

PLAT SHOWING AN "ALTA/NSPS LAND TITLE SURVEY" FOR A TRACT OF LAND CONTAINING 101.48 ACRES, MORE OR LESS, BEING IN A PART OF THE S/2 OF SECTION 3 AND A PART OF THE NW/4-NE/4 OF SECTION 10, T16N-R4W, LOGAN COUNTY, OKLAHOMA

EXHIBIT "A"

EASMENTS/EXCEPTIONS

SCHEDULE B, PART II EXCEPTIONS

Issued by: First American Title  
Provided to: Arkoma Surveying & Mapping By: Haley Hensley of "The Closing Agency"  
Commitment Number: 200240411-1

Line #12A Incorporation of the Town of Cimarron City - Book: 645 Page: 165-168 (Dated: 1973)  
All of Section 3 and 10 and a part of Section 2 & 11-16N-4W (Covenants, Set-back Lines & Easements)  
In favor of CIMARRON CITY  
(Blanket Ordinance - To Include Subject Tracts Entirely)  
(Not Provided by the Client.)

Line #13A Right-of-Way Agreement - B. 175, P. 444 (Dated: 1943)  
In a Part of the SE/4 Section 3-16N-4W (Intent to cover a drip & upright scrubber and 25'x25' lot)  
In favor of OKLAHOMA NATURAL GAS COMPANY  
(Blanket easement - Affects Subject Tract)

Line #14A Right-of-Way - B. 202, P. 502 (Dated: 1945)  
In a Part of the SW/4 Section 3-16N-4W (Pipeline and telephone Right-of-Way)  
In favor of INTERSTATE OIL PIPE LINE COMPANY  
(Blanket easement - Potentially Affects Subject Tract)

Line #15A Right-of-Way - B. 300, P. 420 (Dated: 1954)  
In a Part of the SW/4 Section 3-16N-4W (Pipeline and telephone Right-of-Way)  
In favor of CHAMPLIN REFINING COMPANY  
(Blanket easement - Potentially Affects Subject Tract)

Line #16A Incorporation of the Town of Cimarron City - Book: 645 Page: 165-168 (Dated: 1973)  
All of Section 3 and 10 and a part of Section 2 & 11-16N-4W (Covenants, Set-back Lines & Easements)  
In favor of CIMARRON CITY  
(Blanket Ordinance - To Include Subject Tracts Entirely)  
(Not Provided by the Client.)

Line #17A Access Easement - B. 1167, P. 239 (Dated: 1988)  
In a Part of the SE/4 Section 3-16N-4W (Access Easement)  
In favor of J.L. "PETE" SWAN & STOCKTON TRUSTEES OF THE J.L. "TITLE" SWAN REVOCABLE TRUST  
(Affects Subject Tract - Labeled on Sketch)

Line #18A Utility Easement - B. 1167, P. 242 (Dated: 1988)  
In a Part of the SE/4 Section 3-16N-4W (Utilities Easement)  
In favor of J.L. "PETE" SWAN & STOCKTON TRUSTEES OF THE J.L. "TITLE" SWAN REVOCABLE TRUST  
(Affects Subject Tract - Labeled on Sketch)

Line #19A Agreement for Road Easement - B. 1210, P. 268 (Dated: 1990)  
In a Part of the SE/4 Section 3-16N-4W (Road Easement Agreement)  
In favor of WELDON DOLLINGER  
(Does not affect Subject Tract)

Line #20A Easement - B. 1228, P. 581 (Dated: 1990)  
In a Part of the SE/4 Section 3-16N-4W (20.0' Electric Easement)  
In favor of OKLAHOMA GAS & ELECTRIC COMPANY  
(Affects Subject Tract - Labeled on Sketch)

Line #21A Easement - B. 1265, P. 102 (Dated: 1992)  
In a Part of the SE/4 Section 3-16N-4W (20.0' Electric Easement)  
In favor of OKLAHOMA GAS & ELECTRIC COMPANY  
(Affects Subject Tract - Labeled on Sketch)

Line #22A Easement - B. 1265, P. 103 (Dated: 1992)  
In a Part of the SE/4 Section 3-16N-4W (20.0' Electric Easement)  
In favor of OKLAHOMA GAS & ELECTRIC COMPANY  
(Does not affect Subject Tract)

