

Major Tulsa

Osage County, Oklahoma

LAND AUCTION

Near Tulsa's Central Business District

Both Properties
Just Minutes From
Downtown Tulsa!

310[±] Acres

Offered in 20 Tracts

Tracts Ranging from 3 to 50 Acres

INFORMATION BOOKLET

 **SCHRADER**
Real Estate and Auction Company, Inc.

800.451.2709

SchraderAuction.com

Held at the Post Oak Lodge - Tulsa, OK

Monday, October 21st • 6:30pm CST

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

FOR LOCAL CALLS CONTACT AUCTION MANAGER:

C. Brent Wellings, CAI

Office: 888.822.5337 • Cell: 972.768.5165



SCHRADER REAL ESTATE AND AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

BOOKLET INDEX

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- **AERIAL & TRACT MAPS**
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Bidder # _____

BIDDER PRE-REGISTRATION FORM
310± ACRES – OSAGE COUNTY, OKLAHOMA
MONDAY, OCTOBER 21, 2013

This form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Fax # 260-244-4431, no later than Monday, October 14, 2013

BIDDER INFORMATION

Name _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Property or Properties # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

- Brochure Newspaper Signs Internet Radio TV Friend
 Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

- Regular Mail E-Mail E-Mail address: _____
 Tillable Pasture Ranch Timber Recreational Building Sites

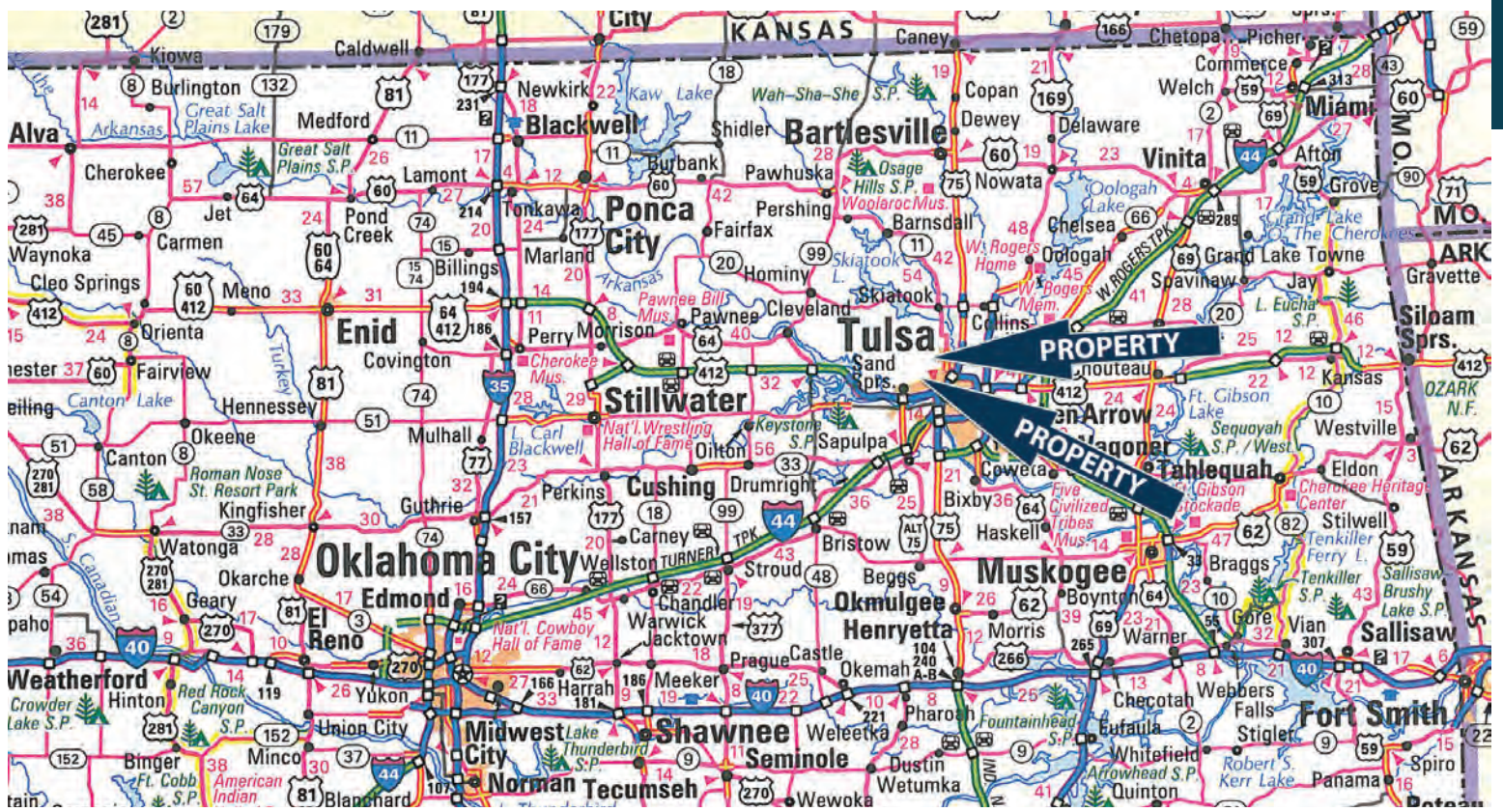
What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

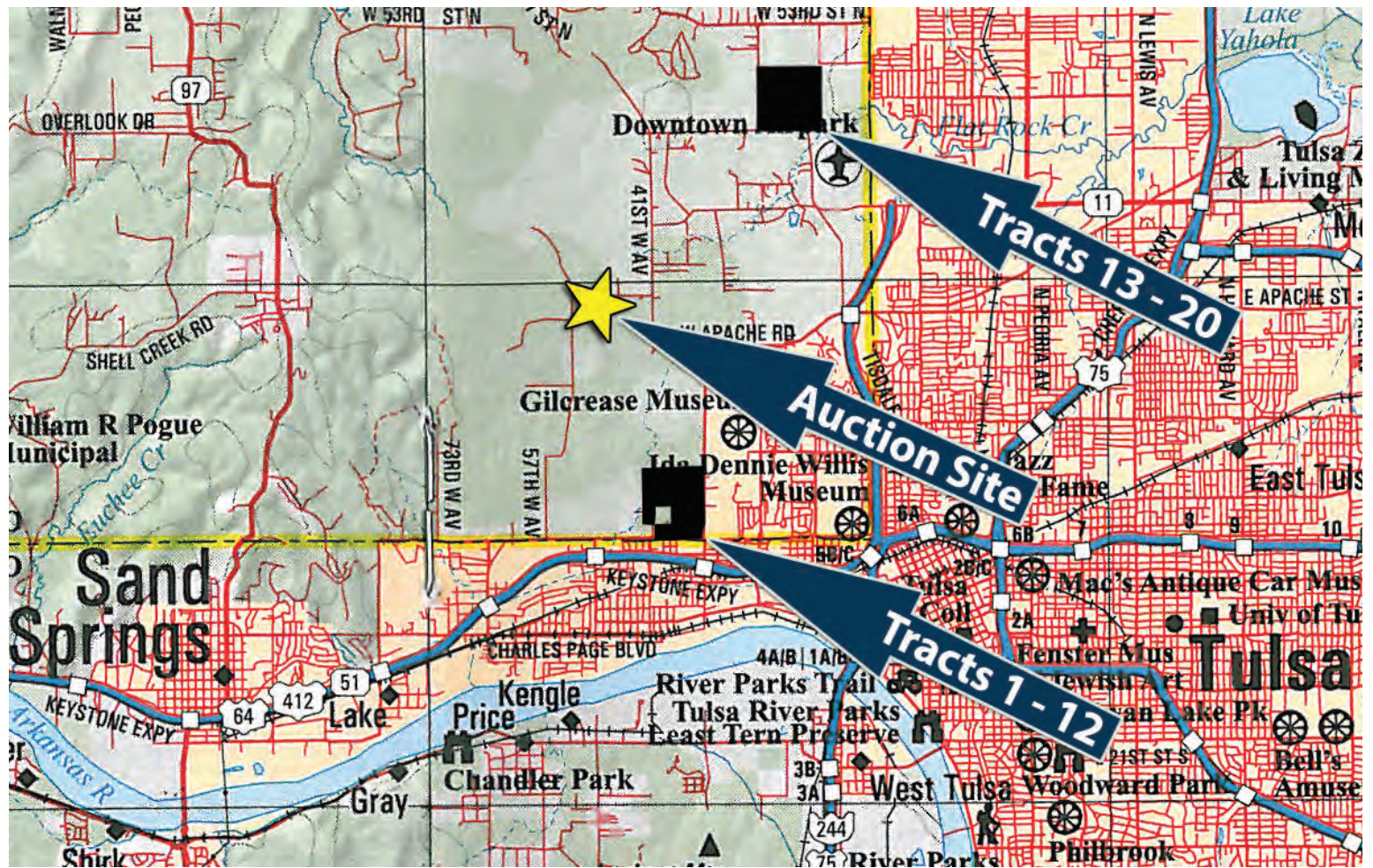
I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

