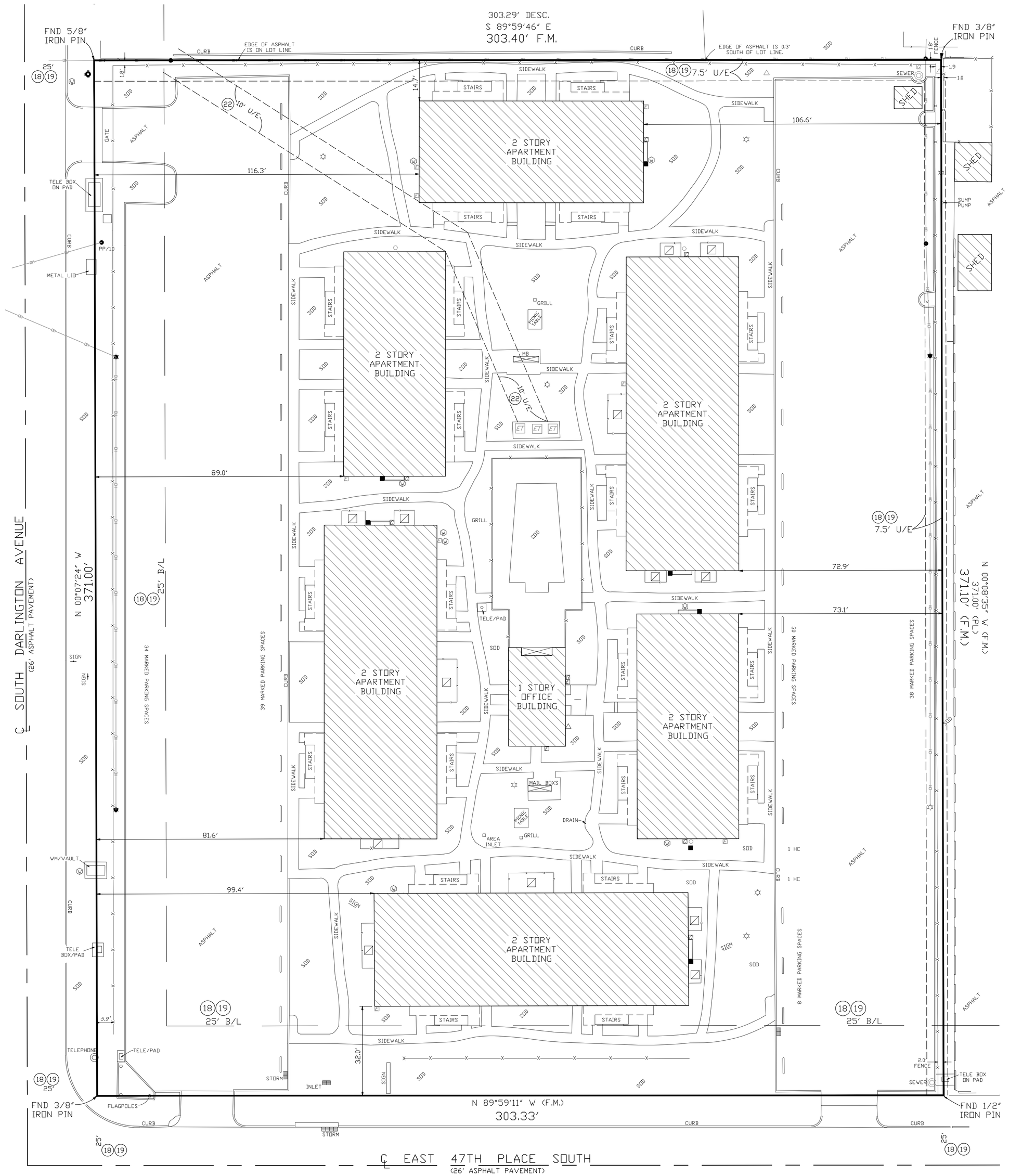


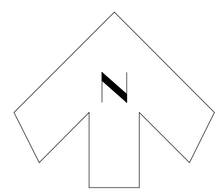

0 10 20
SCALE IN FEET

LOCATION MAP

## LEGEND

- SEWER MANHOLE
- SS SANITARY SEWER LINE
- RCP REINFORCED CONCRETE PIPE
- WM WATER METER
- WV WATER VALVE
- GAS METER
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE
- SIGN
- A/C
- PARKING BUMPER
- DOWN SPOUT
- SGDI SINGLE GRATE DROP INLET
- DGDI DUAL GRATE DROP INLET
- IRRIGATION CONTROL BOX
- E ELECTRIC SERVICE
- G GAS SERVICE
- T TELEPHONE SERVICE
- FIRE HYDRANT
- OHE OVERHEAD UTILITIES
- FENCE LINE
- GUARD POST
- CONCRETE
- ASPHALT
- CLEAN OUT
- SD SATELLITE DISH
- CABLE TV

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

## INSTRUMENT NOTES

(18) (19) DENOTES INSTRUMENT SHOWN ON SURVEY SEQUENCE COINCIDES WITH COMMITMENT

ALL EASEMENTS AND RIGHTS-OF-WAY CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NO. 18-8111H, EFFECTIVE DATE MARCH 16, 2018 AT 7:59 A.M. ARE SHOWN HEREON.

