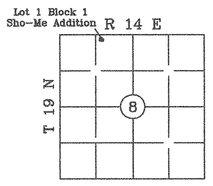
ALTA/ACSM LAND TITLE SURVEY
LOT 1, BLOCK 1, SHO-ME ADDITION
TULSA COUNTY, OKLAHOMA



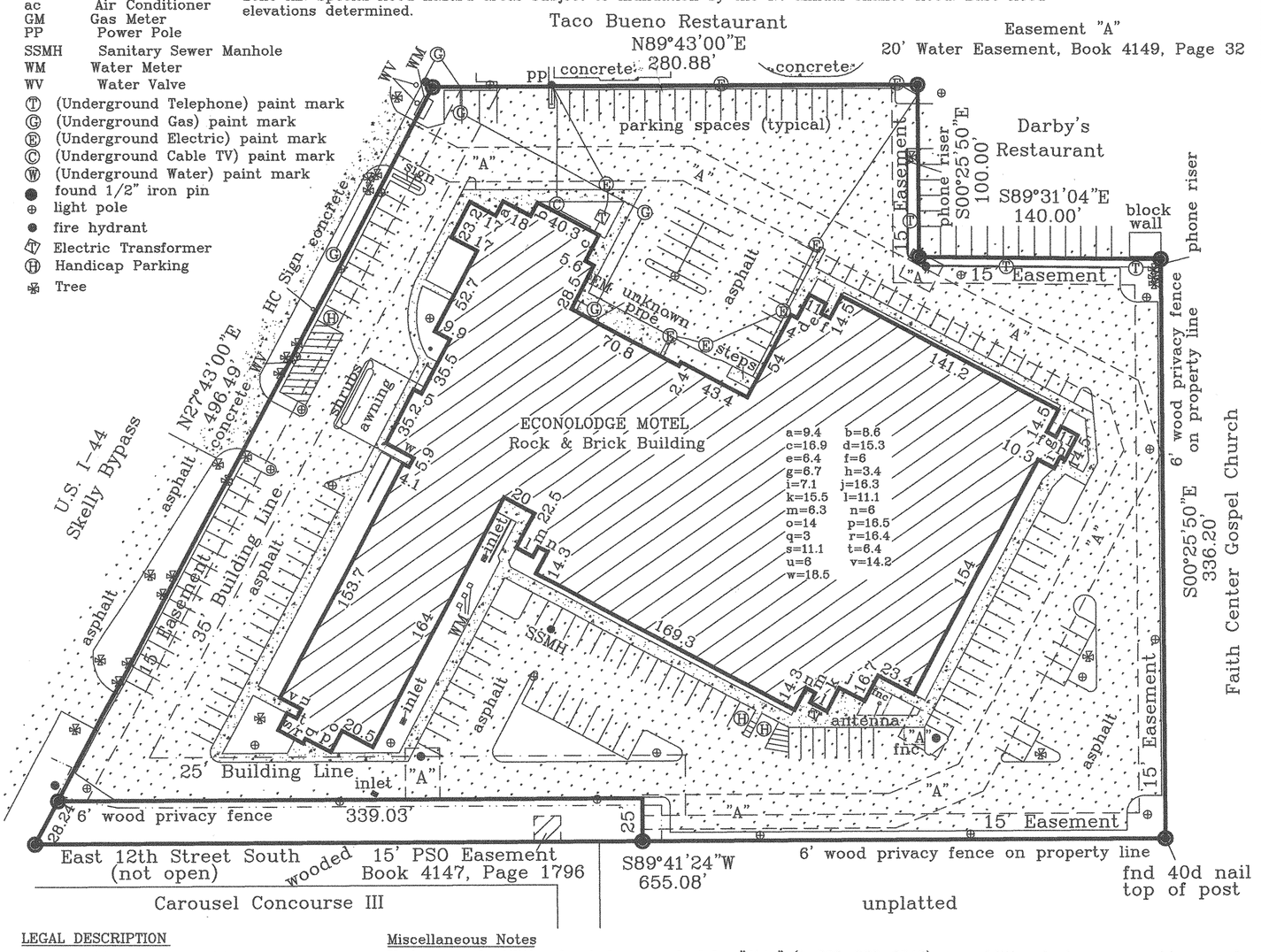
LOCATION MAP

PREPARED FOR
True Title & Escrow, Inc.
BORROWER
Kalidas LLC and/or Assigns
LENDER
High Plains Bank, ISAOA

THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED), ZONE X (SHADED) AND ZONE AE PER FLOOD INSURANCE RATE MAP # 405381 0263 L, EFFECTIVE OCTOBER 16, 2012.
Zone X (unshaded): areas determined to be outside the 0.2% annual chance floodplain.
Zone X (shaded): Areas of 0.2% annual chance flood: areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile: and areas protected by levees from 1% annual chance flood.
Zone AE: Special flood hazard areas subject to inundation by the 1% annual chance flood. Base flood elevations determined.

SCALE
0 20 60
1"=60'

LEGEND
EM Electric Meter
ac Air Conditioner
GM Gas Meter
PP Power Pole
SSMH Sanitary Sewer Manhole
WM Water Meter
WV Water Valve
(T) (Underground Telephone) paint mark
(G) (Underground Gas) paint mark
(E) (Underground Electric) paint mark
(C) (Underground Cable TV) paint mark
(W) (Underground Water) paint mark
● found 1/2" iron pin
⊕ light pole
● fire hydrant
Electric Transformer
(H) Handicap Parking
Tree



LEGAL DESCRIPTION

Lot One (1), Block One (1), SHO-ME ADDITION, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

11620 East Skelly Drive, Tulsa, OK 74128

Miscellaneous Notes

Underground utilities located as marked by "Okie" (1-800-522-6543), no additional plans or markings made available by client, utility companies, etc, to surveyor.
All Underground Utilities may not be shown. Call "OKIE" (1-800-522-6543) before digging.
The Bearing Base for this Survey is the Platted Bearings of Sho-Me Addition.
This tract contains 161 parking Spaces with 3 marked as Handicapped.

Flood Zone Note:

All building appear to be within zones X and X-shaded only. Only the parking and abandoned street appear to be within zone AE.

EASEMENTS

Easements shown per recorded Plat.
Easement in favor of County of Tulsa, State of Oklahoma, dated November 24, 1953, filed November 28, 1953 in Book 2420 at Page 686. (does not affect)
Underground Right of Way Easement in favor of Public Service Company of Oklahoma, dated April 3, 1970, filed May 14, 1970 in Book 395 at Page 506. (does not affect)
Easement in favor of James Jackson, dated January 31, 1972, filed February 15, 1972 in Book 4003 at Page 1823. (does not affect)
Underground Right of Way Easement in favor of Public Service Company of Oklahoma, dated September 9, 1972, filed September 26, 1972 in Book 4036 at Page 188. (does not affect)
Underground Right of Way Easement in favor of Public Service Company of Oklahoma, dated June 21, 1974, filed July 2, 1974 in Book 4126 at Page 1220. (10' Easement – centerline not defined by instrument)
Sewer Easement in favor of the City of Tulsa, Oklahoma, dated November 14, 1974, filed December 13, 1974 in Book 4147 at Page 1796. (shown above)
Water Easement in favor of the City of Tulsa, Oklahoma, dated November 25, 1974, filed December 27, 1974 in Book 4149 at Page 32. (shown above)
Properties and Right of Ways granted to state or county contained in the Report of Commissioners, dated April 5, 1957, filed under Case No. 92280 on April 17, 1957, and filed in Land Records in and for Tulsa County July 26, 1957 in Book 2799 at Page 552. (does not affect)
No additional Easements per Title Commitment No. TT6-2013-8526, Effective Date: September 3, 2013, as provided to Surveyor.

CERTIFICATION

To True Title & Escrow, Inc., Kalidas LLC and/or Assigns, and High Plains Bank, ISAOA:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,3, 7a and 11b of Table A thereof. The field work was completed on October 8, 2013.

Date of Plat or Map: October 8, 2013

REGISTERED PROFESSIONAL LAND SURVEYOR
TIMOTHY L. KING
1534
OKLAHOMA

TIMOTHY L. KING, RPLS# 1534

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2013-0997