

ALTANSPS LAND TITLE SURVEY

602 E MAIN ST.
JENKS, OK 74037

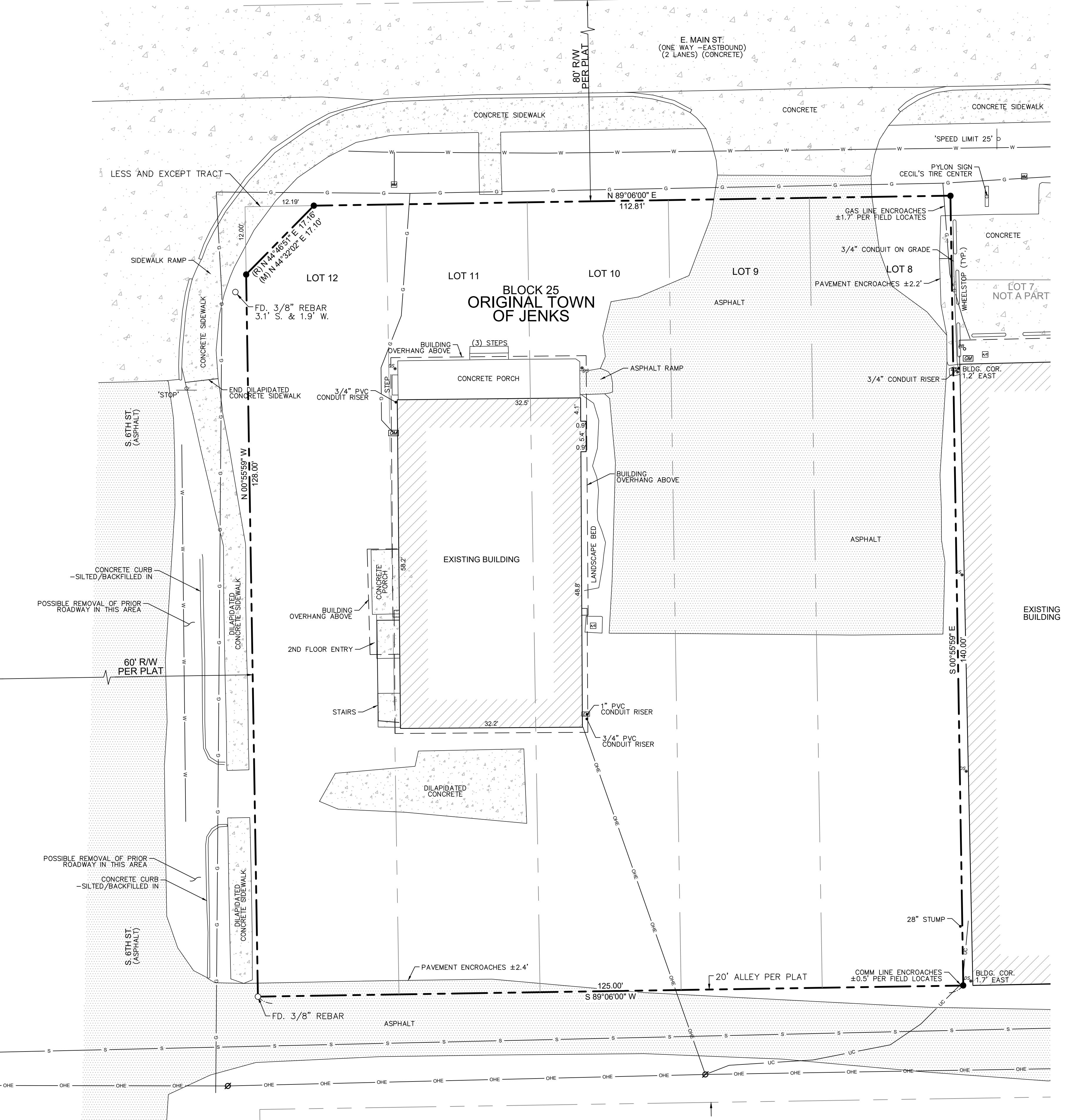
PROJECT NO. 2340199

SHEET NAME

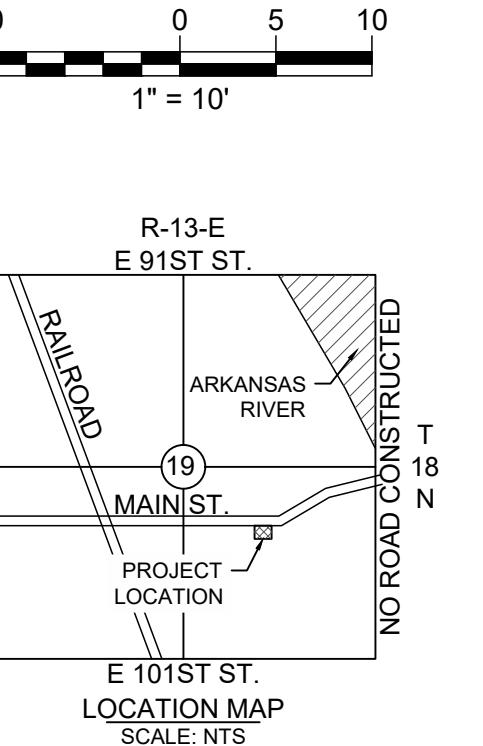
ALTA/NSPS
LAND TITLE
SURVEY

SHEET NO.

