

DRAWING: K:\19851\9851atlas.dwg SISEMORE & ASSOCIATES, INC., 2024

Property Address
102 S. 111TH E. AVE., TULSA, OK 74128

Legal Description

LOT THIRTEEN (13), BLOCK TWO (2), WAGON WHEEL TRADE CENTER IN THE EAST HALF OF THE NORTHEAST QUARTER (E/2 NE/4) OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SCHEDULE B-II EXCEPTIONS

9. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND SETBACK LINES CONTAINED IN THE DEED OF DEDICATION OF THE PLAT OF WAGON WHEEL TRADE CENTER, DATED NOVEMBER 8, 1982, FILED NOVEMBER 15, 1982, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK WITH PLAT NO. 4275; AS CORRECTED BY AFFIDAVIT OF CORRECTION, DATED FEBRUARY 22, 1983, FILED FEBRUARY 23, 1983, AND RECORDED IN BOOK 4670 AT PAGE 1792; AS CORRECTED BY AFFIDAVIT OF CORRECTION, DATED FEBRUARY 22, 1983, FILED SEPTEMBER 26, 1983, AND RECORDED IN BOOK 4730 AT PAGE 1079; AS CORRECTED BY CORRECTED DEED OF DEDICATION WAGON WHEEL TRADE CENTER PLAT # 4275, DATED DECEMBER 13, 1983, FILED DECEMBER 13, 1983, AND RECORDED IN BOOK 4751 AT PAGE 1333; AS AMENDED BY AMENDMENT TO DEVELOPMENT RESTRICTIONS, DATED NOVEMBER 18, 1983, FILED NOVEMBER 21, 1983, AND RECORDED IN BOOK 4745 AT PAGE 1529; AS AMENDED BY AMENDMENT DEED OF DEDICATION WAGON WHEEL TRADE CENTER, DATED SEPTEMBER 26, 1984, FILED OCTOBER 2, 1984, AND RECORDED IN BOOK 4820 AT PAGE 1417; AS AMENDED BY AMENDMENT TO DEVELOPMENT RESTRICTIONS APPLICABLE TO WAGON WHEEL TRADE CENTER, DATED MAY 1, 1985, FILED AUGUST 16, 1985, AND RECORDED IN BOOK 4885 AT PAGE 185, WHICH DOES NOT PROVIDE FOR A FORFEITURE OR REVERSION OF INTEREST, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT [A] IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR [B] RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
10. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO EASEMENTS, SETBACK LINES, AND RESTRICTIONS, AS SHOWN ON THE PLAT OF WAGON WHEEL TRADE CENTER, AND, 1983, FILED NOVEMBER 15, 1982, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS PLAT NO. 4275; AS CORRECTED BY AFFIDAVIT OF CORRECTION, DATED FEBRUARY 22, 1983, FILED FEBRUARY 23, 1983, AND RECORDED IN BOOK 4670 AT PAGE 1792; AS CORRECTED BY AFFIDAVIT OF CORRECTION, DATED FEBRUARY 22, 1983, FILED SEPTEMBER 26, 1983, AND RECORDED IN BOOK 4730 AT PAGE 1079; AS CORRECTED BY CORRECTED DEED OF DEDICATION WAGON WHEEL TRADE CENTER, DATED DECEMBER 13, 1983, FILED DECEMBER 13, 1983, AND RECORDED IN BOOK 4751 AT PAGE 1333. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)
11. DEDICATION DEED IN FAVOR OF STATE OF OKLAHOMA, DATED JANUARY 25, 1951, FILED FEBRUARY 2, 1951, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 2175 AT PAGE 159. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
12. SEWER EASEMENT IN FAVOR OF CITY OF TULSA, OKLAHOMA, DATED JUNE 5, 1961, FILED JULY 3, 1961, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 3157 AT PAGE 542. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
13. TERMS, CONDITIONS, AND PROVISIONS OF GRANT OF EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING THE LAND, BY AND BETWEEN SAFEWAY STORES, INCORPORATED, A MARYLAND CORPORATION TO BEN O. KIRKPATRICK AND VIRGINIA H. KIRKPATRICK, HUSBAND AND WIFE, DATED NOVEMBER 16, 1961, FILED DECEMBER 6, 1961, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 3198 AT PAGE 1. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
14. RIGHT OF WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, DATED MARCH 29, 1966, FILED APRIL 28, 1966, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 3706 AT PAGE 455. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
15. WATER EASEMENT IN FAVOR OF CITY OF TULSA, OKLAHOMA, DATED JANUARY 5, 1967, FILED JANUARY 25, 1967, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 3795 AT PAGE 247. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
16. SEWER EASEMENT EXECUTED BY ALEX BLUE AND H.B. ROBB, JR. IN FAVOR OF THE CITY OF TULSA, DATED MAY 29, 1967, FILED JUNE 15, 1967, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 3810 AT PAGE 532. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
17. SEWER EASEMENT EXECUTED BY WAGON WHEEL SHOPPING CENTER, INC., IN FAVOR OF THE CITY OF TULSA, DATED MAY 29, 1967, FILED JUNE 15, 1967, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 3810 AT PAGE 533. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
18. UNDERGROUND RIGHT-OF-WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, AN OKLAHOMA CORPORATION, DATED MARCH 1, 1968, FILED MARCH 8, 1968, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 3840 AT PAGE 213. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
19. RIGHT OF WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, DATED JUNE 13, 1969, FILED JUNE 19, 1969, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 3893 AT PAGE 540. (DOES NOT AFFECT THE SUBJECT PROPERTY.)