(18) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND SETBACK LINES CONTAINED IN THE CERTIFICATE OF DEDICATION OF THE PLAT OF MAGNOLIA MANOR SECOND ADDITION, DATED MARCH 9, 1965, FILED APRIL 26, 1965, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK WITH PLAT NO. 2606, WHICH DOES NOT PROVIDE FOR A FORFEITURE OR REVERSION OF INTEREST, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT [A] IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR [B] RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

(19) EASEMENTS, SETBACK LINES, AND RESTRICTIONS, AS SHOWN ON THE PLAT OF MAGNOLIA MANOR SECOND ADDITION, AND AS PROVIDED FOR IN THE CERTIFICATE OF DEDICATION THEREOF, DATED MARCH 9, 1965, FILED APRIL 26, 1965, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS PLAT NO. 2606.

20 UNDERGROUND RIGHT-OF-WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, AN OKLAHOMA CORPORATION, DATED JANUARY 23, 1970, FILED FEBRUARY 20, 1970, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 3917 AT PAGE 1011. DOES NOT AFFECT SUBJECT TRACT.

21 UTILITY EASEMENT IN FAVOR OF THE PUBLIC, DATED SEPTEMBER 20, 1968, FILED OCTOBER 17, 1968, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 3866 AT PAGE 675. DOES NOT AFFECT SUBJECT TRACT.

(22) UNDERGROUND RIGHT-OF-WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, AN OKLAHOMA CORPORATION, DATED SEPTEMBER 18, 1972, FILED SEPTEMBER 26, 1972, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 4036 AT PAGE 191.

23 TERMS, CONDITIONS, AND PROVISIONS OF THE GRANT OF EASEMENT AND MEMORANDUM OF EASEMENT BY AND BETWEEN LAFORTUNE PROPERTIES LLC, AND COXCOM, LLC., A DELAWARE COMPANY, D/B/A COX COMMUNICATIONS TULSA, DATED FEBRUARY 2, 2013, FILED MARCH 5, 2013, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS DOCUMENT NO. 2013021616. DOES NOT AFFECT SUBJECT TRACT.

24 THE TRACT DESCRIBED HEREON IS SUBJECT TO TERMS, CONDITIONS, AND PROVISIONS OF THE CABLE TELEVISION EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN UNITED ARTISTS CABLE, AN OKLAHOMA CORPORATION, AND GEORGE C. TWILLEY, ET AL, DATED SEPTEMBER 23, 1991, FILED OCTOBER 30, 1991, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 5358 AT PAGE 1673. EASEMENT IS BLANKET IN NATURE.

25 TERMS, CONDITIONS, AND PROVISIONS OF THE AGREEMENT BY AND BETWEEN BETHANY LUTHERAN CHURCH, AND NOSLEN ENTERPRISES, L.L.C., DATED JULY 3, 2000, FILED JULY 20, 2000, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 6392 AT PAGE 351. DOES NOT AFFECT SUBJECT TRACT.

26 THE TRACT DESCRIBED HEREON IS SUBJECT TO TERMS, CONDITIONS, AND PROVISIONS OF THE GRANT OF EASEMENT AND MEMORANDUM OF EASEMENT BY AND BETWEEN AMG LAFORTUNE LLC, AND COXCOM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A COX COMMUNICATIONS TULSA, DATED NOVEMBER 1, 2015, FILED JANUARY 23, 2018, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS DOCUMENT NO. 2018006260. EASEMENT IS BLANKET IN NATURE.

## GENERAL NOTES

BASIS OF BEARING: ASSUMED NORTH.

THE PROPERTY DESCRIBED HEREON CONTAINS 141 MARKED PARKING SPACES WITH 2 MARKED HANDICAPPED SPACES.

THE PROPERTY DESCRIBED HEREON CONTAINS 2.58 ACRES, MORE OR LESS.

ABOVE GROUND FEATURES OF PUBLIC UTILITIES SUCH AS, BUT NOT LIMITED TO: METERS, VALVES, MANHOLES, POLES AND PEDESTALS ARE LOCATED AND SHOWN HEREON. NO UNDERGROUND UTILITY LINES WERE FLAGGED BY THEIR RESPECTIVE OWNERS AND THEREFORE ARE NOT SHOWN.

THIS PROPERTY LIES IN ZONE "UNSHADED X" FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO. 40143C0356L AS LAST REVISED 10-16-2012.

FIELD WORK COMPLETED MARCH 28, 2018.

F = FIELD MEASURED COURSE.
P = RECORDED PLAT COURSE.
D = DESCRIBED COURSE.

INVOICE NO.:

## LEGAL DESCRIPTION

LOT THREE (3), BLOCK ONE (1), LESS THE EAST ONE AND FIVE TENTHS (1.5) FEET THEREOF, MAGNOLIA MANOR SECOND ADDITION, A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 1, OF ALLENS SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

# ALTA/NSPS LAND TITLE SURVEY

## CERTIFICATE

DAVID D. LACY, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMERCIAL TITLE & ESCROW SERVICES, INC.
APARTMENTVESTORS DELTA FUND, LLC

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, 3, 4, 8, 11, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 28, 2018.

DAVID D. LACY, P.L.S. #1666 — SEAL/DATE


D&S SURVEYING AND MAPPING
PO BOX 471211, Tulsa OK 74147
Phone: 918.519.1873 Fax: 918.779.7059
Email: pls4air@gmail.com
CA# 6676 Expiration: 6-30-18