

LOTS ONE (1), TWO (2), AND THREE (3), BLOCK THIRTEEN (13), FEARS ADDITION
TO THE TOWN OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING
TO THE RECORDED PLAT THEREOF.

9. SUBJECT TO EASEMENTS, SETBACK LINES, AND RESTRICTIONS, AS SHOWN ON THE PLAT OF FEARS ADDITION, AND AS PROVIDED FOR IN THE DEDICATION THEREOF, DATED MAY 5, 1903, FILED SEPTEMBER 8, 1904, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS PLAT NO. 508.

A. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CALL "OKIE" (1-800-522-6543) BEFORE DIGGING! (WE DO NOT CERTIFY TO THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES.)

B. THE PROPERTY DESCRIBED HEREON CONTAINS 20,999.70 SQ. FT. OR 0.482 ACRES.

C. THE BEARING BASE FOR THIS SURVEY IS ASSUMED USING N 00°00'00" P AS THE NORTH LINE OF BLOCK 13.

D. THE PROPERTY DESCRIBED HEREON CONTAINS A TOTAL OF 17 STRIPED PARKING SPACES 1 OF WHICH ARE DESIGNATED AS HANDICAPPED.

E. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK OR BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.

F. ALL EASEMENTS AND RIGHTS-OF-WAYS CALLED OUT IN FIDELITY NATIONAL TITLE INSURANCE COMPANY CASE NO. 16-6112H WITH EFFECTIVE DATE OF MARCH 24, 2016, ARE SHOWN OR NOTED HEREON.

**Lots 1, 2 & 3, Block 13,
Fears Addition
Tulsa County**

WE, SISEMORE WEISZ & ASSOCIATES, INC. DO HEREBY CERTIFY TO:

TENNCO MANAGEMENT, LLC
FIRSTAR BANK
FIDELITY NATIONAL TITLE INSURANCE
COMMERCIAL TITLE & ESCROW SERV


THAT: (I) THIS SURVEY IS TRUE AND ACCURATE, WAS MADE ON--THE GROUND--AS PER THE FIELD NOTES SHOWN HEREON, ACCURATELY SHOWS THE BOUNDARY LINES AND DIMENSIONS OF LAND INDICATED HEREON, ACCURATELY SHOWS THE LOCATION OF ALL BUILDINGS AND STRUCTURES, AND ACCURATELY SHOWS THE LOCATION OF ALL IMPROVEMENTS SHOWN HEREON, ACCURATELY SHOWS THE LOCATION AND DIMENSION OF ALL EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS KNOWLEDGE, AND ACCURATELY PROVIDES A LEGAL DESCRIPTION OF SUCH EASEMENTS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED); (II) EXCEPT AS SHOWN, THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY; THERE ARE NO ENCROACHMENTS OR PROTRUSIONS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS OR VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY, THERE ARE NO ENCROACHMENTS ON THE SUBJECT PROPERTY BY BUILDINGS OR VISIBLE IMPROVEMENTS SITUATED ON ADJOINING PREMISES; AND WE HAVE MADE THIS SURVEY IN ACCORDANCE WITH THE FEDERAL ESTATE SURVEY MANAGEMENT ACT, 43 USC 1601, MAP, 1991, COUNTY OF OKLAHOMA, AND INTERNAL DEED RECORD AREA 1991-1991, MAP 1991-1991, AUGUST 1991, 3, 2009, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONED IN (X) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. (IV) WE FURTHER STATE THAT THIS MAP OR PLAT OF SURVEY AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA & NSPS ON FEBRUARY 23, 2016, AND INCLUDES EMBLEM OF THE NATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS, INC. (NAPS) AND THE NATIONAL ASSOCIATION OF REALTORS (NAR) WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

DATE OF LAST FIELD VISIT: APRIL 19, 2016

WITNESS MY HAND AND SEAL THIS 26TH DAY OF APRIL, 2016

SISEMORE WEISZ & ASSOCIATES, INC.

BY: 
DEAN ROBINSON
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1146
EMAIL: drobinson@sw-assoc.com

Sisemore Weisz & Associates, Inc.
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
PHONE: (918) 685-3600
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EXP. DATE 6/30/11
(www.sw-assoc.com)

FILE:	1814.1400	SURVEY BY:	DH	DATE:	4/26/16
ORDER:	17811	DRAWN BY:	MK	SCALE:	1"=20'
BOOK:	1351/32	CHECKED BY:	SAC	SHEET	1 OF 1

REVISIONS	BY	DATE

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