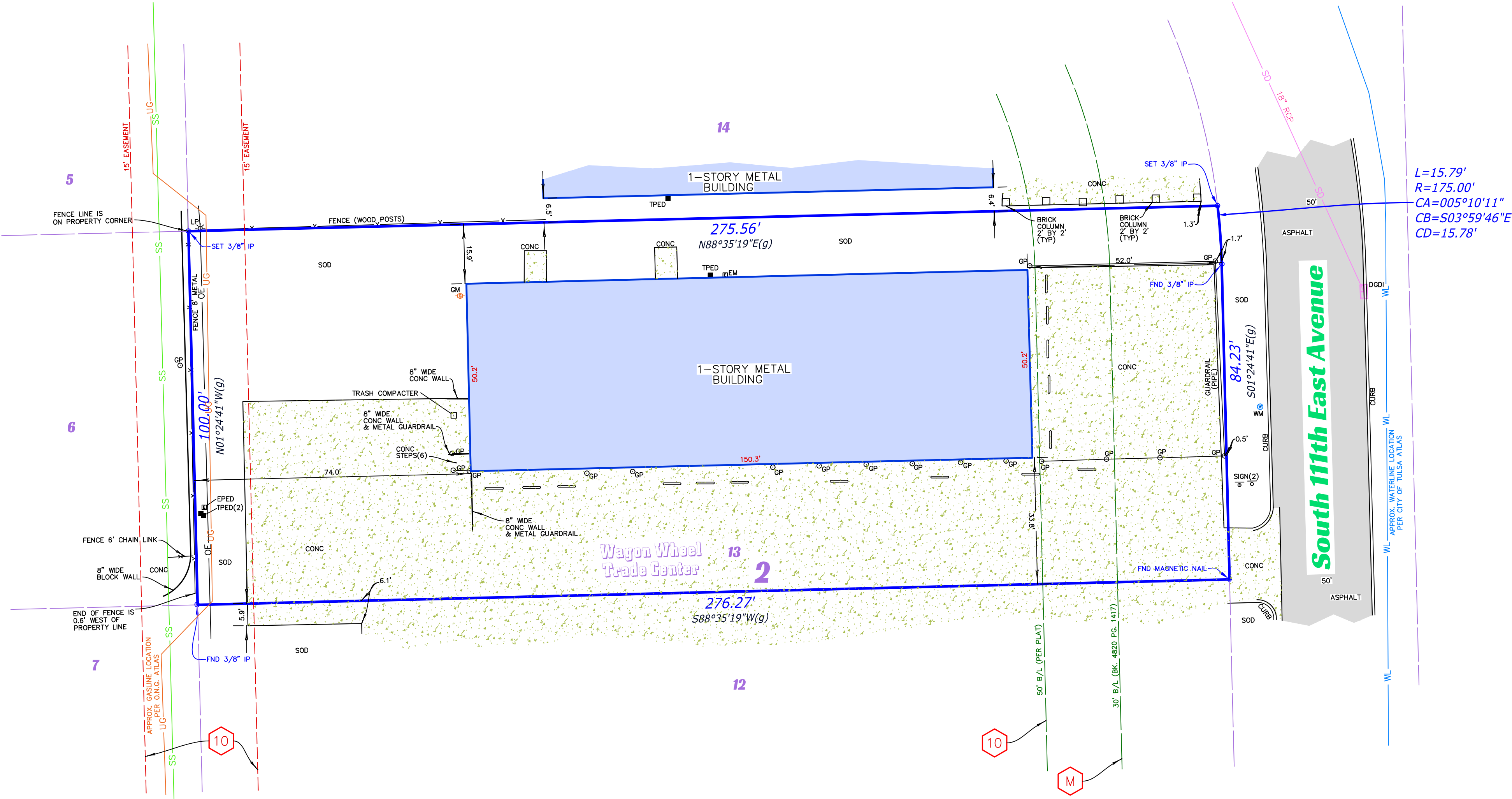
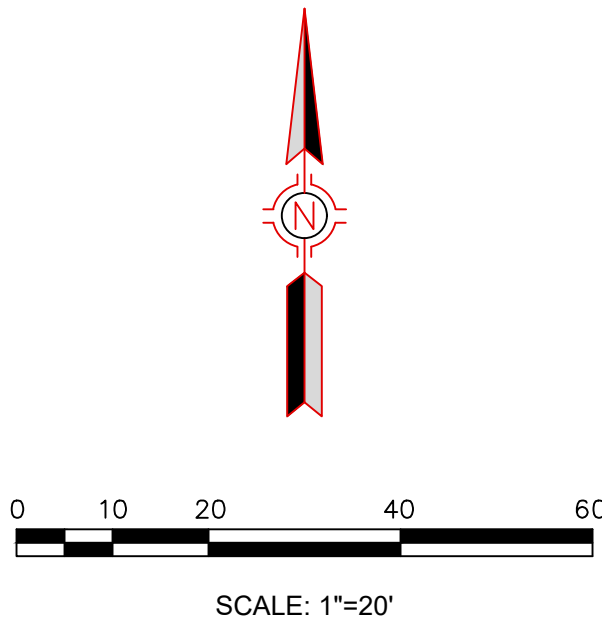
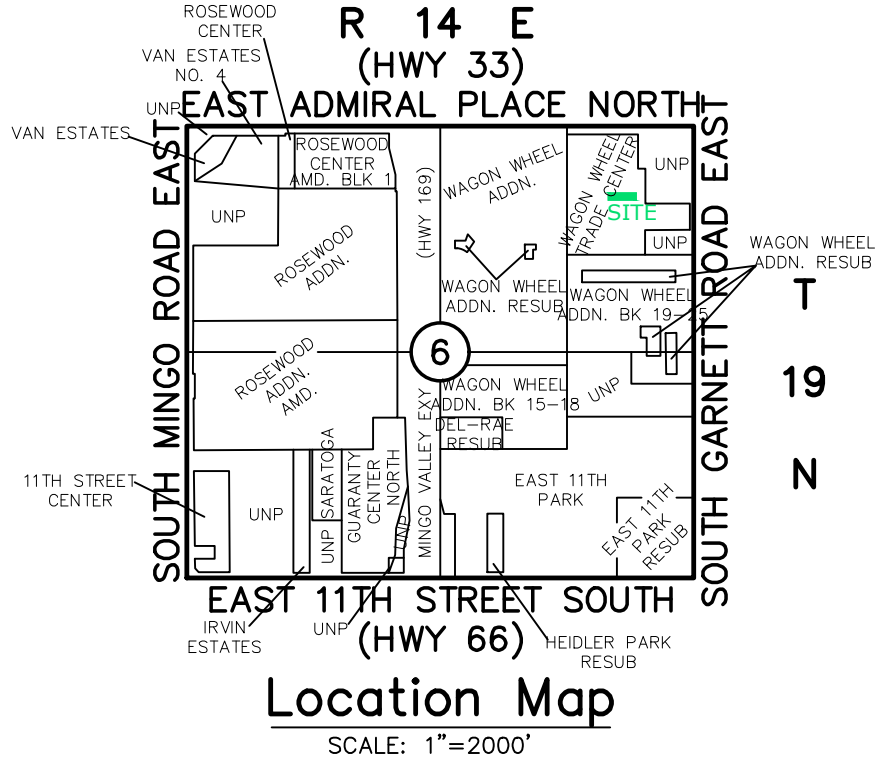
Miscellaneous Notes

