Notes

1. 35.25 FOOT WIDE WATER LINE EASEMENTS IN FAVOR OF THE CITY OF BROKEN ARROW, DATED JULY 11, 1979, FILED JULY 19, 1979 AND RECORDED IN BOOK 4414, PAGE 820 IN THE OFFICE OF THE TULSA COUNTY CLERK.

2. 35.25 FOOT WIDE WATER LINE EASEMENTS IN FAVOR OF THE CITY OF BROKEN ARROW, DATED JULY 3, 1979, FILED JULY 19, 1979 AND RECORDED IN BOOK 4414, PAGE 822 IN THE OFFICE OF THE TULSA COUNTY CLERK.

3. 35.25 FOOT WIDE WATER LINE EASEMENTS IN FAVOR OF THE CITY OF BROKEN ARROW, DATED JULY 5, 1979, FILED JULY 19, 1979 AND RECORDED IN BOOK 4414, PAGE 824 IN THE OFFICE OF THE TULSA COUNTY CLERK.

4. 15.00 FOOT WIDE EASEMENT OF RIGHT OF WAY UNDERGROUND CONDUIT/BURIED CABLE IN FAVOR OF GTE SOUTHWEST INCORPORATED, DATED MAY 2, 1990, FILED MAY 10, 1990 AND RECORDED IN BOOK 5252, PAGE 980 IN THE OFFICE OF THE TULSA COUNTY CLERK.

5. 15.00 FOOT WIDE EASEMENT OF RIGHT OF WAY UNDERGROUND CONDUIT/BURIED CABLE IN FAVOR OF GTE SOUTHWEST INCORPORATED, DATED MARCH 7, 1990, FILED MAY 10, 1990 AND RECORDED IN BOOK 5252, PAGE 982 IN THE OFFICE OF THE TULSA COUNTY CLERK.

6. 15.00 FOOT WIDE EASEMENT OF RIGHT OF WAY UNDERGROUND CONDUIT/BURIED CABLE IN FAVOR OF GTE SOUTHWEST INCORPORATED, DATED FEBRUARY 21, 1990 FILED MAY 10, 1990 IN BOOK 5252, PAGE 984 IN THE OFFICE OF THE TULSA COUNTY CLERK.

7. TERMS, CONDITIONS AND PROVISIONS OF JOURNAL ENTRY OF JUDGMENT, CASE NO. CJ-93-4091, FILED SEPTEMBER 6, 1995 IN THE DISTRICT COURT IN AND FOR TULSA COUNTY, PURSUANT TO WHICH PUBLIC SERVICE COMPANY OBTAINED A PERPETUAL 25.25 FOOT WIDE EASEMENT AND RIGHT OF WAY FOR AN ELECTRIC POWER TRANSMISSION LINE BY WAY OF CONDEMNATION OVER, UPON AND ACROSS THAT PORTION OF THE LAND MORE PARTICULARLY DESCRIBED IN SAID JOURNAL ENTRY OF JUDGMENT.

8. TERMS, CONDITIONS AND PROVISIONS OF JOURNAL ENTRY OF JUDGMENT, CASE NO. CJ-99-431, DATED FEBRUARY 3, 2003, FILED MARCH 25, 2003 IN BOOK 6968, PAGE 1662 IN THE OFFICE OF THE TULSA COUNTY CLERK, PURSUANT TO WHICH OKLAHOMA TRANSPORTATION AUTHORITY, FORMERLY THE OKLAHOMA TURNPIKE AUTHORITY, OBTAINED A PERMANENT RIGHT OF WAY AND A TEMPORARY CONSTRUCTION EASEMENT(S) UPON SAID LAND MORE PARTICULARLY DESCRIBED IN SAID JOURNAL ENTRY OF JUDGMENT.

8A. PERMANENT RIGHT-OF-WAY (PARCEL CR-344) DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON. SAID RIGHT-OF-WAY IS SHOWN FOR INFORMATIONAL PURPOSES.

