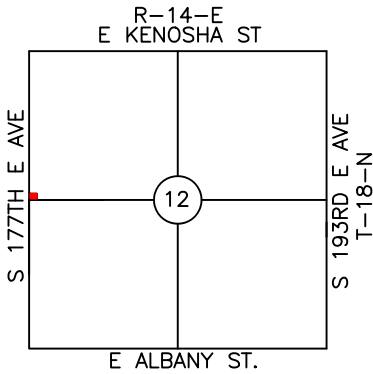




LOCATION MAP

COUNTY: TULSA

PLAT OF SURVEY FOR LOT SPLIT

TRACT NO. 2

PREPARED JACOB AND RACHEL DAVIS

13705 S. 267TH E. AVE.
COWETA, OK 74429

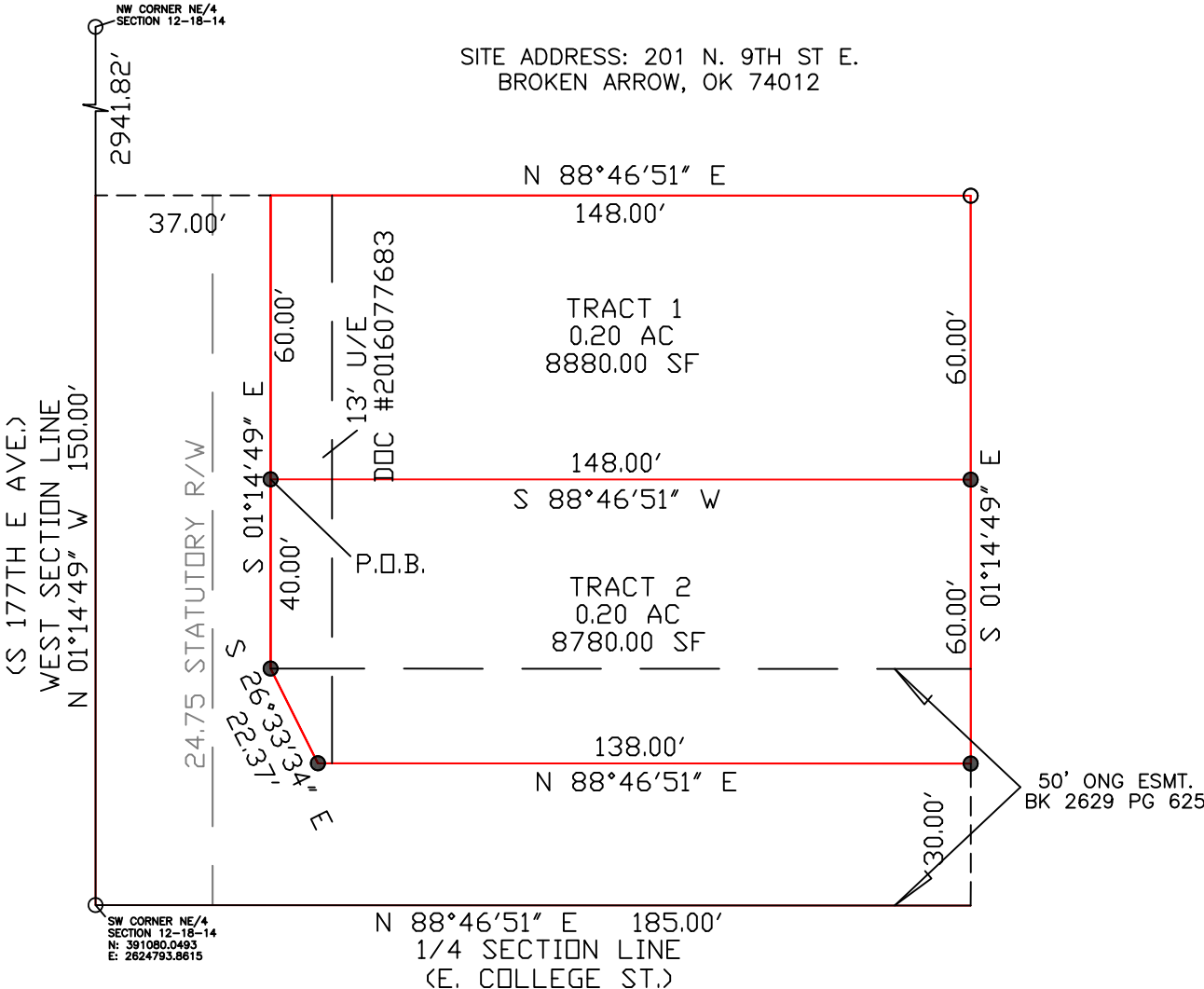
PRESENT ZONING: R-3
MIN LOT WIDTH: 60'
MIN LOT SIZE: 7000 SF
SET BACKS:
FRONT 25'
SIDE 10'
REAR 20'

SUBJECT PROPERTY LIES
WITHIN "UNSHADED X" AN
AREA OF MINIMAL FLOOD HAZARD
FEMA MAP: 40143C0392L
EFFECTIVE DATE: 9/30/2016

NO SCALE

LEGEND

● = SET MONUMENT
○ = FOUND MONUMENT



LEGAL DESCRIPTION TRACT 2

A tract of land situated in the W/2 NW/4 of Section 12, T18 N, R14 E of the I B & M, Tulsa County, Oklahoma, described as follows:
Commencing at the SW corner of said W/2 NW/4, thence N 01°14'49" W along the West line of said Section a distance of 150.00 feet, thence N 88°46'51" E and parallel with the South line of said W/2 NW/4 a distance of 37.00 feet thence S 01°14'49" E and parallel with said West line a distance of 60.00 feet to the Point of Beginning; thence N 88°46'51" E and parallel with the South line of said W/2 NW/4 a distance of 148.00 feet; thence S 01°14'49" E and parallel with said West line a distance of 60.00 feet; thence S 88°46'51" W and parallel with said South line a distance of 138.00 feet; thence N 26°33'34" W a distance of 23.27 feet; thence N 01°14'49" W parallel with said West line a distance of 60.00 feet to the Point of Beginning, containing 0.20 acres, more or less...Basis of Bearings: Oklahoma State Plane Coordinate System North Zone NAD 83...Description prepared by Daniel S. Goss, PLS #1316 on November 4, 2024.

CERTIFICATE

I, DANIEL S. GOSS, A REGISTERED SURVEYOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE THIS IS NOT A LAND OR BOUNDARY SURVEY AND THAT NO EFFORT WAS MADE TO RESEARCH FOR ANY OTHER EASEMENTS AT THE COUNTY CLERK OR OTHER RECORDS OFFICE.

WITNESS MY HAND AND SEAL THIS 4TH DAY OF NOVEMBER, 2024

DANIEL S. GOSS P.L.S. NO. 1316, CA NO. 3932...EXP: 6/30/2026



NORTH

D. GOSS & ASSOCIATES

12347 HEYWOOD HILL RD.

SAPULPA, OK 74066

PH. (918)371-0096

EMAIL: SURVEY@DGOSS-SURVEY.COM

WEBSITE: DGOSS-SURVEY.COM

Scale: NONE

DATE: 11/04/2024

HARRIS

DRAWN BY: DG

JOB # 14470