Line #23A Right-of-Way - B. 187, P. 50 (Dated: 1944)  
In a Part of Lots 1, 2, 3, 4 & the N/2-N/2 Section 10 and Lot 1 of Section 11-16N-4W (Pipeline Right-of-Way)  
In favor of CONTINENTAL OIL COMPANY  
(Blanket easement - Potentially Affects Subject Tract)

Line #24A Easement - B. 167, P. 98 (Dated: 1942)  
In a Part of the Lot 7 Section 9 & Lot 8 Section 10-16N-4W (Pipeline Easement)  
In favor of CIMARRON VALLEY PIPE LINE COMPANY  
(Does not affect Subject Tract)

Line #25A Covenants, Set-back Lines & Easements - Abstract of Title No. 156313 (Dated: N/A)  
(Not Provided by the Client.)

Line #26A Ordinance - B. 2148, P. 398-417 (Dated: 2008)  
All of Section 3 and 10 and a part of Section 2 & 11-16N-4W (Corporation Limits of Cimarron City, Oklahoma)  
In favor of THE CIMARRON CITY  
(Blanket Ordinance - To Include Subject Tracts Entirely)

Line #27A Road Easement - B. 3245, P. 569 (Dated: 2023)  
In a Part of the SE/4 Section 3-16N-4W (20.0' Road Easement)  
In favor of RAKHI NEUSCHAE  
(Affects Subject Tract - Labeled on Sketch)

Line #28A Easement - B. 3270, P. 114 (Dated: 2023)  
In a Part of the SW/4 Section 3-16N-4W (Electric Easement)  
In favor of CIMARRON ELECTRIC COOPERATIVE  
(Does not affect Subject Tract)

Line #29A Easement - B. 3287, P. 315 (Dated: 2024)  
In a Part of the SW/4 Section 3-16N-4W (Electric Easement)  
In favor of CIMARRON ELECTRIC COOPERATIVE  
(Does not affect Subject Tract)

EASMENTS/EXCEPTIONS

SCHEDULE B, PART II EXCEPTIONS

Issued by: First American Title  
Provided to: Arkoma Surveying & Mapping By: Haley Hensley of "The Closing Agency"  
Commitment Number: 200240436-1

Line #12B Incorporation of the Town of Cimarron City - Book: 645 Page: 165-168 (Dated: 1973)  
All of Section 3 and 10 and a part of Section 2 & 11-16N-4W (Covenants, Set-back Lines & Easements)  
In favor of CIMARRON CITY  
(Blanket Ordinance - To Include Subject Tracts Entirely)  
(Not Provided by the Client.)

Line #13B Right-of-Way - B. 177, P. 588 (Dated: 1943)  
In a Part of the NE/4-NE/4 Section 10-16N-4W (Pipeline Right-of-Way)  
In favor of OKLAHOMA NATURAL GAS COMPANY  
(Does not affect Subject Tract)

Line #14B Right-of-Way - B. 187, P. 50 (Dated: 1944)  
In a Part of Lots 1, 2, 3, 4 & the N/2-N/2 Section 10 and Lot 1 of Section 11-16N-4W (Pipeline Right-of-Way)  
In favor of CONTINENTAL OIL COMPANY  
(Blanket easement - Potentially Affects Subject Tract)

Line #15B Right-of-Way - B. 264, P. 139 (Dated: 1951)  
In a Part of Lots 1 & 2 and the N/2-NW/4 Section 10-16N-4W (Pipeline Right-of-Way)  
In favor of CIMARRON VALLEY PIPE LINE COMPANY  
(Does not affect Subject Tract)

Line #16B Right-of-Way - B. 266, P. 428 (Dated: 1951)  
In a Part of the S/2-NE/4-SW/4 & S/2-NW/4 Section 10-16N-4W (Pipeline Right-of-Way)  
In favor of CIMARRON VALLEY PIPE LINE COMPANY  
(Does not affect Subject Tract)

Line #17B Right-of-Way - B. 330, P. 421 (Dated: 1954)  
In a Part of Lots 1-4 in the NW/4 Section 10-16N-4W (Pipeline Right-of-Way)  
In favor of CHAMPLIN REFINING COMPANY  
(Does not affect Subject Tract)

Line #18B Incorporation of the Town of Cimarron City - Book: 645 Page: 165-168 (Dated: 1973)  
All of Section 3 and 10 and a part of Section 2 & 11-16N-4W (Covenants, Set-back Lines & Easements)  
In favor of CIMARRON CITY  
(Blanket Ordinance - To Include Subject Tracts Entirely)  
(Not Provided by the Client.)

