

GENERAL NOTES

INVOICE NO BK 23-111690

THE BASIS OF BEHAVIORS IS THE OKLAHOMA STATE PLATE COORDINATE SYSTEM MARKS (2011) AND THE NORTH LINE OF SECTION 27 WEST OF THE SE/4 OF SECTION 28, TOWNSHIP 28N, RANGE 16N EAST BEING S 87°45'00"E.

THE PROPERTY DESCRIBED HEREON CONTAINS 1.21 ACRES, MORE OR LESS.

THE PROPERTY DESCRIBED HEREON CONTAINS 121 AREAS, MORE OR LESS.

IT IS DETERMINED TO BE AVOIDED BY THE GRANTOR THAT LOTS WITHIN ZONE X UNSHARED DERIVED AS AREAS DETERMINED TO BE OBTAINED BY THE 0.2% ANNUAL CHANGE FLOODPLAIN AS SHOWN ON PLAT MAP NUMBER 01010101C135 WHICH WAS EFFECTIVE DATE OF 2/27/2011.

THE PROPERTY DESCRIBED HEREON HAS INTERESTS/INTERESTS FROM NORTH MAIN STREET (A PUBLICLY MAINTAINED RIGHT-OF-WAY).

SURVEYOR DID NOT OBSERVE ANY VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE FACE OF THIS SURVEY.

VISIBLE UTILITIES ARE SHOWN, INCLUDING THE DISTANCE AND LOCATIONS OF WHICH MAY BE FOUND IN RECORD BOOK, CONTACT OWNER 1 DAY MORE THAN TEN (10) DAYS NOW LESS THAN FOURTEEN (14) HOURS, EXCLUDING THE DATE OF NOTIFICATION, SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS.

SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJACENT ON THE FIELD DATE SHOWN HEREON.

SURVEYOR DID NOT OBSERVE SUBSTANTIAL RISKS OF REFUSE.

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ADDITIONAL INFORMATION IN TITLE DOCUMENT 1311 NORTH MAIN ST., MUSKOGEE, OK 74401-1445

INSTRUMENT NOTES

- (X)
- CONFIDENTIAL - INFORMATION RELAYED TO BUREAU
- INSTRUMENT NOTES
- THE SURVEY WAS PERFORMED WITH THE STRONGEST TIME COUNTRY CANTON'S TITLE CUMMULATION NO. 2203072, DATED APRIL 11, 1922, THE SURVEY WORK SCHEDULE IS AS FOLLOWS:
11. EASEMENT IN FAVOR OF HAYESVILLE PUBLIC WORKS AUTHORITY, RECORDED IN BOOK 1456 AT PAGE 1402, RECORDS OF THE COUNTY CLERK OF MUSKOGEE COUNTY, STATE OF OKLAHOMA DOES NOT AFFECT THE SUBJECT PROPERTY.
 12. EASEMENT IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY, RECORDED IN BOOK 1384 AT PAGE 244, RECORDS OF THE COUNTY CLERK OF MUSKOGEE COUNTY, STATE OF OKLAHOMA DOES NOT AFFECT THE SUBJECT PROPERTY.
 13. EASEMENT IN FAVOR OF FIRST OKLAHOMA GAS AND ELECTRIC COMPANY, RECORDED IN BOOK 1384 AT PAGE 244, RECORDS OF THE COUNTY CLERK OF MUSKOGEE COUNTY, STATE OF OKLAHOMA DOES NOT AFFECT THE SUBJECT PROPERTY BUT IS SHOWN FOR INFORMATION PURPOSES ONLY.
 14. EASEMENT IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY, RECORDED IN BOOK 1221 AT PAGE 444, RECORDS OF THE COUNTY CLERK OF MUSKOGEE COUNTY, STATE OF OKLAHOMA DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
 15. EASEMENT IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY, RECORDED IN BOOK 1221 AT PAGE 444, RECORDS OF THE COUNTY CLERK OF MUSKOGEE COUNTY, STATE OF OKLAHOMA DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
 16. EASEMENT IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY, RECORDED IN BOOK 1735 AT PAGE 173, RECORDS OF THE COUNTY CLERK OF MUSKOGEE COUNTY, STATE OF OKLAHOMA DOES NOT AFFECT THE SUBJECT PROPERTY BUT IS SHOWN FOR INFORMATION PURPOSES ONLY.
 17. EASEMENT IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY, RECORDED IN BOOK 1735 AT PAGE 173, RECORDS OF THE COUNTY CLERK OF MUSKOGEE COUNTY, STATE OF OKLAHOMA DOES NOT AFFECT THE SUBJECT PROPERTY.
 18. EASEMENT IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY, RECORDED IN BOOK 1735 AT PAGE 173, RECORDS OF THE COUNTY CLERK OF MUSKOGEE COUNTY, STATE OF OKLAHOMA DOES NOT AFFECT THE SUBJECT PROPERTY.
 19. EASEMENT IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY, RECORDED IN BOOK 1735 AT PAGE 173, RECORDS OF THE COUNTY CLERK OF MUSKOGEE COUNTY, STATE OF OKLAHOMA DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
 20. EASEMENT IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY, RECORDED IN BOOK 1735 AT PAGE 173, RECORDS OF THE COUNTY CLERK OF MUSKOGEE COUNTY, STATE OF OKLAHOMA DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
 21. EASEMENT IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY, RECORDED IN BOOK 1735 AT PAGE 173, RECORDS OF THE COUNTY CLERK OF MUSKOGEE COUNTY, STATE OF OKLAHOMA DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

