



**AMERICAN EAGLE
LAND SURVEYING, LLC**

2023 West 111th Street Jenks, OK. 74037
OFFICE (918)640-4162 FAX (918)894-5248
darrellbible@gmail.com

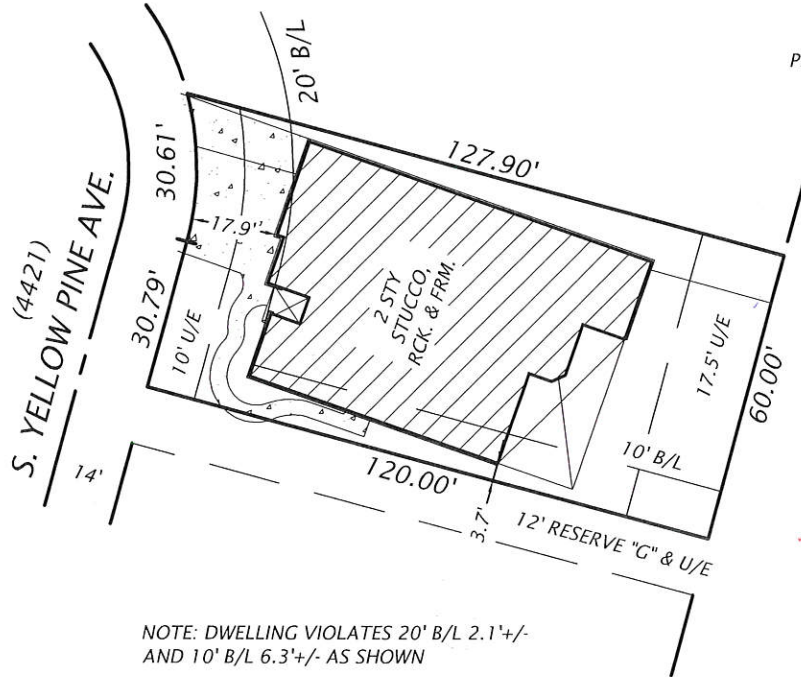
Order No. 1703113
Client: Main Street Title Company, LLC
Borrower: Ralph S. Jones, Jr and Dana E. Jones
File Number: 1703025

**PROFESSIONAL LAND SURVEYOR'S INSPECTION PLAT
FOR MORTGAGE LOAN PURPOSE**

Legal Description

The South 10 feet of Lot Eight (8), All of Lot Nine (9),
Block One (1), BERWICK ON CEDAR RIDGE, BLOCK 1,
a Subdivision in the City of Broken Arrow, Tulsa County,
State of Oklahoma, according to the recorded plat thereof.

SCALE
1" = 30'
PLAT NO. 6144



SEE ATTACHMENT FOR EASEMENT INFORMATION

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP#400236 0388L, DATED 10/16/12

Property address: 4421 South Yellow Pine Avenue, Broken Arrow, Oklahoma

SURVEYORS STATEMENT

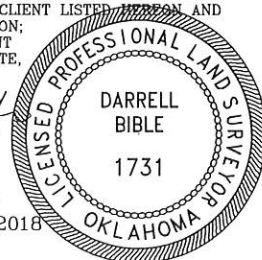
I DARRELL BIBLE PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN MY PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED, FENCING NOT SHOWN; THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY, THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON, FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENTS, THAT UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT, BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE, CALL OKIE BEFORE DIGGING 1-(800)-522-6543

LEGEND

- B/L=Building Line
- U/E=Utility Esmt.
- R/W=Right of Way
- D/E=Drainage Esmt.
- B/E=Buried Tele. & Elec. Cable Esmt.

