

Title Commitment Exceptions

8. STATUTORY EASEMENT FOR ROADWAY PURPOSES ALONG ALL SECTION LINES. **DOES NOT AFFECT SUBJECT TRACT**
9. TERMS, CONDITIONS AND PROVISIONS OF ALL MUNICIPAL OR COUNTY RESOLUTIONS, ZONING, ORDINANCES, AND/OR ORDERS FILED OF RECORD IN THE OFFICE OF THE COUNTY CLERK, INCLUDING BUT NOT LIMITED TO:
 - A. RESOLUTION 2001-28 OF CREEK COUNTY BOARD OF COMMISSIONERS APPROVING FINAL PLAT FOR FOXBRIAR AT THE OAKS FILED 6/1/2001 IN BOOK 446 PAGE 1193. (75, 81)
 - B. RESOLUTION 2011-1 OF CREEK COUNTY BOARD OF COMMISSIONERS APPROVING RESUBDIVISION FILED 1/7/2011 IN BOOK 738 PAGE 1525. (537) **AFFECTS SUBJECT TRACT VIA BLANKET**
10. TERMS, CONDITIONS AND PROVISIONS OF DEED OF DEDICATION AND RESTRICTIVE COVENANTS FOR FOXBRIAR AT THE OAKS AMENDED FILED 11/16/2011. (549) **AFFECTS SUBJECT TRACT AS SHOWN AS TO PLATTED EASEMENTS AND VIA BLANKET**
11. INFORMATIONAL TERMS, CONDITIONS AND PROVISIONS OF PLAT 454 (OR 509? - RECORDS CONFLICT) OF FOXBRIAR AT THE OAKS FILED 6/19/2001 NO. 01 7804. RATIFICATION OF PLAT BY DEWEY MASON AS MANAGER OF DMASON, LLC FILED 11/2/2001 IN BOOK 458 PAGE 62. (131) RATIFICATION OF PLAT BY DAVID L. WOOD AND KATHLEEN A. WOOD FILED 11/2/2001 IN BOOK 458 PAGE 63. (132) SPECIAL POWER OF ATTORNEY IN FAVOR OF TRAVIS ANDERSON, TULSA OAKS DEVELOPERS, LLC, FOR PURPOSE OF RECORDING PLAT OF FOXBRIAR AT THE OAKS SUBDIVISION FILED 6/19/2001 IN BOOK 447 PAGE 1899. (72, 78) **AFFECTS SUBJECT TRACT VIA BLANKET**
12. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOXBRIAR AT THE OAKS FILED 6/22/2001 IN BOOK 449 PAGE 581. (83) NOTE: ARTICLE 6 SPECIFICALLY RELATES TO LOT 1 BLOCK 6. RATIFICATION OF DECLARATION BY DEWEY MASON AS MANAGER OF DMASON, LLC FILED 11/2/2001 IN BOOK 458 PAGE 62. (131) RATIFICATION OF DECLARATION BY DAVID L. WOOD AND KATHLEEN A. WOOD FILED 11/2/2001 IN BOOK 458 PAGE 63. (132) **AFFECTS SUBJECT TRACT VIA BLANKET**
13. AMENDED DECLARATION OF RESTRICTIVE COVENANTS AND CONDITIONS FOR FOXBRIAR AT THE OAKS FILED 7/26/2021 IN BOOK 1323 PAGE 144. (22 SUPP 2) NOTE: THIS SPECIFICALLY CHANGES THE RELATIONSHIP OF LOT 1 BLOCK 6. RATIFICATION FILED 8/12/2021 IN BOOK 1326 PAGE 398. (92 SUPP 2) **AFFECTS SUBJECT TRACT VIA BLANKET**
14. BUILDING LINES, SETBACKS, AND EASEMENTS AS SET FORTH IN RECORDED PLAT. (2) **AFFECTS SUBJECT TRACT AS SHOWN HEREON AS TO EASEMENTS AND VIA BLANKET**
15. TERMS, CONDITIONS AND PROVISIONS OF GRANT OF NON-EXCLUSIVE EASEMENT FILED 10/17/2007 IN BOOK 650 PAGE 153. (236) **AFFECTS SUBJECT AS TO PRIVATE ROAD ACCESS, UNDERGROUND UTILITIES, AND DRAINAGE CONTROL**
16. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY FILED 7/6/1925 IN BOOK 288 PAGE 173. (25) PARTIAL RELEASE FILED 6/14/2004 IN BOOK 538 PAGE 893. (135) **DOES NOT AFFECT SUBJECT TRACT**
17. TERMS, CONDITIONS AND PROVISIONS OF RIGHTS OF WAY IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY FILED 12/30/1927 IN BOOK 385 PAGE 15 (28) AND 6/8/1928 IN BOOK 368 PAGE 240, 291. (29, 30) **AFFECTS SUBJECT TRACT VIA BLANKET**
18. TERMS, CONDITIONS AND PROVISIONS OF RIGHTS OF WAY GRANT IN FAVOR OF PHILLIPS PETROLEUM COMPANY AS ASSIGNED FILED 10/9/1952 IN BOOK 658 PAGE 187. (34) ENCROACHMENT AGREEMENT FILED 3/3/2017 IN BOOK 1075 PAGE 552. (94 SUPP 2) **DOES NOT AFFECT SUBJECT TRACT**
19. TERMS, CONDITIONS AND PROVISIONS OF ROAD EASEMENT IN FAVOR OF RESCO ENTERPRISES, INC. FILED 6/8/1987 IN BOOK 221 PAGE 1639 (54) DEDICATION OF EASEMENTS FOR PUBLIC USE FILED 11/10/1987 IN BOOK 228 PAGE 195. **DOES NOT AFFECT SUBJECT TRACT**

