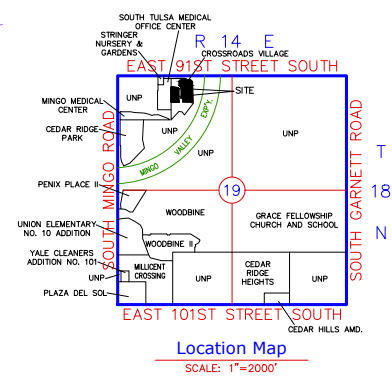


Legend

ACC	ACCESS
A/C	AIR CONDITIONER
AS	AUTO SPRINKLER
BLDG	BUILDING
B/L	BUILDING SETBACK LINE
BW	BOTTOM OF WALL
CA	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
COMP	CORRUGATED METAL PIPE
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
CPED	CABLE TELEVISION PEDESTAL
DGOI	DOUBLE GRATE DROP INLET
DS	DOWNSPOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
ESMT	EASEMENT
FDC	FIRE DIRECT CONNECTION
FF	FINISH FLOOR
FH	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
LVA	LIMITS OF NO ACCESS
LP	LIGHT POLE
MA/E	MUTUAL ACCESS EASEMENT
MB	MAIL BOX
ML	METAL LID
MW	MONITOR WELL
OC	OVERHEAD CABLE
OT	OVERHEAD TELEPHONE
DU	OVERHEAD UTILITIES
PP	POWER POLE
PPT	POWER POLE W/ TRANSFORMER
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
R/W	RIGHT-OF-WAY
SC	SUPPORT COLUMN
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SOI	SINGLE SOLE INLET
SPHD	SPRINKLER HEAD
SS	SANITARY SEWER
SSH	SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
TG	TOP OF CURB
TG	TOP OF INLET GRATE
TGOI	TRIPLE GRATE DROP INLET
TH	TOP OF HEADWALL
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TR	TOP OF MANHOLE RIM
TSMH	TRAFFIC SIGNAL MANHOLE
TSLS	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UC	UNDERGROUND CABLE
UG	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC
U/E	UTILITY EASEMENT
UGM	UNDERGROUND LINE MARKER
UT	UNDERGROUND TELEPHONE
UTMH	UTILITY MANHOLE
W	WATER
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WS	WATER SPIGOT
XFMR	TRANSFORMER
(O)	LEGAL BEARING/DISTANCE
(D)	FLAT BEARING/DISTANCE
(G)	GRID BEARING



SCALE: 1"=20'



Location Map
SCALE: 1"=2000'

Legal Description

LOT SIX (6), BLOCK ONE (1), CROSSROADS VILLAGE, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Schedule B-II Exceptions

- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND SETBACK LINES CONTAINED IN THE DEED OF DEDICATION AND DECLARATION OF RESTRICTIVE COVENANTS OF THE PLAT OF CROSSROADS VILLAGE, DATED NOVEMBER 13, 2007, FILED DECEMBER 7, 2007, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK WITH PLAT NO. 6168, WHICH DOES NOT PROVIDE FOR A FORFEITURE OR REVERSION OF INTEREST, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT [A] IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR [B] RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
- EASEMENTS, SETBACK LINES, AND RESTRICTIONS, AS SHOWN ON THE PLAT OF CROSSROADS VILLAGE, AND AS PROVIDED FOR IN THE DEED OF DEDICATION AND DECLARATION OF RESTRICTIVE COVENANTS THEREOF, DATED NOVEMBER 13, 2007, FILED DECEMBER 7, 2007, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS PLAT NO. 6168. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)
- EASEMENT AS SHOWN IN SUIT BROUGHT FOR CONDEMNATION, CASE NO. CB3-116, FILED JANUARY 13, 1983, AND RECORDED IN THE DISTRICT COURT FOR TULSA COUNTY, OKLAHOMA; ASSIGNED BY ASSIGNMENT OF EASEMENT IN FAVOR OF THE CITY OF TULSA, OKLAHOMA, A MUNICIPAL CORPORATION, DATED NOVEMBER 15, 1984, FILED JANUARY 18, 1985, AND RECORDED IN BOOK 4840 AT PAGE 1419. (DOES NOT AFFECT SUBJECT PROPERTY.)
- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO RESTRICTIVE COVENANTS AS SHOWN IN GENERAL WARRANTY DEED IN FAVOR OF OF I-CROSSROADS VILLAGE II, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED DECEMBER 26, 2007, FILED JANUARY 7, 2008, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS DOCUMENT NO. 2008001840.
- RIGHT-OF-WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, AN OKLAHOMA CORPORATION, DATED DECEMBER 18, 2008, FILED FEBRUARY 26, 2009, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS DOCUMENT NO. 2009017259. (DOES NOT AFFECT SUBJECT PROPERTY.)
- RIGHT-OF-WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, AN OKLAHOMA CORPORATION, DATED DECEMBER 18, 2008, FILED FEBRUARY 26, 2009, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS DOCUMENT NO. 2009017260. (DOES NOT AFFECT SUBJECT PROPERTY.)