Line #19B Right-of-Way - B. 805, P. 193 (Dated: 1980)  
In a Part of the SE/4 & S/2-S/2-NE/4 Section 10 and Lots 2-4 & S/2-SW/4 & NE/4-SW/4 Section 11-16N-4W (Pipeline Right-of-Way)  
In favor of CONTINENTAL OIL COMPANY  
(Does not affect Subject Tract)

Line #20B Right-of-Way - B. 989, P. 273 (Dated: 1984)  
In a Part of the N/2-NW/4 & Lots 1 & 2 of the NW/2 Section 10-16N-4W (50' Pipeline Right-of-Way)  
In favor of CHAMPLIN PIPELINE COMPANY  
(Does not affect Subject Tract)

Line #21B Ordinance - B. 2148, P. 398-417 (Dated: 2008)  
All of Section 3 and 10 and a part of Section 2 & 11-16N-4W (Corporation Limits of Cimarron City, Oklahoma)  
In favor of THE CIMARRON CITY  
(Blanket Ordinance - To Include Subject Tracts Entirely)

PROPERTY DESCRIPTION:

A tract of land in a part of the South 1/2 of Section 3, Township 16 North, Range 4 West of the Indian Base and Meridian, Logan County, Oklahoma, more particularly described as follows:  
COMMENCING at a Found PK Nail at the East 1/4 corner of said Section 3; Thence S89°57'21"W, along the North line of the SE/4 of Section 3, a dist. of 923.35 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap and being the Point of Beginning;  
Thence S00°20'21"E a dist. of 397.77 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S89°57'21"W a dist. of 453.65 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S00°20'21"E a dist. of 1007.00 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the edge of an existing road; Thence the following meanders around the perimeter of an existing road; N87°41'47"E a dist. of 498.68 feet; S88°21'07"E a dist. of 428.14 feet; N00°23'30"W a dist. of 14.33 feet; S76°44'34"E a dist. of 143.97 feet; N65°42'40"W a dist. of 498.84 feet; N00°17'50"W a dist. of 47.54 feet; N89°53'25"W a dist. of 374.89 feet; S87°43'35"W a dist. of 500.44 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the edge of an existing road; Thence S00°20'48"E a dist. of 994.98 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; S26°37'40"W a dist. of 224.79 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the South line of Section 3; Thence S89°59'06"W, along said South line, a dist. of 1183.50 feet to a Found ODOT Cap at the South 1/4 corner of said Section 3; Thence N00°15'28"W a dist. of 622.90 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S89°56'10"W a dist. of 150.00 feet to a point in an existing pond; Thence the following meanders along said pond; N07°47'58"E a dist. of 700.97 feet; N89°57'51"E a dist. of 51.75 feet; N00°15'28"W a dist. of 407.26 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the top bank of an existing pond; Thence the following meanders along said top bank; N36°15'58"E a dist. of 137.24 feet; N49°43'04"E a dist. of 105.36 feet; N27°17'00"E a dist. of 300.65 feet; N07°56'17"E a dist. of 300.99 feet; N26°09'32"W a dist. of 89.78 feet; N01°04'23"W a dist. of 83.38 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the North line of the SE/4 of said Section 3; Thence N89°57'21"E, along said North line, a dist. of 1441.74 feet to the Point of Beginning, said tract contains 79.54 Acres, more or less.

The above description was composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 31st day of October, 2024, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK North Zone.