LEGEND

- | | | |
|-----|---|--------------------------|
| U/E | ✓ | UTILITY EASEMENT |
| CB | ✓ | CHURN BEARING |
| RCB | ✓ | REINFORCED CONCRETE BOX |
| RCB | ✓ | REINFORCED CONCRETE PIPE |
| ⊙ | ✓ | SEWER MANHOLE |
| ★ | ✓ | POWER POLE |
| ★ | ✓ | LIGHT POLE |
| ⊙ | ✓ | WATER METER |
| ⊙ | ✓ | WATER VALVE |
| ⊙ | ✓ | FIRE HYDRANT |
| △ | ✓ | GAS METER |
| △ | ✓ | GAS SERVICE |
| ■ | ✓ | GAS VALVE |
| ■ | ✓ | TELEPHONE PEDestal |
| □ | ✓ | CABLE SERVICE |
| □ | ✓ | CABLE PEDestal |
| ⊙ | ✓ | ELECTRIC SERVICE |
| ⊙ | ✓ | ELECTRIC PEDestal |
| ⊙ | ✓ | AIR CONDITIONER UNIT |
| ⊙ | ✓ | ELECTRIC TRANSFORMER |
| | | |
| ⊙ | ✓ | IRIGATION CONTROL BOX |
| ⊙ | ✓ | TRAFFIC SIGNAL BOX |
| □ | ✓ | CLEAN OUT |
| ⊙ | ✓ | METER POINT |
| ⊙ | ✓ | GUARD POST |
| ⊙ | ✓ | ROOF PAVIN |
| ⊙ | ✓ | SIGN |
| ⊙ | ✓ | CONCRETE |
| ⊙ | ✓ | ASPHALT |
| ⊙ | ✓ | SINGLE GRATE DROP INLET |
| ⊙ | ✓ | DOUBLE GRATE DROP INLET |
| ⊙ | ✓ | FENCE LINE |
| ⊙ | ✓ | BUY ANCHOR |
| ⊙ | ✓ | OVERHEAD UTILITIES |
| ⊙ | ✓ | SANITARY SEWER LINE |
| ⊙ | ✓ | STORM SEWER LINE |
| ⊙ | ✓ | BEFORE YOU DIG |
| ⊙ | ✓ | 10' MIN. OF LOCATION OF |
| ⊙ | ✓ | UNDERGROUND UTILITIES |
| ⊙ | ✓ | DATE 8-11 |

CERTIFICATE

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO:

JOHN HAYNES REYNOLDS, III, Trustee of the AFTR Trust dated January 14, 2019
MUSKOGEE ABSTRACT & TITLE COMPANY
STEWART TITLE GUARANTY COMPANY

OF OKLAHOMA,
THE NORTHWEST QUARTER LYING WEST OF THE WESTEALY RIGHT-OF-WAY OF HIGHWAY IN SECTION 27,
TOWNSHIP 18 NORTH, RANGE 16 EAST OF THE MOUNTAIN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE
OF OKLAHOMA,
THE SOUTH 125 FEET OF THE NORTH 921 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF
SECTION 27, TOWNSHIP 18 NORTH, RANGE 16 EAST OF THE MOUNTAIN BASE AND MERIDIAN, MUSKOGEE
COUNTY, STATE OF OKLAHOMA,
THE EAST 100 FEET OF THE NORTH 125 FEET OF THE NORTH 921 FEET OF THE WEST HALF OF THE
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 16
EAST OF THE MOUNTAIN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA,

OF

ALTA/NSPS LAND
TITLE SURVEY