- A. ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY, "OKIE" REQUEST OR FROM EXISTING ATLAS SHEETS. WE CANNOT CERTIFY THAT ALL EXISTING UTILITIES, IN SERVICE OR ABANDONED, ARE SHOWN HEREON. FURTHERMORE, WE CANNOT CERTIFY THAT THE UTILITIES SHOWN HEREON ARE IN THEIR EXACT LOCATION, BUT HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE WITH THE INFORMATION AVAILABLE AT THE TIME OF SURVEY. CALL "OKIE" (1-800-522-6543) 48 HOURS PRIOR TO DIGGING.
- B. THE PROPERTY DESCRIBED HEREON CONTAINS 0.634 ACRES, OR 27,623 SQUARE FEET.
- C. THE BEARING BASE FOR THIS SURVEY IS GRID BEARINGS, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM. (NORTH ZONE 3501)
- D. THE PROPERTY DESCRIBED HEREON CONTAINS NO STRIPED PARKING SPACES.
- E. THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE REGULATORY FLOODPLAIN MAP ATLAS FOR THE CITY OF TULSA. (PER: <http://maps.cityoftulsa.org/floodplains/>)
- F. THE PROPERTY DESCRIBED HEREON HAS ACCESS TO SOUTH 111TH EAST AVENUE.