AND

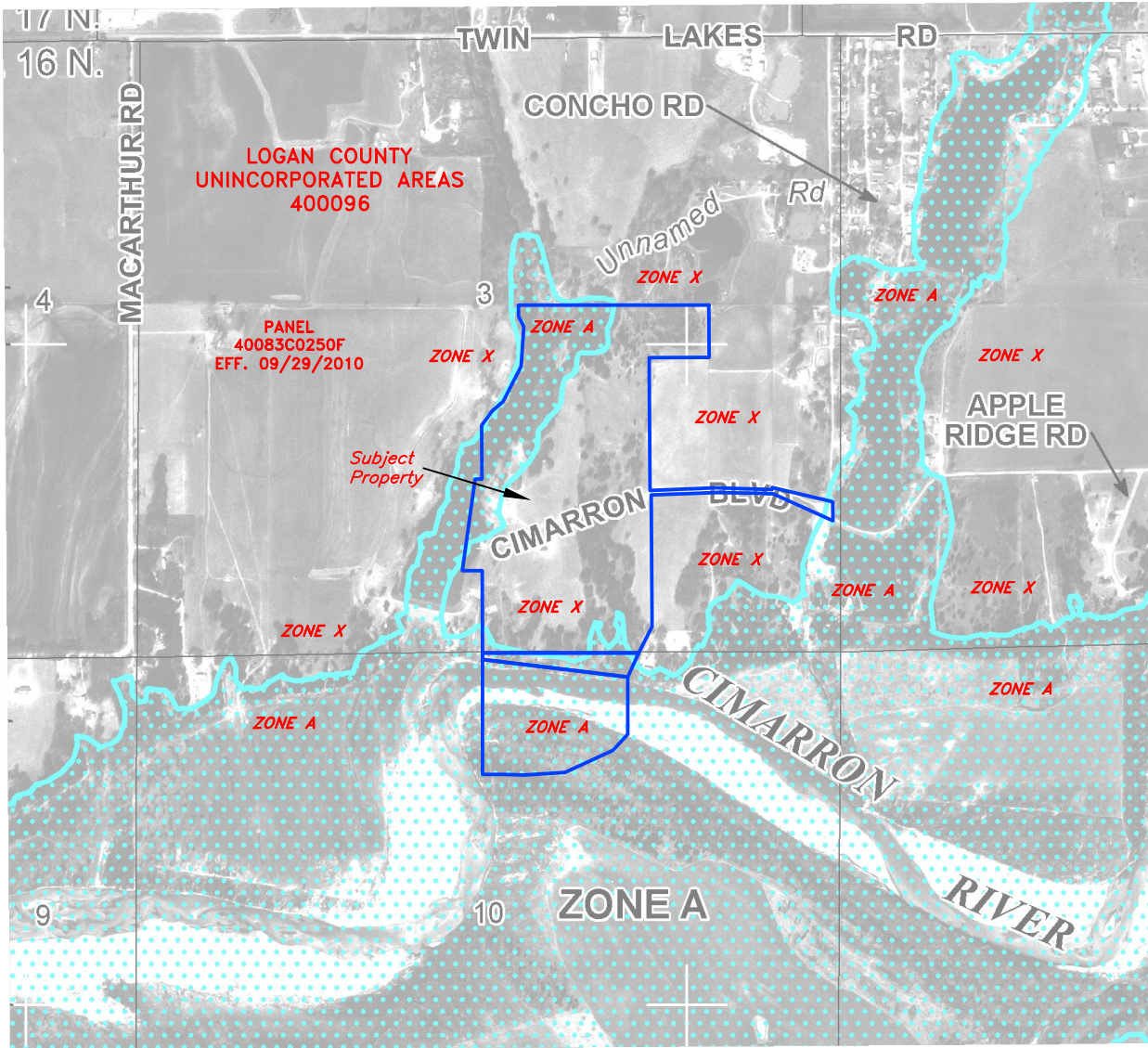
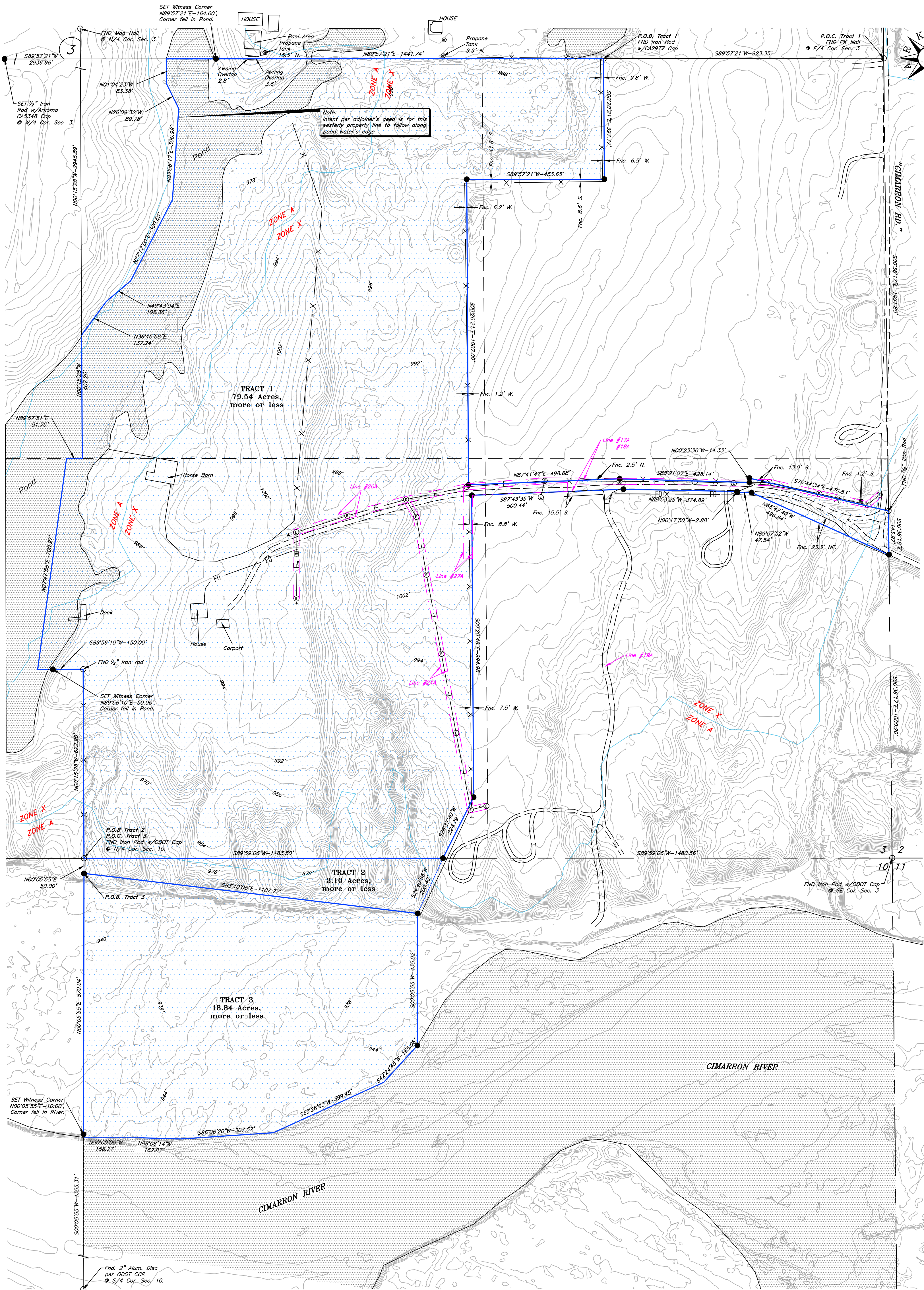
A tract of land in a part of the NW/4-NE/4 of Section 10, Township 16 North, Range 4 West of the Indian Base and Meridian, Logan County, Oklahoma, more particularly described as follows:  
BEGINNING at a Found ODOT Cap at the North 1/4 corner of said Section 10; Thence N89°59'06"E, along the North line of said NE/4, a dist. of 1183.50 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S24°40'56"W a dist. of 200.40 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S83°10'05"E a dist. of 1107.77 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the top bank of the Cimarron River; Thence the following meanders along said top bank; S42°24'45"W a dist. of 165.08 feet; S65°28'03"W a dist. of 399.45 feet; S86°06'20"W a dist. of 307.57 feet; N88°06'14"W a dist. of 162.87 feet; N90°00'00"W a dist. of 156.27 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the West line of the NE/4 of Section 10; Thence N00°05'55"E, along said West line, a dist. of 870.04 feet to the Point of Beginning, said tract contains 18.84 Acres, more or less.

