



- SCHEDULE B, PART I Requirements**
- I Russell M. Muzika, being a licensed surveyor, in the state of Oklahoma, #1603 and by this survey do certify to the following requirements 10 and 11:
10. There is access to the property by a publicly maintained street or road being West Norfolk Drive a 80th Public Right of Way dedicated by the plat "ASPEN CREEK TOWNE CENTRE I" filed as Plat #6475 at the office of the Tulsa County Clerk and South Aspen Avenue (S. 145th E. Ave.) as allowed by Report of Commissioners, Case No. CJ-99-44 in Book 6305 at Page 1920, as shown on this survey.
11. The subject legal description is wholly contained within the legal description as shown on Correction General Warranty Deed in favor of Broken Arrow Economic Development Authority, a public trust, dated June 24, 2009, filed June 29, 2009, and recorded in the office of the Tulsa County Clerk as Document No. 2009066088.
- SCHEDULE B, PART II Exceptions**
10. Statutory section line roads to the extent they affect the subject property.
Does not affect subject property.
11. Right of Way Agreement in favor of Oklahoma Natural Gas Company, a corporation, dated January 10, 1979, filed January 22, 1979, and recorded in the office of the Tulsa County Clerk in Book 4378 at Page 581. **Affects subject property as shown.**
12. Easement of Right-of-Way, Underground Conduit/Buried Cable in favor of GTE Southwest Incorporated, a Delaware corporation, dated May 1, 1990, filed May 1, 1990, and recorded in the office of the Tulsa County Clerk in Book 5250 at Page 569; assigned by Special Warranty Deed and Assignment and Assumption Agreement in favor of Valor Telecommunications of Oklahoma, LLC, a Delaware limited liability company, dated June 20, 2000, filed July 19, 2000, and recorded in Book 6391 at Page 1004.
Does not affect subject property.
13. Report of Commissioners, Case No. CJ-93-3998 in the District Court of Tulsa County, dated December 16, 1993, filed December 15, 1999, and recorded in the office of the Tulsa County Clerk in Book 5590 at Page 619.
Does not affect subject property.
14. Report of Commissioners, Case No. CJ-99-44 in the District Court of Tulsa County, dated March 5, 1999, filed December 15, 1999, and recorded in the office of the Tulsa County Clerk in Book 6305 at Page 1920. **Affects subject property limits of access to South Aspen Avenue as shown.**

Notes:

Commitment Date: February 5, 2018 at 7:59 a.m. File No. 18-8036B

No address known

Basis of Bearing and Horizontal Datum NAD83 Oklahoma State Plane North (OK3501N) Grid. US Survey Feet. Scaled to Ground
Combined scale factor, 1.00007696930229 Grid to Ground.
Scale Origin Point N369629.6894, E2612083.1636
Bearings shown are measured unless otherwise noted.

Benchmark East Quarter Corner Section 33, Mag Nail with Washer stamped "GEODECA CA 5524" N 369694.29 E 2614726.36 Elev 686.51 NAVD88

Topographic survey is a true representation of the conditions at the time of the survey.

Utilities shown are from observed evidence, or utility provided atlas not all Underground utilities may be shown. Call Oklahoma One Call "OKIE" (1-800-522-6543) before digging.

Overhead electric shown per centerline does not include cross members. Overhead electric line crosses subject property at the Northeast corner of property.

No document known establishing an easement for possible waterline running Northeast to Southwest through subject property as shown near northerly property corner along Norfolk Drive.

No document known establishing an easement for Sanitary Sewer running Northeast to Southwest through subject property as shown near northerly property corner.

No document known establishing an easement for Public Storm Sewer running Southeast to Northwest through subject property as shown near northerly property corner.

No document known establishing an easement for possible gas line running Southeast to Northwest through subject property as shown near northerly property corner.

Physical road way for Norfolk Drive extends onto property and is not restricted from public access.

Dirt Piles and dump area within the easterly portion of subject property indicates property was used for dirt spillage and possible old pavement debris storage. Debris and dump area appears to be only dirt and old pavement in nature no drums or containers observed.

Other than the area clouded on this survey there is no other evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. Onsite Survey date April 6, 2018. May indicate clean up of area in progress.

Monuments set are either a 3/8" or a 5/8" rebar with plastic cap stamped "GEODECA CA5524" Unless noted otherwise.

Subject Property wholly within Flood Zone "X" (unshaded) and Zone "A" as shown on Tulsa County and Incorporated areas, per FIRM Map Panel No. 40143C0452L, Revised October 16, 2012. Shown on survey from overlay, not per field survey.

Legal Description for the plat of "GREYOAKS ADDITION" Overlaps South line of the Northeast quarter of Section 33 Boundary ±4.4 to ±4.6 feet. The North line of subject Property as shown.

Legal Description as recorded in 1999 for the "Amended Report of Commissioners", Book 6181, Page 1615 for Oklahoma Transportation Authority right of way condemnation Overlaps West line of the subject property Boundary ±9.8 to ±7.4 feet as shown. It is apparent that the legal description(s) written for the condemnation used a monument 30' east of the generally accepted and recorded monument for the South Quarter Corner of Section 33.

Legal Access to the 5.32 Acre remainder tract is expected by a proposed dedicated right of way that will be an extension of West Norfolk Drive. Future right of way shown in approximate location. See note regarding resolution no. 644 below.

Property is subject to and affected by "Resolution no. 644", a resolution by the Broken Arrow City Council amending section 3.7.2, policies-transportation issues, pertaining to frontage roads along limited access highways and section 6.7, future transportation needs, of the comprehensive plan for the city of Broken Arrow, Oklahoma. Dated April 6th, 2010 and signed by the Mayor of Broken Arrow

ALTA/NSPS Land Title Survey with Topography

A Part of the NE/4, of the SE/4 of Section 33, T-18-N, R-14-E, Indian Meridian, Tulsa County

Survey Dates : November 2, 2017 through April 6, 2018	Scale: 1" = 50'	
ALTA Issue Date: April 9, 2017	Drafter: TJT/RMM	Sheet: 1 of 1
Project: # 1710073	Approved: RMM	File No. 18-8036B

Broken Arrow Economic Development Authority/SoundMind Behavioral Health Hospital