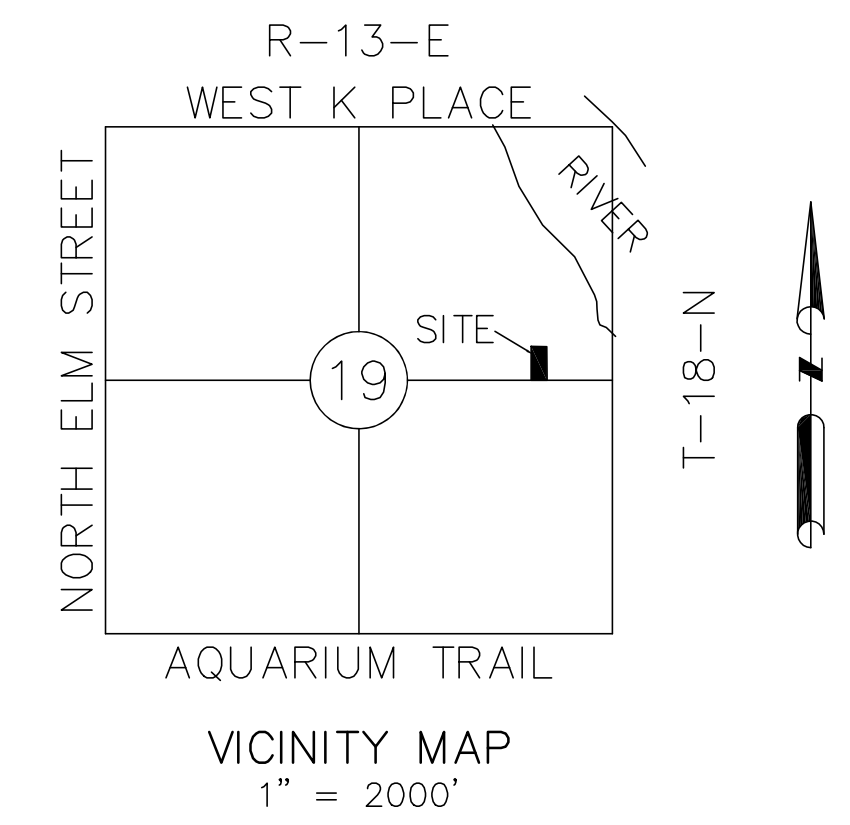
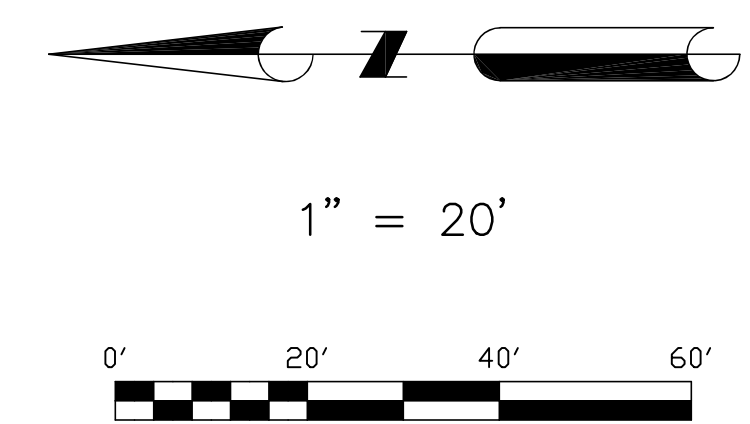


Site Plan For Fidler Acre

PART OF LOT FOUR (4) IN SECTION NINETEEN (19), TOWNSHIP
EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST,
A/K/A 813 EAST B STREET, JENKS, OK 74037.



OWNER/DEVELOPER
KOZIOL GROUP HOLDINGS, LLC
3030 NORTHWEST EXPRESSWAY, OKLAHOMA CITY, OK 73112

SURVEYOR
Tulsa Land Surveying LLC
Certificate of authorization No. 6038,
Exp. June 30, 2023
1501 E. 6th St., Tulsa, OK 74120
PHONE: 918.794.6777

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS TWO(2) LOTS IN ONE(1) BLOCK.
SUBDIVISION CONTAINS ONE(1) ACRE.

MONUMENTATION
ALL CORNERS WERE SET USING 3/8" X 18" REBAR
WITH A YELLOW CAP (YPC) STAMPED "TLS CA 6038",
UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS
BASIS OF BEARINGS SHOWN HEREON BEING THE SOUTH
LINE OF GOV'T LOT 4 AS NORTH 88°51'41" EAST.

- GENERAL NOTES**
- GULF PIPELINE COMPANY HAS A RIGHT OF WAY GRANT AFFECTING THE LAND DEPICTED ON THIS SUBDIVISION PLAT, PER BOOK 5734 AT PAGE 379.
 - GYPSY OIL & GAS COMPANY HAS A RIGHT OF WAY GRANT BLANKETING THE LAND AREA DEPICTED ON THIS PLAT, PER BOOK 202 AT PAGE 86.
 - SURVEYOR HAS EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAP# 40143C0364L, EFFECTIVE DATE OCTOBER 16, 2012, WHICH SHOWS THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN ZONE X (SHADED).

SURVEY LEGEND

- ASPHALT
- CONCRETE
- UNDERGROUND TELEPHONE
- UNDERGROUND SANITARY SEWER
- UNDERGROUND GAS
- UNDERGROUND CABLE
- UNDERGROUND WATER
- UNDERGROUND STORM SEWER
- OVERHEAD ELECTRIC
- FENCE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SHRUB
- DECIDUOUS TREE
- CONIFEROUS TREE
- POWER POLE
- AC UNIT
- GUY WIRE
- TELEPHONE UNDERGROUND MARKER
- TELEPHONE PEDESTAL
- SIGN
- MAIL BOX
- GAS METER
- FIBER OPTIC PEDESTAL
- TRAFFIC SIGNAL POLE
- ELECTRIC METER
- LIGHT POLE
- TRAFFIC JUNCTION BOX
- CABLE TV UNDERGROUND MARKER
- SANITARY SEWER MANHOLE
- GAS VALVE
- STORM SEWER MANHOLE
- FOUND MONUMENTS
- SET MONUMENTS
- UTILITY EASEMENT

BENCHMARK

#3 REBAR WITH RED CAP LOCATED AT THE SOUTHEAST CORNER OF RIVER WALK TERRACE AN EAST B STREET APPROXIMATELY 60 FEET EAST AND 63 FEET SOUTH OF THE SOUTHEAST CORNER OF SUBJECT TRACT.

ELEV. = 617.73' (NAVD '88)