The above description was composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 31st day of October, 2024, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK North Zone.

AND

A tract of land in a part of the NW/4-NE/4 of Section 10, Township 16 North, Range 4 West of the Indian Base and Meridian, Logan County, Oklahoma, more particularly described as follows:  
COMMENCING at a Found ODOT Cap at the North 1/4 corner of said Section 10; Thence S00°05'55"W, along the West line of the NE/4 of said Section 10, a dist. of 50.00 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap and being the Point of Beginning;  
Thence S83°10'05"E a dist. of 1107.77 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the top bank of the Cimarron River; Thence the following meanders along said top bank; S42°24'45"W a dist. of 165.08 feet; S65°28'03"W a dist. of 399.45 feet; S86°06'20"W a dist. of 307.57 feet; N88°06'14"W a dist. of 162.87 feet; N90°00'00"W a dist. of 156.27 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the West line of the NE/4 of Section 10; Thence N00°05'55"E, along said West line, a dist. of 870.04 feet to the Point of Beginning, said tract contains 18.84 Acres, more or less.

The above description was composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 31st day of October, 2024, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK North Zone.



FLOOD STATEMENT:

Subject Property falls in "Zone X", and "Zone A" per FEMA Floodplain Map No. 40083F0250F, effective 08/29/2010.  
Zone X Designation= "Area of Minimal Flood Hazard"  
Zone A Designation= "Special Flood Hazard without Base Flood Elevation determined (BFE)"

Physical Address of Subject Property:

Not Provided by Title Commitment

BASIS OF BEARINGS:  
GRID NORTH - NAD 83  
STATE PLANE - OK NORTH ZONE  
0° 180° 360° 540°  
SCALE: 1" = 180'  
CONTOUR INTERVAL = 2'

Date of Plat: 11/21/2024

Print: Lance G. Mathis

Signature: Lance G. Mathis  
Email: lancemathis@arkomasurvey.com

CERTIFICATION:

To: Vance McCollom and American Title Insurance Company:

THIS IS TO CERTIFY THAT:

1) This map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements of ALTA and NSPS, and includes items 1-5, 7A1, 8, 11B, 13, and 16 of Table A thereof.

The fieldwork was completed on November 20th, 2024.

2) This Plat of Survey represents the results of a survey made on-the-ground, performed under the supervision of the undersigned, at the request of "The Closing Agency", and further that this survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

| -LEGEND- |                            |
|----------|----------------------------|
|          | Property Line              |
|          | Set 1/2" Iron Rod w/Cap    |
|          | Found Monument, See Sketch |
|          | Fence                      |
|          | Power Line                 |
|          | Elev Line                  |
|          | Power Pole                 |
|          | Guy Anchor                 |
|          | Water Well                 |

| NO.                                                                                                                         | REVISION | DATE                   | BY | APPR. |
|-----------------------------------------------------------------------------------------------------------------------------|----------|------------------------|----|-------|
|                                                                                                                             |          |                        |    |       |
|                                                                                                                             |          |                        |    |       |
|                                                                                                                             |          |                        |    |       |
|                                                                                                                             |          |                        |    |       |
| Survey Requested By:<br><b>VANCE MCCOLLOM</b><br>Logan County, OK                                                           |          |                        |    |       |
| Surveyed & Mapped By:<br><b>ARKOMA SURVEYING AND MAPPING, PLLC</b><br>P.O. Box 238<br>Arkoma, OK 74307<br>COP. DATE 6-25-24 |          |                        |    |       |
| SURV. BY: M.C. 11/12/2024                                                                                                   |          | DRAW. NO.: 11-496      |    |       |
| DRAWN BY: J.K. 11/20/2024                                                                                                   |          | DRAW. NO.: 11-496-ALTA |    |       |
| APPR. BY: L.G.M.                                                                                                            |          | SHEET SIZE: 24" X 36"  |    |       |
|                                                                                                                             |          | SHEET 1 OF 1           |    |       |