Survey Notes

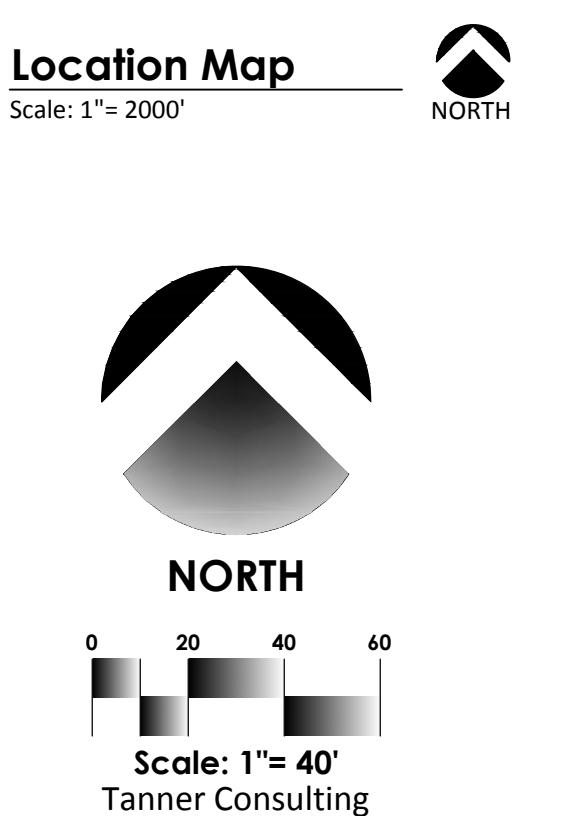
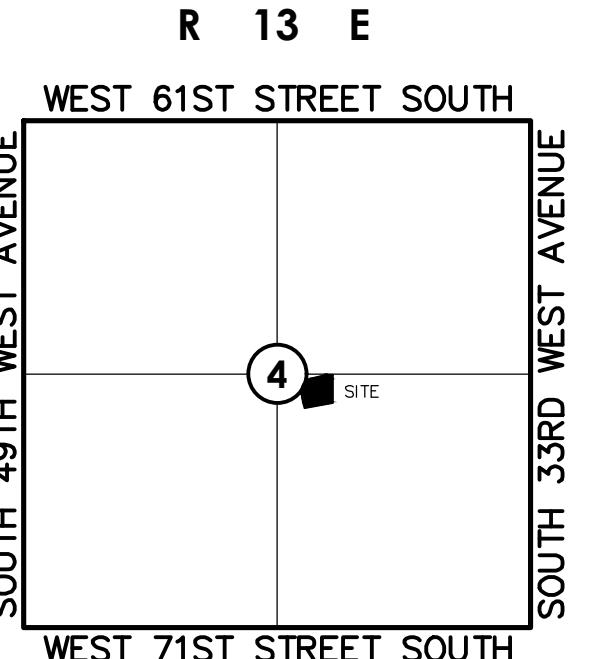
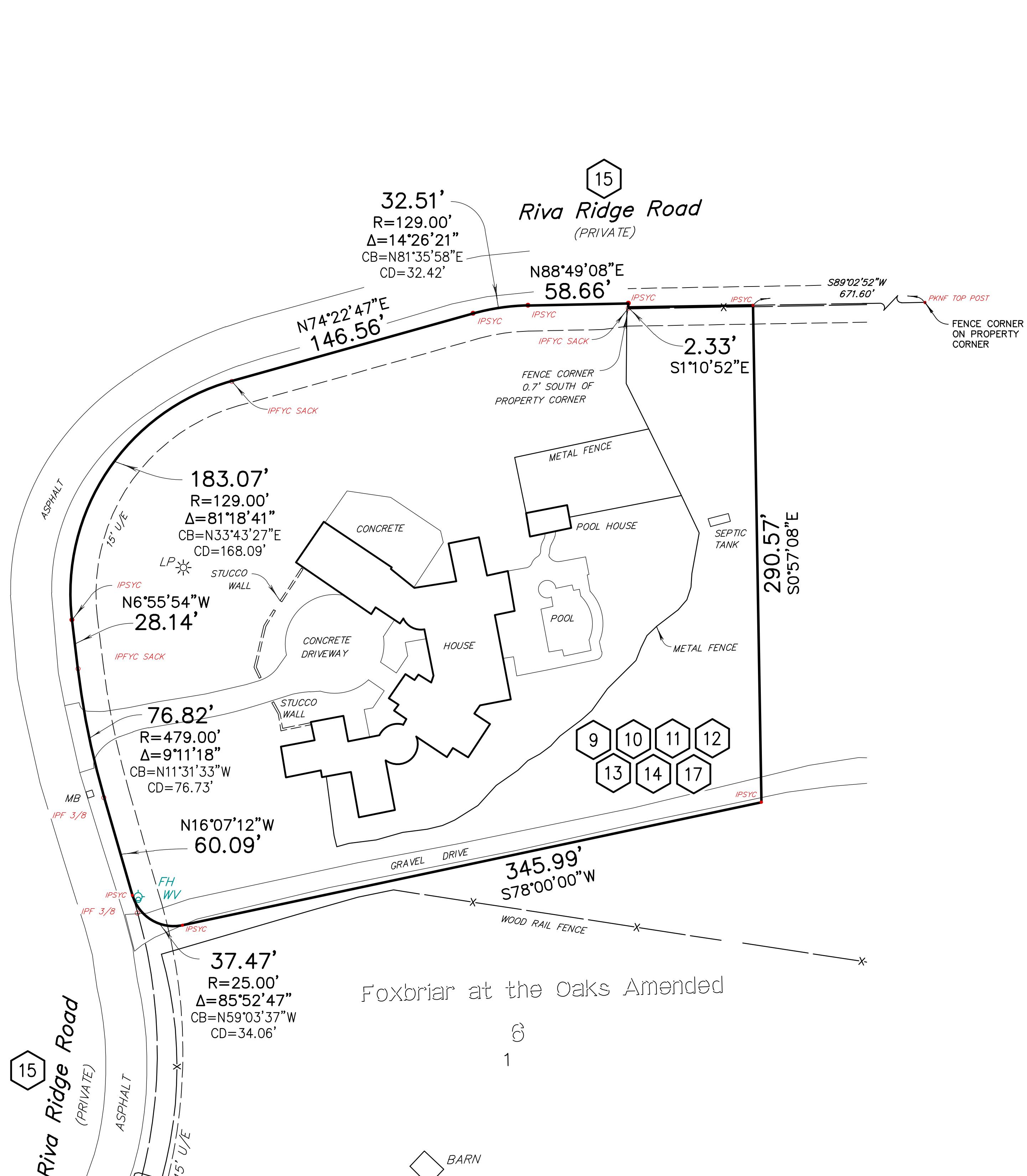
- A. ALL EASEMENTS AND RIGHTS-OF-WAY CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO. 25-04-2011, EFFECTIVE DATE: 2025 AT 7:00 A.M., ARE SHOWN OR NOTED HEREON.
- B. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. UNDERGROUND UTILITIES WERE LOCATED BY OKIE. NOTE: SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- C. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).
- D. SUBJECT PROPERTY CONTAINS 119,524 SQUARE FEET OR 2.744 ACRES.
- E. ACCESS TO SUBJECT PROPERTY IS PROVIDED BY VIRTUE OF RIVA RIDGE ROAD, BEING A PUBLIC ROAD, AS OBSERVED AT THE TIME OF SURVEY.
- F. THIS SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- G. SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CREEK COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NUMBER 40037C0185D, EFFECTIVE DATE: MAY 18, 2009.
- H. ALL MONUMENTS SET ARE 3/8" IRON PINS WITH YELLOW CAP STAMPED "TANNER CA 2661" UNLESS OTHERWISE NOTED.