8B. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO ACCESS CLAUSE WITH ACCESS TO A SECTION LINE ROAD; TOGETHER WITH ALL ABUTTERS RIGHTS, INCLUDING ALL RIGHTS TO ACCESS FROM THE REMAINING PORTION OF DEFENDANTS' LAND ONTO THE LIMITED ACCESS TURNPIKE; EXCEPT THE DEFENDANTS' HEIRS, SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT OF ACCESS FROM THE SECTION LINE ROAD, BEGINNING AT THE SOUTHWEST CORNER OF THE SW/4 AND EXTENDING NORTH ALONG THE WEST LINE OF THE SW/4 A DISTANCE OF 951.98 FEET.

8C. TEMPORARY CONSTRUCTION EASEMENT (PARCEL CR-344.1) DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.

8D. TEMPORARY CONSTRUCTION EASEMENT (PARCEL CR-344.2)

9. 24.75 FOOT WIDE STATUTORY SECTION LINE ROAD RIGHT-OF-WAY.

Miscellaneous Notes

A. ALL UNDERGROUND UTILITES MAY NOT BE SHOWN. CALL "ONE" (1-800-522-6543) BEFORE DIGGING!

B. THE BEARING BASE FOR THIS SURVEY WAS ASSUMED USING THE WEST LINE OF SECTION 34 AS NORTH 01°18'48" WEST, AS NOW TRANSLATED TO GRID BEARINGS AND THE OKLAHOMA STATE PLANE COORDINATE SYSTEM AND NOW REFLECTS A BEARING OF NORTH 01°18'33" WEST.

C. THE ELEVATIONS SHOWN HEREON ARE BASED ON 1988 NAVD.

D. ALL EASEMENTS AND RIGHTS-OF-WAY AS CONTAINED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, CASE NO. 42751, WITH EFFECTIVE DATE OF APRIL 6, 2006, ARE SHOWN OR NOTED HEREON.

E. CURRENT ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.

F. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS 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.

