

- INSTRUMENT NOTES**
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 403181, DATED SEPTEMBER 02, 2020. THE ITEMS FROM SCHEDULE B ARE ADDRESSED AS FOLLOWS:
- THE PROPERTY HEREON DESCRIBED IS NOT SUBJECT TO THE STATUTORY SECTION LINE ROAD EASEMENTS IN FAVOR OF THE STATE OF OKLAHOMA, WHERE APPLICABLE.
 - THE PROPERTY HEREON DESCRIBED IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND BUILDING LINES AS SHOWN ON THE RECORDED PLAT AND AS CONTAINED IN PLAT AND DEDICATION OF CHANCELLOR ACRES DATED MARCH 26, 1926, FILED MARCH 30, 1926, PLAT NO. 781, INSTRUMENT NO. 313752, RECORDS OF THE TULSA COUNTY CLERK, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, AND WHICH DO NOT PROVIDE FOR FORFEITURE OR REVERSION OF TITLE AS SHOWN.
 - THE PROPERTY HEREON DESCRIBED IS NOT SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 18507 CLOSING A CERTAIN PUBLIC WAY OF THE CITY OF TULSA DATED DECEMBER 29, 1995, FILED JANUARY 3, 1996, IN BOOK 5772 AT PAGE 1719, RECORDS OF THE TULSA COUNTY CLERK.
 - THE PROPERTY HEREON DESCRIBED IS NOT SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF COVENANT CONTAINED IN JOURNAL ENTRY OF JUDGMENT, TULSA COUNTY DISTRICT COURT CASE NO. CJ-95-5525, DATED JANUARY 30, 1996, FILED JANUARY 31, 1996, IN BOOK 5779 AT PAGE 1373, RECORDS OF THE TULSA COUNTY CLERK. (PARTIALLY VACATING THE PLAT AND DEDICATION OF CHANCELLOR ACRES)
 - THE PROPERTY HEREON DESCRIBED IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND BUILDING LINES AS SHOWN ON THE RECORDED PLAT AND AS CONTAINED IN DEED OF DEDICATION OF VALLEY CROSSING DATED JANUARY 23, 1996, FILED FEBRUARY 20, 1996, PLAT NO. 5116, INSTRUMENT NO. 16440, PUD NO. 521-1, RECORDS OF THE TULSA COUNTY CLERK. RATIFICATION OF PLAT DATED JANUARY 23, 1996, FILED NOVEMBER 21, 1996, IN BOOK 5863 AT PAGE 128, RECORDS OF THE TULSA COUNTY CLERK, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, AND WHICH DO NOT PROVIDE FOR FORFEITURE OR REVERSION OF TITLE AS SHOWN.
 - THE PROPERTY HEREON DESCRIBED IS NOT SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND BUILDING LINES AS SHOWN ON THE RECORDED PLAT AND AS CONTAINED IN CERTIFICATE OF DEDICATION OF SOONER ELECTRICAL SUPPLY ADDITION DATED AUGUST 12, 1977, FILED AUGUST 18, 1977, PLAT NO. 3730, INSTRUMENT NO. 58110, RECORDS OF THE TULSA COUNTY CLERK. RATIFICATION OF PLAT AND DEDICATION OF SOONER ELECTRICAL SUPPLY ADDITION DATED FEBRUARY 3, 1978, FILED FEBRUARY 13, 1978 IN BOOK 4310 AT PAGE 514, RECORDS OF THE TULSA COUNTY CLERK, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, AND WHICH DO NOT PROVIDE FOR FORFEITURE OR REVERSION OF TITLE BUT ARE SHOWN FOR INFORMATIONAL PURPOSES.
 - THE PROPERTY HEREON DESCRIBED IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND BUILDING LINES AS SHOWN ON THE RECORDED PLAT AND AS CONTAINED IN CERTIFICATE OF DEDICATION DATED OCTOBER 25, 1984, FILED OCTOBER 25, 1984, PLAT NO. 4555, INSTRUMENT NO. 318128, RECORDS OF THE TULSA COUNTY CLERK, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, AND WHICH DO NOT PROVIDE FOR FORFEITURE OR REVERSION OF TITLE AS SHOWN.
 - THE PROPERTY HEREON DESCRIBED IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED JANUARY 10, 1996, FILED NOVEMBER 21, 1996, IN BOOK 5863 AT PAGE 129, RECORDS OF THE TULSA COUNTY CLERK.
