

GENERAL NOTES

BASIS OF BEARING: ASSUMED N88°48'16"E ALONG THE NORTH LINE OF SAID PROPERTY.

THE PROPERTY DESCRIBED HEREON CONTAINS NO MARKED PARKING SPACES WITH NO MARKED HANDICAPPED SPACES.

THE PROPERTY DESCRIBED HEREON CONTAINS 0.78 ACRES, MORE OR LESS.

ABOVE GROUND FEATURES OF PUBLIC UTILITIES SUCH AS, BUT NOT LIMITED TO: METERS, VALVES, MANHOLES, POLES AND PEDESTALS ARE LOCATED AND SHOWN HEREON. NO UNDERGROUND UTILITY LINES WERE FLAGGED BY THEIR RESPECTIVE OWNERS AND THEREFORE ARE NOT SHOWN.

THIS PROPERTY LIES IN ZONES "UNSHADED X" FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO. 40143C0241L AS LAST REVISED 10/16/12.

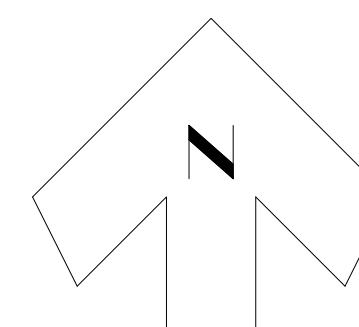
FIELD WORK COMPLETED SEPTEMBER 15, 2022

SET 3/8" IRON PIN WITH CAP AT ALL CORNERS EXCEPT WHERE NOTED ON DRAWING.

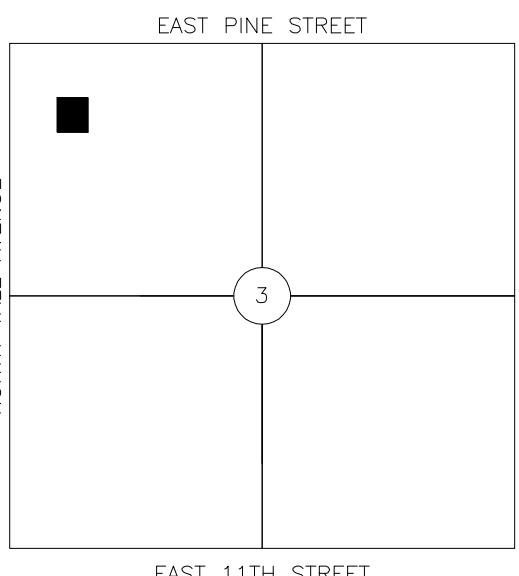
F = FIELD MEASURED COURSE.
P = RECORDED PLAT COURSE.
D = DESCRIBED COURSE.

PROPERTY ADDRESS: 4941 EAST ADMIRAL PLACE, TULSA OK

INVOICE NO.: 221023



0 10 20
SCALE IN FEET

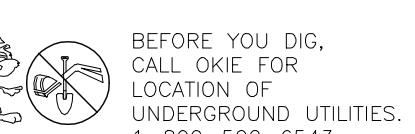


LOCATION MAP

LEGEND

○	SEWER MANHOLE
—SS	SANITARY SEWER LINE
RCP	REINFORCED CONCRETE PIPE
W	WATER METER
WV	WATER VALVE
△	GAS METER
■	TELEPHONE PEDESTAL
●	POWER POLE
◆	LIGHT POLE
—	SIGN
□	A/C
—	PARKING BUMPER
—	DOWN SPOUT
SDGI	SINGLE GRATE DROP INLET
DGDI	DUAL GRATE DROP INLET

ICB	IRRIGATION CONTROL BOX
ES	ELECTRIC SERVICE
GS	GAS SERVICE
TS	TELEPHONE SERVICE
FH	FIRE HYDRANT
OHE	OVERHEAD UTILITIES
—F	FENCE LINE
○	GUARD POST
—C	CONCRETE
—A	ASPHALT
○	CLEAN OUT
SD	SATELLITE DISH
CT	CABLE TV



LEGAL DESCRIPTION

THE EAST 126.36 FEET OF THE SOUTH 300 FEET OF THE WEST 661.56 FEET OF LOT FOUR (4), OF SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT 535.2 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT FOUR (4), SAID SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST; THENCE NORTH A DISTANCE OF 300 FEET; THENCE EAST A DISTANCE OF 126.36 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 300 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT FOUR (4); THENCE WEST A DISTANCE OF 126.36 FEET TO THE POINT OF BEGINNING.

EXCEPTING HEREOF THE SOUTH 30 FEET OF THE ABOVE DESCRIBED PROPERTY HERETOFORE DEeded FOR PUBLIC HIGHWAY.

ALTA/NSPS
LAND TITLE SURVEY

INSTRUMENT NOTES

○ DENOTES INSTRUMENT SHOWN ON SURVEY
SEQUENCE COINCIDES WITH COMMITMENT

ALL EASEMENTS AND RIGHTS-OF-WAY CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 22-0422SW, EFFECTIVE DATE SEPTEMBER 12, 2022 AT 7:59 A.M., ARE SHOWN HEREON.

9 RIGHT OF WAY DEED IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, A CORPORATION, DATED JUNE 16, 1909, FILED SEPTEMBER 11, 1909, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 70 AT PAGE 211, AFFECTS THE PROPERTY DESCRIBED HEREON, BLANKET IN NATURE.

10 EASEMENT IN FAVOR OF STATE OF OKLAHOMA, DATED JUNE 13, 1942, FILED AUGUST 12, 1942, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 1504 AT PAGE 331.

11 10' SEWER EASEMENT IN FAVOR OF CITY OF TULSA, OKLAHOMA, DATED APRIL 25, 1945, FILED MAY 2, 1945, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 1646 AT PAGE 150.

12 AGREEMENT BY AND BETWEEN DAISY HINES DAUGHERTY AND LOUISE M. NEWTON, AND THE CITY OF TULSA, OKLAHOMA, A MUNICIPAL CORPORATION, DATED APRIL 20, 1945, FILED MAY 2, 1945, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 1646 AT PAGE 163, INCLUDES THE PROPERTY DESCRIBED HEREON.

13 15' SEWER EASEMENT IN FAVOR OF CITY OF TULSA, OKLAHOMA, DATED JANUARY 17, 1946, FILED JANUARY 28, 1946, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 1694 AT PAGE 209.

CERTIFICATE

DAVID D. LACY, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY
CERTIFY TO:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMERCIAL TITLE & ESCROW SERVICES, INC
RADS CORP, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE
MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND
INCLUDES ITEMS 1, 2, 3, 4, 8, 11, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS
COMPLETED ON SEPTEMBER 15, 2022.

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.

DAVID D. LACY, P.L.S. #1666
09-23-2022
SEAL/DATE

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