G. INDIVIDUAL TREES ARE NOT SHOWN HEREON.

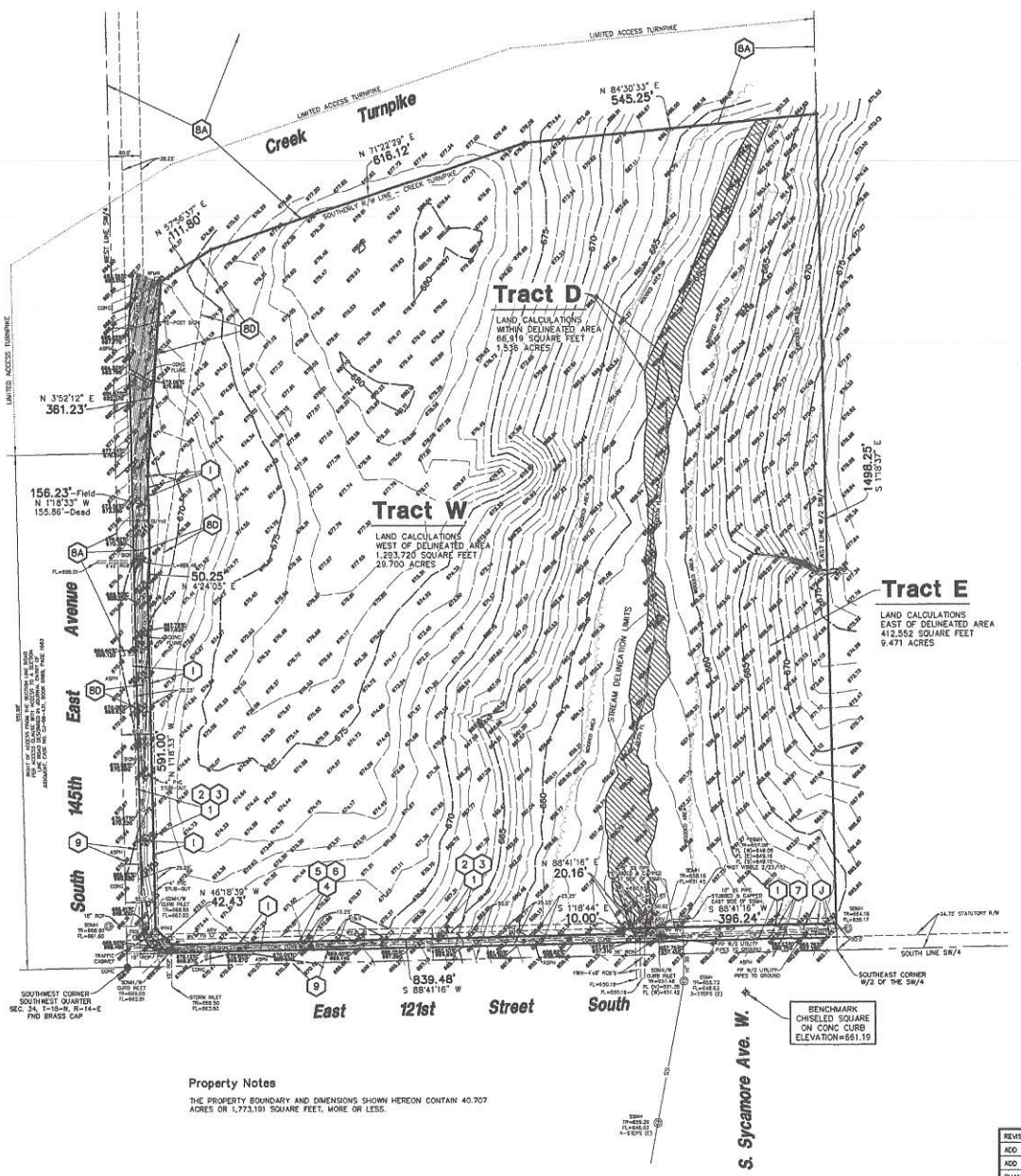
H. WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO.S 40143C0452L & 40143C0456L, MAPS REVISED: OCTOBER 16, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

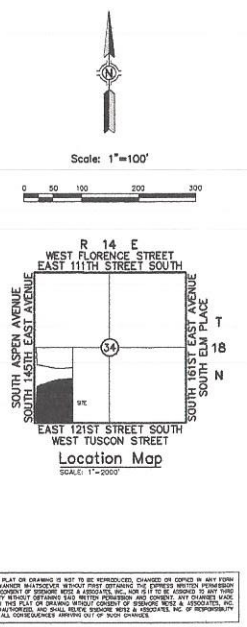
I. GENERAL WARRANTY DEED TO THE CITY OF BROKEN ARROW, OKLAHOMA, RECORDED AS DOCUMENT NO. 2012122390. (PROVIDED TO THIS FIRM)

J. GENERAL WARRANTY DEED TO THE CITY OF BROKEN ARROW, OKLAHOMA, RECORDED AS DOCUMENT NO. 2014083343. (PROVIDED TO THIS FIRM)

