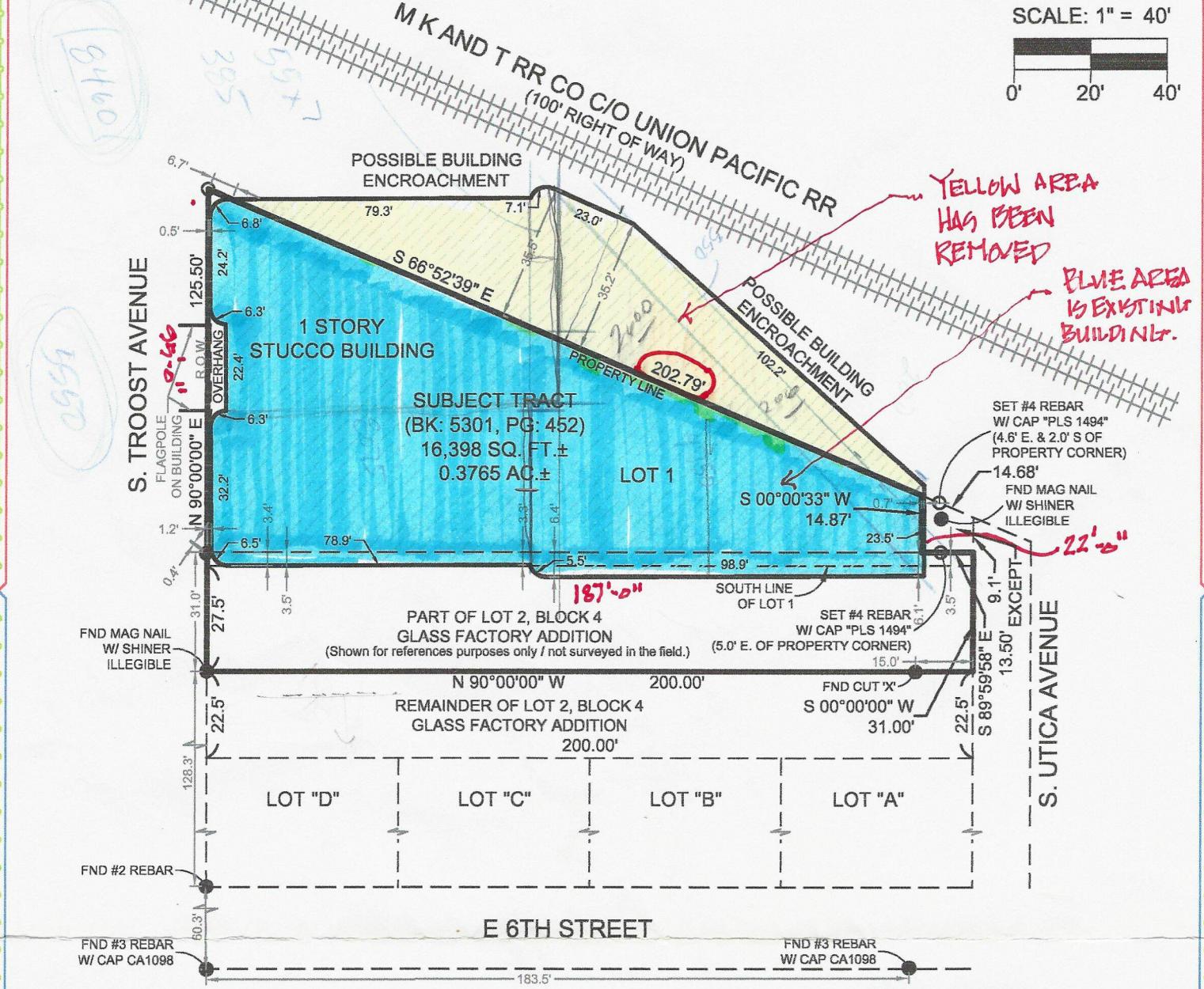


BOUNDARY SURVEY

PROPERTY ADDRESS: 541 S. TROOST AVENUE, TULSA, OK 74120

SCALE: 1" = 40'
0' 20' 40'



