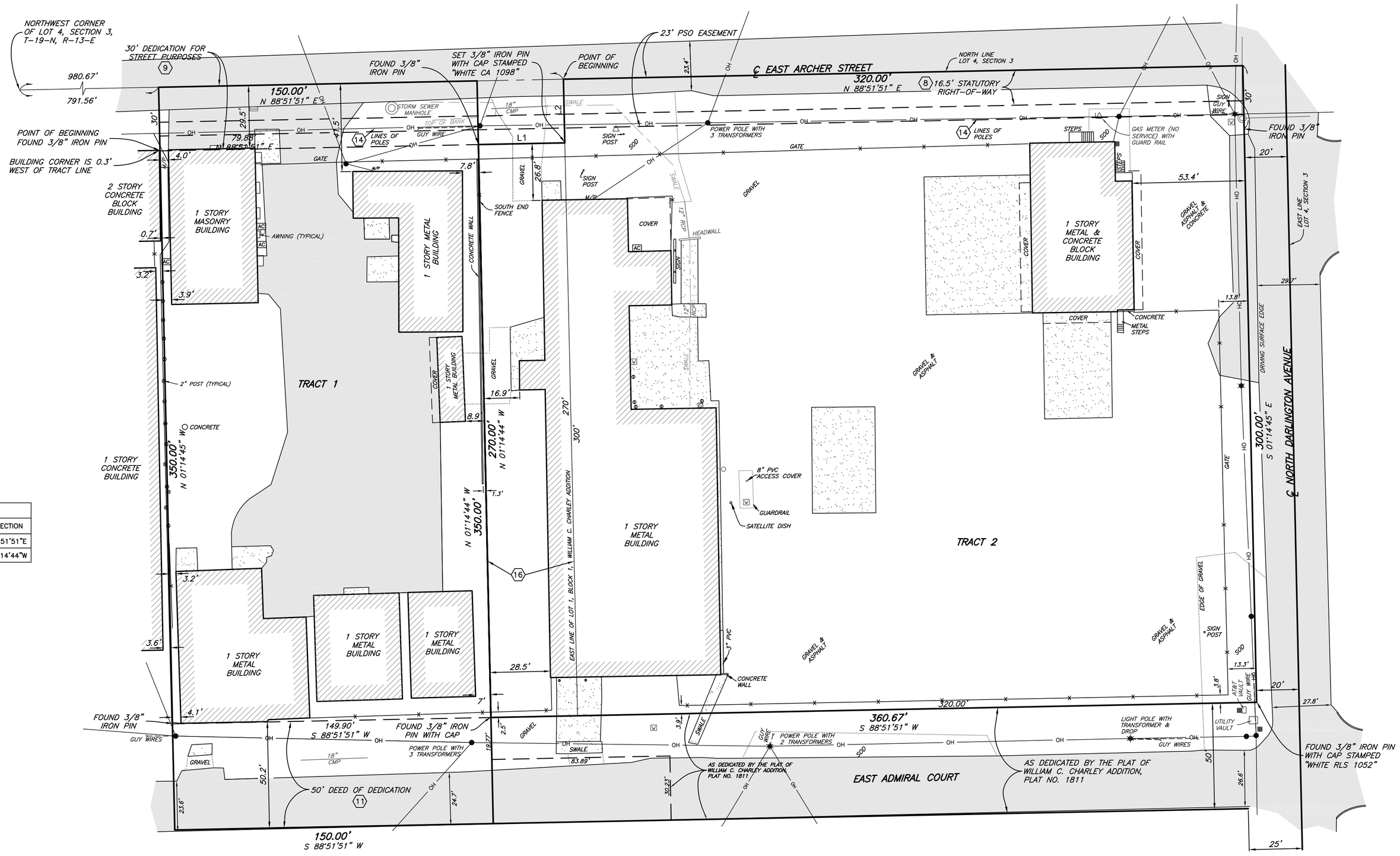
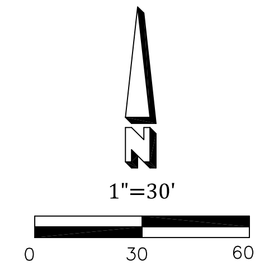
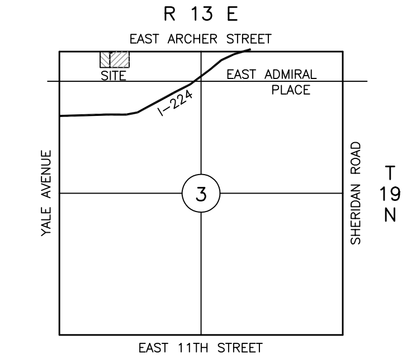


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.67	N88°51'51"E
L2	30.00	N01°14'44"W