Miscellaneous Notes

- ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY, "OKIE" REQUEST OR FROM EXISTING ATLAS SHEETS. WE CANNOT CERTIFY THAT ALL EXISTING UTILITIES, IN SERVICE OR ABANDONED, ARE SHOWN HEREON. FURTHERMORE, WE CANNOT CERTIFY THAT THE UTILITIES SHOWN HEREON ARE IN THEIR EXACT LOCATION, BUT HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE WITH THE INFORMATION AVAILABLE AT THE TIME OF SURVEY. CALL "OKIE" (1-800-522-6543) 48 HOURS PRIOR TO DIGGING.
- THE PROPERTY DESCRIBED HEREON CONTAINS 62,890 SQ. FT. OR 1.44 ACRES.
- THE BEARING BASE FOR THIS SURVEY IS THE RECORDED PLAT OF CROSSROADS VILLAGE.
- THE PROPERTY DESCRIBED HEREON CONTAINS NO STRIPED PARKING SPACES.
- THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE REGULATORY FLOODPLAIN MAP ATLAS FOR THE CITY OF TULSA. (PER: <http://maps.cityoftulsa.org/floodplains/>)
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
- WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40143C0388L, MAP REVISED: OCTOBER 16, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X)(UNSHADED) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. (PER: <https://msc.fema.gov/portal/>)
- THE PROPERTY DESCRIBED HEREON HAS ACCESS TO EAST 91ST PLACE SOUTH & SOUTH 102ND EAST AVENUE.
- ALL EASEMENTS AND RIGHT OF WAY CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. J 22-0374SW, WITH A COMMITMENT DATE OF AUGUST 11, 2022, ARE SHOWN OR NOTED HEREON.

Surveyor's Certification

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

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMERCIAL TITLE & ESCROW SERVICES, INC.

