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Legal Description

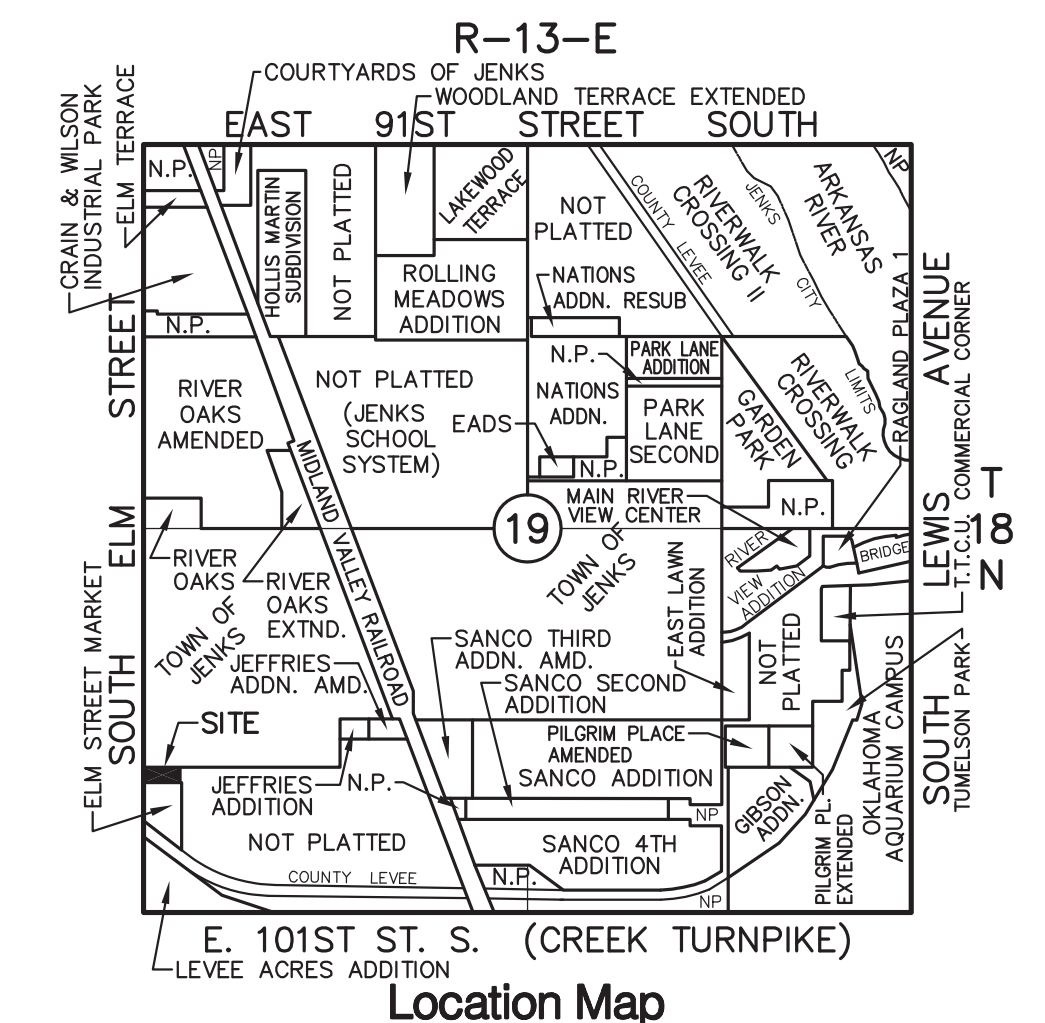
305 SOUTH ELM STREET

THE NORTH 100 FEET OF THE WEST 240 FEET OF THE SOUTH 990 FEET OF THE WEST 884.20 FEET OF LOT SIX (6), SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

CITY OF JENKS TRACT - COMMERCIAL LEASE

A TRACT OF LAND THAT IS PART OF UNITED STATES GOVERNMENT LOT 6 IN SECTION 19, T-18-N, R-13-E, OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT THAT IS THE SOUTHWEST CORNER OF SAID LOT 6; THENCE DUE NORTH ALONG THE WESTERLY LINE OF LOT 6 FOR 990.00 FEET; THENCE S 89°49'32" E AND PARALLEL WITH THE SOUTHERLY LINE OF LOT 6 FOR 240.00 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE CONTINUING S 89°49'32" E FOR 30.01 FEET; THENCE S 38°21'56" E FOR 81.32 FEET; THENCE S 27°28'43" E FOR 29.70 FEET; THENCE S 80°07'33" W FOR 21.01 FEET; THENCE S 82°04'28" W FOR 45.51 FEET; THENCE N 89°49'32" W FOR 28.41 FEET; THENCE DUE NORTH AND PARALLEL WITH THE WESTERLY LINE OF LOT 6 FOR 100.00 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.