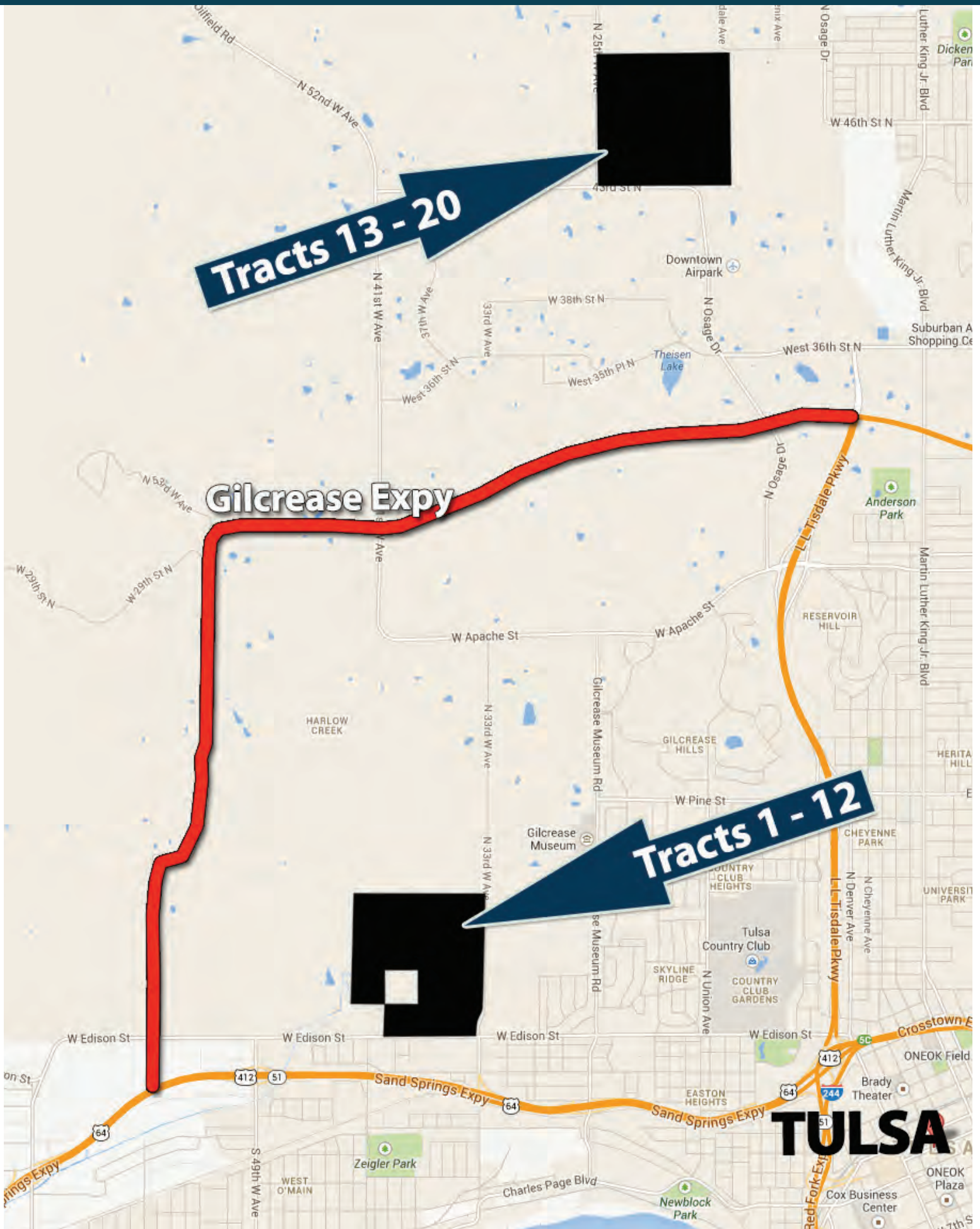
LOCATION MAPS



AREA & GAZETEER MAP



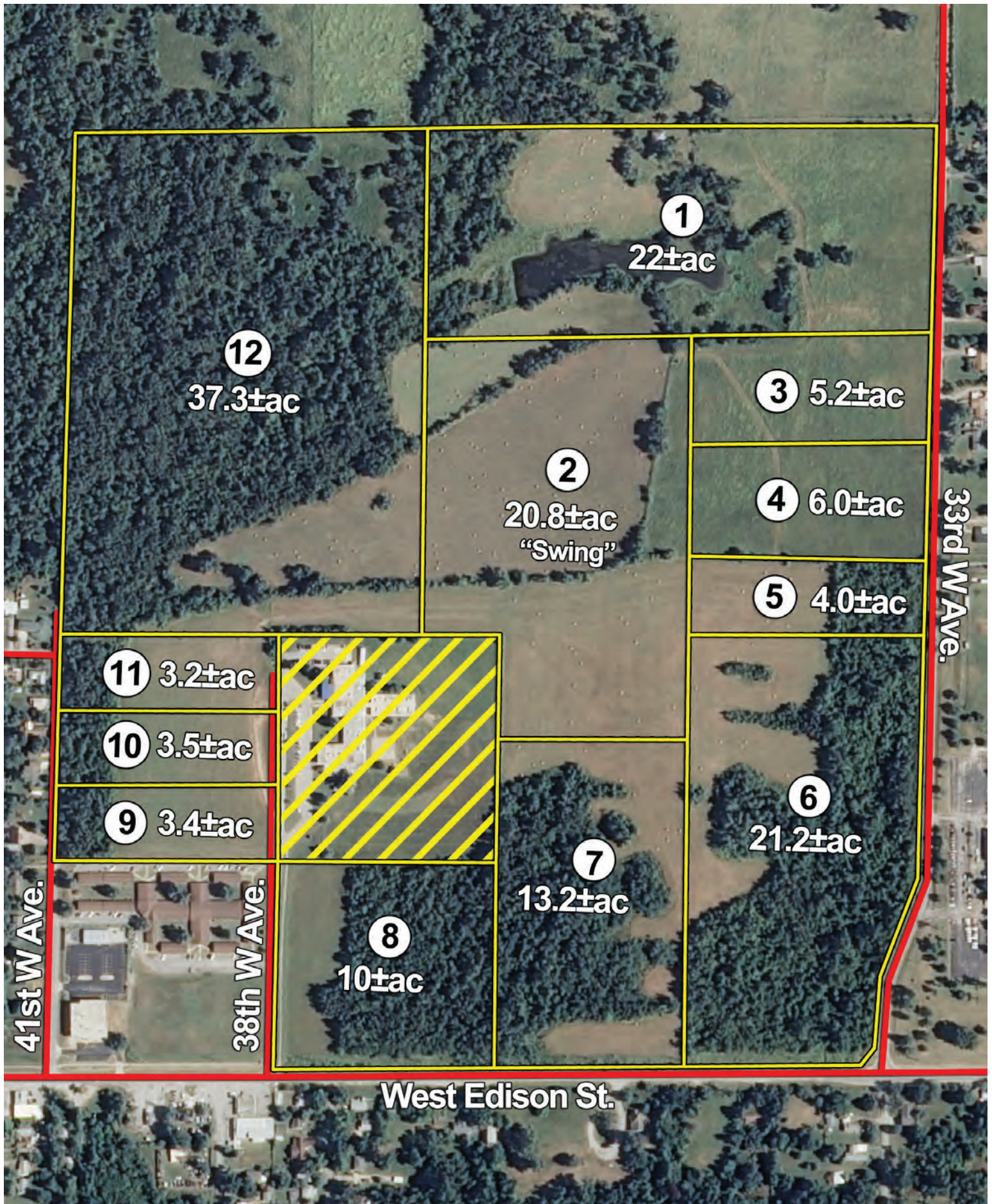
FUTURE HIGHWAY EXPANSION



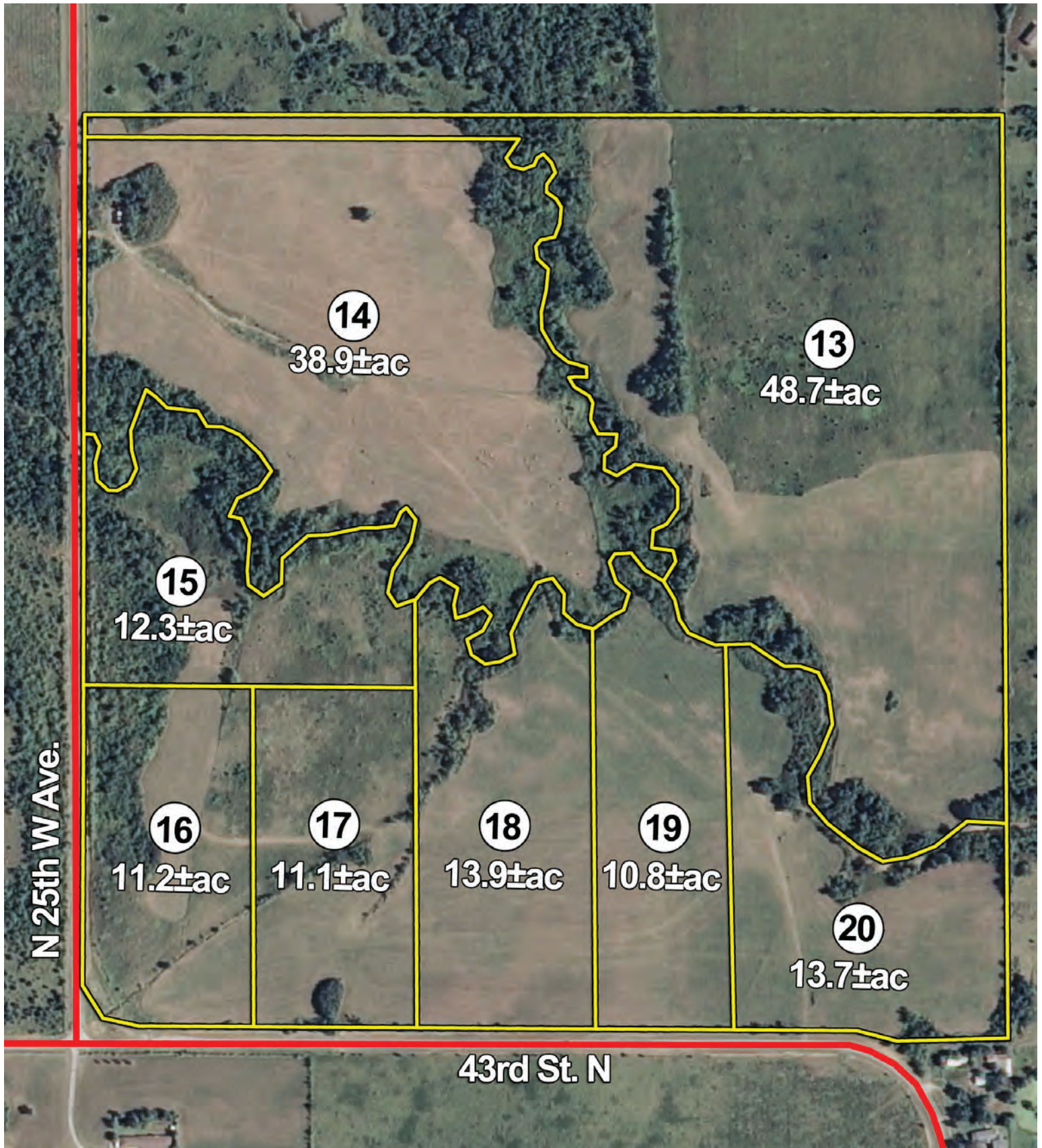


AERIAL & TRACT MAPS

TRACT MAP - SOUTH PROPERTY



TRACT MAP - NORTH PROPERTY

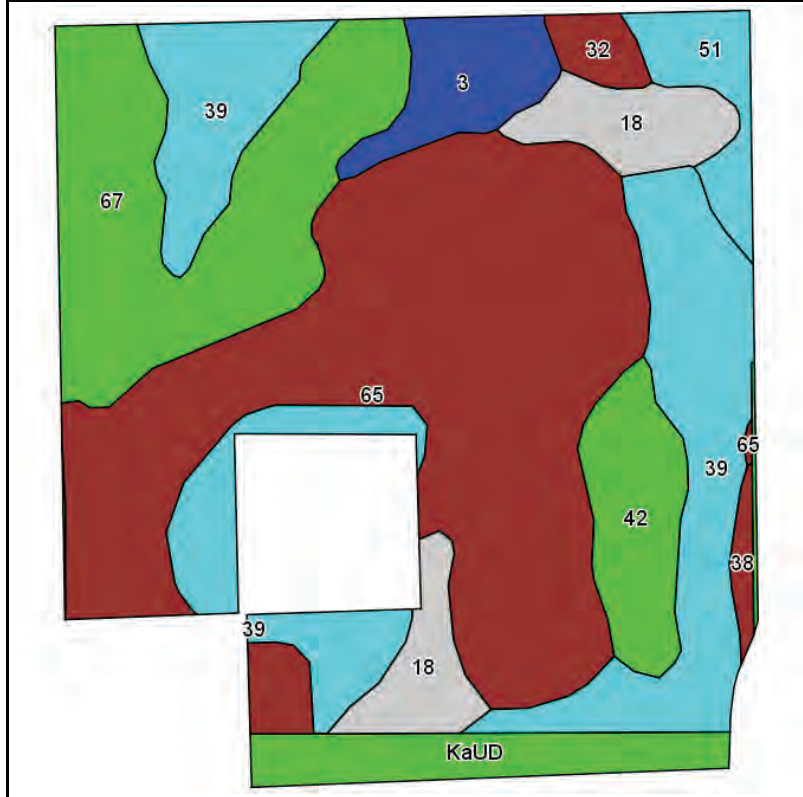




SOIL MAPS

SOIL MAP - SOUTH PROPERTY

Soils Map



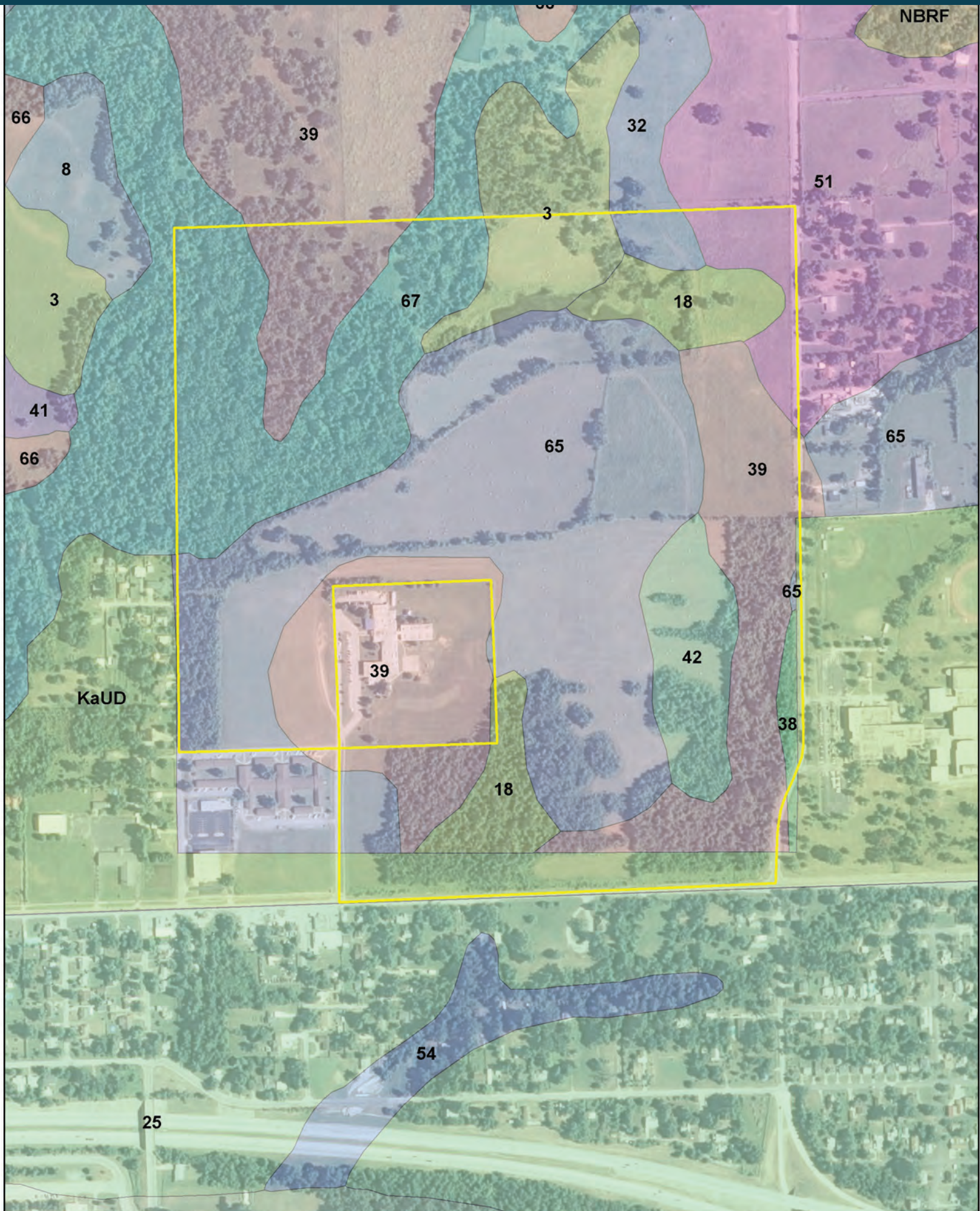
State: **Oklahoma**
 County: **Osage**
 Location: **33-20N-12E**
 Township: **Southeast Osage**
 Acres: **151.5**
 Date: **12/13/2012**



Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

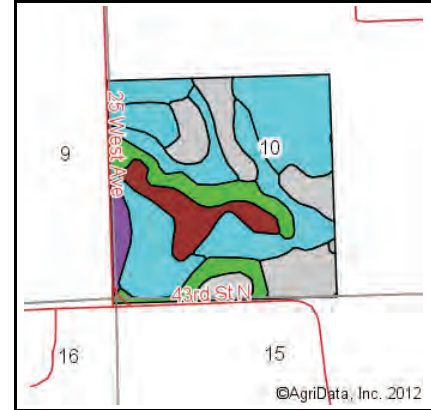
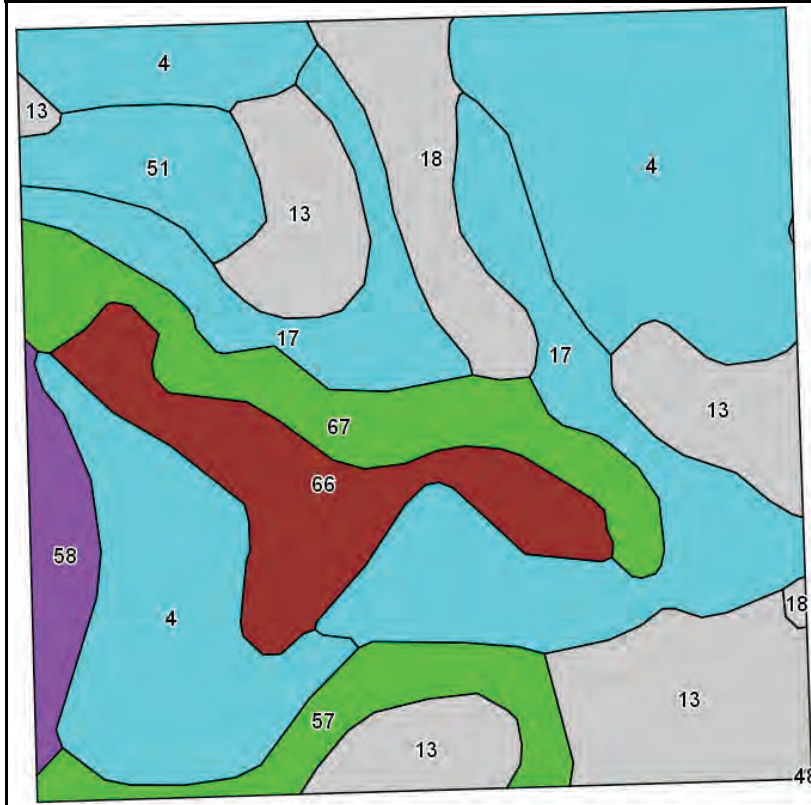
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Peanuts	Soybeans	Introduced bluestem	Wheat	Improved bermudagrass	Tall fescue	Grain sorghum	Alfalfa hay	Corn	Weeping lovegrass	Sorghum hay	Cool season grasses	Cotton lint	Pecans	Oats
65	Vanoss silt loam, 1 to 3 percent slopes	56.1	37.0%		Ile	1519		5	30	6		50	3		6			402		
39	Norge silt loam, 3 to 5 percent slopes	33.1	21.8%		Ille	1500		5	25	5		40	2		5	6		353		40
