

Notes

- TITLE COMMITMENT PROVIDED FROM TRUSTMARK TITLE ACQUISITION GROUP, LLC, COMM # C20-018-1 ON JANUARY 25, 2020 AT 7:30 AM
- THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. (CALL "OKIE" BEFORE DIGGING!)
- THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS DATA (NAVD83).
- THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83.

- Legend**
- BM BENCHMARK
 - CO CLEAN OUT
 - PH FIRE HYDRANT
 - FL FLOW LINE
 - L.N.A. LIMITS OF NO ACCESS
 - LP LIGHT POLE
 - OE OVERHEAD ELECTRIC
 - OT OVERHEAD TELEPHONE
 - PP POWER POLE
 - RCP REINFORCED CONCRETE PIPE
 - R.O.W. RIGHT OF WAY
 - SS SANITARY SEWER LINE
 - SSCO SANITARY SEWER CLEAN HOLE
 - SSMH SANITARY SEWER MANHOLE
 - TPED TELEPHONE PEDESTAL
 - TR TOP OF RIM
 - WL WATER LINE
 - WM WATER METER
 - WW WATER VALVE

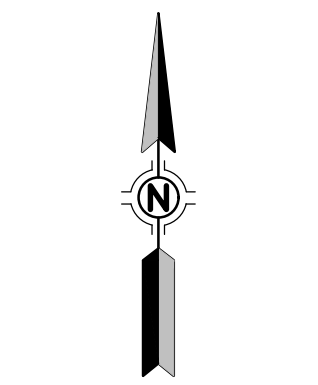
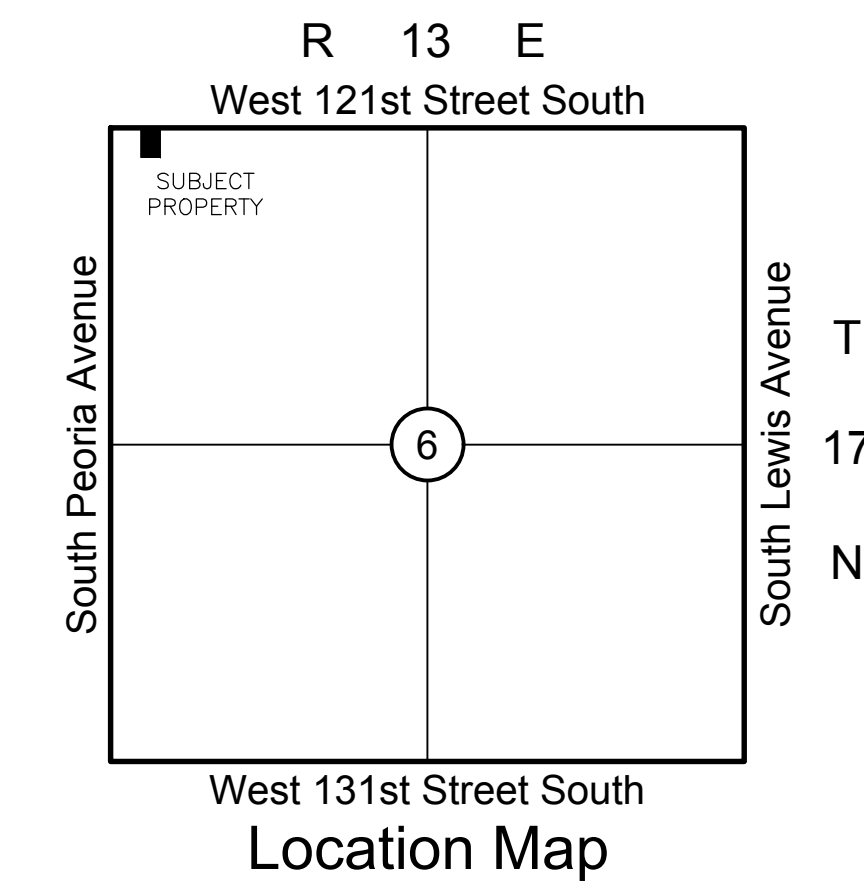
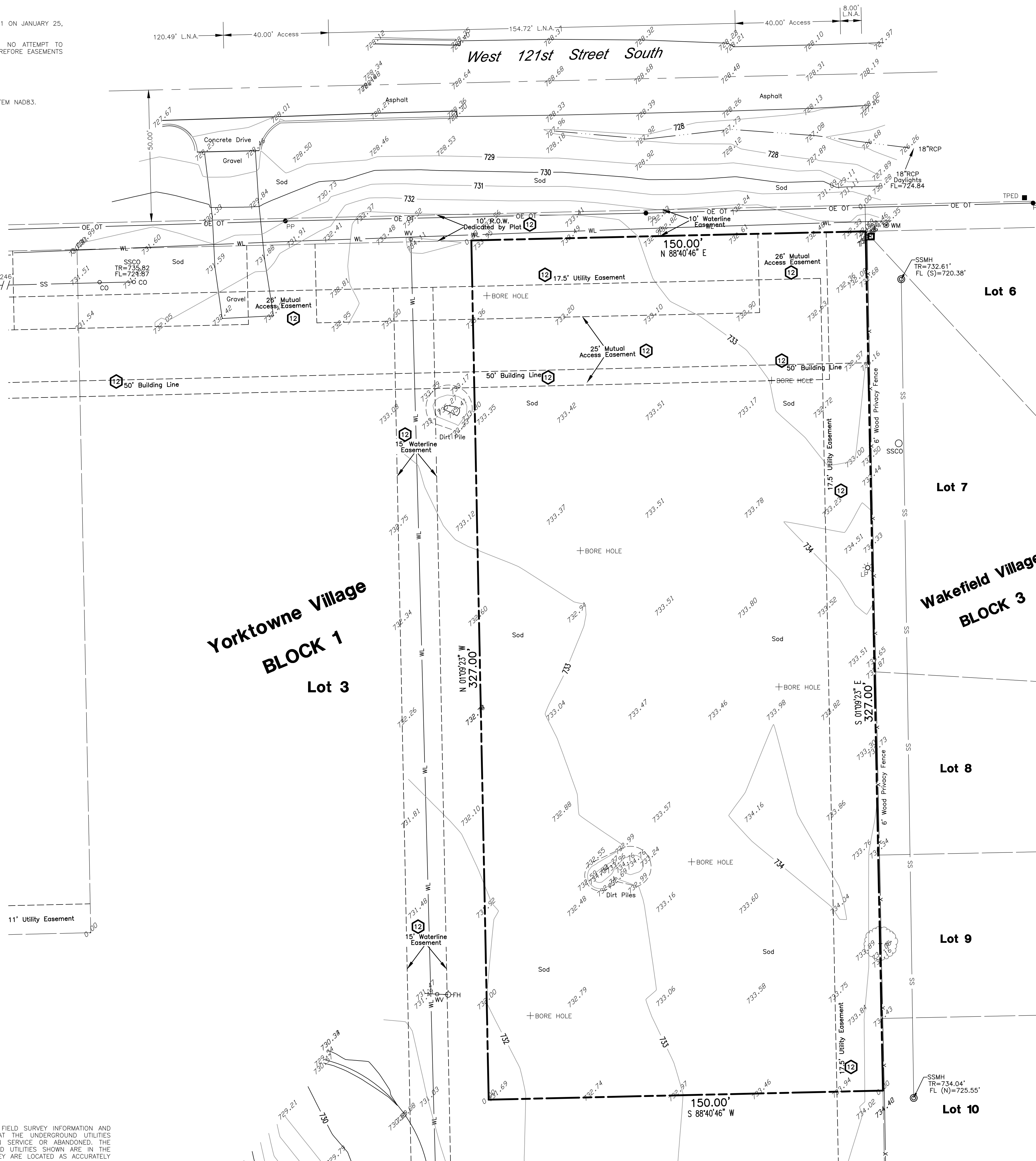
Easements

- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES, AS DELINEATED ON THE PLAT OF YORKTOWNE VILLAGE, IN PLAT BOOK #696 IN DOC #2007021789, AND ALL AMENDMENTS AND SUPPLEMENTS THERETO, IN THE COUNTY PLAT RECORDS AND AMENDMENT TO PLAT AND DEED OF DEDICATION OF YORKTOWNE VILLAGE, DATED FEBRUARY 23, 2009, FILED FEBRUARY 23, 2009 AS DOCUMENT NO.2009015496; AMENDMENT TO PLAT AND DEED OF DEDICATION OF YORKTOWNE VILLAGE, DATED MARCH 4, 2009, FILED MARCH 10, 2009 AS DOCUMENT NO. 2009021595 AND AMENDMENT TO PLAT AND DEED OF DEDICATION OF YORKTOWNE VILLAGE, DATED FEBRUARY 23, 2009, FILED MARCH 25, 2009 AS DOCUMENT NO. 2009027203. (PP) (AFFECTS SUBJECT PROPERTY AS SHOWN)
- CONFIRMATORY CONVEYANCE AND ASSIGNMENT RECORDED IN DOC #2012012482 (ENTRY 564). (AFFECTS SUBJECT PROPERTY AS A BLANKET)
- TERMS, CONDITIONS AND PROVISIONS OF ASSIGNMENT, BILL OF SALE AND CONVEYANCE IN FAVOR OF ON LINE OIL INC., DATED JULY 10, L 992, FILED JULY 16, 1992 AS DOCUMENT NO. 64156 AND RECORDED IN BOOK 5420, PAGE 1197 IN THE OFFICE OF THE TULSA COUNTY CLERK. (PP) (AFFECTS SUBJECT PROPERTY AS A BLANKET)



Utility Statement

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.



Scale: 1"=20'



Legal Description

THE EAST ONE HUNDRED FIFTY (150.00) FEET OF THE NORTH THREE HUNDRED TWENTY-SEVEN (327.00) FEET OF LOT THREE (3), BLOCK ONE (1), YORKTOWNE VILLAGE, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6096.

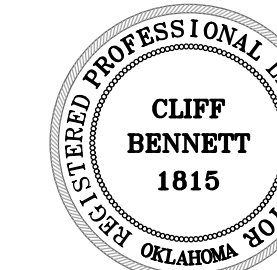
Topographic Survey
of A Part of
Lot 3, Block 1
Yorktowne Village
City of Jenks, Tulsa County, Oklahoma

Surveyor's Certification

WE, BENNETT SURVEYING, INC., HEREBY CERTIFY THAT THE TOPOGRAPHICAL INFORMATION HEREON REPRESENTS A SURVEY PERFORMED UNDER OUR DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE.

THIS TOPO 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 28TH DAY OF FEBRUARY, 2020.



BY: CLIFF BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1815

REVISIONS	BY	DATE
TITLE COMMITMENT	AS	3/23/20

FILE:	1713.06	SURVEY BY:	RWE	DATE:	02/28/2020
ORDER:	200341	DRAWN BY:	BAP	SCALE:	1"=20'
SURVEY DATE:	02/24/2020	CHECKED BY:	CDB	SHEET	1 OF 1



P.O. BOX MAIL ORIGNAL OK 74137
PHONE: (918) 476-7484 FAX: (918) 476-7485
C.A. NO. 4552 EXP. DATE 02/28/20