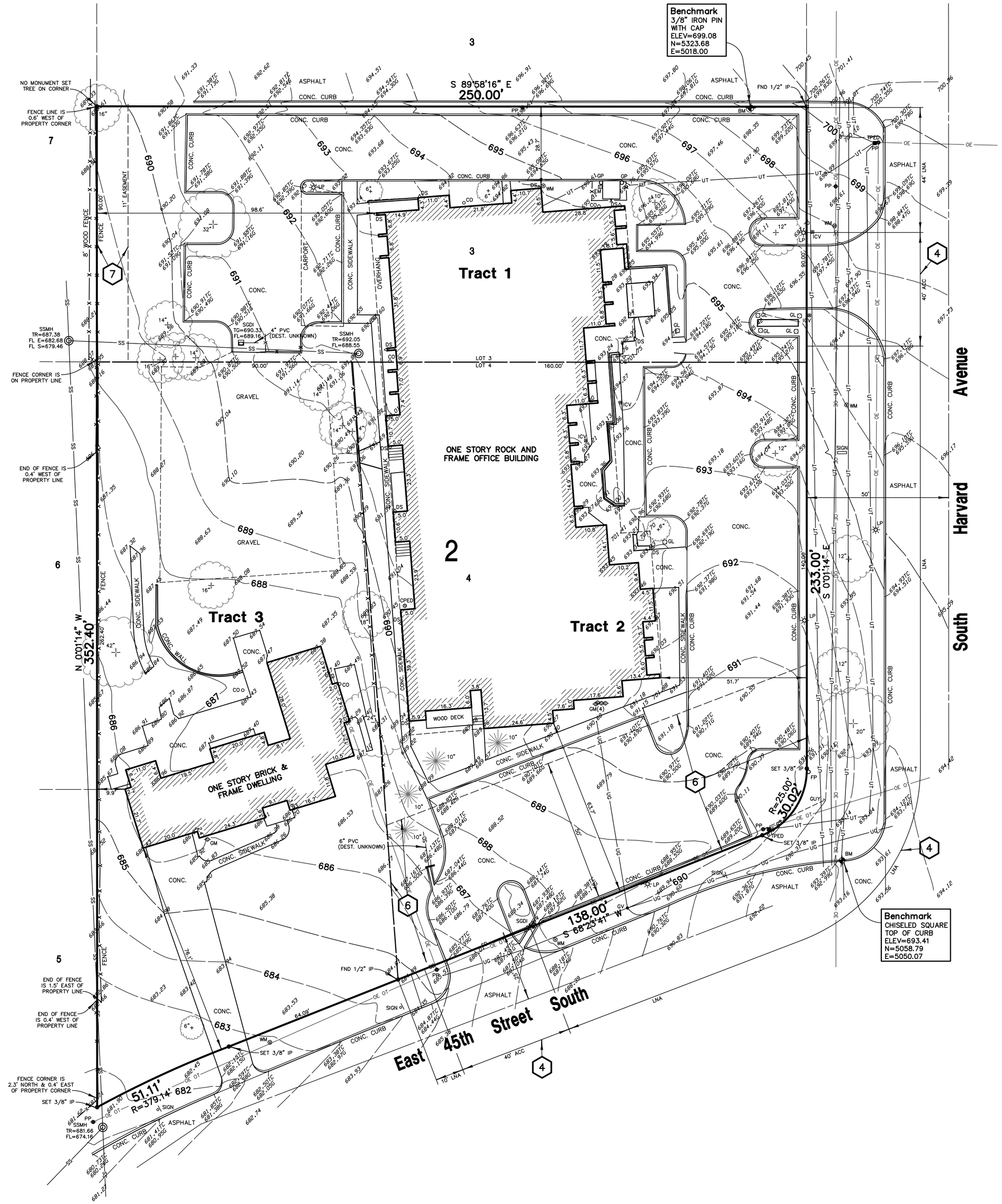
Legend

ACC	ACCESS	OT	OVERHEAD TELEPHONE
A/C	AIR CONDITIONER	OU	OVERHEAD UTILITIES
BLDG	BUILDING	PIV	POST INDICATOR VALVE
B/L	BUILDING SETBACK LINE	PP	POWER POLE
BW	BOTTOM OF WALL	PVC	POLYVINYL CHLORIDE PIPE
CGMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CO	SEWER CLEAN-OUT	RR	RAILROAD
CONC	CONCRETE	R/W	RIGHT-OF-WAY
CPED	CABLE TELEVISION PEDESTAL	SC	SUPPORT COLUMN
DGDI	DOUBLE GRATE DROP INLET	SD	STORM DRAIN
DS	DOWNSPOUT	SDMH	STORM DRAIN MANHOLE
EM	ELECTRIC METER	SGDI	SINGLE GRATE DROP INLET
EPED	ELECTRIC PEDESTAL	SPHD	SPRINKLER HEAD
ESMT	EASEMENT	SS	SANITARY SEWER
FF	FINISH FLOOR	SSLH	SANITARY SEWER LAMPHOLE
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOWLINE (INVERT)	TC	TOP OF CURB
FNC	FENCE	TG	TOP OF INLET GRATE
FND	FOUND	TGDI	TRIPLE GRATE DROP INLET
FP	FLAGPOLE	TH	TOP OF HEADWALL
G	GUTTER	TP	TOP OF PAVING
GL	GROUND LIGHT	TPED	TELEPHONE PEDESTAL
GM	GAS METER	TR	TOP OF MANHOLE RIM
GP	GUARD POST	TSMH	TRAFFIC SIGNAL MANHOLE
GR	GAS RISER	TRSL	TRAFFIC SIGNAL
GUY	GUY DOWN	TW	TOP OF WALL
ICV	IRRIGATION CONTROL VALVE	TYP	TYPICAL
IP	IRON PIN	UG	UNDERGROUND GAS LINE
LNA	LIMITS OF NO ACCESS	UE	UNDERGROUND ELECTRIC
LP	LIGHT POLE	U/E	UTILITY EASEMENT
MA/E	MUTUAL ACCESS EASEMENT	UT	UNDERGROUND TELEPHONE
MB	MAIL BOX	UTMH	TELEPHONE MANHOLE
ML	METAL LID	W	WATERLINE
MW	MONITOR WELL	WM	WATER METER
OC	OVERHEAD CABLE	WV	WATER VALVE
OE	OVERHEAD ELECTRIC	XFMR	TRANSFORMER

Notes

1. THERE ARE NO EASEMENTS OR SETBACK LINES SHOWN ON THE PLAT OF VILLA GROVE PARK ADDITION.