 - THE PROPERTY HEREON DESCRIBED IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF ORDER CONFIRMING COMMISSIONER'S REPORT AND VESTING TITLE STYLED "CITY OF TULSA, OKLAHOMA VS. GO-CO, INC., ET AL.", TULSA COUNTY DISTRICT COURT CASE NO. CJ-85-6947, DATED--, FILED MAY 20, 1986 IN BOOK 4943 AT PAGE 1455, RECORDS OF THE TULSA COUNTY CLERK AS SHOWN.
 - THE PROPERTY HEREON DESCRIBED IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF HIGHWAY EASEMENT TO THE STATE OF OKLAHOMA DATED APRIL 7, 1987, FILED MAY 1, 1987 IN BOOK 5020 AT PAGE 98, RECORDS OF THE TULSA COUNTY CLERK AS SHOWN.
 - THE PROPERTY HEREON DESCRIBED IS NOT SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF RIGHT-OF-WAY EASEMENT TO PUBLIC SERVICE COMPANY OF OKLAHOMA DATED OCTOBER 1, 1987, FILED OCTOBER 13, 1987 IN BOOK 5057 AT PAGE 1408, RECORDS OF THE TULSA COUNTY CLERK.
 - THE PROPERTY HEREON DESCRIBED IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF SEWER EASEMENT TO THE CITY OF TULSA DATED OCTOBER 21, 1992, FILED DECEMBER 1, 1992 IN BOOK 5457 AT PAGE 761, RECORDS OF THE TULSA COUNTY CLERK AS SHOWN.
 - THE PROPERTY HEREON DESCRIBED IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT FOR DRIVEWAY AND SIGN EASEMENT BY AND BETWEEN UNION BUILDING MATERIALS, INC. AND UNION LEASING CO. DATED JANUARY 8, 1985, FILED JANUARY 10, 1985 IN BOOK 4838 AT PAGE 2017, RECORDS OF THE TULSA COUNTY CLERK AS SHOWN.
 - THE PROPERTY HEREON DESCRIBED IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF SEWER EASEMENT TO THE CITY OF TULSA DATED OCTOBER 2, 1992, FILED DECEMBER 1, 1992 IN BOOK 5457 AT PAGE 763, RECORDS OF THE TULSA COUNTY CLERK AS SHOWN.
 - THE PROPERTY HEREON DESCRIBED IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF UNDERGROUND RIGHT-OF-WAY EASEMENT TO PUBLIC SERVICE COMPANY OF OKLAHOMA DATED JANUARY 25, 1996, FILED FEBRUARY 7, 1996 IN BOOK 5781 AT PAGE 1333, RECORDS OF THE TULSA COUNTY CLERK AS SHOWN.
 - THE PROPERTY HEREON DESCRIBED IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT TO TLC PROPERTIES, INC. DATED NOVEMBER 14, 2007, FILED DECEMBER 17, 2007, DOCUMENT NO. 2007138090, RECORDS OF THE TULSA COUNTY CLERK AS SHOWN.
 - THE PROPERTY HEREON DESCRIBED IS SUBJECT TO THE MEMORANDUM OF LEASE EXECUTED BY AND BETWEEN THE W. O. SMITH TRUST, WEISTER SMITH AS TRUSTEE AND TULSA CELLULAR TELEPHONE COMPANY, D/B/A AT&T WIRELESS SERVICES, DATED NOVEMBER 6, 1995, FILED FEBRUARY 8, 1996 IN BOOK 5781 AT PAGE 2305, RECORDS OF THE TULSA COUNTY CLERK AS SHOWN.
 - THE PROPERTY HEREON DESCRIBED IS SUBJECT TO THE PARTIAL ASSIGNMENT OF LEASE EXECUTED BY AND BETWEEN CHAPMAN EXPLORATION, INC., AN OKLAHOMA CORPORATION AND W. O. SMITH TRUST DATED AUGUST 7, 1989, DATED MARCH 29, 1996, FILED JUNE 7, 1996 IN BOOK 5816 AT PAGE 1928, RECORDS OF THE TULSA COUNTY CLERK AS SHOWN.
 - THE PROPERTY HEREON DESCRIBED IS SUBJECT TO THE MEMORANDUM OF LEASE EXECUTED BY AND BETWEEN LAMAR CENTRAL DISTRICT TRUSTEE, W. O. SMITH TRUSTEE, WOS PROPERTIES, LLC, DATED JULY 30, 2007, FILED SEPTEMBER 14, 2007, DOCUMENT NO. 2007104372, RECORDS OF THE TULSA COUNTY CLERK IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
 - THE PROPERTY HEREON DESCRIBED IS SUBJECT TO THE MEMORANDUM OF LEASE EXECUTED BY AND BETWEEN WOS PROPERTIES, LLC AND HAC, INC., DATED OCTOBER 1, 2007, FILED DECEMBER 17, 2007, DOCUMENT NO. 2007138091, RECORDS OF THE TULSA COUNTY CLERK AS SHOWN.