LOCATION MAP

SCALE: 1"=2000'

LEGEND

U/E	UTILITY EASEMENT	ICB	IRRIGATION CONTROL BOX
CB	CHORD BEARING	TSB	TRAFFIC SIGNAL BOX
CMP	CORRUGATED METAL PIPE	○	CLEAN OUT
RCP	REINFORCED CONCRETE PIPE	M/P	METER POINT
	SEWER MANHOLE		GUARD POST
	POWER POLE		ROF DRAIN
	LIGHT POLE		SIGN
	WATER METER		CONCRETE
	WATER VALVE		ASPHALT
	FIRE HYDRANT		SINGLE GRATE DROP INLET
	GAS METER		DOUBLE GRATE DROP INLET
	GAS SERVICE		FENCE LINE
	GAS VALVE	>	GUY ANCHOR
	TELEPHONE PEDESTAL	—OH—	OVERHEAD UTILITIES
	TELEPHONE SERVICE	—SS—	SANITARY SEWER LINE
	CABLE PEDESTAL	—ST—	STORM SEWER LINE
	ELECTRIC SERVICE		
	ELECTRIC PEDESTAL		
AC	AIR CONDITIONER UNIT		
ET	ELECTRIC TRANSFORMER		

BEFORE YOU DIG, CALL OKIE FOR LOCATION OF UNDERGROUND UTILITIES. DIAL 811

ALTA/NSPS LAND TITLE SURVEY

OF:

TRACT 1:
A tract of land situated in Lot Four (4) of Section Three (3), Township Nineteen (19) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:
BEGINNING at a point on the North line of Lot Four (4) a distance of 791.56 feet East of the Northwest corner of Lot Four (4); Thence East along the North line of Lot Four (4) a distance of 150 feet to a point; Thence South and parallel to the West line of Lot Four (4) a distance of 350 feet; Thence West and parallel to the North line of Lot Four (4) a distance of 150 feet; Thence North and parallel to the West line of Lot Four (4) a distance of 350 feet to the POINT OF BEGINNING.

TRACT 2:
That part of Lot Four (4), Section Three (3), Township Nineteen (19) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:
BEGINNING at a point on the North line of said Lot Four (4), 980.67 feet East of the Northwest corner said Lot Four (4), and continuing East on said North line of said Lot Four (4), a distance of 320 feet to a point; THENCE South and parallel to the West line of said Lot Four (4), a distance of 300 feet to a point; THENCE West and parallel to the North line of said Lot Four (4), a distance of 320 feet to a point; THENCE North and parallel to the West line of said Lot Four (4), a distance of 300 feet to the POINT OF BEGINNING.
AND
Lot One (1), Block One (1), WILLIAM C. CHARLEY ADDITION, a Subdivision to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.

GENERAL NOTES

INVOICE NOS. STK 24-141196 & 14197

THE BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 (2011) AND THE NORTH LINE OF LOT 4, SECTION 3, TOWNSHIP 19 NORTH, RANGE 13 EAST BEING N 88°51'51" E.

FM = FIELD MEASURED COURSE.
PLAT = RECORD PLAT DISTANCE.
DESC = DESCRIBED COURSE.

TOTAL AREA AS DESCRIBED IN TRACTS 1 & 2 CONTAINS 3.39 ACRES, MORE OR LESS
TRACT 1 AS DESCRIBED HEREON CONTAINS 0.93 ACRES, MORE OR LESS.
TRACT 2 AS DESCRIBED HEREON CONTAINS 2.46 ACRES, MORE OR LESS.

THE PROPERTY DESCRIBED HEREON CONTAINS NO MARKED PARKING SPACES.

BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE X UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON FIRM MAP PANEL NUMBER 40143C0241L WITH AN EFFECTIVE DATE OF 10/16/2012.

BY GRAPHIC PLOTTING ONLY, THE PROPERTY DESCRIBED HEREON IS NOT LOCATED WITHIN THE REGULATORY FLOODPLAIN PER THE CITY OF TULSA REGULATORY FLOODPLAIN MAP ATLAS PANEL NUMBER 38 DATED 3/9/2021.

THE PROPERTY DESCRIBED HEREON HAS INGRESS/EGRESS FROM EAST ARCHER STREET, NORTH DARLINGTON AVENUE AND EAST ADMIRAL COURT (ALL DEDICATED RIGHTS-OF-WAY).

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

VISIBLE UTILITIES ARE SHOWN, THERE MAY BE OTHERS THE EXISTENCE AND LOCATIONS OF WHICH ARE UNKNOWN. BEFORE DIGGING, CONTACT OKIE811 NO MORE THAN TEN (10) DAYS NOR LESS THAN FORTY-EIGHT (48) 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 ADDITIONS ON THE FIELD DATE SHOWN HEREON.

