



Legend

- ACC ACCESS
- A/C AIR CONDITIONER
- AS AUTO SPRINKLER
- BLDG BUILDING
- B/L BOTTOM OF WALL
- BW CHORD BEARING
- CB CHORD BEARING
- CD CHORD DISTANCE
- COMP CORRUGATED METAL PIPE
- CL CENTERLINE
- CO SEWER CLEAN-OUT
- CONC CONCRETE
- CPED CABLE TELEVISION PEDESTAL
- DGI DOUBLE GRATE DROP INLET
- DS DOWNSPOUT
- EB ELECTRIC BOX
- EM ELECTRIC METER
- EPED ELECTRIC PEDESTAL
- ESMT EASEMENT
- FF FINISH FLOOR
- FI FIRE HYDRANT
- FL FLOWLINE (INVERT)
- FNC FENCE
- FND FOUND
- FP FLAGPOLE
- G GUTTER
- GL GROUND LIGHT
- GM GAS METER
- GP GUARD POST
- GR GAS RISER
- GUY GUY DOWN
- GV GAS VALVE
- ICV IRRIGATION CONTROL VALVE
- IP IRON PIN
- LNA LIMITS OF NO ACCESS
- LP LIGHT POLE
- MA/E MUTUAL ACCESS EASEMENT
- MB MAIL BOX
- ML METAL LID
- MW MONITOR WELL
- OC OVERHEAD CABLE
- OE OVERHEAD ELECTRIC
- OT OVERHEAD TELEPHONE
- OU OVERHEAD UTILITIES
- PP POWER POLE
- PPT POWER POLE W/ TRANSFORMER
- PVC POLYVINYL CHLORIDE PIPE
- RBC REINFORCED CONCRETE BOX
- RCP REINFORCED CONCRETE PIPE
- RR RAILROAD
- R/W RIGHT-OF-WAY
- SC SUPPORT COLUMN
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SGDI SINGLE GRATE DROP INLET
- SPHD SPRINKLER HEAD
- SS SANITARY SEWER
- SSLH SANITARY SEWER LAMPHOLE
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TO TOP OF INLET GRATE
- TODI TRIPLE GRATE DROP INLET
- TP TOP OF PAVING
- TPED TELEPHONE PEDESTAL
- TR TOP OF MANHOLE RIM
- TSMH TRAFFIC SIGNAL MANHOLE
- TRSL TRAFFIC SIGNAL
- TW TOP OF WALL
- TYP TYPICAL
- UC UNDERGROUND CABLE
- UGDI UNDERGROUND GAS LINE
- UE UNDERGROUND ELECTRIC
- U/E UTILITY EASEMENT
- UGM UNDERGROUND LINE MARKER
- UT UNDERGROUND TELEPHONE
- UTMH UTILITY MANHOLE
- WL WATERLINE
- WM WATER METER
- WMH WATER MANHOLE
- WV WATER VALVE
- WS WATER SPIGOT
- XMTR TRANSFORMER

Legal Description

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT 862.12 FEET NORTH AND 787.91 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 14 EAST; THENCE WEST 265.96 FEET; THENCE SOUTH 420 FEET; THENCE EAST 523.87 FEET; THENCE NORTH 30 FEET; THENCE WEST 340 FEET; THENCE NORTH 120 FEET; THENCE EAST 82.09 FEET; THENCE NORTH 270 FEET TO THE POINT OF BEGINNING.

PLUS A TRACT LOCATED 540 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 14; THENCE NORTH 242.12 FEET; THENCE WEST 260 FEET; THENCE SOUTH 242.12 FEET; THENCE EAST 260 FEET TO THE POINT OF BEGINNING, IN SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

PLUS A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT 662.12 FEET NORTH AND 543.74 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 14 EAST; THENCE CONTINUING WEST 253.97 FEET TO A POINT 662.12 FEET NORTH AND 797.91 FEET WEST OF SAID SOUTHEAST CORNER OF SECTION 14; THENCE SOUTH 270 FEET TO A POINT; THENCE WEST 82.09 FEET TO A POINT; THENCE SOUTH 120 FEET TO A POINT; THENCE EAST 336.06 FEET TO A POINT; THENCE NORTH 390 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Schedule B-II Exceptions