2. ALL OF THE PROPERTY DESCRIBED HEREON IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS AMD EASEMENTS AS CONTAINED IN THE DEED OF DEDICATION, DATED APRIL 5. 1946, FILED APRIL 23, 1946, AS INSTRUMENT NO. 760683; AS MODIFIED BY JOURNAL ENTRY OF JUDGEMENT, FILED JULY 19, 1976, RECORDED IN BOOK 4224, PAGE 23; AS MODIFIED BY ORDER NUNC PRO TUNC, FILED JANUARY 20, 1981, RECORDED IN BOOK 4522, PAGE 451; AS MODIFIED BY RELEASE OF EASEMENT, FILED OCTOBER 7, 1981, RECORDED IN BOOK 4573, PAGE 1928.
3. ALL OF THE PROPERTY DESCRIBED HEREON IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN DEED OF DEDICATION OF STREETS FOR PUBLIC STREET, ROAD AND UTILITY PURPOSES, FILED MAY 27, 1946, RECORDED IN BOOK 1722, PAGE 129.
4. TERMS, CONDITIONS, PROVISIONS, COVENANTS AND RESTRICTIONS AS CONTAINED IN LIMITATION OF ACCESS PURSUANT TO WAIVER OF PLAT, FILED OCTOBER 8, 1982, RECORDED IN BOOK 4642, PAGE 1408. (AFFECTS AS SHOWN HEREON.)
5. ALL OF LOT 4 DESCRIBED HEREON IS SUBJECT TO EASEMENTS REFLECTED IN AGREEMENT TO RELEASE MUTUAL ACCESS BETWEEN WILLIAM F. McCRIGHT AND JENNA LOU WALWORTH, FILED OCTOBER 7, 1981, RECORDED IN BOOK 4573, PAGE 1930.
6. ALL OF LOT 4 DESCRIBED HEREON IS SUBJECT TO EASEMENTS AS CONTAINED IN AGREEMENT FOR EASEMENTS BETWEEN WILLIAM F. McCRIGHT AND JENNA LOU WALWORTH, FILED OCTOBER 7, 1981, RECORDED IN BOOK 4573, PAGE 1935.
7. UTILITY EASEMENT TO THE PUBLIC, FILED OCTOBER 6, 1982, RECORDED IN BOOK 4642, PAGE 1412. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)
8. ALL EASEMENTS AND RIGHTS OF WAY CONTAINED IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT FOR TITLE INSURANCE, CASE NO. E-157091, WITH EFFECTIVE DATE OF JUNE 14, 2005, ARE SHOWN OR NOTED HEREON.
9. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. (CALL "OKIE" BEFORE DIGGING!)