Darrell Bible

Darrell Bible
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1731
CA #6588 EXPIRES 6/30/2018
Final: 3/16/2017



CITY OF BROKEN ARROW

APR 3 2017

RECEIVED



AMERICAN EAGLE
LAND SURVEYING, LLC
2023 West 111th Street, Jenks, Ok 74037
Ph 918-640-4162 Fax 918-894-5248
darrellbible@gmail.com

Order No: 1703113

“ATTACHMENT”

EASEMENT INFORMATION

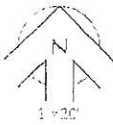
LOT 8 & 9, BLOCK 1,
BERWICK ON CEDAR RIDGE, BLOCK 1
Tulsa County, Oklahoma

8. Transmission line Right of Way Easement filed 8/4/1955 in Book 2483, Page 348; Partial Release filed 7/12/1989 in Book 5216, Page 1101 does not apply to or affect subject property.
9. Right of Way Easement in favor of Public Service Company of Oklahoma filed 12/3/1968 in Book 3871, Page 1418; Partial Release filed 10/8/1985 in Book 4897, Page 1966 does not apply to or affect subject property.
10. Right of Way Easement in favor of Public Service Company of Oklahoma filed 8/23/1973 in Book 4084, Page 1553 does not apply to or affect subject property.
11. Storm Water Drainage Easement filed 7/5/2006 as Document #2006075715 does not apply to or affect subject property.
12. Deed of Dedication for Public Right of Way filed 7/5/2006 as Document #2006075712 does not apply to or affect subject property.
13. Mutual Road Easement with the City of Broken Arrow filed 7/5/2006 as Document #2006075713 does not apply to or affect subject property.
14. Water line Easement in favor of City of Broken Arrow filed 7/5/2006 as Document #2006075714 does not apply to or affect subject property.
15. Covenants, conditions and restrictions as set forth in the Deed of Dedication and Restrictive Covenants recorded 8/27/2007, in Plat No. 6144, First Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions filed 8/20/2008 as Document #2008086878 applies to and affects subject property.
16. Instrument of Formation of Berwick Villas Neighborhood Association, Inc. recorded 8/20/2008, as Document #2008086879 applies to and affects subject property.
17. Covenants, conditions and restrictions as set forth in the Declaration of Covenants, Conditions and Restrictions recorded 8/22/2006, as Document #2006096827 applies to and affects subject property.
18. Memorandum Regarding Berwick Villas Lot Splits & Homeowner's Association Assessments filed 9-19-13 as Document #2013094748 applies to and affects subject property.
19. Notice of Restriction filed 7-30-14 as Document #2014066196 does not apply to or affect subject property.

CITY OF BROKEN ARROW

APR 3 2017

RECEIVED



WHITE SURVEYING COMPANY

providing land surveying services since 1940

9936 E. 55th Place • Tulsa, OK 74146 • 800.262.0682 • 918.683.6924 • 918.664.8368 fax

LEGEND

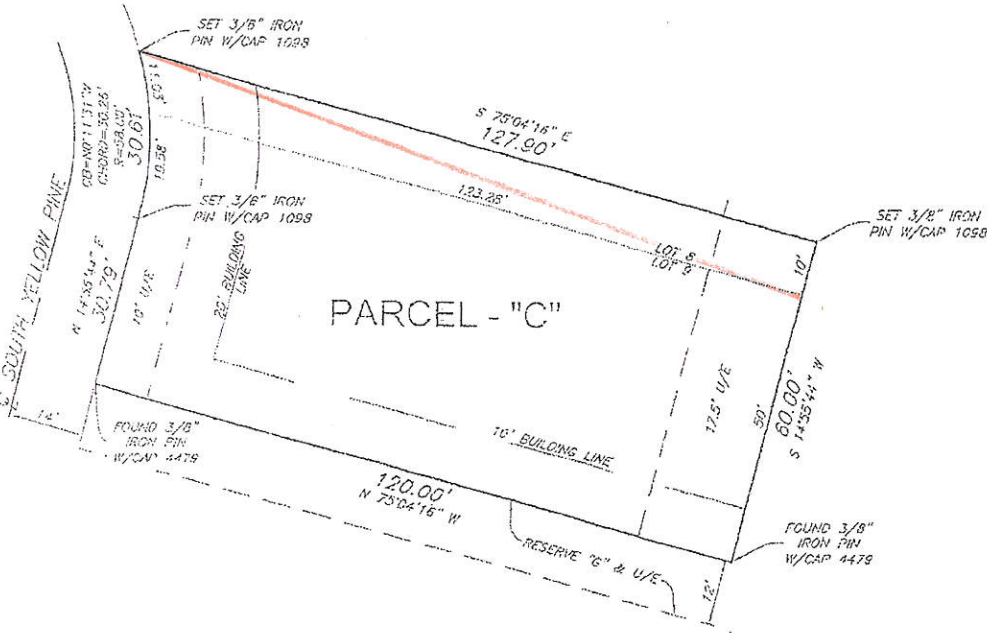
- FENCE
- 1/2" UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- M/P METERING POINT
- G.O. GROUND OBJECT
- B/E BURIED ELECTRIC & TELEPHONE CABLE
- E/E EASEMENT (APPROXIMATE LOCATION)