Location Map

Legend

Legend table listing symbols for various utilities (overhead electric, underground electric, gas, storm drain, sanitary sewer, telephone) and other features (manholes, air conditioners, irrigation control boxes, etc.).

Utility Statement

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT 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.

Certificate

WE, SACK AND ASSOCIATES, INC., DO HEREBY CERTIFY TO:

COLE VALLEY PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ANN-MARIE PARSONS AMERICAN EAGLE TITLE INSURANCE COMPANY COUNTERSIGNED BY ELITE TITLE SERVICES, LLC CVP - JENKS DB, LLC BANKERS TRUST COMPANY, AN IOWA STATE CHARTERED BANK

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, EFFECTIVE FEBRUARY 23, 2021, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 13, 16 AND 17 OF TABLE A THEREOF.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

CERTIFIED THIS 11TH DAY OF MAY, 2021.

SACK AND ASSOCIATES, INC.



BY: Theodore A. Sack, Licensed Professional Land Surveyor, Oklahoma No. 1139

DATE SIGNED: 4-1-2021

REVISED 6/1/2021 G328B CDH/TAS UPDATED 5/11/2021 G328B CDH/TAS

ALTA/NSPS LAND TITLE SURVEY OF PART OF U.S. GOVERNMENT LOT 6 SECTION 19, T-18-N, R-13-E CITY OF JENKS, TULSA COUNTY, OKLAHOMA



Table with survey details: SURVEY, DRAWN, PROJECT NAME, PLOTTED, XREFS, BOOKS, CHECKED, ORDER, SCALE, DATE, FILE, DRAWING NAME, SHEET.

Title Commitment Notes

- 8. SECTION LINE ROAD RIGHTS OF WAY ALONG THE WEST BOUNDARY OF THE SUBJECT PROPERTY, AS PLOTTED HEREON.
9. RIGHT OF WAY AND RELEASE OF DAMAGES IN FAVOR OF MIDLAND VALLEY RAILROAD COMPANY AND GULF PIPE LINE COMPANY...
10. TERMS, CONDITIONS, AND PROVISIONS OF AGREEMENT BY AND BETWEEN MIDLAND VALLEY RAILROAD COMPANY AND GULF PIPE LINE COMPANY...
11. 20' WIDE DEED OF DEDICATION IN FAVOR OF THE PUBLIC, FILED APRIL 18, 1956...
12. SANITARY SEWER EASEMENT IN FAVOR OF TOWN OF JENKS, OKLAHOMA...
13. RIGHT OF WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY...
14. UTILITY EASEMENT IN FAVOR OF CITY OF JENKS...
15. EASEMENT FOR PUBLIC HIGHWAY IN FAVOR OF CITY OF JENKS...
16. RESTRICTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN BUILDING 43' SET-BACK COVENANT...

Miscellaneous Notes

- A. ALL EASEMENTS AND RIGHTS OF WAY CALLED OUT IN AMERICAN EAGLE TITLE INSURANCE COMPANY COUNTERSIGNED BY ELITE TITLE SERVICES, LLC COMMITMENT NUMBER 21-04-0893...
B. THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SECTION 19, T-18-N, R-13-E...
C. THE PROPERTY DESCRIBED HEREON CONTAINS 24,000 SQUARE FEET OR 0.5510 ACRES.
D. ALL CORNERS WERE SET USING A 3/8"x18" IRON PIN WITH A YELLOW CAP STAMPED 'SACK LS 1139' OR 'SACK CA 1783'...
E. WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS...
F. THERE ARE NO STRIPED PARKING SPACES.
G. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR RECENT BUILDING CONSTRUCTION.
H. THERE IS NO OBSERVABLE EVIDENCE THAT THE SITE HAS BEEN USED FOR A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
I. 100 YEAR FLOOD ELEVATION PER FEMA MAP NUMBER 40143C0463 L WITH A REVISED DATE OF OCTOBER 16, 2012 IS 612.00 (NAVD 88 DATUM).

SCHEDULE B SECTION 2 EXCEPTION NUMBERS

