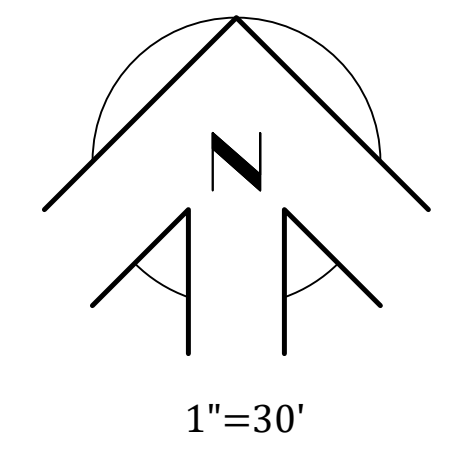


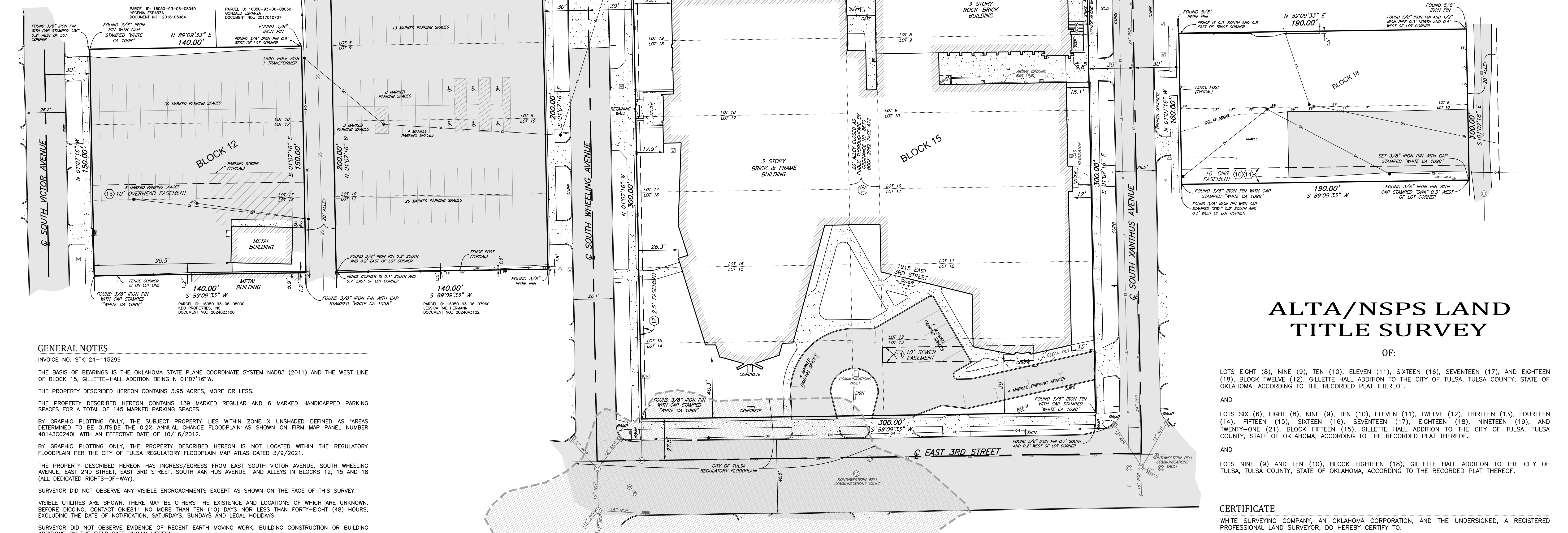
LOCATION MAP
SCALE: 1"=2000'



LEGEND

U/E	UTILITY EASEMENT	IRCB	IRRIGATION CONTROL BOX
CB	CHORD BEARING	TSB	TRAFFIC SIGNAL BOX
RCB	REINFORCED CONCRETE BOX	○	CLEAN OUT
RCP	REINFORCED CONCRETE PIPE	M/P	METER POINT
⊙	SEWER MANHOLE	⊙	GUARD POST
●	POWER POLE	⊠	ROOF DRAIN
★	LIGHT POLE	—	SIGN
⊠	WATER METER	▭	CONCRETE
⊠	WATER VALVE	▭	ASPHALT
⊠	FIRE HYDRANT	▭	SINGLE GRATE DROP INLET
⊠	GAS METER	▭	DOUBLE GRATE DROP INLET
⊠	GAS SERVICE	—	FENCE LINE
⊠	GAS VALVE	—	GUY ANCHOR
⊠	TELEPHONE PEDESTAL	—OH—	OVERHEAD UTILITIES
⊠	TELEPHONE SERVICE	—SS—	SANITARY SEWER LINE
⊠	CABLE PEDESTAL	—ST—	STORM SEWER LINE
⊠	ELECTRIC SERVICE		
⊠	ELECTRIC PEDESTAL		
⊠	AIR CONDITIONER UNIT		
⊠	ELECTRIC TRANSFORMER		

BEFORE YOU DIG,
CALL OKIE FOR
LOCATION OF
UNDERGROUND UTILITIES.
1-800-522-6543



ALTA/NSPS LAND TITLE SURVEY

OF:

LOTS EIGHT (8), NINE (9), TEN (10), ELEVEN (11), SIXTEEN (16), SEVENTEEN (17), AND EIGHTEEN (18), BLOCK TWELVE (12), GILLETTE HALL ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND
LOTS SIX (6), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), AND TWENTY-ONE (21), BLOCK FIFTEEN (15), GILLETTE HALL ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND
LOTS NINE (9) AND TEN (10), BLOCK EIGHTEEN (18), GILLETTE HALL ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

CERTIFICATE

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO:

LPTJ ENTERPRISES, LLC, an Oklahoma limited liability company
CS Bank, its successors and/or assigns as their respective interests may appear
TITAN TITLE & CLOSING, LLC
ETS COMMERCIAL TITLE SERVICES
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 11, 2024.

WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION NO. CA1098

JOHN L. LIBBY JR.
L.S. 1806

DATE: 12/13/24

WHITE SURVEYING COMPANY
providing land surveying services since 1940
9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax
whitesurvey.com • email: info@whitesurvey.com

GENERAL NOTES

- INVOICE NO. STK 24-115299
- THE BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 (2011) AND THE WEST LINE OF BLOCK 15, GILLETTE-HALL ADDITION BEING N 01°07'16" W.
- THE PROPERTY DESCRIBED HEREON CONTAINS 3.95 ACRES, MORE OR LESS.
- THE PROPERTY DESCRIBED HEREON CONTAINS 139 MARKED REGULAR AND 6 MARKED HANDICAPPED PARKING SPACES FOR A TOTAL OF 145 MARKED PARKING SPACES.
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE X UNSHADED DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' AS SHOWN ON FIRM MAP PANEL NUMBER 4014300240L WITH AN EFFECTIVE DATE OF 10/16/2012.
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY DESCRIBED HEREON IS NOT LOCATED WITHIN THE REGULATORY FLOODPLAIN PER THE CITY OF TULSA REGULATORY FLOODPLAIN MAP ATLAS DATED 3/9/2021.
- THE PROPERTY DESCRIBED HEREON HAS INGRESS/EGRESS FROM EAST SOUTH VICTOR AVENUE, SOUTH WHEELING AVENUE, EAST 2ND STREET, EAST 3RD STREET, SOUTH XANTHUS AVENUE AND ALLEYS IN BLOCKS 12, 15 AND 18 (ALL DEDICATED RIGHTS-OF-WAY).
- SURVEYOR DID NOT OBSERVE ANY VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE FACE OF THIS SURVEY.
- VISIBLE UTILITIES ARE SHOWN, THERE MAY BE OTHERS THE EXISTENCE AND LOCATIONS OF WHICH ARE UNKNOWN. BEFORE DIGGING, CONTACT OKIEB11 NO MORE THAN TEN (10) DAYS NOR LESS THAN FORTY-EIGHT (48) HOURS, EXCLUDING THE DATE OF NOTIFICATION, SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS.
- SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE FIELD DATE SHOWN HEREON.
- SURVEYOR DID NOT OBSERVE SUBSTANTIAL AREAS OF REFUSE.
- THIS SURVEY MEETS 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.
- ADDRESS: 1915 E. 3RD ST., TULSA, OK 74104

INSTRUMENT NOTES

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. E-240663, DATED NOVEMBER 19, 2024. THE ITEMS FROM SCHEDULE B-II ARE ADDRESSED AS FOLLOWS:
- 1-9. NOT ADDRESSED BY SURVEYOR.
- 10. RIGHT OF WAY AGREEMENT TO OKLAHOMA NATURAL GAS COMPANY RECORDED IN BOOK 3878, PAGE 455 (ENTRY 17-5). (LOT 10, BLOCK 18) DOES AFFECT THE SUBJECT PROPERTY AS SHOWN
- 11. SEWER EASEMENT TO CITY OF TULSA RECORDED IN BOOK 435, PAGE 406 (ENTRY 57-15E) DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
- 12. SEWER EASEMENT TO CITY OF TULSA RECORDED IN BOOK 3823, PAGE 1768 (ENTRY 102-15M). (LOTS 14-19, BLOCK 15) DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
- 13. ORDINANCE NO. 8670, RECORDED IN BOOK 2962, PAGE 472, CLOSING THE ALLEYWAY IN BLOCK 15 LYING BETWEEN LOTS 8-13 AND 14-19, SUBJECT TO THE RIGHT OF THE CITY OF TULSA TO REOPEN THE SAME WITHOUT ADDITIONAL COMPENSATION DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
- 14. EASEMENTS AFFECTING THE SUBJECT PROPERTY, IF ANY, ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY INTERESTS IN FAVOR OF ONE GAS, INC., FILED FEBRUARY 7, 2014, RECORDED AS DOCUMENT NO. 2014010512 DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
- 15. RIGHT-OF-WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, AN OKLAHOMA CORPORATION, FILED APRIL 5, 2016, RECORDED AS DOCUMENT NO. 2016030709 DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

S:\00661\9012\ALTA\115299\09\115299ASL4.dwg 11/14/24