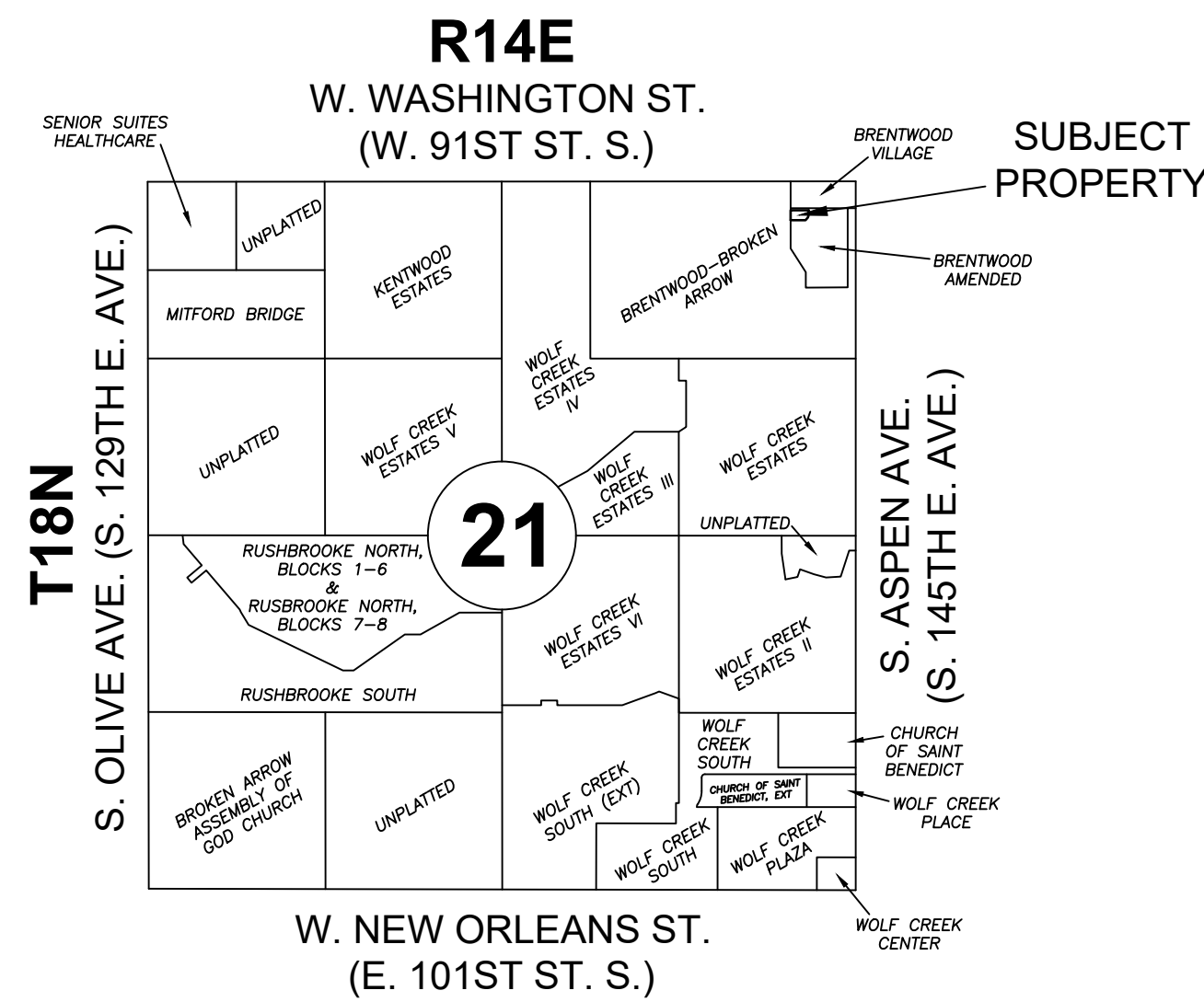


ALTA/NSPS LAND TITLE SURVEY

LOT 7 OF BLOCK 1 OF BRENTWOOD CENTER IN BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

VICINITY MAP (NOT TO SCALE)



LEGAL DESCRIPTION: General Warranty Deed, Doc. #2023058040

Lot Seven (7), Block One (1), BRENTWOOD CENTER, A resubdivision of Lot 4, Block 1 of BRENTWOOD VILLAGE, an addition lying in Northeast Quarter (NE/4) Northeast Quarter (NE/4) of Section 21, Township 18 North, Range 14 East in the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded Plat No. 4562. (Containing 21,819 square feet, or 0.50 Acres, more or less).

