WHITE SURVEYING COMPANY

• 9936 EAST 56TH PLACE TULSA, OKLAHOMA 74146 • (918) 663-6924

MORTGAGE INSPECTION REPORT

NOT A LAND OR BOUNDARY SURVEY

1"=30'

INVOICE NO.: COLTI 21-107411
MORTGAGOR: PATTON, KIMBERLY & JULIUS

CLIENT: COLONIAL TITLE, INC.
ARVEST BANK, ISAOA/ATIMA
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
21-3304

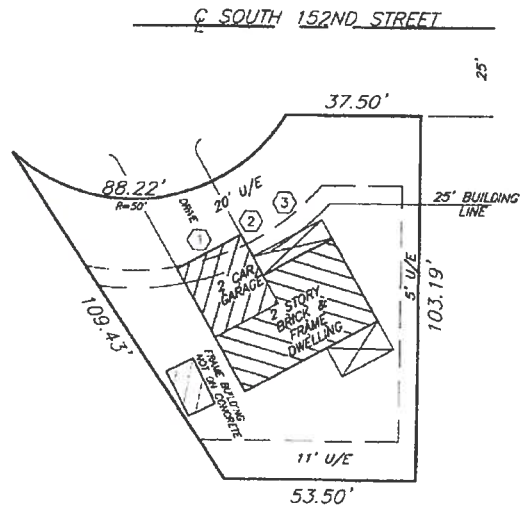
LEGEND

- FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- M/P METERING POINT
- R/W RIGHT-OF-WAY
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)
- B/L BUILDING LINE
- O.B.L. OUTBUILDING LINE

BEFORE YOU DIG, CALL OKIE 1-800-522-6543

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND SETBACK LINES CONTAINED IN THE RECORDED PLAT AND DEED OF DEDICATION OF REPLAT OF THE PARK AT COWETA.

THIS PROPERTY LIES IN ZONE "X-SHADED" FLOOD HAZARD AREA PER F.I.R.M. MAP NUMBER 40145C0260H, AS LAST REVISED 04/17/12.



LEGEND:

1 – GARAGE IS INTO U/E AS SHOWN.
2 – GARAGE IS OVER BUILDING LINE AS SHOWN.
3 – PORCH IS OVER BUILDING LINE AS SHOWN.

PLAT NO. N/A

LEGAL DESCRIPTION AS PROVIDED:

LOT TWELVE (12), BLOCK ONE (1), RE-PLAT OF THE PARK AT COWETA, A SUBDIVISION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TOT HE RECORDED PLAT THEREOF, AND KNOWN AS 28780 SOUTH 152ND STREET.

SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION #CA1068, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE INSPECTION REPORT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES, AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED; THAT THE ABOVE INSPECTION REPORT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION REPORT WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY; THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION REPORT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT. THAT THIS INSPECTION REPORT IS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITY IS ASSUMED HEREON OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT.

WITNESS MY HAND AND SEAL THIS DATE: 11/1/21

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SAS ~ S:\COUNTIES\WAGONER\PARK AT COWETA REPLAT\0001\1017\107411M21.dwg 11/01/21