67	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	24.3	16.0%		Vw		32		36	8	6	72	5	75				7		
18	Agra-Ashport complex, 0 to 12 percent slopes	9.3	6.2%		IVw	1300	20	5	24	6		40								
42	Norge, Agra, and Prue soils, 3 to 8 percent slopes, gullied	7.9	5.2%		Vle			3		4					4					
KaUD	Kamie-Urban land complex, 1 to 8 percent slopes	7.4	4.9%		Ve		25		30			55								
3	Barnsdall very fine sandy loam, 0 to 1 percent slopes, rarely flooded	6	3.9%		I		31		36	8	7	67	5	76					12	
51	Prue loam, 3 to 5 percent slopes	4.5	2.9%		Ille		21		25	7	5	60		50						
32	Braman silt loam, 1 to 3 percent slopes, rarely flooded	1.9	1.3%		Ile				35	6		50	4							
38	Norge silt loam, 1 to 3 percent slopes	1	0.7%		Ile	1500	25	5	30	6		49	3		6				400	
Weighted Average						980.1	9.6	3.4	28.1	5.8	1.4	49.3	2.6	16.4	3.6	1.3	1.1	228.5	0.5	8.7

SOIL MAP - SOUTH PROPERTY



SOIL MAP - NORTH PROPERTY

Soils Map



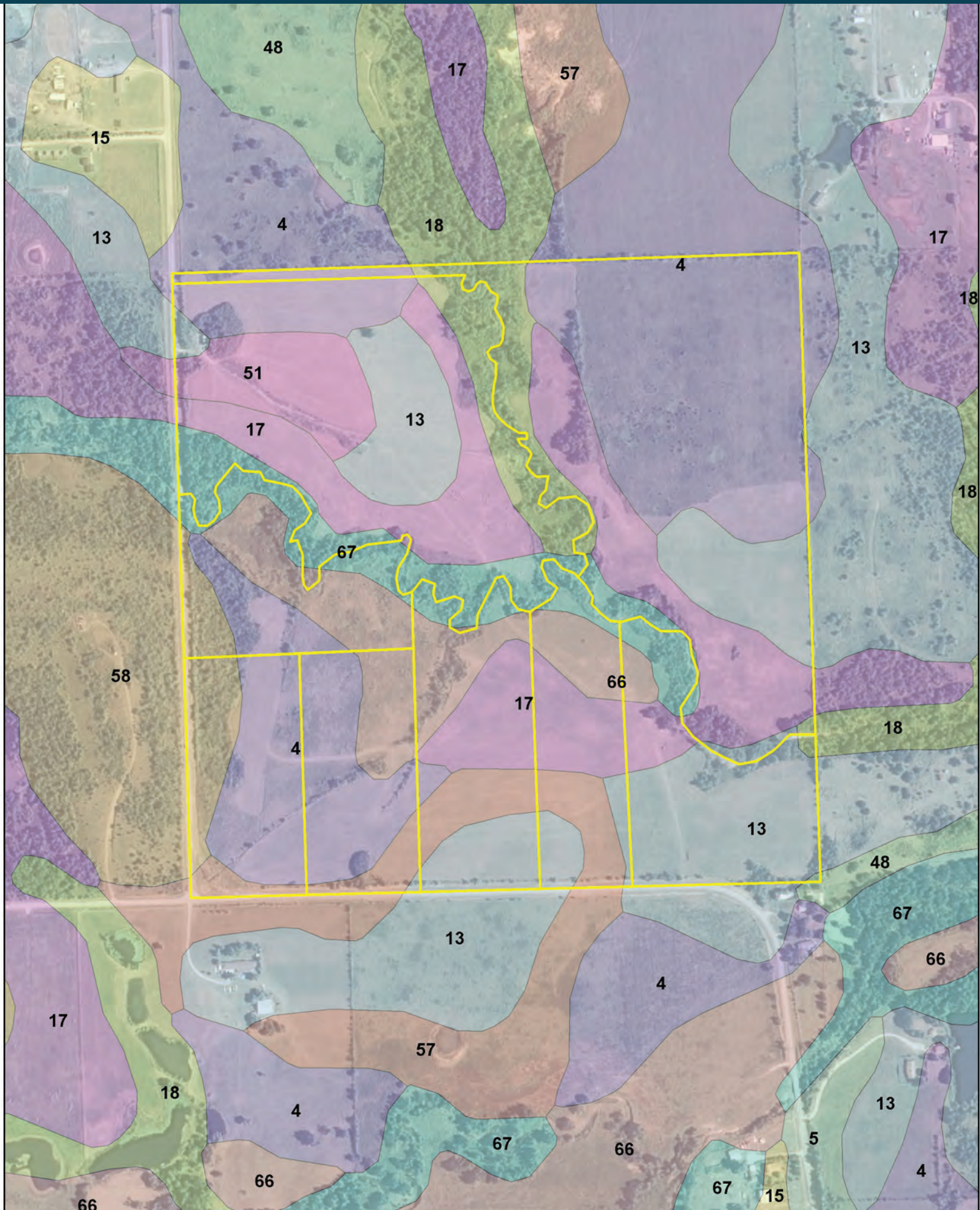
State: **Oklahoma**
 County: **Osage**
 Location: **10-20N-12E**
 Township: **Southeast Osage**
 Acres: **158.8**
 Date: **11/27/2012**



Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Wheat	Weeping lovegrass	Grain sorghum	Soybeans	Improved bermudagrass	Peanuts	Introduced bluestem	Tall fescue	Corn	Pecans	Cotton lint	Alfalfa hay	Cool season grasses
4	Coyle loam, 1 to 3 percent slopes	47.5	29.9%		Ille	25	5	44	25	5	1400					350	2	
17	Agra-Pharoah complex, 1 to 5 percent slopes	29.8	18.8%		Illw	27	5	48	22	5	1300	5	4	64				
13	Lucien-Coyle complex, 3 to 8 percent slopes	27.5	17.3%		Ive	12	3	40	20	4	1100							
66	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	14.1	8.9%		Ilw	41		75	35	8				80	12		5	8
67	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	12.7	8.0%		Vw	36		72	32	8			6	75			5	7
18	Agra-Ashport complex, 0 to 12 percent slopes	8.5	5.3%		IVw	24		40	20	6	1300	5						
57	Steedman-Lucien complex, 3 to 15 percent slopes	7.3	4.6%		Vle	20				2								
51	Prue loam, 3 to 5 percent slopes	6.4	4.0%		Ille	25		60	21	7			5	50				
58	Steedman-Lucien complex, 15 to 25 percent slopes	5	3.1%		Vlle	15		35			1100							
Weighted Average						24.8	3	47.1	22.6	5.2	956.3	1.2	1.4	27.2	1.1	104.6	1.4	1.3