Site Address(es):
2208 South Aspen Place, Broken Arrow, OK 74011
AND
2210 South Aspen Place, Broken Arrow, OK 74011

TABLE-A NOTES:

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
- Gross land area (and other areas if specified by the client).
- (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter.
- (a) Exterior dimensions of all buildings at ground level.
(b) Square footage of:
 - exterior footprint of all buildings at ground level.
 - other areas as specified by the client.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
- Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Stripping of clearly identifiable parking spaces on surface parking areas and lots.
- Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures.
- Stripping of clearly identifiable parking spaces on surface parking areas and lots.
- Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
 - markings coordinated by the surveyor pursuant to a private utility locate request.
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."

ZONING NOTES:

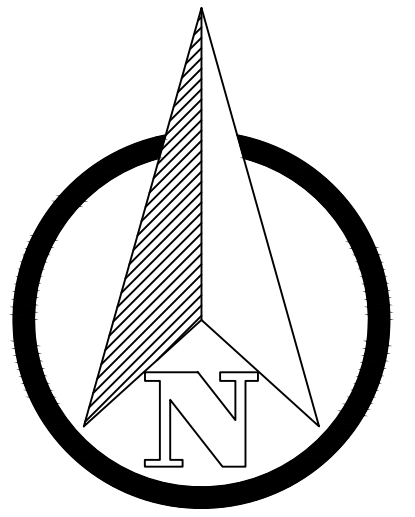
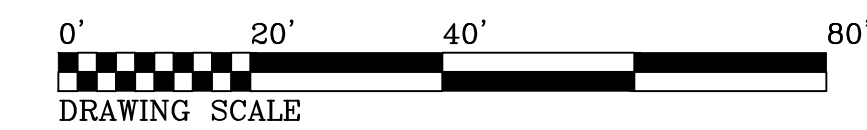
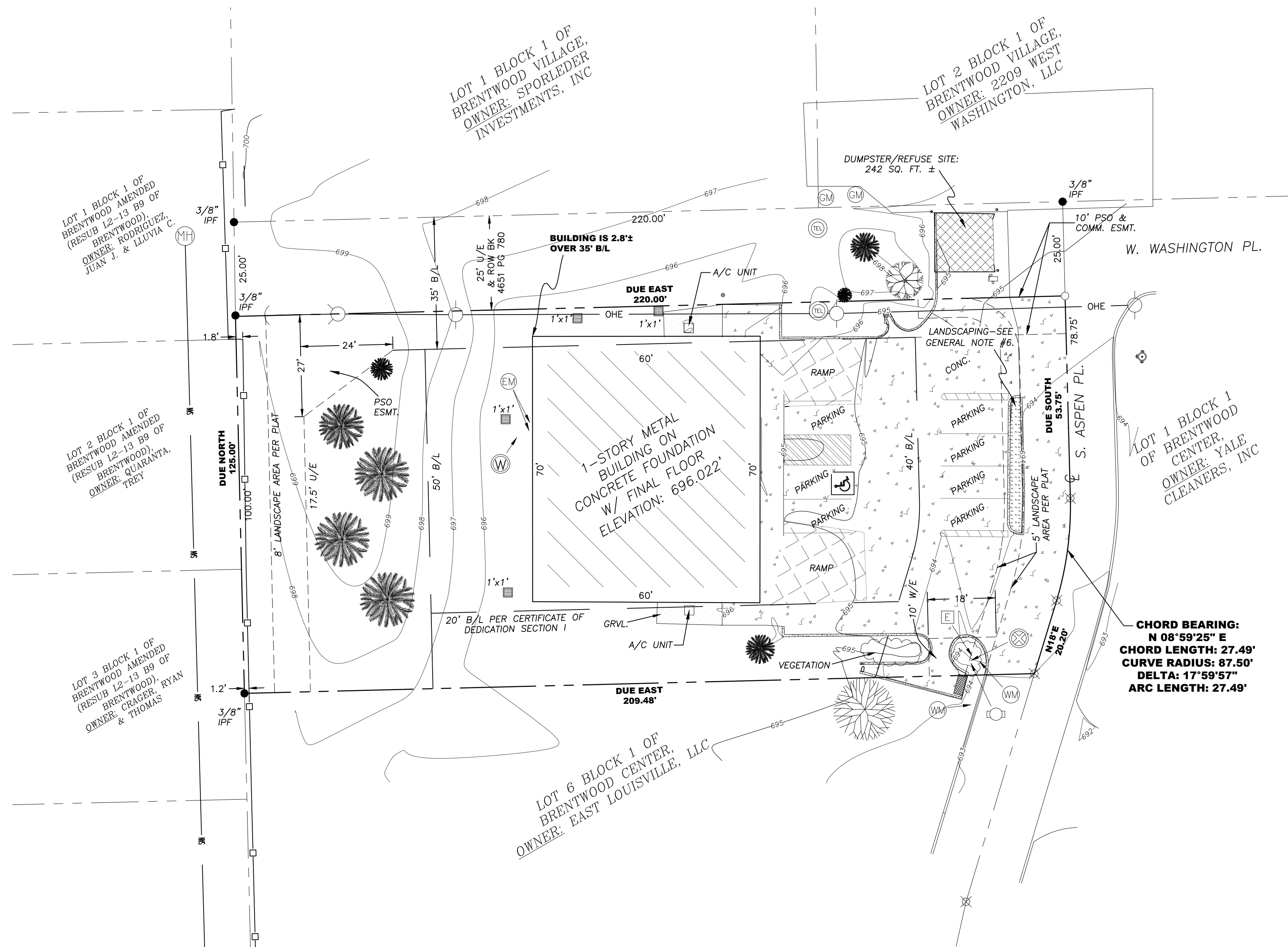
Zoned: CG - Commercial
Permitted Use Classification: Personal Services - General Personal Services
Observed Use(s): Personal Services
Existing site conditions appear (from outside observations) to fall within permitted uses as listed above in the City of Broken Arrow's Zoning Regulations Section 10.3-D-8-C. Zoning Regulations are subject to change and interpretation, for further information contact: City of Broken Arrow (phone: 918-251-5311)