1
OF 1



LEGEND	
○	FOUND MONUMENT AS DESCRIBED
●	SET 1/2" REBAR W/ C.A. 1460 CAP
(M)	MEASURED (FIELD) INFORMATION
(R)	RECORD (DEED) INFORMATION
R/W	RIGHT OF WAY
Ø	POWER POLE
□	ELECTRIC METER
☒	A/C UNIT
☒	GAS METER
☒	WATER METER
☒	DOWNSPOUT
—	SIGN
—	WHEEL STOP
—	UNDERGROUND COMM. LINE
G	GAS LINE
CHE	OVERHEAD ELECTRIC
S	SANITARY SEWER LINE
W	WATER LINE



TO:
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
BRIAN LAROCHE AND ERICKA LAROCHE.

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 1.24.7(a), 8.9.11(a), & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 20, 2023. SITE VERIFICATION VISIT COMPLETED DECEMBER 9, 2024.

DATE OF PLAT OR MAP: DECEMBER 11, 2024

LEE MARTIN, LS #2009

LEGAL DESCRIPTION:

Lots Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Twenty Five (25), ORIGINAL TOWN OF JENKS, Tulsa County, State of Oklahoma, according to the recorded Plat thereof. LESS AND EXCEPT, a strip, piece or parcel of land lying in Lot Twelve (12), Block Twenty five (25), Original Townsite of Jenks in Tulsa County, Oklahoma, according to the recorded Plat thereof, and more particularly describe as follows:

BEGINNING at the Northwest corner of said Lot Twelve (12); Thence Southerly along the West line of said Lot Twelve (12) a distance of Twelve (12) feet; Thence North 44°46'51" East a distance of 17.16 feet to a point on the North line of said Lot Twelve (12); Thence Westerly along said North line a distance of 12.19 feet to the Point of Beginning.

(The property herein abstracted lies wholly within and constitutes a part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Nineteen (19) Township Eighteen (18) North, Range Thirteen (13) East, Tulsa County, Oklahoma)

TABLE A NOTES:

1. MONUMENTS FOUND OR SET AS NOTED ON DRAWING.
2. SUBJECT PROPERTY ADDRESS OF 602 E MAIN ST., JENKS, OK 74037 PER TITLE COMMITMENT.
4. SUBJECT PROPERTY CONTAINS A GROSS LAND AREA OF 17,427 SQUARE FEET OR 0.401 ACRES, MORE OR LESS.
- 7(a). BUILDING DIMENSIONS AS SHOWN HEREON.
8. SUBSTANTIAL FEATURES AS SHOWN HEREON.
9. NO MARKED PARKING SPACES ON SUBJECT PROPERTY.
- 11(a). ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN PER VISIBLE SURFACE FEATURES, ONE-CALL FIELD LOCATES, AND ATLAS MAPS OBTAINED BY THE SURVEYOR. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND SHALL BE MARKED AND VERIFIED BY THE CONTRACTOR PRIOR TO EXCAVATION OR BORING. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

APPARENT ENCROACHMENTS:

- PAVING AT NORTHEAST CORNER OF SUBJECT PROPERTY.
- ALLEY PAVING AT SOUTHWEST CORNER OF SUBJECT PROPERTY.
- APPARENT GAS SERVICE LINE AT NORTHEAST CORNER OF SUBJECT PROPERTY PER ON-CALL LOCATES.
- APPARENT COMM SERVICE LINE AT SOUTHEAST CORNER OF SUBJECT PROPERTY PER ON-CALL LOCATES.

SCHEDULE B, PART II EXCEPTIONS		
NO.	DESCRIPTION	COMMENTS
3	Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.	As shown/noted hereon.
10	Statutory right of way along section line boundary.	Does not affect subject property.
12	Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the Dedication and Description of the Plat of the TOWN OF JENKS recorded on July 15, 1905, as Document No. 1-A178.	Affects subject property. No building lines or utility easement shown on face of plat.
13	Easement contained in Assignment and Bill of Sale in favor of VR4-Moria, LP, recorded on October 11, 2022 as Document No. 2022102026.	Does not affect subject property.
14	Any right, title or interest as evidenced by the Mineral Deed Without Warranty, recorded on October 11, 2022 as Document No. 2022102027.	Does not affect subject property.

NOTE: Items 1,2,4-9,&11 not survey related matters.

GENERAL NOTES:

- EASEMENTS SHOWN HEREON PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 3062406954, ISSUED BY FIRSTTITLE & ABSTRACT SERVICES, LLC, WITH AN EFFECTIVE DATE OF OCTOBER 31, 2024 AT 7:30AM.
- THE BASIS OF BEARINGS BEING NORTH 89°06'00" EAST AS THE NORTH LINE OF BLOCK TWENTY-FIVE (25), ORIGINAL TOWN OF JENKS, PER OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- SUBJECT PROPERTY HAS DIRECT ACCESS E. MAIN STREET AND S. 6TH STREET, BEING DEDICATED PUBLIC ROADWAYS.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES PER UTILITY ATLAS MAPS OBTAINED BY THE SURVEYOR AND SURFACE VISIBLE FEATURES. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND SHALL BE MARKED AND VERIFIED PRIOR TO EXCAVATION OR BORING.
- LAST SITE VISIT 12-09-2024.