PLAT OF SURVEY

INVOICE NO.: STK 13-65284
CLIENT: SANDERS ENGINEERING, INC.
DAVE SANDERS

GENERAL NOTES

1. BASIS OF BEARINGS: THE RECORDED PLAT OF BERWICK ON CEDAR RIDGE, PLAT NO. 6144.
 2. THE PROPERTY DESCRIBED HEREON CONTAINS 0.17 ACRES, MORE OR LESS.
 3. FIELD WORK COMPLETED APRIL 8, 2013.



LEGAL DESCRIPTION:

PARCEL "C" - WARRANTY DEED 2012126753
 LOT NINE (9), BLOCK 1 PLUS THE SOUTH 10.00 FEET OF LOT EIGHT (8), BLOCK 1, BERWICK ON CEDAR RIDGE, BLOCK 1, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF A CAREFUL BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION. WE FURTHER STATE THAT THE ABOVE AND FOREGOING PLAT OF SURVEY ACCURATELY SHOWS THE LOCATION OF THE DEED-BY CORNERS AND THEIR DOCUMENTATION, THE DIMENSIONS OF THE PROPERTY, THE LOCATIONS OF ALL BUILDINGS ON PERMANENT FOUNDATIONS, ALL RECORDED PLAT EASEMENTS AND RIGHTS (TRACK LINES IF APPLICABLE), AND ALL OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE AND OTHER SERVICE PROVIDED TO US PRIOR TO THE TIME OF THIS SURVEY; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS PLAT OF SURVEY UNLESS SPECIFICALLY REQUESTED PRIOR TO THE TIME OF THIS SURVEY; THAT EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS FROM ADJACENT PREMISES ONTO THE PROPERTY DESCRIBED HEREON OR INTO ADJACENT PREMISES FROM THE PROPERTY DESCRIBED HEREON BY VISIBLE PERMANENT IMPROVEMENTS AND THAT THIS PLAT OF SURVEY IS PREPARED SOLELY FOR THE PURPOSES LISTED HEREON AS OF THE DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCING, OR OTHER TRANSACTION.

original survey - red line is now error occurred.

CITY OF BROKEN ARROW



WHITE SURVEYING COMPANY
 CERTIFICATE OF AUTHORIZATION NO.
 CA1098 (RENEWAL 6/20/2013)

DATE: 5/2/13
 REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1052

APR 3 2017

RECEIVED

REPORT YOU DO
 CALL ONE FOR
 LOCATION OF
 UNDERGROUND UTILITIES.
 1-800-552-0682

Copyright 2013 by White Surveying Company. All Rights reserved. No part of this plat may be reproduced, stored in a retrieval system, or transmitted in any form without prior written permission of White Surveying Company, P.O. Box 471670, Tulsa, Oklahoma.

NO. - 85061445/P001/05284/RS/3/09 04/11/13