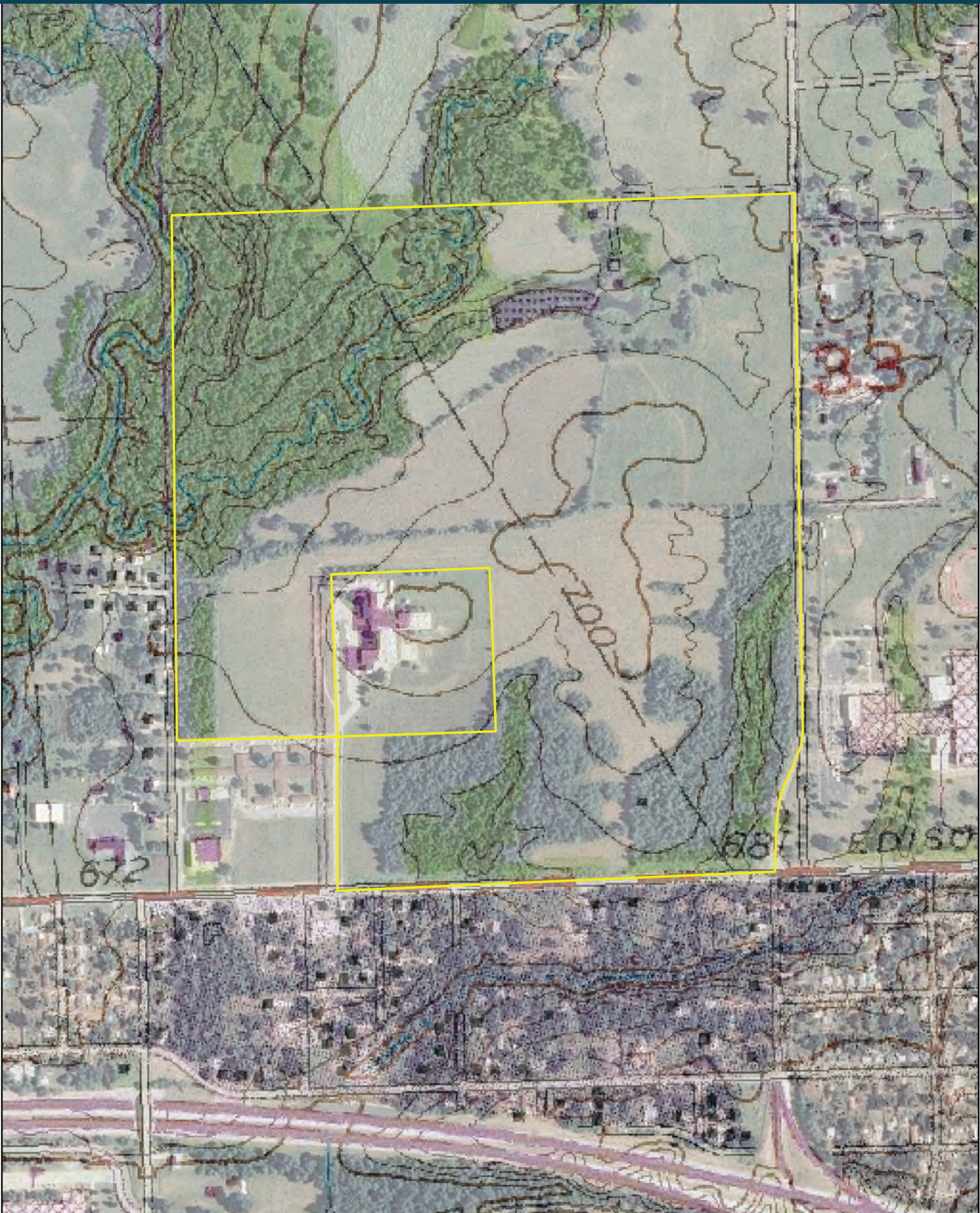
SOIL MAP - NORTH PROPERTY



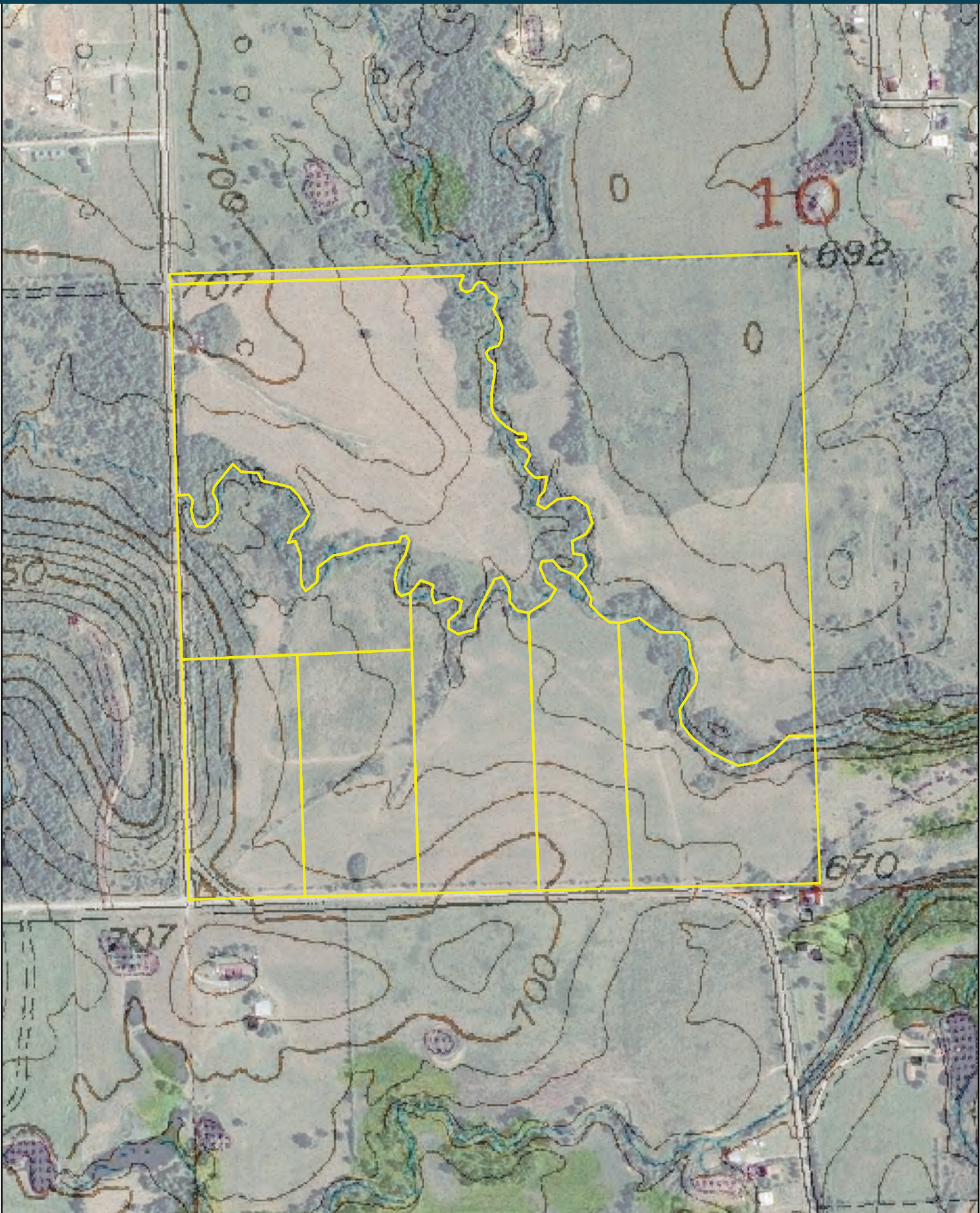


TOPOGRAPHICAL MAPS

SOUTH PROPERTY



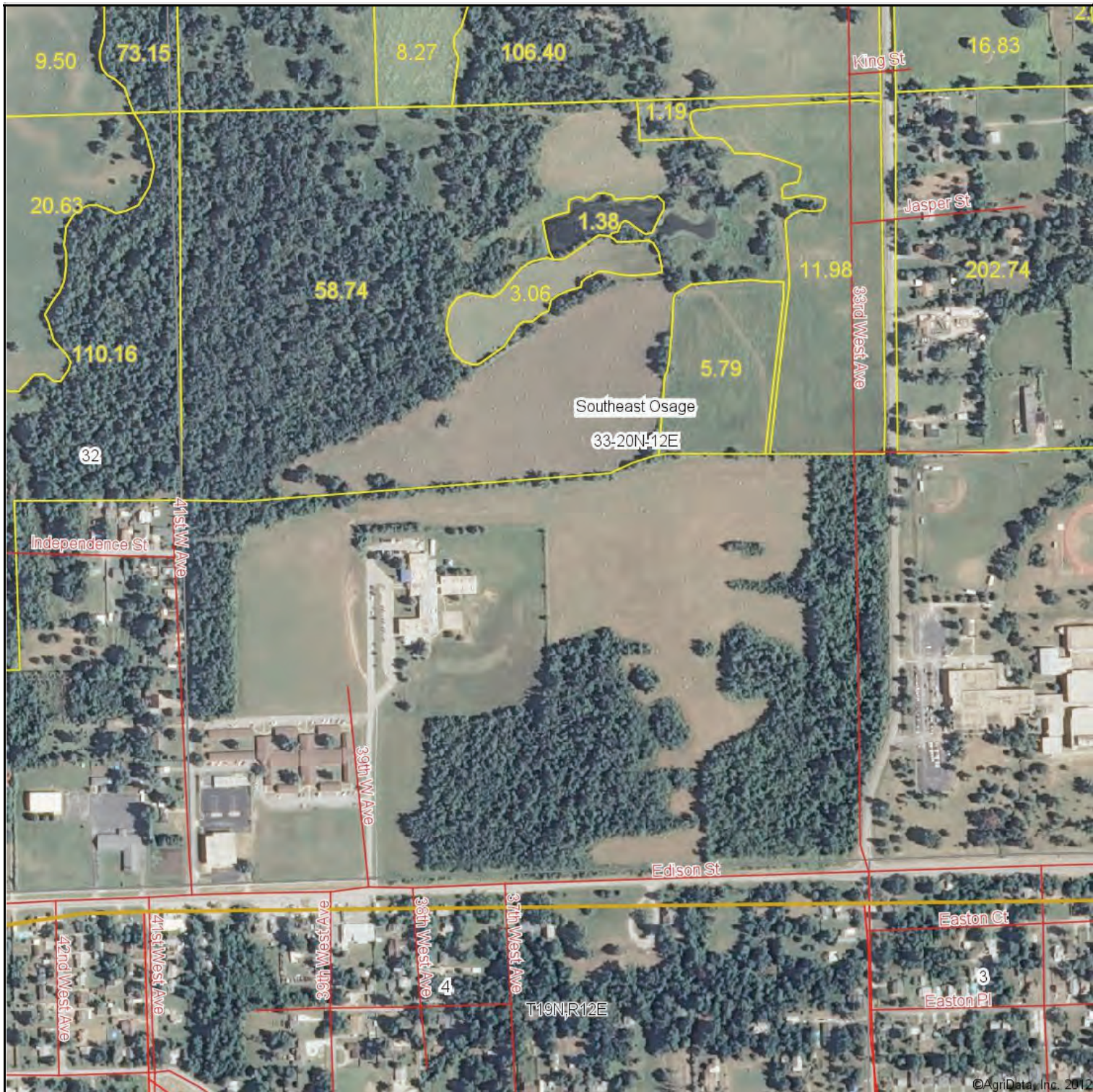
NORTH PROPERTY





FSA INFORMATION

FSA INFORMATION - SOUTH PROPERTY



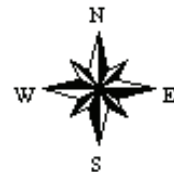
Maps provided by:



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www.AgriDataInc.com

33-20N-12E
Osage County
Oklahoma

map center: 36° 9' 52.37, 96° 1' 59.09
scale: 6997



12/13/2012

FSA INFORMATION - NORTH PROPERTY



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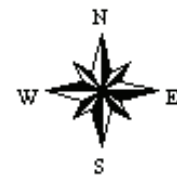
Maps provided by:



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10-20N-12E
Osage County
Oklahoma