Site Restrictions:

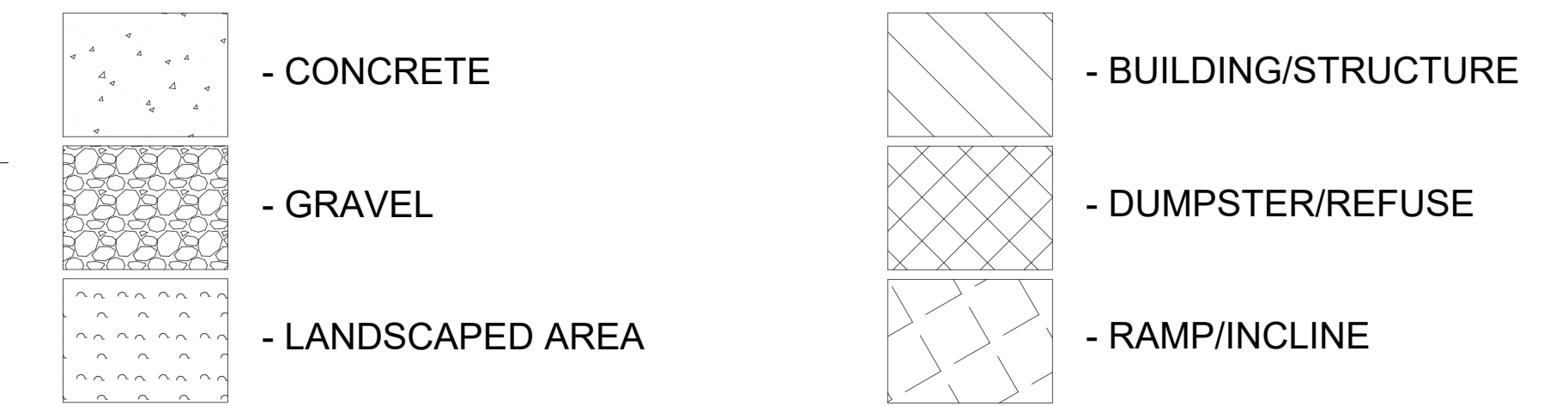
- Minimum building setbacks:
 - Front: 50 Feet
 - Side (abutting property in same district): 0 Feet
 - Side (abutting property in non-res district): 30 Feet
 - Side (abutting property in residential or A-1 district): 1-story = 50 Feet
 - Rear: 50 Feet
- Minimum lot size: None
- Minimum lot frontage: 200 Feet (min. provided: [insert measurement])
- Maximum building height: None (max. provided: [insert measured height])