SURVEYOR DID NOT OBSERVE SUBSTANTIAL AREAS OF REFUSE.

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ADDRESS
TRACT 1: 5018 E. ARCHER ST. N., TULSA, OK 74115
TRACT 2: 74 N. DARLINGTON AVE., TULSA, OK 74115

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	6/19/24	MA	COMBINED TRACTS 1 & 2

INSTRUMENT NOTES

(X) DENOTES INSTRUMENT SHOWN ON SURVEY.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 24-109, DATED MAY 22, 2024. THE ITEMS FROM SCHEDULE B ARE ADDRESSED AS FOLLOWS:

1-7. NOT ADDRESSED BY SURVEYOR.

(8.) STATUTORY SECTION LINE ROAD EASEMENT ALONG THE NORTH BOUNDARY OF THE PROPERTY DOES AFFECT THE SUBJECT PROPERTY AS SHOWN. (TRACTS 1 & 2)

(9.) DEDICATION TO THE PUBLIC FOR STREET PURPOSES OF THE NORTH 30 FEET OF A TRACT AS DESCRIBED IN GENERAL WARRANTY DEED, DATED JUNE 7, 1956 AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK ON NOVEMBER 2, 1956 IN BOOK 2733 AT PAGE 506 DOES AFFECT THE SUBJECT PROPERTY AS SHOWN. (TRACT 1)

10. SEWER EASEMENT IN FAVOR OF THE CITY OF TULSA, OKLAHOMA, DATED NOVEMBER 15, 1956 AND RECORDED IN THE OFFICE OFTHE TULSA COUNTY CLERK ON JANUARY 17, 1957 IN BOOK 2752 AT PAGE 524 DOES NOT AFFECT THE SUBJECT PROPERTY. (TRACT 1)

(11) DEED OF DEDICATION IN FAVOR OF THE PUBLIC, DATED JUNE 6, 1956 AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK ON JANUARY 30, 1959 IN BOOK 2938 AT PAGE 131 DOES AFFECT THE SUBJECT PROPERTY AS SHOWN. (TRACT 1)

12. EASEMENT FOR ROAD PURPOSES IN FAVOR OF THE PUBLIC, DATED OCTOBER 23, 1919 AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK ON NOVEMBER 13, 1919 IN BOOK 282 AT PAGE 321 DOES NOT AFFECT THE SUBJECT PROPERTY. (TRACT 2)

13. EASEMENT IN FAVOR OF THE STATE OF OKLAHOMA, DATED APRIL 30, 1942 AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK ON OCTOBER 19, 1942 IN BOOK 1513 AT PAGE 392 DOES NOT AFFECT THE SUBJECT PROPERTY. (TRACT 2)

(14) RIGHT OF WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, DATED NOVEMBER 23, 1942 AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK ON DECEMBER 4, 1942 IN BOOK 1520 AT PAGE 61 DOES AFFECT THE SUBJECT PROPERTY AS SHOWN. (TRACTS 1 AND 2)

15. EASEMENTS AND SETBACK LINES AS SHOWN ON THE PLAT OF WILLIAM C. CHARLEY ADDITION, AND AS PROVIDED FOR IN THE DEED OF DEDICATION THEREOF, DATED APRIL 3, 1953 AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK ON APRIL 22, 1953 AS PLAT NO. 1811 DO NOT AFFECT THE SUBJECT PROPERTY. (PART OF TRACT 2)

(16) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND SETBACK LINES CONTAINED IN THE DEED OF DEDICATION OF THE PLAT OF WILLIAM C. CHARLEY ADDITION, DATED APRIL 3, 1953 AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK ON APRIL 22, 1953 WITH PLAT NO. 1811, WHICH DO 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] RELATED TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS DOES INCLUDE THAT PORTION OF THE SUBJECT PROPERTY AS SHOWN.

17. NOT ADDRESSED BY SURVEYOR.

CERTIFICATE

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

AGI ACQUISITION, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, OR ASSIGNS
FIRST OKLAHOMA BANK, AN OKLAHOMA BANKING CORPORATION
COUNCIL OAK TITLE & ESCROW, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY 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, 2, 3, 4, 8 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 5, 2024.

WHITE SURVEYING COMPANY
CERTIFICATE OF
AUTHORIZATION NO. CA1098

REGISTERED PROFESSIONAL LAND SURVEYOR
JOHN L. LIBBY JR.
L.S.1806
OKLAHOMA

BY: _____ DATE: 6/19/2024
REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1806

WHITE SURVEYING COMPANY
providing land surveying services since 1940
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MA – N:\03-19-13\WW\114197\Drawings\114196&524-114197&524.dwg 06/19/24