map center: 36° 13' 9.79", 96° 0' 54.94"
scale: 8187

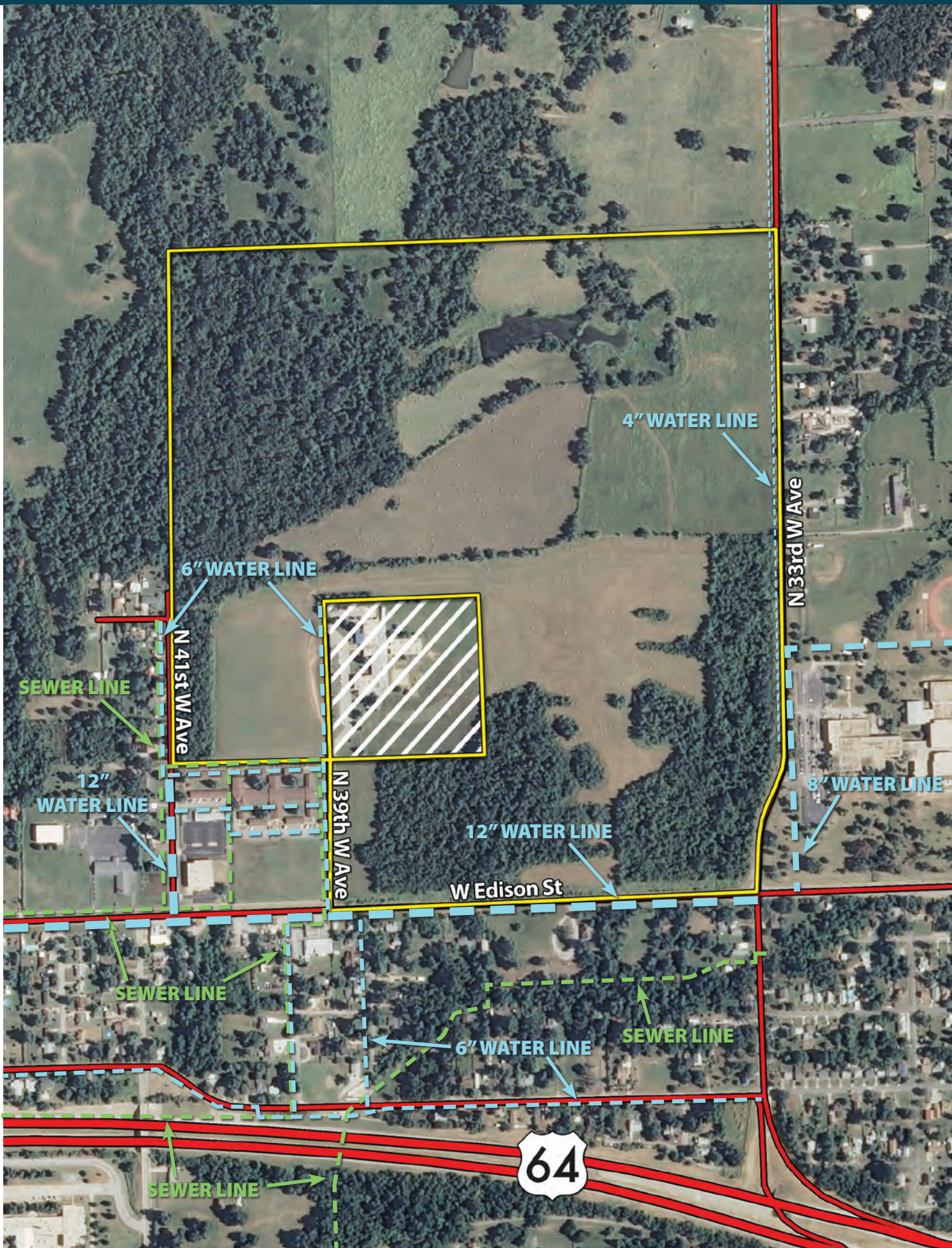


11/27/2012

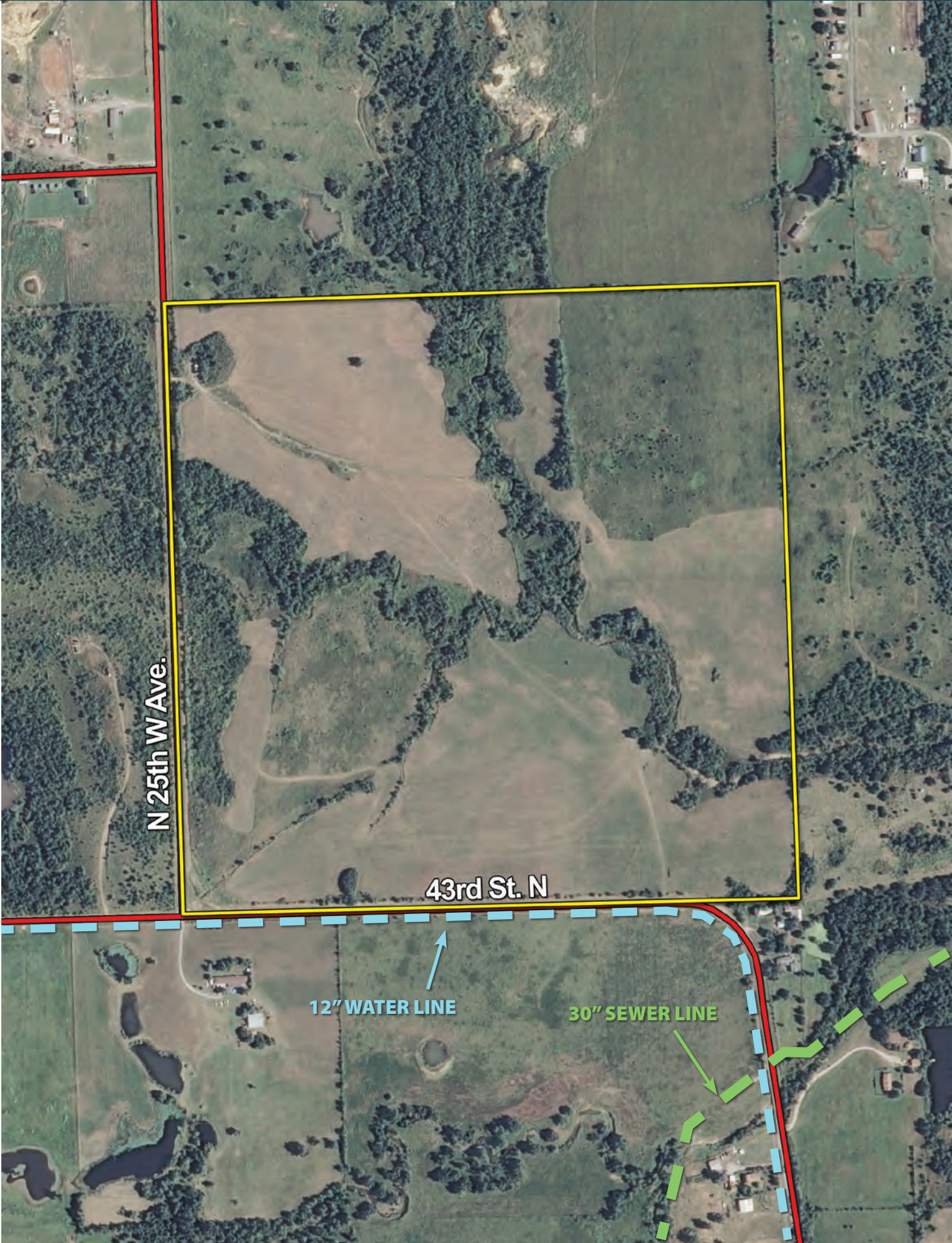


WATER / WASTE WATER INFORMATION

WATER/WASTE WATER LINE MAP



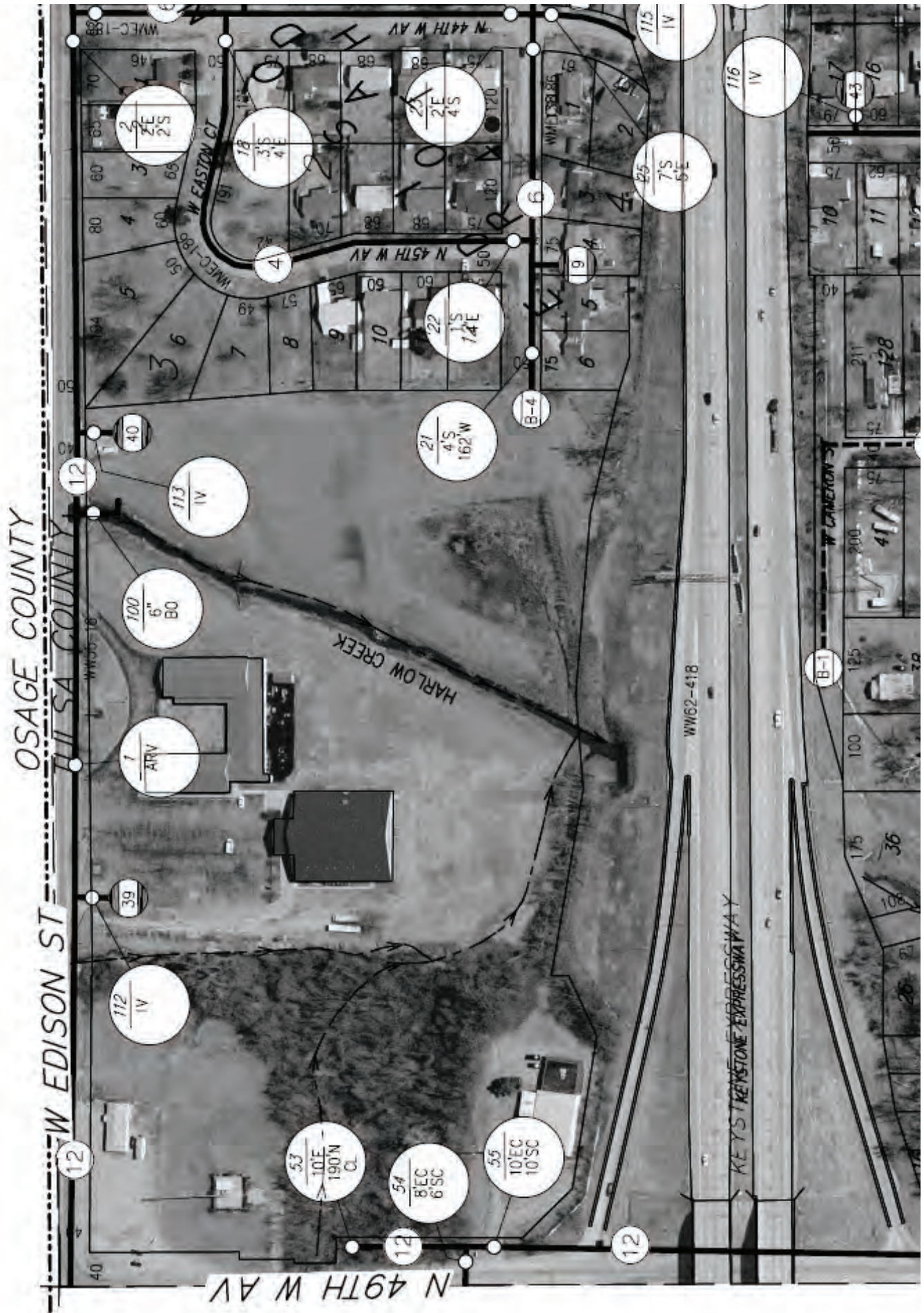
WATER/WASTE WATER LINE MAP

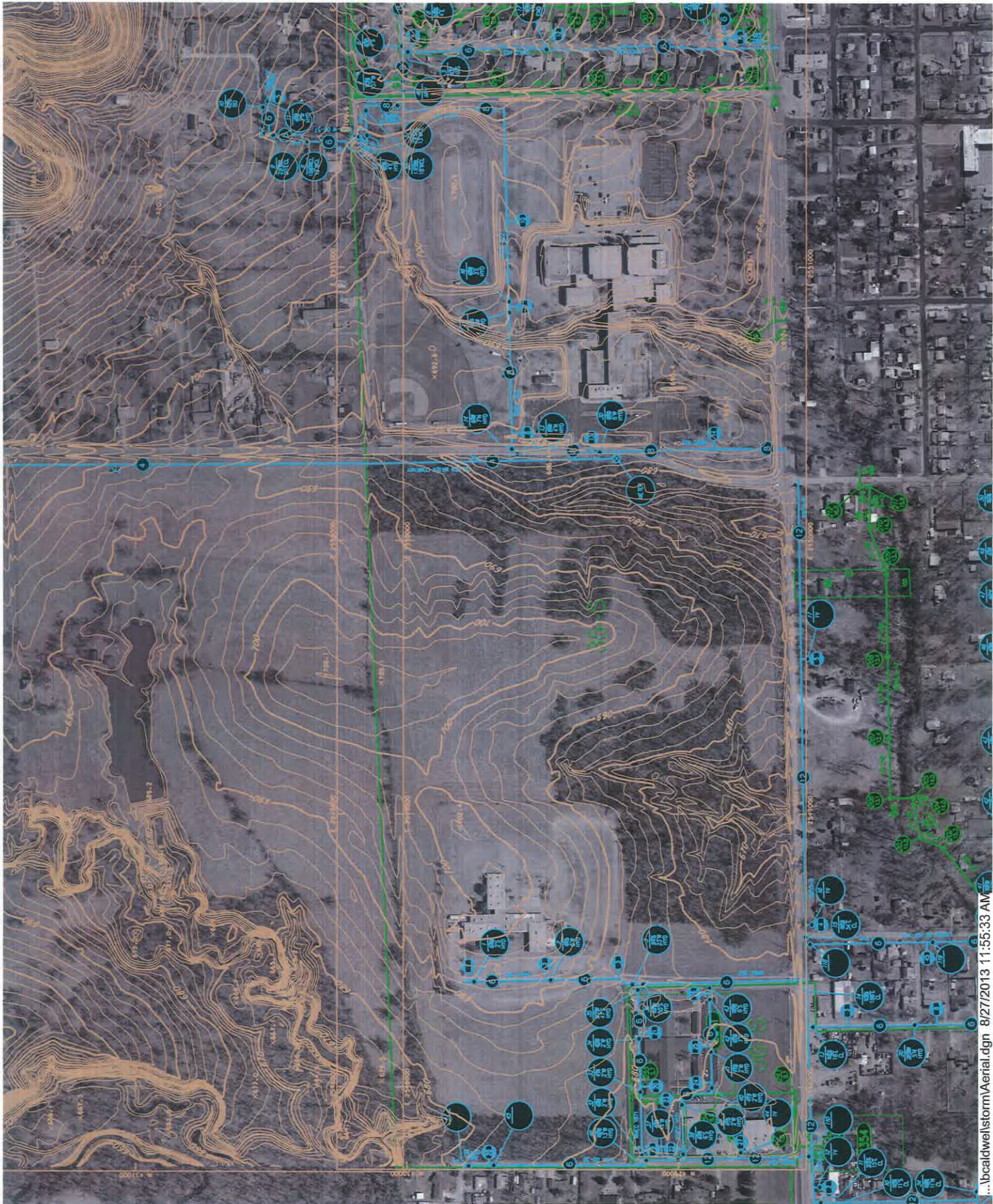


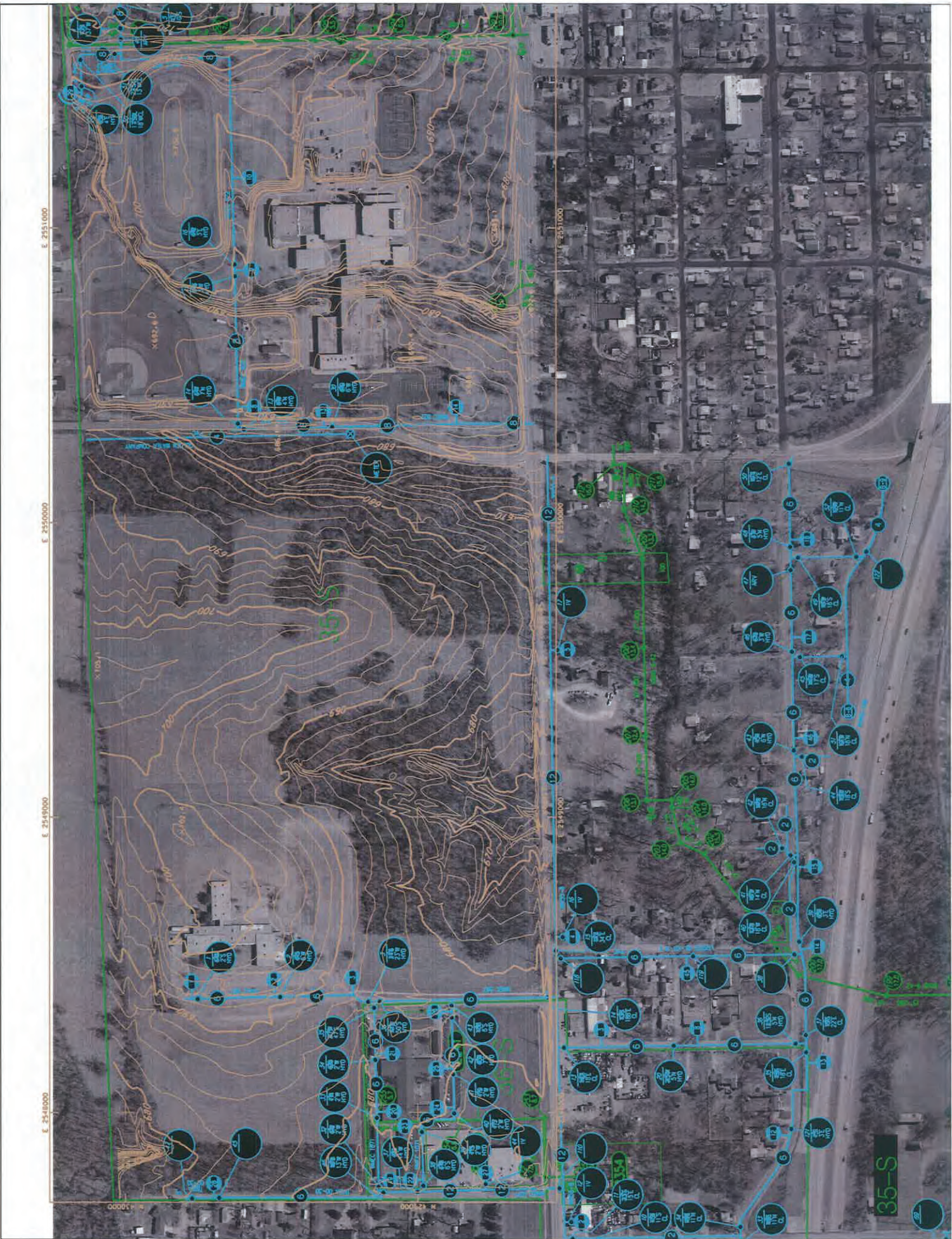
WATER LINE MAP - SOUTH PROPERTY



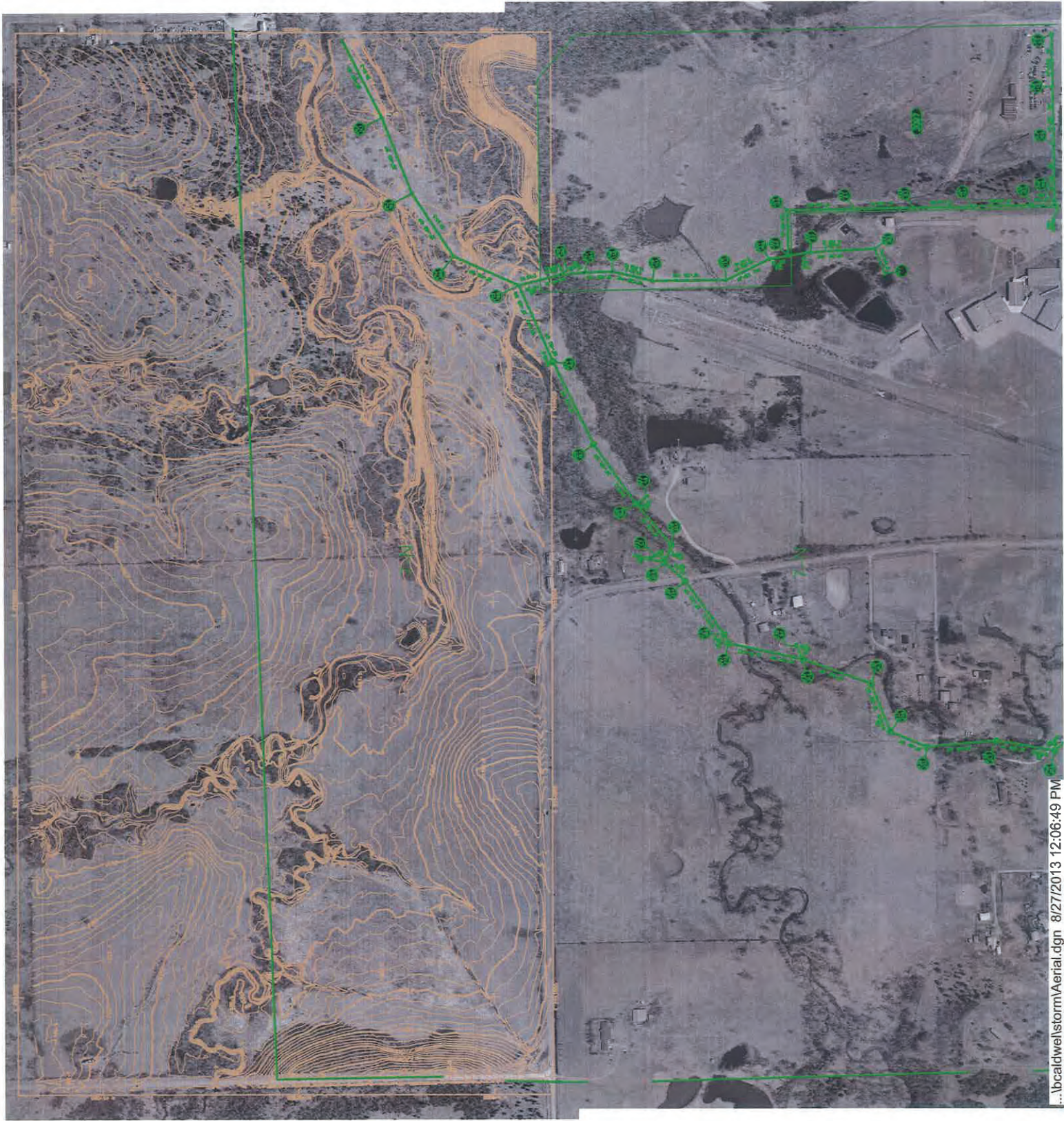
WATER LINE MAP - NORTH PROPERTY











UTILITY COMPANY CONTACTS

COMPANY	NAME	PHONE NO.
AMP	RICHARD FORNEY	(918) 599-2303
ONG	CRAIG POWELL	(918) 831-8261
AT&T	KEVIN RANALLO	(918) 586-3355
SOSSOROTAL ENERGY	CHAD CABLE	(918) 887-2771
MADELLAN MIDSTREAM	BRYAN YOUNG	(918) 574-7360

* ALL UTILITY LOCATIONS SHOWN ON PLANS AND PROFILES APPROXIMATE. CONTRACTOR MUST CONTACT EACH UTILITY COMPANY PRIOR TO CONSTRUCTION TO VERIFY LOCATION.

SURVEY DATA

- HORIZONTAL CONTROL
 - HORIZONTAL CONTROL FOR THIS SURVEY IS THE ESTABLISHED SECTION CORNERS ALONG THE CONSTRUCTION REFERENCE LINE & SECTION LINE
- VERTICAL CONTROL
 - LEVEL DATUM IS MEAN SEA LEVEL (USC & GS) 1929

CITY OF TULSA CONTACTS

PUBLIC WORKS	PHONE NO.
FIELD ENGINEERING	596-9509
WASTEWATER DESIGN	596-7832
STORMWATER DESIGN	596-7835
TRANSPORTATION DESIGN	596-9535
INFRASTRUCTURE MGMT.	596-9574
SPECIAL PROJECTS	596-9512
WATER DESIGN	596-9566
OSAGE COUNTY - DIST. No.2	396-2747

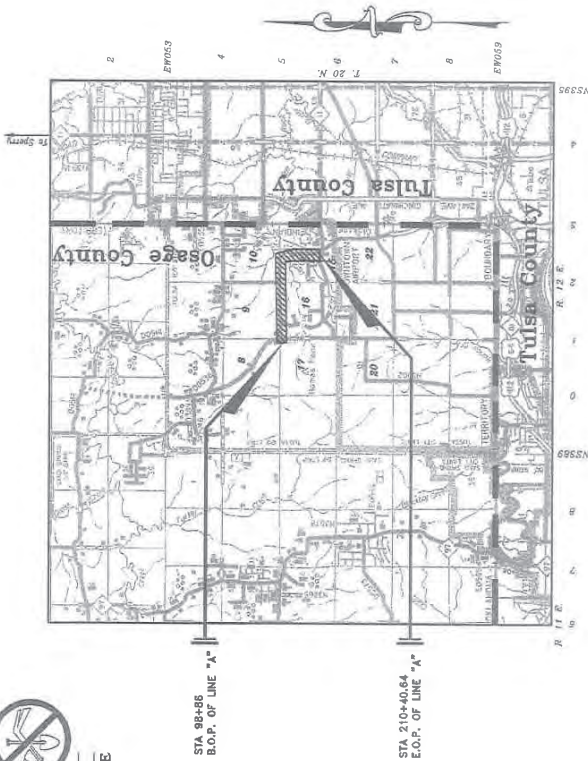


1-800-522-6543
CALL OKIE



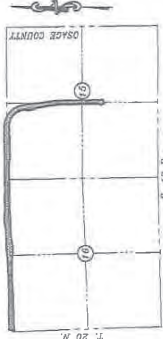
**THE CITY OF
TULSA, OKLAHOMA**
 CONSTRUCTION PLANS FOR
TULSA METROPOLITAN UTILITY AUTHORITY
12" WATER MAIN RELOCATION
Osage Drive & W. 43rd. Street N.

PROJECT No.: TMUA-W 07-60
ACCOUNT No.: 6021-5451101-040522021140



STA 98+56
B.O.P. OF LINE "A"

STA 210+40.64
E.O.P. OF LINE "A"



LEGAL DESCRIPTION

