRINKLER VALVE	Ⓜ HANDICAPPED SPACE
TR @ TRAILER	WM @ WATER METER	PM @ PILE MARKER	SC @ SPRINKLER VALVE	Ⓜ SIGN
TR @ TRAILER	WM @ WATER METER	PM @ PILE MARKER	SC @ SPRINKLER VALVE	Ⓜ SIGN
TR @ TRAILER	WM @ WATER METER	PM @ PILE MARKER	SC @ SPRINKLER VALVE	Ⓜ SIGN
TR @ TRAILER	WM @ WATER METER	PM @ PILE MARKER	SC @ SPRINKLER VALVE	Ⓜ SIGN

**AERIAL INFORMATION**  
SOURCE: GOOGLE EARTH / MAPS  
IMAGE DATE: APRIL 19, 2023

**UTILITY STATEMENT**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



Field Book: CLT-010  
Party Check: CLT  
Drawn By: CLT  
Checked By: CLT

Project Number: 10.152  
Scale: 1"=120'

NO.	DATE	REVISIONS	BY

**PLAT OF SURVEY**  
217 REAL ESTATE LLC  
COUNTY STREET 2820  
POCASSETT, GRADY COUNTY  
STATE OF OKLAHOMA

**CLT CHRISTOPHER L. TRIPP, PLS**  
103 S. CZECH HALL ROAD - TUTTLE OKLAHOMA 73089  
405-615-5381 - CHRIS.TRIPP.PLS@GMAIL.COM  
LAND SURVEYING & MAPPING

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