Parking Tabulation:

Total regular spaces provided: 6
Total handicap spaces provided: 1
Total combined spaced provided: 7



HATCH LEGEND:



LEGEND OF SYMBOLS & ABBREVIATIONS:

- | | | | |
|-------|---|--|--------------------------|
| | - FOUND MONUMENT, AS DESCRIBED | | - IRRIGATION VALVE |
| | - FOUND CHISELED "X" IN PAVEMENT | | - WATER METER |
| | - SET MAG NAIL WITH WASHER MARKED, "GREENHEAD CA 9083 | | - POWER POLE |
| | - CALCULATED POINT, NOTHING SET | | - POWER POLE W/ GUY WIRE |
| ROW | - RIGHT-OF-WAY | | - GUY WIRE |
| (M) | - MEASURED BEARING AND/OR DISTANCE | | - GAS METER |
| (R) | - RECORD BEARING AND/OR DISTANCE | | - TELEPHONE PEDESTAL |
| | - WOOD FENCE | | - PLASTIC RUNOFF INLET |
| -OHE- | - OVERHEAD ELECTRIC CABLE | | - PIPE INLET |
| ESMT | - EASEMENT | | - MAILBOX |
| B/L | - BUILDING LINE | | - FIRE HYDRANT |
| S/E | - SPECIAL EXCEPTIONS LIST # | | - ELECTRIC METER |
| | - MANHOLE | | - WATER PUMP |
| | - STORM SEWER INLET | | - EVERGREEN TREE |
| | - ELECTRIC BOX | | - PINE TREE |
| | - WATER VALVE | | - SPRUCE TREE |

FLOOD ZONE NOTE:

By graphic plotting only, this property is in **Zone X (Unshaded)** of the Flood Insurance Rate Map, Community Panel No. 40143C0387L and Panel No. 40143C0389L with effective date of October 16, 2012.

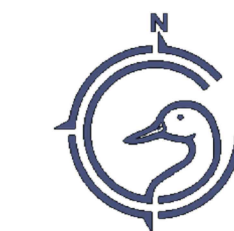
GENERAL NOTES:

- The bearing base for this survey originated from The Plat of Brentwood Center.
- This property has an area of 21,819 square feet or 0.5009 acres of land.
- This property is designated by Tulsa County, as Tax Map Parcel 78445-84-21-49830.
- There was no observable evidence of cemeteries found at the time of this survey.
- The property has access via South Aspen Place, which is a public right of way.
- In response to Table A, item number 8, subject property is granted approximately 1,258 square feet of landscaped area per plat. Observed landscaped area on site is approximately 105 square feet.

REVISIONS:

- 1 - 08/21/2024:
Per the request of the client, face of plat to include topographic data.

GREENHEAD SURVEYING
1620 S BOULDER AVE, TULSA, OK 74119
(918) 212-0946 | OK CA#9083



GREENHEAD

SURVEYOR'S CERTIFICATION:

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, 4, 6-9, 11B, AND 13 of Table A thereof.