ALTA/NSPS LAND TITLE SURVEY

OF:
 LOT FOUR (4), BLOCK ONE (1), VALLEY CROSSING, AN 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:

ARKANSAS VALLEY
 COMMUNITY TITLE SERVICES, LLC
 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 2016 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 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 22, 2020.



WHITE SURVEYING COMPANY
 CERTIFICATE OF AUTHORIZATION NO. CA1098
 (RENEWAL 6/30/2021)
 BY: *Randy K. Shoefstall* DATE: 1/22/21
 REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1676



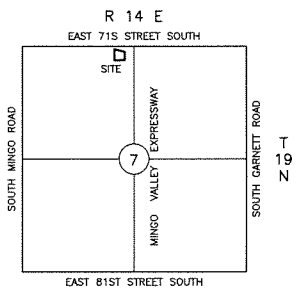
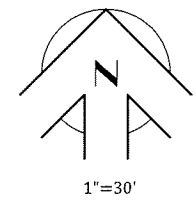
9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax

GENERAL NOTES
 INVOICE NO. STK 20-103831
 THE BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 (2011).
 THE PROPERTY DESCRIBED HEREON CONTAINS 1.30 ACRES, MORE OR LESS.
 THE PROPERTY DESCRIBED HEREON CONTAINS 10 MARKED AND 1 MARKED HANDICAPPED PARKING SPACES.
 BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT 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 40143C0306L WITH AN EFFECTIVE DATE OF 10/16/2012."
 THE PROPERTY DESCRIBED HEREON IS NOT LOCATED WITHIN THE REGULATORY FLOODPLAIN PER THE CITY OF TULSA REGULATORY FLOODPLAIN MAP ATLAS DATED APRIL 12, 2017.
 THE PROPERTY DESCRIBED HEREON HAS INGRESS/EGRESS FROM EAST 71ST STREET (A DEDICATED RIGHT-OF-WAY). THERE ARE NO 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.
 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: 10322 EAST 71ST STREET, TULSA, OK

LEGEND

U/E UTILITY EASEMENT	IRRIGATION CONTROL BOX
CB CHORD BEARING	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. DIAL 811



LOCATION MAP
 SCALE: 1"=2000'