

**LEGEND:**

- EB = ELECTRIC BOX
- EM = ELECTRIC METER
- FDG = FIRE DEPARTMENT CONNECTION
- GM = GAS METER
- PP = POWER POLE
- PPLT = POWER POLE / WITH LIGHT & TRANSFORMER
- TS = TRAFFIC SIGN
- TBOX = TELECOMMUNICATION BOX
- WM = WATER METER
- OE- = OVERHEAD ELECTRIC
- OT- = OVERHEAD TELECOMMUNICATIONS
- SS- = SANITARY SEWER
- ST- = STORM SEWER

Commitment No.: 24-0154SW  
 Commitment Date: April 15, 2024 at 07:59AM  
 Revision No.: May 1, 2024

**Exceptions:**

10. Easements, setback lines, and restrictions, as shown on the Plat of ORIGINAL TOWN OF SAND SPRINGS, and as provided for in the Dedication thereof, dated June 17, 1911, filed July 19, 1911, and recorded in the office of the Tulsa County Clerk as Plat No. 141.  
**Affects subject property in a blanket manner, no graphics.**
11. Contract for Party Wall by and between T.B. Adrean and T.H. Adrean, and H.R. Yates, dated July 21, 1916, filed November 24, 1916, and recorded in the office of the Tulsa County Clerk in Book 203 at page 289.  
**Affects subject property Lot 7 and Lot 8 in a blanket manner, no graphics.**
12. City of Sand Springs Historic Preservation facade Easement by and between B.O.B. Properties, Inc., and the City of Sand Springs, Oklahoma, dated November 13, 2006, filed October 29, 2007, and recorded in the office of the Tulsa County Clerk as Document No.2007120997.  
**Affects subject property Lot 6 and Lot 7 in a blanket manner, no graphics.**
13. City of Sand Springs Historic Preservation facade Easement by and between B.O.B. Properties, Inc., and the City of Sand Springs, Oklahoma, dated November 13, 2006, filed October 29, 2007, and recorded in the office of the Tulsa County Clerk as Document No.2007120998.  
**Affects subject property Lot 6 and Lot 7 in a blanket manner, no graphics.**
14. Party Wall Agreement as shown on General Warranty Deed in favor of Frankie Johnson and Imogene Jones, mother and daughter, dated February 9, 1965, filed February 10, 1965, and recorded in the office of the Tulsa County Clerk in Book 3542 at page 296.  
**Affects subject property Lot 10 and adjoining property Lot 11 in a blanket manner, no graphics.**

**Notes:**

- Bearings based on Grid Bearings of Oklahoma State Plane North.
- Total area of property 3750 Square Feet or 0.086 Acres
- Boundary determined by all building locations and improvements
- All underground utilities were located by observable evidence and shown to the extent known. Caution, all underground lines may not be known, shown or shown accurately. Call "OKIE" (1-800-522-6543) before digging.
- Subject Property wholly within Flood Zone X Shaded per FIRM Map Panel No. 40143C0213L, Effective October 16, 2012
- No construction or earth moving observed at the time of this survey. No evidence of site being used as waste disposal at the time of this survey. Buildings on Lot 10 & 11 removed.

**Property Legal Description:**

Lots Six (6), Seven (7), Eight (8), and Nine (9), Block Forty-four (44), in the ORIGINAL TOWN OF SAND SPRINGS, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.  
 AND  
 Lots Ten (10) and Eleven (11), Block Forty-four (44), in the ORIGINAL TOWN OF SAND SPRINGS, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

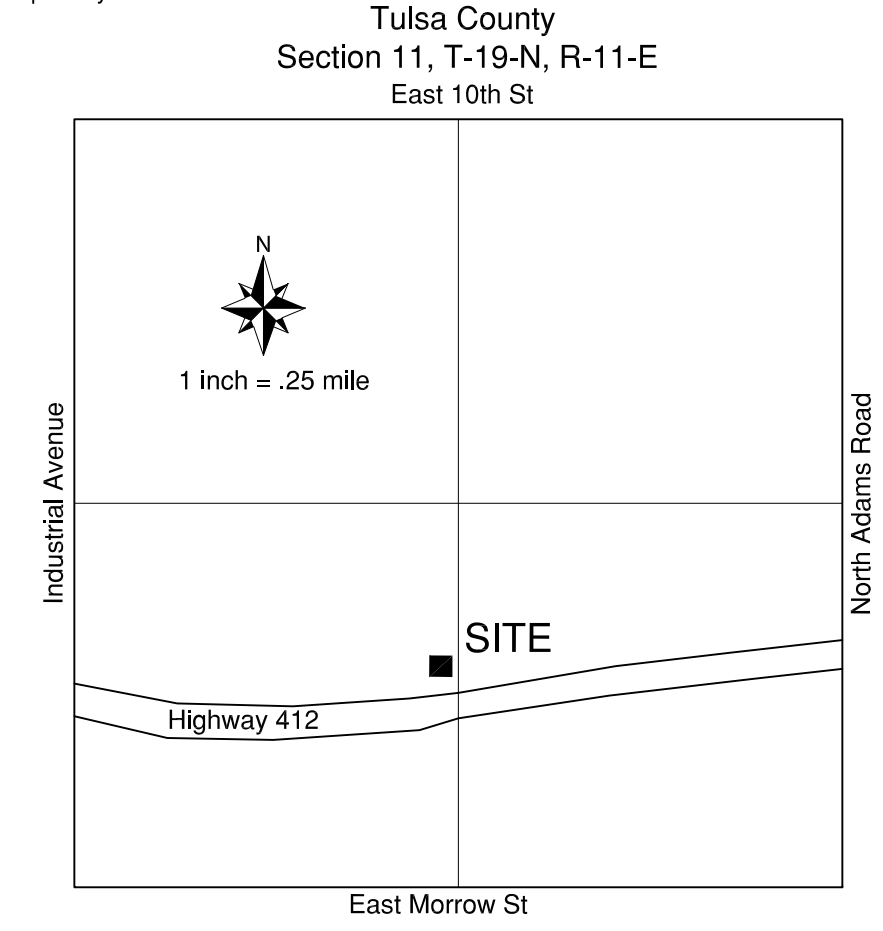
**Certification:**

To: Fidelity National Title Insurance Company  
 Commercial Title & Escrow Services, Inc.  
 Nghi Truong

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 of Table A (1, 3, 8 & 16) thereof. The field work was completed on May 15th, 2019. This Plat of Survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Witness my hand and seal this 15th day of May 2024

Russell M. Muzika  
 Licensed Professional Land Surveyor  
 Oklahoma No. 1603  
 GEODECA LLC  
 CA # 5524 renewal date June 30th, 2026  
 P.O.Box 33012  
 Tulsa, Oklahoma 74153  
 (918) 949-4064  
 www.geodeca.com



VICINITY MAP

ALTA/NSPS Land Title Survey		
Lots 6-11, Block 44, ORIGINAL TOWN OF SAND SPRINGS, Tulsa County, Oklahoma		
Survey Date: May 15th, 2024	Issue Date: May 15th, 2024	
Project: # 240540	Drafter: RMM	Sheet: 1 of 1
Scale: 1" / 16'	Approved: RMM	24-0154SW