The project is located in the Southeast Quarter of the Northeast 1/4 of Section 16, Township 36 N., Range 12 E., of the Indian Base and Meridian, Osage County, Oklahoma.

LEGEND

- AIR RELIEF VALVE
- LIGHT POLE
- H POWER LINE
- BENCH MARK
- BLOW OFF HYDRANT ASSEMBLY - EUC
- ELECTRIC UNDERGROUND
- EXISTING FIRE HYDRANT
- POWER POLE
- EXISTING WATERLINE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- EXISTING WATER VALVE
- FENCE LINE
- SANITARY SEWER M.H.
- STORM SEWER M.H.
- GAS METER
- GAS VALVE
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING WATER MAIN INLET
- DOUBLE GATE DROP INLET
- SM4H 800 STORM WATER MANHOLE
- SM4H 800 SANITARY SEWER MANHOLE
- TWC TELEPHONE UNDERGROUND
- UTILITY EASEMENT
- EXISTING FIBER OPTIC

FINAL PLANS
Date: July, 2009

ENTIRE PROJECT IS OUTSIDE CORPORATE LIMITS OF THE CITY OF TULSA.
THIS PROJECT COMPLES WITH ALL OKLA. DEPT. OF ENV. QUALITY (OQE) REQUIREMENTS

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PAY QUANTITIES AND NOTES
3	DETAILS
4-14	LINE "A" P&P - (STA. 98+06 TO 210+40.64)

THE FOLLOWING CITY OF TULSA STANDARD DRAWINGS WILL BE USED FOR THIS PROJECT:

- STD 102 STD PROJECT SIGN
- STD 304 BEDDING DETAIL RIGID PIPE
- STD 306 TYPICAL DETAIL CONSTRUCTION ADJACENT TO ROADWAY
- STD 309 STANDARD DETAIL FIRE HYDRANTS
- STD 313 STANDARD DETAIL VALVE BOX
- STD 315 STANDARD DETAIL THRUST BLOCKS AND TRENCH CONDITIONS
- STD 327 COMBINATION AIR/VACUUM RELIEF VALVE
- STD 713 STANDARD DETAIL FOR PAVEMENT REMOVALS AND REPLACEMENTS

APPROVED BY:

CHARLES L. HARDT, P.E.
DIRECTOR OF PUBLIC WORKS
CITY OF TULSA, OKLAHOMA

DATE

PLANS PREPARED & SUBMITTED BY:



GUY ENGINEERING SERVICES, INC.
10759 EAST ADRIAN PLACE
TULSA, OKLAHOMA 74116
908 47026



JULIA S. GUY, P.E. NO. 12310
GUY ENGINEERING SERVICES, INC.
Certificate of Authorization No. 1427
Renewal Date: June 30, 2010

