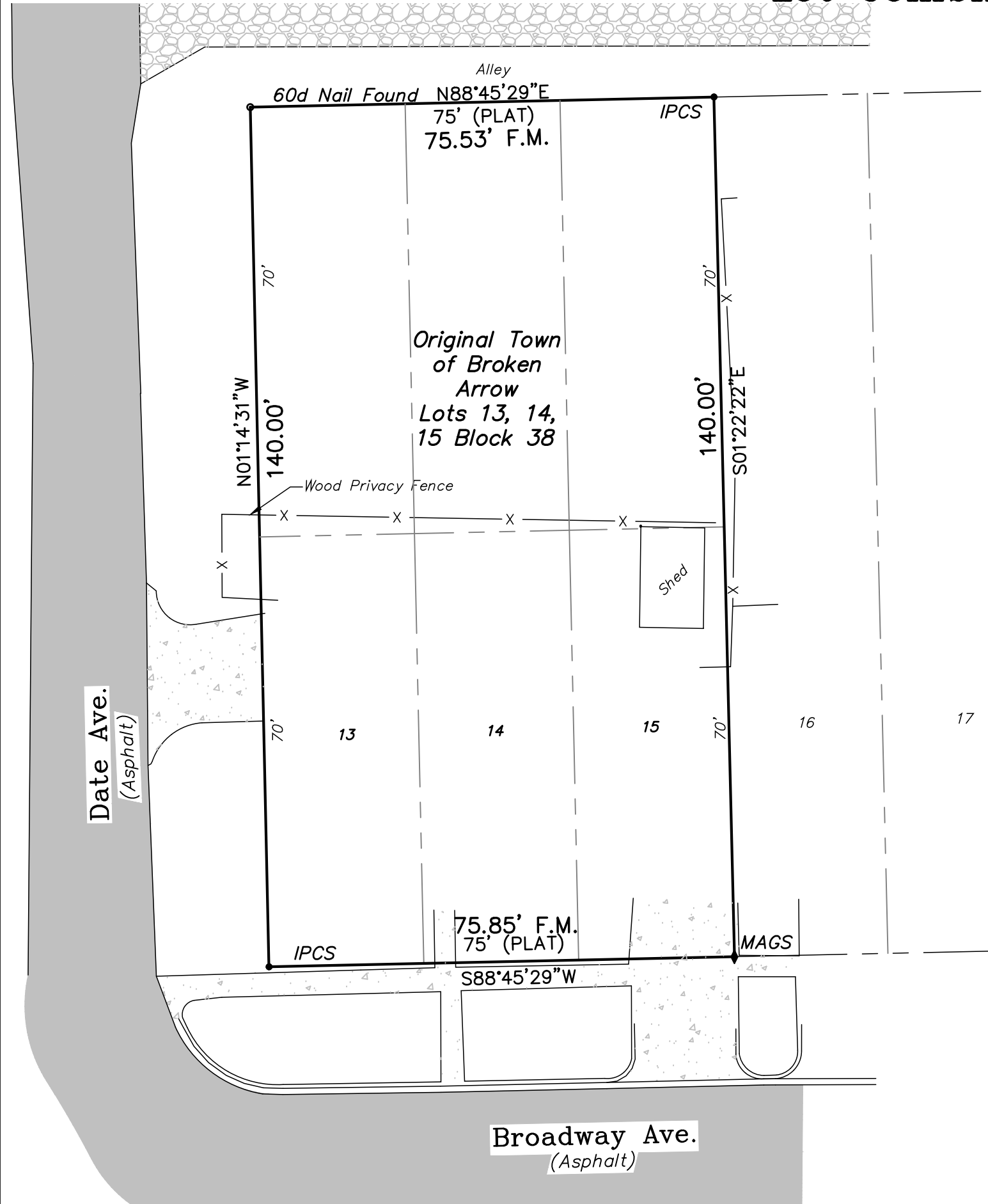


Lot Combination Plat



Legend

● *IPCS* 3/8" IRON PIN W/ CAP SET 'PLS 1893'

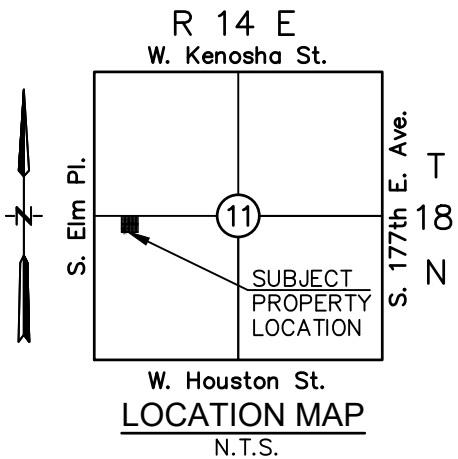
○ *IPF* IRON PIN FOUND

◆ *MAGS* MAG NAIL SET W/ WASHER 'PLS 1893'

— X — EXISTING FENCE

F.M. FIELD MEASURED

Scale: 1 inch = 20 feet



**Legal Description North Tract:** Warranty Deed, Doc.#2023004452  
North 70' of Lots 13, 14, and 15, Block 38, Original Town of Broken Arrow, Tulsa County, State of Oklahoma, a/k/a 113 N. Date.

**Legal Description South Tract:** Warranty Deed, Doc.#2023004452  
South 70' of Lots 13, 14, and 15, Block 38, Original Town of Broken Arrow, Tulsa County, State of Oklahoma, a/k/a 422 West Broadway

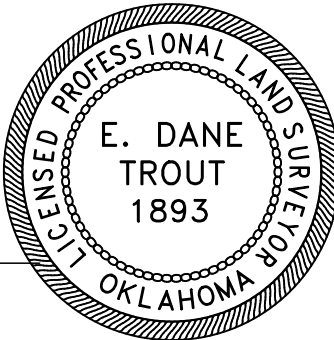
**Legal Description Combined Tracts:** Lots Thirteen (13), Fourteen (14), and Fifteen (15), Block Thirty-eight (38), ORIGINAL TOWN, now CITY OF BROKEN ARROW, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

- Notes:**
1. BASIS OF BEARINGS: GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM NAD83(2011).
  2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENT OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE, EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT. NO EASEMENTS WERE CREATED BY THE ORIGINAL SUBDIVISION PLAT.

I, E. DANE TROUT, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A TRUE AND ACCURATE SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS, AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

FIELD SURVEY WAS PERFORMED JUNE 16–27th, 2023.

WITNESS MY HAND AND SEAL THIS 27th DAY OF JUNE, 2023.



**TROUT LAND SURVEYING, LLC**

918.734.3423 • 807 N. Birch St. Jenks, OK 74037  
CA 7312 (LS) Exp. 6-30-2025