Legal Description as Provided

A TRACT OF LAND THAT IS A PART OF LOT ONE (1), BLOCK SIX (6), "FOXBRIAR AT OAKS AMENDED", A RESUBDIVISION OF ALL OF FOXBRIAR AT THE OAKS, CREEK COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°02'52" WEST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 671.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°57'08" EAST FOR A DISTANCE OF 290.57 FEET; THENCE SOUTH 78°00'00" WEST FOR A DISTANCE OF 345.99 FEET TO A POINT OF CURVATURE; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 85°52'47", WITH A CHORD BEARING AND DISTANCE OF NORTH 59°03'36 WEST FOR 34.06 FEET, FOR AN ARC DISTANCE OF 37.47 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 1; THENCE ALONG SAID NORTHWESTERLY LINE FOR THE FOLLOWING SEVEN (7) COURSES:

NORTH 16°07'12" WEST FOR A DISTANCE OF 60.09 FEET TO A POINT OF CURVATURE; THENCE ALONG A 479.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE 9°11'18", WITH A CHORD BEARING AND DISTANCE OF NORTH 11°31'33" WEST FOR 76.73 FEET, FOR AN ARC DISTANCE OF 76.82 FEET TO A POINT OF TANGENCY; THENCE NORTH 06°55'54" WEST FOR A DISTANCE OF 28.14 FEET TO A POINT OF CURVATURE; THENCE ALONG A 129.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 81°18'41", WITH A CHORD BEARING AND DISTANCE OF NORTH 33°43'27" EAST FOR 168.09 FEET, FOR AN ARC DISTANCE OF 183.07 FEET TO A POINT OF TANGENCY; THENCE NORTH 74°22'47" EAST FOR A DISTANCE OF 146.56 FEET TO A POINT OF CURVATURE; THENCE ALONG A 129.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14°26'21", WITH A CHORD BEARING AND DISTANCE OF NORTH 81°35'58" EAST FOR 32.42 FEET, FOR AN ARC DISTANCE OF 32.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°49'08" EAST FOR A DISTANCE OF 58.66 FEET; THENCE SOUTH 1°10'52" EAST FOR 2.33 FEET TO A POINT ON THE NORTH LINE; THENCE NORTH 89°02'52" EAST AND ALONG THE NORTH LINE, FOR A DISTANCE OF 73.00 FEET TO THE POINT OF BEGINNING;



Legend

BL	BUILDING LINE	MB	MAIL BOX
CB	CHORD BEARING	P/L	PROPERTY LINE
CD	CHORD DISTANCE	PKNF	PK NAIL FOUND
CPP	CORRUGATED PLASTIC PIPE	PP	POWER POLE
CONC	CONCRETE	R	RADIUS
D	DELTA ANGLE	R/W	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	TPED	TELEPHONE PEDESTAL
ESMT	EASEMENT	WL	WATERLINE
FH	FIRE HYDRANT	WM	WATER METER
FO	FIBER OPTIC	WV	WATER VALVE
IPF	IRON PIN FOUND	UC	UNDERGROUND CABLE
IPFYC	IRON PIN FOUND WITH YELLOW CAP	UG	UNDERGROUND GAS LINE
IPSYC	IRON PIN SET WITH YELLOW CAP	UE	UNDERGROUND ELECTRIC
L	LENGTH	UT	UNDERGROUND TELEPHONE
LP	LIGHT POLE	U/E	UNDERGROUND EASEMENT
		XFMR	TRANSFORMER

Boundary Survey of Lot 1, Block 6, "Foxbriar at the Oaks Amended"

Creek County, Oklahoma

Surveyor's Statement

TO:

SOONER DEVELOPMENT GROUP, LLC
FIRST NATIONAL TITLE INSURANCE COMPANY
COMPASS TITLE COMPANY, LLC

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, 2, 3, 4, 8, 11, & 18 OF A DATA THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 16, 2025.

THAT THIS SURVEY IS TRUE AND ACCURATE, AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 17TH DAY OF JUNE, 2025.



BY:
RONALD M. MCGILL, PLS
OKLAHOMA PLS NO. 1897

Tanner Consulting LLC
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918/745-9929
CERTIFICATE OF AUTHORIZATION NO. OK 2661 EXP 6/30/2025