LEGEND

P.O.B. - POINT OF BEGINNING	TRACT LINE
P.O.C. - POINT OF COMMENCEMENT	RAILROAD TRACK
FND - FOUND; IR - IRON REBAR	SUBJECT PROPERTY LINE
IRC - IRON REBAR WITH CAP	
NC - NO CAP	
R.O.W. - RIGHT OF WAY	SET #4 REBAR
U/E - UTILITY EASEMENT	W/ CAP "PLS 1494"
B/L - BUILDING LIMIT LINE	FOUND #3 REBAR
(R) - RECORDED	W/ CAP CA1098
(M) - MEASURED	UNLESS NOTED



SUBJECT TRACT LEGAL DESCRIPTION:

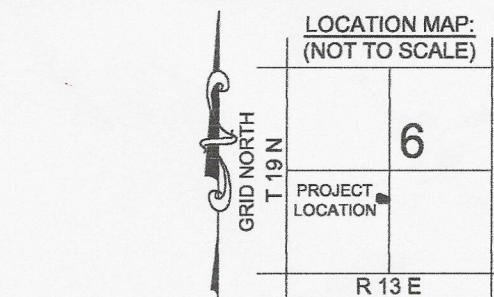
(GENERAL WARRANTY DEED, BOOK 5301, PAGE 452)

The South 3-1/2 feet of Lot 1 and the North 27-1/2 feet of Lot 2, Both in Block 4 of the Glass Factory Addition to the City of Tulsa, Oklahoma, according to the official Plat thereof; AND

Lot One (1), Block Four (4), GLASS FACTORY ADDITION to Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof. Except the South 3-1/2 feet of said Lot, and EXCEPT a portion of said Lot which is more particularly described as follows, to-wit: BEGINNING at a point 3.5 feet North and 13.5 feet West of the Southeast corner of Lot One (1), Block Four (4), GLASS FACTORY ADDITION to Tulsa, Thence North and parallel to and 13.5 feet West of the East line of said Lot to a point on the Northerly line of said Lot One (1), said point also being on the South Right-of-Way line of the Missouri, Kansas and Texas Railway; Thence Easterly along said Right-of-Way line and the Northerly line of said Lot One (1) a distance of 14.68 feet to the Northeast corner of said Lot; Thence South along the East line of said Lot a distance of 9.1 to a point 3.5 feet North of the South line of said Lot One (1) a distance of 13.5 feet to the POINT OF BEGINNING.

NOTES:

- 1) SURVEY CONDUCTED WITH THE BENEFIT OF AMERICAN EAGLE TITLE INSURANCE COMPANY'S COMMITMENT NO. 21-02057CD, DATED MARCH 8, 2021 AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.
- 2) ALL CALLS ARE MEASURED UNLESS OTHERWISE NOTED.



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THE PURPOSES OF THIS SURVEY IS OKLAHOMA STATE PLANE COORDINATES, NORTH ZONE, NAD83, GPS OBSERVATIONS BETWEEN MONUMENTS HAVING A BEARING OF N 00°00'00" E ALONG THE WEST LINE OF THE SUBJECT PROPERTY.



CERTIFICATION:

I, Shaun Axton, a Licensed Professional Land Surveyor, do hereby certify that, as of the date set forth hereon that I or others under my direct supervision, have made a careful survey of the above mentioned property. I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

SURVEY PERFORMED BY:

Mark Deal and Associates, P.C.
P.O. Box 6578; Norman, OK 73070
405-681-3325
Oklahoma CA 3045

SURVEY DATE: 04/14/2021
LAST REVISION: 04/28/2021

CLIENT: DAVID D DENHAM, TRUSTEE DAVID D DENHAM TRUST



RPLS, LLC
312 NE 145th Place, Edmond, OK 73013
Phone: 855-283-2333 / Fax: 405-947-8636
Email: info@LenderSurveys.com
Oklahoma CoA No.: 7462, Expires 06/30/21
J.N. 29993B - DRAWN BY: CM
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