Legend

ACC	ACCESS	OT	OVERHEAD TELEPHONE
ARV	AIR RELIEF VALVE	OU	OVERHEAD UTILITIES
ASPH	ASPHALT	PIV	POST INDICATOR VALVE
BLDG	BUILDING	PP	POWER POLE
B/L	BUILDING SETBACK LINE	PVC	POLYVINYL CHLORIDE PIPE
BW	BOTTOM OF WALL	RCB	REINFORCED CONCRETE BOX
CGMP	CORRUGATED METAL PIPE	RCP	REINFORCED CONCRETE PIPE
CO	SEWER CLEAN-OUT	RR	RAILROAD
CONC	CONCRETE	R/W	RIGHT-OF-WAY
CPED	CABLE TELEVISION PEDESTAL	SC	SUPPORT COLUMN
DGDI	DOUBLE GRATE DROP INLET	SD	STORM DRAIN
DS	DOWNSPOUT	SDMH	STORM DRAIN MANHOLE
EM	ELECTRIC METER	SGDI	SINGLE GRATE DROP INLET
EPED	ELECTRIC PEDISTAL	SPHD	SPRINKLER HEAD
ESMT	EASEMENT	SS	SANITARY SEWER
FF	FINISH FLOOR	SSLH	SANITARY SEWER LAMPHOLE
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOWLINE (INVERT)	TC	TOP OF CURB
FNC	FENCE	TG	TOP OF INLET GRATE
FND	FOUND	TGDI	TRIPLE GRATE DROP INLET
FP	FLAGPOLE	TH	TOP OF HEADWALL
G	GUTTER	TP	TOP OF PAVING
GL	GROUND LIGHT	TPED	TELEPHONE PEDESTAL
GM	GAS METER	TR	TOP OF MANHOLE RIM
GP	GUARD POST	TSMH	TRAFFIC SIGNAL MANHOLE
GR	GAS RISER	TRSL	TRAFFIC SIGNAL
GUY	GUY DOWN	TW	TOP OF WALL
ICV	IRRIGATION CONTROL VALVE	TYP	TYPICAL
IP	IRON PIN	UG	UNDERGROUND GAS LINE
LNA	LIMITS OF NO ACCESS	UE	UNDERGROUND ELECTRIC
LP	LIGHT POLE	U/E	UTILITY EASEMENT
MA/E	MUTUAL ACCESS EASEMENT	UT	UNDERGROUND TELEPHONE
MB	MAIL BOX	UTMH	UTILITY MANHOLE
ML	METAL LID	WL	WATERLINE
MW	MONITOR WELL	WM	WATER METER
OC	OVERHEAD CABLE	WV	WATER VALVE
OE	OVERHEAD ELECTRIC	XFMR	TRANSFORMER





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Topographic Survey
of
Part of the W/2 of the SW/4
Sec. 34, T-18-N, R-14-E
City of Broken Arrow,
Tulsa County, State of Oklahoma

Surveyor's Certification

WE, SISEMORE WEISZ & ASSOCIATES, INC., HEREBY CERTIFY THAT THE TOPOGRAPHICAL INFORMATION HEREON REPRESENTS A SURVEY PERFORMED UNDER OUR DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE.

DATE OF LAST FIELD VISIT: AUGUST 26TH, 2015.

WITNESS MY HAND AND SEAL THIS 31ST DAY OF AUGUST, 2015.

BY: _____
DEAN ROBINSON, L.P.L.S. #1146
EMAIL: drobinson@sw-assoc.com

DEAN ROBINSON 1146 — LICENSED PROFESSIONAL LAND SURVEYOR — OKLAHOMA

Property Notes

THE PROPERTY BOUNDARY AND DIMENSIONS SHOWN HEREON CONTAIN 40.707 ACRES OR 1,773,191 SQUARE FEET, MORE OR LESS.

REVISIONS	BY	DATE
ADD STREAM DELINEATION	AGM	4.09.15
ADD TRACTS	AGM	5.01.15
CHANGE TRACTS	AGM	5.07.15
ADD TOPO/CHANGE TRACTS	AGM	8.31.15

Sisemore Weisz & Associates, Inc.
811 EAST 32nd PL, ACE
TULSA, OKLAHOMA 74105
C.A. NO. 2421
PHONE (918) 665-3600
FAX (918) 665-8998
EXP. DATE 6/30/17

FILE: 1814.3400	SURVEY BY: ML	DATE: 08/31/15	
ORDER: 15312.03	DRAWN BY: AGM	SCALE: 1" = 100'	
BOOK: 1177/04	CHECKED BY: EDR	SHEET 1 OF 1	

DRAWING: K:\15312.03\15312TPS.DWG