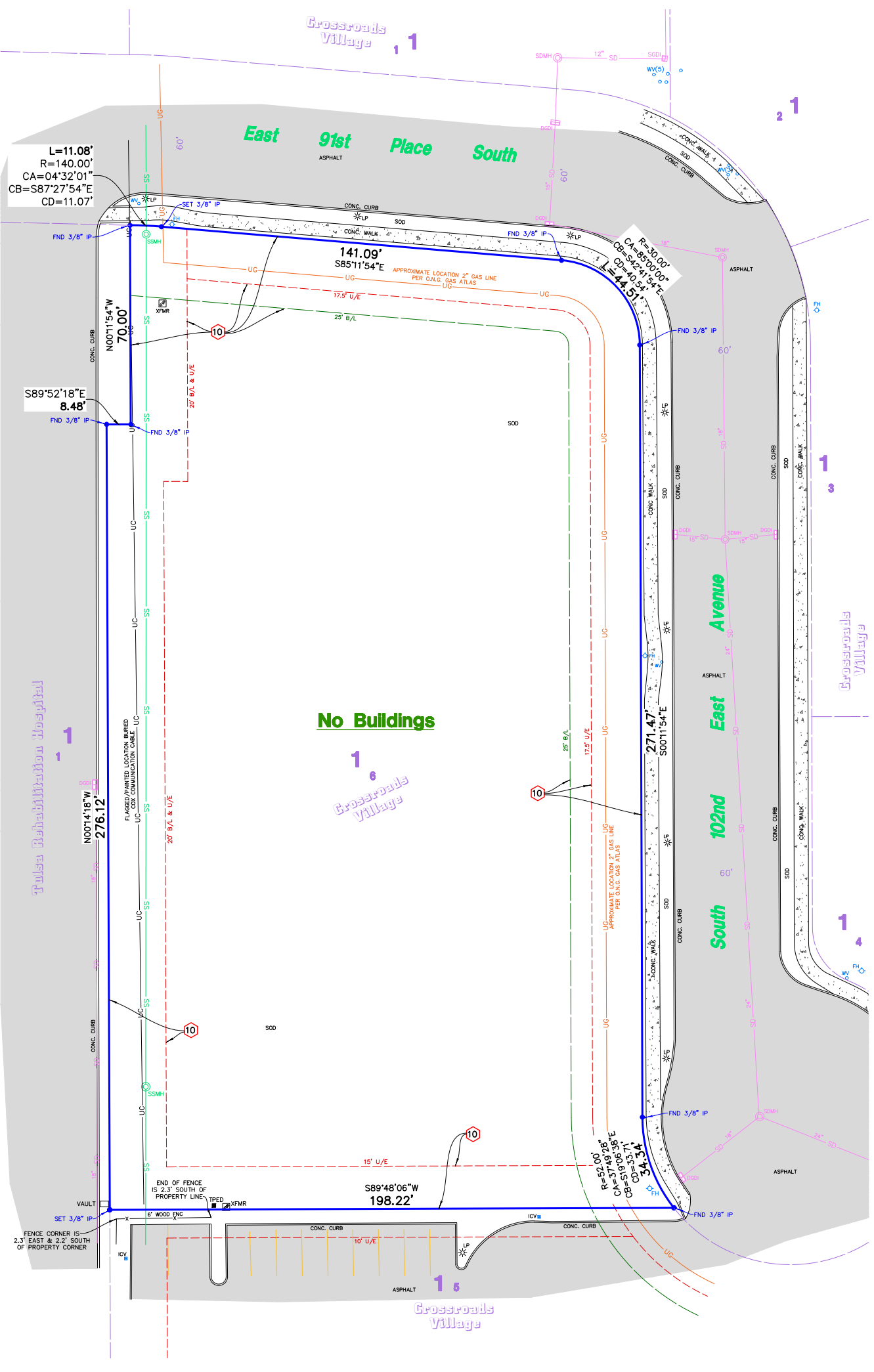
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8 & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 10, 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.

WITNESS MY HAND AND SEAL THIS 7TH DAY OF SEPTEMBER, 2022.



SISEMORE & ASSOCIATES, INC.
BY: *[Signature]*
SHAWN A. COLLINS
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1788
EMAIL: scollins@ss-assoc.com



SHEET
1 OF 1

SISEMORE & ASSOCIATES
Surveying - Civil Engineering - Land Planning
8660 South Sheridan Road Phone: (918) 665-3600
Suite 210 - Tulsa, Oklahoma 74133 Fax: (918) 665-8668
C.A. No. 2421 Exp. Date 6/30/23
www.sisemoreandassociates.com

ALTA/NSPS Land Title Survey
of
Lot Six (6), Block One (1)
Crossroads Village
City of Tulsa, Tulsa County, Oklahoma

REVISION	BY	DATE
MISCELLANEOUS REVISIONS	JR	9/12/22
FILE: 1814.1900	SURVEY BY: CDM	
ORDER: 17185.05	DRAWN BY: JSR/AMK	
BOOK:	CHECKED BY: SAC	
DATE: 9/7/2022	SCALE: 1"=20'	

THIS PLAT OR DRAWING IS NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF SISEMORE & ASSOCIATES, INC. NOR IS THIS PLAT OR DRAWING TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION AND CONSENT. ANY CHANGES MADE FROM THIS PLAT OR DRAWING WITHOUT THE WRITTEN PERMISSION OF SISEMORE & ASSOCIATES, INC. IS UNAUTHORIZED, AND SHALL RELIEVE SISEMORE & ASSOCIATES, INC. OF ANY LIABILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.