



THE FOLLOWING RECORDED DOCUMENTS INCLUDE THIS PROPERTY:  
 14. MODIFICATION OF EASEMENTS RECORDED IN DOCUMENT NO.2018-015931.  
 15. FIRST AMENDED AND RESTATED DEED OF DEDICATION AND DECLARATION RECORDED IN DOCUMENT NO.2018-015932.

THE FOLLOWING RECORDED DOCUMENTS DO NOT AFFECT THIS PROPERTY:  
 16. EASEMENT RECORDED IN BOOK 217 PAGE 79,  
 WITH AMENDMENT TO PARTIALLY RELEASE EASEMENT RECORDED IN BOOK 1034 PAGE 768.  
 18. EASEMENT RECORDED IN BOOK 239 PAGE 602.  
 19. RIGHT OF WAY EASEMENT RECORDED IN BOOK 282 PAGE 34,  
 WITH PARTIAL RELEASE RECORDED IN BOOK 994 PAGE 127,  
 AND PARTIAL RELEASE RECORDED IN BOOK 1030 PAGE 493.  
 21. RIGHT OF WAY EASEMENT RECORDED IN BOOK 983 PAGE 216.  
 24. RIGHT OF WAY EASEMENT RECORDED IN BOOK 1125 PAGE 657.

THE FOLLOWING RECORDED DOCUMENT AFFECTS THIS ENTIRE PROPERTY:  
 EXACT SIZE AND/OR LOCATION ARE NOT SPECIFIED:  
 25. UNDERGROUND RIGHT OF WAY EASEMENT RECORDED IN BOOK 1924 PAGE 648.

THIS PROPERTY LIES IN ZONE "X-UNSHADED" FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO. 40145C0075H, AS LAST REVISED 4/17/12.

LEGAL DESCRIPTION AS PROVIDED:

LOT 12 IN BLOCK 1 OF MONTROSE, A SUBDIVISION IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 16 EAST OF THE I.B.&M., ROGERS COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND A TRACT OF LAND IN THE NE/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 16 EAST OF THE I.B.&M., ROGERS COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING: COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4 THENCE S0°02'31"W ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 1648.93 FEET, THENCE S89°54'13"W ALONG THE SOUTH LINE OF THE N/2 OF THE SE/4 OF THE NE/4 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°54'13"W ALONG THE SOUTH LINE OF SAID N/2 N/2 SE/4 NE/4 A DISTANCE OF 1138.84 FEET, THENCE S1°52'14"E A DISTANCE OF 195.10 FEET, THENCE N86°07'46"E A DISTANCE OF 0.00 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 555.0 FEET A DISTANCE OF 213.93 FEET, THENCE S69°47'09"E A DISTANCE OF 7669 FEET, THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 465.00 FEET A DISTANCE OF 478.21 FEET, THENCE N51°17'27"E A DISTANCE OF 18.43 FEET, THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 438.00 FEET A DISTANCE OF 296.23 FEET, THENCE S89°57'29"E A DISTANCE OF 110.48 FEET, THENCE N0°02'31"E AND PARALLEL TO THE EAST LINE A DISTANCE OF 76.13 FEET TO THE POINT OF BEGINNING, AND KNOWN AS 15905 MONTROSE LANE.

1"=150'

**LEGEND**

- FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- M/P METERING POINT
- 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

**WHITE SURVEYING COMPANY**  
 • 9936 EAST 55TH PLACE TULSA, OKLAHOMA 74148 • (918) 863-6924

**MORTGAGE INSPECTION REPORT**

INVOICE NO.: FT 19-96824  
 MORTGAGOR: BINI, JOHN & VERONICA

CLIENT: FRISCO TITLE COMPANY  
 USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR  
 AMERICAN EAGLE TITLE INSURANCE COMPANY  
 1904-0019-80

**SURVEYOR'S STATEMENT**

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION #CA1098 (RENEWAL DATE: JUNE 30, 2017), DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE INSPECTION PLAT 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 PLAT 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 PLAT WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGE 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 PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION PLAT 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 HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT.

WITNESS MY HAND AND SEAL THIS DATE: 4/23/19

WARNING! If the seal on this document is not RED, it is an unauthorized copy which may have been altered or modified, and cannot be used for any purpose without the written permission of White Surveying Company.