Miscellaneous Notes

A. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CALL "OKIE" (1-800-522-6543) BEFORE DIGGING!

B. THE PROPERTY DESCRIBED HEREON CONTAINS 1.720 ACRES.

C. THE BEARING BASE FOR THIS SURVEY IS ASSUMED USING THE EAST LINE OF BLOCK 2 AS S 0°01'14" E.

Legal Description

TRACT 1

THE SOUTH NINETY (90) FEET OF LOT THREE (3), BLOCK TWO (2), VILLA GROVE PARK ADDITION, A SUBDIVISION TO TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2

A PART OF LOT FOUR (4), BLOCK TWO (2), VILLA GROVE PARK, A SUBDIVISION OF TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 2; THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 143.0 FEET TO THE POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.0 FEET; THENCE AROUND SAID CURVE TO THE RIGHT A DISTANCE OF 35.17 FEET TO THE POINT OF TANGENCY OF SAID CURVE WITH THE SOUTH LINE OF SAID LOT 4; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT A DISTANCE OF 134.61 FEET TO A POINT; THENCE NORTHWARDLY AT AN ANGLE OF 72°26' TO THE LEFT FROM THE LAST DESCRIBED COURSE A DISTANCE OF 220.7 FEET TO A POINT ON THE NORTH LINE OF SAID LOT; THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 160.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, AND THE POINT OF BEGINNING.

TRACT 3

A PART OF LOT 4, BLOCK 2, VILLA GROVE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 4, BLOCK 2, VILLA GROVE PARK ADDITION, A SUBDIVISION TO TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH TO THE SOUTHWEST CORNER OF TRACT 4; THENCE EAST 114.94 FEET; THENCE NORTH TO THE NORTH LINE AT A POINT 90 FEET EAST OF THE NORTHWEST CORNER; THENCE WEST 90 FEET TO THE POINT OF BEGINNING.

Topographic Survey & ALTA/ACSM Land Title Survey

of

Part of Lot Four (4), Block Two (2) Villa Grove Park

Surveyor's Certification

WE, BENNETT SURVEYING, INC. DO HEREBY CERTIFY TO:

BRITTON, MARLATT & BRITTON, L.L.C.
BANCFIRST
LAWYERS TITLE INSURANCE CORPORATION

THAT: (I) THIS SURVEY IS TRUE AND ACCURATE, WAS MADE ON-THE-GROUND AS PER THE FIELD NOTES SHOWN HEREON, ACCURATELY SHOWS THE BOUNDARY LINES AND DIMENSIONS OF LAND INDICATED HEREON, ACCURATELY SHOWS THE LOCATION OF ALL BUILDINGS AND STRUCTURES, AND ACCURATELY SHOWS THE LOCATION OF ALL IMPROVEMENTS SHOWN HEREON, ACCURATELY SHOWS THE LOCATION AND DIMENSION OF ALL EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION OF SUCH EASEMENTS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED). (II) EXCEPT AS SHOWN, THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY, THERE ARE NO ENCROACHMENTS OR PROTRUSIONS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS OR VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY, THERE ARE NO ENCROACHMENTS ON THE SUBJECT PROPERTY BY BUILDINGS OR VISIBLE IMPROVEMENTS SITUATED ON ADJOINING PREMISES, (III) WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40143C0505 H, MAP REVISED: SEPTEMBER 22, 1999, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. (IV) WE FURTHER STATE THAT THIS MAP OR PLAT OF SURVEY AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, & NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 10, AND 11a OF TABLE A THEREOF, AND THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 14TH DAY OF JUNE, 2005.

REGISTERED PROFESSIONAL LAND SURVEYOR
R. WADE BENNETT
1556
STATE OF OKLAHOMA

BENNETT SURVEYING, INC.

BY: _____
R. WADE BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1556

REVISIONS	BY	DATE

BENNETT SURVEYING, INC.
P.O. BOX 848, CHOUTEAU, OK 74337
PHONE: (918) 476-7484 FAX: (918) 476-7485
C.A. NO.: 4502 EXP. DATE: 6/30/06

FILE:		SURVEY BY: KL	DATE: 6/14/05
ORDER: 0854		DRAWN BY: RSJ	SCALE: 1"=20'
BOOK:		CHECKED BY: RWB2	SHEET 1 OF 1

DRAWING: 0854TP.DWG