

**PARENT PARCEL**

OWNER: BERGEN HOLDINGS, LLC  
 SITE ADDRESS: OKLAHOMA HWY 9, NORVAN, OK 73026  
 ACCOUNT #: 67187  
 AREA: 14.9906 ACRES (PER TAX ASSESSOR)  
 ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS  
 REFERENCE: BOOK: RB 3935 PAGE 290

**GPS NOTES**

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:  
 POSITIONAL ACCURACY: 0.06 FEET (HORZ) 0.26 FEET (VERT)  
 TYPE OF EQUIPMENT: GEOMAX ZENITH 35 PRO 3+SE AND ROVER, DUAL FREQUENCY  
 TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE  
 DATES OF SURVEY: 06/06/2022  
 DATUM / EPOCH: NAD 83(2011)(EPOCH: 2010.0300)  
 PUBLISHED / FIXED CONTROL USE: N/A  
 GEOID MODEL: 18  
 COMBINED GRID FACTOR(S): 0.99994370 CENTERED ON THE GPS BASE POINT AS SHOWN HEREON.  
 CONVERGENCE ANGLE: 0.37027778"  
 BENCHMARKS USED: DE7174, DE8097, DG9767

**TITLE EXCEPTIONS**

- THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY AMERICAN EAGLE TITLE INSURANCE COMPANY, COMMITMENT DATE OF JUNE 16, 2022, BEING COMMITMENT NO. 2206-0006-75, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS:
- NON-EXCLUSIVE EASEMENT, RECORDED IN BOOK 660, PAGE 185. [THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND SHOWN HEREON.]
  - RIGHT OF WAY, RECORDED IN BOOK 1938, PAGE 293. [THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND SHOWN HEREON.]
  - RIGHT OF WAY, RECORDED IN BOOK 2002, PAGE 957. [THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]
  - RIGHT OF WAY, RECORDED IN BOOK 2152, PAGE 955. [THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]
  - RIGHT OF WAY, RECORDED IN BOOK 492, PAGE 539. [THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]
  - RIGHT OF WAY, RECORDED IN BOOK 509, PAGE 305. [THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]
  - LICENSE AGREEMENT BETWEEN GERALD BLAKE VIRGIN JR AND CYNTHIA MARIE VIRGIN AND WILLIAM N WALTON AND ETHEL MOZELLE WALTON, RECORDED IN BOOK 2047, PAGE 954. [THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND IS BLANKET IN NATURE.]
  - CONTRACT AND EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED IN BOOK 379, PAGE 116; ASSIGNMENT TO THE STATE OF OKLAHOMA RECORDED IN BOOK 429, PAGE 6. [THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL AND IS APPLICABLE TO THE RIGHT-OF-WAY OF HIGHWAY 9.]

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

*[Signature]* DATE: 07/01/2022  
 G. DARRELL TAYLOR  
 OKLAHOMA PROFESSIONAL LAND SURVEYOR # 1957

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

**LEGEND**

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
CRB	CAPPED REBAR
CMF	CONCRETE MONUMENT FOUND
N/F	NOW OR FORMERLY
C/L	CENTERLINE
UP	UTILITY POLE
OU	OVERHEAD UTILITY
TYP	TYPICAL
EP	EDGE OF PAVEMENT
BWF	BARBED WIRE FENCE
MB	MAILBOX

SECTION 6 OK HWY NO. 9 PUBLIC RIGHT-OF-WAY

N/F STATE OF OKLAHOMA ACCOUNT # 166837 BOOK: RB 5126 PG 261

N/F STATE OF OKLAHOMA ACCOUNT # 167360 BOOK: RB 5172 PG 146

PARENT PARCEL BERGEN HOLDINGS, LLC ACCOUNT # 67187 BOOK: RB 3935 PG 290

N/F BERGEN HOLDINGS, LLC (PER TAX ASSESSOR) ACCOUNT # 166838 BOOK: RB 3935 PG 292

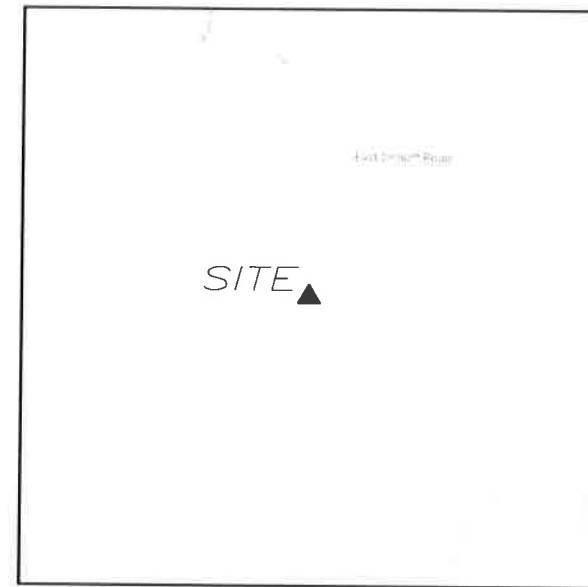
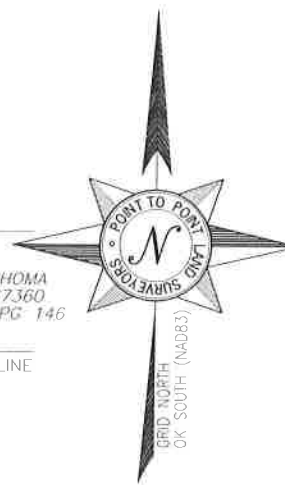
N/F RANDALL GEORGE MCGUIRE & SALLIE M. MCGUIRE, TRUSTEES OF THE MCGUIRE FAMILY REVOCABLE LIVING TRUST ACCOUNT # 167361 BOOK: RB 6232 PG 85

N/F GERALD BLAKE VIRGIN, JR. & CYNTHIA MARIE VIRGIN ACCOUNT # 67188 BOOK: RB 1902 PG 630

N/F DAVID BROWN ACCOUNT # 118899 BOOK: RB 5474 PG 101



GRAPHIC SCALE IN FEET SCALE: 1" = 200'



VICINITY MAP NOT TO SCALE

**GENERAL NOTES**

\* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VERIZON WIRELESS AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35. [DATE OF LAST FIELD VISIT: 06/06/2022]

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON OKLAHOMA GRID NORTH (NAD 83) SOUTH ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE A (AREA WITHOUT BASE FLOOD ELEVATION. COMMUNITY PANEL NO. : 40027C0305H & 40027C0315H DATED: 09/26/2008.

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.



NO.	DATE	REVISION
1	7/13/22	TITLE REVIEW

SPECIFIC PURPOSE SURVEY PREPARED BY:  
**POINT TO POINT LAND SURVEYORS**  
 COA Number: 7769  
 100 Governors Trace, Ste. 103  
 Peachtree City, GA 30269  
 (p) 678.565.4440 (f) 678.565.4497  
 (w) p2pis.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:

**verizon**  
 10300 OLD ALABAMA CONNECTOR ROAD  
 ALPHARETTA, GA 30022

IMHOFF ROAD

NW 1/4, NE 1/4, SECTION 7, TOWNSHIP 8 NORTH, RANGE 1 WEST, CLEVELAND COUNTY, OKLAHOMA

DRAWN BY: AJJ	SHEET: 1
CHECKED BY: JKL	7
APPROVED: D. MILLER	
DATE: JULY 1, 2022	
P2P JOB #: 221249OK	OF 3

**811**  
 Know what's below.  
 Call before you dig.

[SURVEY NOT VALID WITHOUT SHEETS 2 & 3 OF 3]