Miscellaneous Notes

- G. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
- H. WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40143C0261L, MAP REVISED: OCTOBER 16, 2012, WHICH SHOWS THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X)(UNSHADED) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. (PER: <https://msc.fema.gov/portal/>)
- I. 3/8" IRON PIN SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
- J. WATERLINES SHOWN ON THIS SURVEY ARE BASED ON CITY OF TULSA ATLAS AND ARE SHOWN IN AN APPROXIMATE LOCATION HEREON.
- K. GAS LINES SHOWN ON THIS SURVEY ARE BASED ON ONEGAS ATLAS AND ARE SHOWN IN AN APPROXIMATE LOCATION HEREON.
- L. ALL EASEMENTS AND RIGHT OF WAY CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 24-0412SS, WITH A COMMITMENT DATE OF JULY 1, 2024, ARE SHOWN OR NOTED HEREON.

NOTE: SCHEDULE B-II (ITEM # 9), BOOK 4820 PAGE 1417 AMENDS THE BUILDING LINE SETBACKS TO 30 FEET.



Legend

ACC	ACCESS
A/C	AIR CONDITIONER
AS	AUTO SPRINKLER
BLDG	BUILDING
B/L	BUILDING SETBACK LINE
BW	BOTTOM OF WALL
CA	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
COMP	CORRUGATED METAL PIPE
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
CPED	CABLE TELEVISION PEDESTAL
DGM	DOUBLE GRATE DROP INLET
DS	DOWNSPOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
ESMT	EASEMENT
FDC	FIRE DIRECT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FND	FOUND
FND	FLAGPOLE
G	GUTTER
GL	GROUND LIGHT
GM	GAS METER
GO	GATE OPERATOR
GP	GUARD POST
GR	GAS RISER
GUY	GUY DOWN
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
IRON PIN	IRON PIN
LNA	LIMITS OF NO ACCESS
LP	LIGHT POLE
M	MUTUAL ACCESS EASEMENT
MB	MAIL BOX
ML	METAL LID
MW	MONITOR WELL
OC	OVERHEAD CABLE
OE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
OU	OVERHEAD UTILITIES
P	POWER POLE
PPT	POWER POLE W/ TRANSFORMER
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
R/W	RIGHT-OF-WAY
SC	SUPPORT COLUMN
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SGDI	SINGLE GRATE DROP INLET
SPHD	SPRINKLER HEAD
SS	SANITARY SEWER
SSLH	SANITARY SEWER LAMPHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TOP	TOP OF INLET GRATE
TC	TRAVERSE CONTROL POINT
TODI	TOP OF INLET GRATE
TH	TOP OF HEADWALL
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TR	TOP OF MANHOLE RIM
TSMH	TRAFFIC SIGNAL MANHOLE
TRSL	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UC	UNDERGROUND CABLE
UG	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC
UT	UTILITY EASEMENT
UGM	UNDERGROUND LINE MARKER
UTM	UTILITY MANHOLE
WL	WATERLINE
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WS	WATER SPOUT
XEMR	TRANSFORMER
(f)	FIELD BEARING/DISTANCE
(l)	LEGAL BEARING/DISTANCE
(p)	PLAT BEARING/DISTANCE
(g)	GRID BEARING

Surveyor's Certification

WE, SISEMORE & ASSOCIATES, INC. DO HEREBY CERTIFY TO:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMERCIAL TITLE & ESCROW SERVICES, INC
TULSAINDUSTRIAL.COM LLC

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8 & 16 OF TABLE A THEREOF, THE FIELDWORK WAS COMPLETED ON OCTOBER, 21, 2024.

THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 11TH DAY OF NOVEMBER, 2024.



SISEMORE & ASSOCIATES, INC.
BY:
SHAWN A. COLLINS
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1788
EMAIL: scollins@sw-assoc.com

ALTA/NSPS Land Title Survey
of
Lot 13, Block 2
Wagon Wheel Trade Center
City of Tulsa, Tulsa County, Oklahoma

SISEMORE & ASSOCIATES
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Fax: (918) 665-8968

SHEET
1 OF 1

OKIE 811
Know what's Below.
Call before you dig.

OKIE 811
Know what's Below.
Call before you dig.

REVISION	BY	DATE	FILE	1914.0600	SURVEY BY:	CDM
			ORDER:	19651	DRAWN BY:	BRW
			BOOK:		CHECKED BY:	SAC
			DATE:	11/11/2024	SCALE:	1"=20'