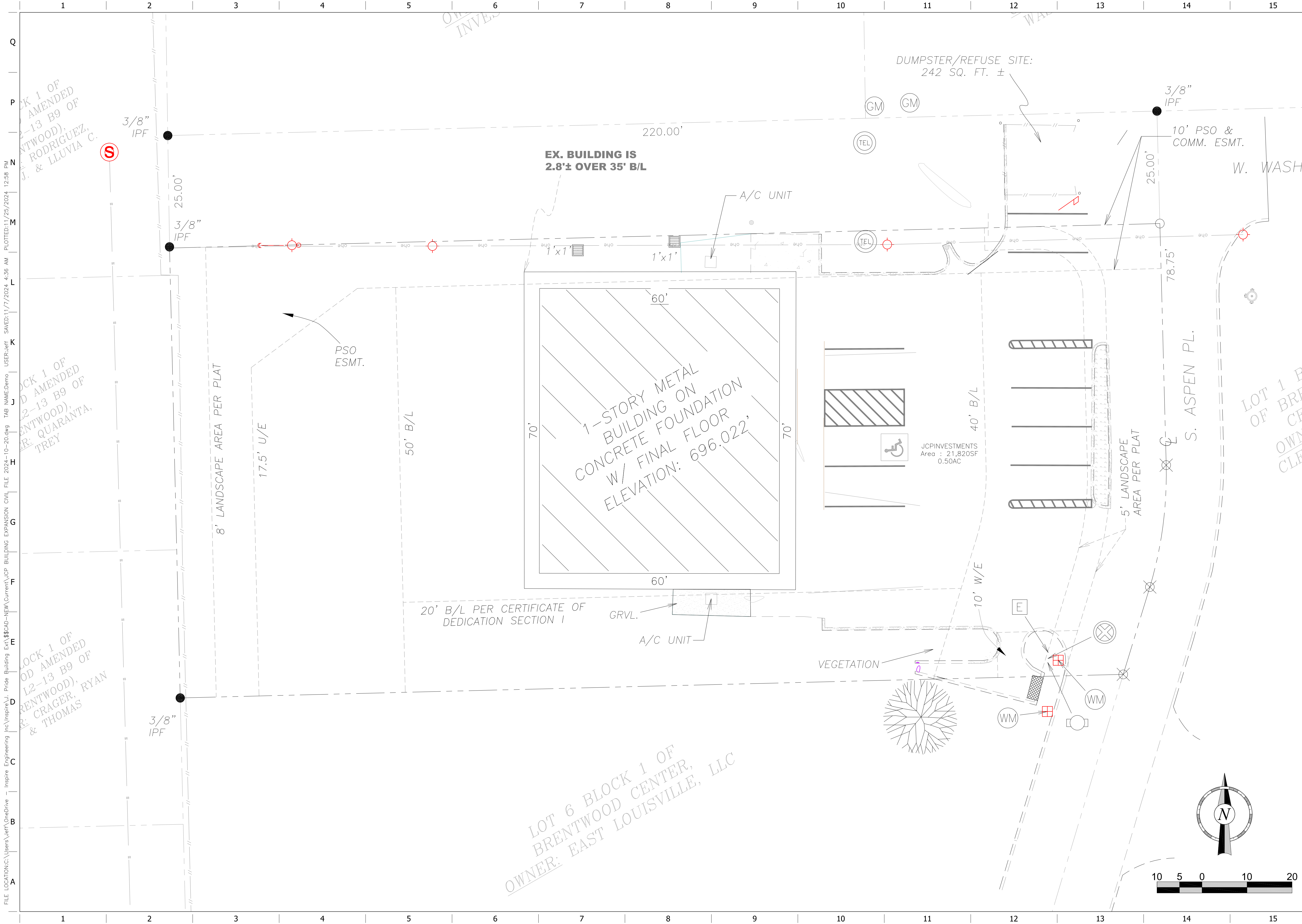
The field work was completed on July 3rd, 2024.

Date of Plat or Map: August 21st, 2024. [REV1]

Salvador Titone

Registered Surveyor: Salvador Titone
Registration Number: 1460
In the State of: Oklahoma





FILE LOCATION: \Users\Jeff\OneDrive - Inspire Engineering Inc\Inspire\1. Pride Building Exp\2024-10-20.dwg
 USER: Jeff
 TAB: WARE.dwg
 USER: Jeff
 SAVER: 11/17/2024 4:36 AM
 PLOTTED: 11/25/2024 12:58 PM

LOT 1 OF BLOCK 1 OF AMENDED L2-13 B9 OF BRENTWOOD, R. RODRIGUEZ, J. & LLUVIA C.

LOT 1 OF BLOCK 1 OF AMENDED L2-13 B9 OF BRENTWOOD, R. QUARANTA, R. & TREY

LOT 1 OF BLOCK 1 OF AMENDED L2-13 B9 OF BRENTWOOD, R. CRAGER, RYAN & THOMAS

LOT 6 BLOCK 1 OF BRENTWOOD CENTER, OWNER: EAST LOUISVILLE, LLC

PREPARED BY:
 JEFFREY K. LORD, P.E., M.ENG, MBA
 P.E. NO.: 29703
 expires: July 31st, 2026

INSPIRE ENGINEERING, INC.
 10430 S. QUEBEC AVE.
 TULSA, OK 74137
 jlord@inspire-engineers.com
 (918) 606-7950
 (CERTIFICATE OF PROFESSIONAL ENGINEERING NO. 08292)
 (LICENSE NO. 08292)

JCP INVESTMENTS
 BUILDING EXPANSION PROJECT
 CIVIL SITE DEVELOPMENT PLANS
 2208/2210 SOUTH ASPEN PLACE
 BROKEN ARROW, OKLAHOMA

SHEET TITLE:
 EXISTING SITE PLAN

SHEET NUMBER:
 XX