- RIGHT OF WAY AGREEMENT TO COSDEN & COMPANY, DATED JANUARY 13, 1914, FILED DECEMBER 13, 1917, RECORDED IN BOOK 527, AS RELEASED BY MID-CONTINENT PIPE LINE COMPANY BY RELEASE DATED JANUARY 26, 1954; FILED JULY 22, 1954, RECORDED IN BOOK 2479, PAGE 697; AS ASSIGNED TO SUNCOCO PARTNERS REAL ESTATE ACQUISITION LLC, BY ASSIGNMENT AND ASSUMPTION AGREEMENT DATED NOVEMBER 15, 2011, FILED JULY 2, 2012, RECORDED AS DOCUMENT NO. 2012063843. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- RIGHT OF WAY AGREEMENT TO COSDEN PIPE LINE COMPANY, DATED DECEMBER 10, 1928, FILED JANUARY 7, 1929, RECORDED IN BOOK 805, PAGE 550; AS RELEASED BY MID-CONTINENT PIPE LINE COMPANY BY RELEASE DATED JANUARY 26, 1954, FILED JULY 22, 1954, RECORDED IN BOOK 2479, PAGE 698; AS ASSIGNED TO SUNCOCO PARTNERS REAL ESTATE ACQUISITION LLC, BY ASSIGNMENT AND ASSUMPTION AGREEMENT DATED NOVEMBER 15, 2011, FILED JULY 2, 2012, RECORDED AS DOCUMENT NO. 2012063843. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- RIGHT OF WAY AGREEMENT TO OKLAHOMA NATURAL GAS COMPANY, DATED MARCH 22, 1965, FILED APRIL 20, 1965, RECORDED IN BOOK 3566, PAGE 367. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- RIGHT OF WAY EASEMENT TO PUBLIC SERVICE COMPANY OF OKLAHOMA, DATED OCTOBER 19, 1971, FILED NOVEMBER 9, 1971, RECORDED IN BOOK 3992, PAGE 1099. (SAID EASEMENT IS 10 FEET IN WIDTH AND AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)
- ROADWAY AS SHOWN ON MAP BY BILL COX, JR., ATTACHED TO SPECIAL EXECUTION AND ORDER OF SALE WITH APPRAISMENT, DATED JANUARY 28, 1988, TULSA COUNTY DISTRICT COURT CASE NO. CJ-86-6559. (SAID ROADWAY IS 30 FEET IN WIDTH AND AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)
- RESTRICTIVE COVENANTS CONTAINED IN GENERAL WARRANTY DEED FROM AMYLE DAILE HISELEY AND WILLIAM L. HISELEY TO J.H. WARD AND OMA WARD, DATED AUGUST 13, 1965, FILED AUGUST 23, 1965, RECORDED IN BOOK 2555, PAGE 496. (DOES NOT AFFECT THE SUBJECT PROPERTY.)

Miscellaneous Notes

- 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.)
- THE PROPERTY DESCRIBED HEREON CONTAINS 6.460 ACRES OR 281,389 SQ. FT.
- THE BEARING BASE FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE - NAD 83)
- THE PROPERTY DESCRIBED HEREON CONTAINS NO STRIPED PARKING SPACES.
- STATUTORY SECTION LINE RIGHT OF WAY. (SAID RIGHT OF WAY IS 24.75 FEET IN WIDTH AND AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)
- ALL EASEMENTS AND RIGHTS OF WAY CONTAINED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NO. 238002, WITH AN EFFECTIVE DATE OF MARCH 22, 2013, ARE SHOWN OR NOTED HEREON.

ALTA/ACSM Land Title Survey

of

Part of the SE/4 of the SE/4 of Section 14, T-18-N, R-14-E

City of Broken Arrow, Tulsa County, Oklahoma

Surveyor's Certification

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

BARBARA GARDNER-ANDERSON
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
GUARANTY ABSTRACT COMPANY

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 EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE 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, (III) WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40143C0391K, MAP REVISED: AUGUST 3, 2009, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONES (X) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN AND (X) SHADDED WHICH IS CLASSIFIED AS AREAS OF 500-YR FLOOD; AREAS OF 100-YR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM 100-YR FLOOD FROM TREE LEAVES. (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/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, & NSPS IN 2011, AND INCLUDES ITEMS 1, 3, 4, 7a, 8, 9 AND 11a OF TABLE A THEREOF, AND THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM 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: SEPTEMBER 19, 2013

WITNESS MY HAND AND SEAL THIS 2ND DAY OF OCTOBER, 2013.

SISEMORE WEISZ & ASSOCIATES, INC.

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



SISA Sismore Weisz & Associates, Inc.
611 EAST 32nd PLACE
TULSA, OKLAHOMA 74106
CA. NO. 2461
PHONE: (918) 866-3800
FAX: (918) 866-9999
DWP DATE: 6/30/16

REVISIONS	BY	DATE
REVISED LEGAL DESCRIPTION	JSR	10/16/13
FILE:	1814-1400	SURVEY BY: DCH
ORDER:	17233	DRAWN BY: JSR
BOOK:	1313/23	CHECKED BY: EDR
DATE:	9/19/2013	SCALE:
		1"=30'
		SHEET 1 OF 1

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