LEGAL DESCRIPTION - AS PROVIDED GWD DOC. #2020056552
TRACT 3, LOT THREE (3), BLOCK SEVEN (7), ROUZEAU COURT EXTENDED ADDITION, BLOCK 7, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 2282.

CERTIFICATE OF SURVEY
FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 22nd DAY OF JANUARY, 2021.

ANDY FRITZ
PES/LS
CA #5848
FRITZ LAND SURVEYING, LLC
2017 W. 91ST STREET, TULSA, OK 74132
PH: 918.231.0575
FRITZLANDSURVEYING@GMAIL.COM

C.A. # 5848   EXPIRES: 6-30-2022

SITE PLAN
LOT THREE (3), BLOCK SEVEN (7), ROUZEAU COURT EXTENDED ADDITION, 3338 N. COLUMBIA AVE., TULSA, TULSA COUNTY

DRAWN: RLL
DATE: 01.20.2021
APPROVED: PLS
DATE: 01.22.2021
SCALE: 1" = 20'
REV:
PROJECT NO.: 20247
PREPARED BY: FRITZ LAND SURVEYING, LLC
2017 W. 91ST STREET, TULSA, OK 74132
PH: 918.231.0575
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2022

SURVEYOR’S NOTES
PREPARED FOR: TULSA HABITAT FOR HUMANITY
PHYSICAL ADDRESS: 3338 N. COLUMBIA AVE., TULSA, OK

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF BLOCK 7 AS S 01°07’14” E.

NO TITLE OR EASEMENT RESEARCH WAS PERFORMED AS PART OF THIS SURVEY.


GROSS LAND AREA: 8,370.0 SQ. FEET OR 0.19 ACRES.

SUBJECT PROPERTY IS ZONED: RS-3 WITH 25’ FRONT, 20’ REAR, AND 5’ SIDE SETBACKS.

EXISTING GRADE CONTOUR INTERVALS ARE 1’

SURVEYOR’S NOTES - CONTINUED
DRAINAGE ARROWS SHOWN ARE PROPOSED FLOW.

TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATIVE TO NAVD 1988 DATUM PER AN ON-SITE OPUS SOLUTION. SITE BENCHMARK AS SHOWN HEREON.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, OKLAHOMA AND INCORPORATED AREAS, COMMUNITY PANEL NO. 40143C0229L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). SUBJECT PROPERTY IS OUTSIDE CITY OF TULSA REGULATORY FLOODPLAIN.

SET 3/8” IRON PIN W/ “FRITZ CA5848” CAP OR MAG NAIL W/ “FRITZ CA5848” WASHER AT ALL CORNERS UNLESS NOTED OTHERWISE HEREON.

ALL UTILITIES MAY NOT BE SHOWN - CALL OKE 1-800-522-6543!

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