WATERLINE PAY ITEM NOTES

- TESTING AND CHLORINATION OF WATER MAINS SHALL BE PERFORMED BY THE CITY OF TULSA. TESTING, CHLORINATION AND FLUSHING SHALL BE DONE IN ACCORDANCE WITH SECTION 109.3 OF THE GENERAL SPECIFICATIONS.
- CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY PLUGS WITH REMOVABLE BLOCKS OR RESTRAINTS, CURB CORROSION COCKS AS DIRECTED BY CITY TESTING PERSONNEL, THEN ONCE TESTING, CHLORINATION AND FLUSHING BY CITY PERSONNEL IS COMPLETED, REMOVE TEMPORARY BLOCKING AND PUT INTO EXISTING SYSTEM, USING FITTINGS SWAGED INTERNALLY WITH 2% BLEACH SOLUTION.
- TESTING, CHLORINATION, AND FLUSHING OF NEW WATER MAIN SHALL BE PERFORMED BY CITY PERSONNEL. THE CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY PLUGS WITH REMOVABLE BLOCKS OR RESTRAINTS, CURB CORROSION COCKS AS DIRECTED BY CITY TESTING PERSONNEL, THEN ONCE TESTING, CHLORINATION AND FLUSHING OF NEW WATER MAINS IS COMPLETED, REMOVE TEMPORARY BLOCKING AND PUT INTO EXISTING SYSTEM, USING FITTINGS SWAGED INTERNALLY WITH 2% BLEACH SOLUTION.
- ALL COSTS FOR TEMPORARY PLUGS, BLOCKING, RESTRAINING, CORPORATION COCKS, TURNING, THREADED CONNECTIONS, BLEACH AND OTHER INCIDENTALS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR PIPE.
- BURRED BOLTS, HARNESS LUGS, AND COUPLINGS SHALL BE GIVEN TWO COATS OF KOPPER'S BIRUMATIC PRIMER (ONY MIL THICKNESS OF 18 MILS) OR EQUAL. COST TO BE INCLUDED IN UNIT PRICE BID FOR PIPE.
- CONTRACTOR TO EXCAVATE ALL UTILITY CROSSINGS AHEAD OF PIPE LAYING SO THAT THE GRAVITY CAN BE MAINTAINED ON PROPOSED WATER MAIN. CONTRACTOR TO PROVIDE ADJUSTMENTS TO THE PROPOSED WATER MAIN. COST FOR EXCAVATING UTILITY CROSSINGS SHALL BE INCLUDED IN UNIT PRICE BID FOR PIPE.
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ENSURE ALL POLES WHICH ARE AFFECTED BY TRENCHING CONDITIONS ARE BRACED BY OWNERS. PAYMENT SHALL BE INCLUDED IN "RIGHT-OF-WAY CLEARING AND RESTORING". NO ADDITIONAL PAYMENT SHALL BE MADE.
- DELIVERED TO SOUTH WARD 2177 S JACKSON. PAYMENT TO BE MADE UNDER RIGHT OF WAY CLEARING AND RESTORATION. NO ADDITIONAL PAYMENT SHALL BE MADE.
- CONTRACTOR SHALL REPAIR ANY IRRIGATION SYSTEMS DAMAGED IN THE ZONE OF CONSTRUCTION DURING THE COURSE OF CONSTRUCTION TO SATISFACTION OF THE PROPERTY OWNER. COSTS TO BE INCLUDED IN "RIGHT-OF-WAY CLEARING AND RESTORING". NO ADDITIONAL PAYMENT SHALL BE MADE.
- COST OF ANY TEMPORARY LIVESTOCK FENCING AND POLES SHALL BE INCLUDED IN COST OF RIGHT-OF-WAY CLEARING AND RESTORING. NO ADDITIONAL PAYMENT SHALL BE MADE.
- ALL COSTS FOR COMPONENTS NECESSARY TO RESTRAIN JOINTS FOR PIPE AND FITTINGS DESIGNATED RESTRAINED JOINT (R.J.) SHALL BE INCLUDED IN UNIT PRICE BID FOR PIPE OR FITTINGS. ALL RESTRAINED JOINT PIPE SHALL BE US PIPE (RELEX GREEN SNAP-ON, WYOMING) UNLESS OTHERWISE SPECIFIED, OTHERWISE EBA MEGALUG OR EQUAL SHALL BE USED. NO ADDITIONAL PAYMENT SHALL BE MADE.
- ALL CUT ENDS AND WHERE SALVAGED FITTINGS HAVE BEEN REMOVED FROM ABANDONED WATER LINES LEFT IN PLACE, SHALL BE PLUGGED WITH 24" OF CONCRETE INSIDE THE PIPE. COST OF CONCRETE PLUGGING TO BE INCLUDED IN UNIT PRICE BID FOR PIPE. NO ADDITIONAL PAYMENT SHALL BE MADE.
11. DETECTABLE MARKING TAPE SHALL BE INSTALLED OVER DUCTILE IRON PIPE AS PER CONST SPEC 310.2 AND 310.3. COST WILL BE INCLUDED IN COST OF DUCTILE IRON PIPE.
12. ALL LABOR, MATERIALS, AND EQUIPMENT TO CONNECT PROPOSED WATER MAINS TO EXISTING WATER MAINS IS INCLUDED IN COST OF SLEEVES. NO ADDITIONAL PAYMENT SHALL BE MADE.
13. AS CITED IN CONSTRUCTION SPECIFICATION 318 VALVE BOX, COST OF THE VALVE BOX SHALL INCLUDE SW SERVICES DEBRIS CAP, OR EQUAL.
14. THIS LUMP SUM BID ITEM (LUCISED AND BONDED PLUMBER) SHALL INCLUDE COSTS OF LABOR, TOOLS, PERMIT FEES, AND EQUIPMENT TO REROUTE EXISTING CUSTOMER SERVICE ON CUSTOMER PROPERTY. MATERIALS SHALL BE PAID UNDER SEPARATE BID ITEMS. NO ADDITIONAL PAYMENT SHALL BE MADE.
15. INCLUDES COST OF 6" R.W. GATE VALVE, VALVE BOX, FIRE HYDRANT, AND INSTALLATION.
16. NOT USED.
17. AND INSTALL A SHORT OR LONG NEW COPPER WATER SERVICE, AT VARIOUS LOCATIONS. THE NEW COPPER WATER SERVICE SHALL CONSIST OF A NEW CORPORATION STOP, COPPER, TUBING, UNION, METERS/TECH, METER CAN AND RIM AND LID.
18. ALL STREET CROSSINGS SHALL BE OPEN CUT UNLESS OTHERWISE NOTED ON PLANS.
19. THE COST OF ALL SURVEYING AND STAKING NECESSARY TO COMPLETE THE ENTIRE PROJECT SHALL BE INCLUDED IN THE COST OF THE BID ITEM 304.

WATERLINE CONSTRUCTION NOTES

- ALL WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT CITY OF TULSA LINES SUBDIVISION CODE. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA DEPARTMENT OF PUBLIC WORKS.
- PROCS TO EXISTING CONSTRUCTION THE CONTRACTOR SHALL PARTICIPATE IN A PRE-CONSTRUCTION CONFERENCE WITH THE PUBLIC WORKS DEPARTMENT AT THIS CONFERENCE THE CONTRACTOR SHALL FURNISH CERTIFICATION FROM THE MANUFACTURER/SUPPLIER THAT ALL MATERIALS MEET APPLICABLE SPECIFICATIONS. CERTIFICATIONS SHALL BE SUPPLIED IN FIVE (5) COPIES WITH THREE (3) COPIES INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE CITY.
- EXISTING SERVICE CONNECTIONS ARE TO BE KEPT IN SERVICE UNTIL CONNECTIONS TO NEW MAINS ARE MADE. RECOMMENDATIONS SHALL BE INSTALLED AS PER CITY OF TULSA WATER AND WASTEWATER STANDARDS. METERS ON THE SAME SIDE OF THE STREET AS THE PROPOSED MAINS ALL HAVE THE SERVICE LINE SIDE OF THE STREET FROM THE PROPOSED MAIN SHALL HAVE THEIR EXISTING SERVICE LINES ADJACENT TO THE PROPOSED MAIN CONNECTED TO A NEW SERVICE LINE FROM THE PROPOSED MAIN BY A FLARED-END 3-PART UNION.
- ALL WATER DISTRIBUTION SYSTEM CONSTRUCTION SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT UTILITY INSPECTORS, IN ACCORDANCE WITH CITY OF TULSA ADMINISTRATIVE REGULATION 11-1-5.
- ALL DUCTILE IRON PIPE FITTINGS AND NOTED JOINTS SHALL BE NJ RESTRAINED AND POLYWRAPPED OR AS SHOWN ON PLANS.
- ALL WATER MAIN LINES SHALL HAVE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF TEN (10) FEET OF COVER, UNLESS SHOWN OTHERWISE ON DRAWING.
- BEDDING, BACKFILL, AND COMPACTION OVER WATER LINES SHALL BE IN ACCORDANCE WITH STANDARD DRAWING. BACKFILL AND COMPACTON REQUIREMENT FOR STREETS SHALL EXTEND TWO (2) FEET PAST BACK OF CURB OR EDGE OF PROPOSED PAVEMENT.
- CONTRACTOR SHALL REPLACE EXISTING GRASS WITH SEED/SOD OF SAME TYPE AND VARIETY.
- CONTRACTOR SHALL BORE EXISTING TREES UNDER DRIP LINE, UNLESS DIRECTED OTHERWISE BY ENGINEER.
- CONTRACTOR SHALL BORE EXISTING DRIVEWAYS, UNLESS DIRECTED OTHERWISE BY ENGINEER.
- CITY CREWS ARE TO OPERATE ALL VALVES. CONTRACTOR SHALL NOTIFY CITY THRU INSPECTOR.
- CONTRACTOR SHALL OBEY THE NOTIFICATION POSTERS OF THE OKLAHOMA ONE-CALL SYSTEM, INC. NOTICE OF ANY EXCAVATION NO SOONER THAN 48 HOURS OR LATER THAN 10 DAYS, EXCLUDING SATURDAYS, SUNDAYS, LEGAL HOLIDAYS PRIOR TO COMMENCEMENT OF WORK, PHONE 1-800-522-4543.
- LOCAL AND THROUGH TRAFFIC SHALL BE MAINTAINED THROUGH PROJECT AT ALL TIMES. OPEN CUT STREET CROSSINGS REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WITH TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH CURRENT AUTOC REQUIREMENTS.
- ANY DAMAGE CAUSED BY CONTRACTOR TO ADJACENT TRAFFIC SIGNAL INFRASTRUCTURE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEER. PRIOR TO PAVEMENT FINISHING AND EXCAVATION NEAR SIGNALIZED INTERSECTION, CONTRACTOR SHALL CONTACT ENGINEERS, TRAFFIC ENGINEERS, 586-9768, FOR SITE SPECIFIC, UNDERGROUND TRAFFIC UTILITY LOCATES.
- CONSTRUCTION FOR ALL PUBLIC WORKS FACILITIES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE 2021 DEPARTMENT OF ENVIRONMENTAL QUALITY, CHAPTER 826, PUBLIC WATER SUPPLY CONSTRUCTION STANDARDS, OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) OR COT STANDARDS, WHICH EVER APPLIES THE MORE STRINGENT STANDARD.
- CONTRACTOR SHALL CONNECT METERS TO NEW WATER MAIN ONLY AFTER NEW WATER MAIN IS PUT INTO SERVICE. ALL WATER CONNECTIONS HAVE BEEN SHOWN TO THE BEST OF OUR ABILITY THROUGH INFORMATION SUPPLIED BY FIELD INVESTIGATION AND PUBLIC WORKS DEPARTMENT RECORDS.
- PIRE HOBANT BURRY DEPTH SHALL BE 4 1/2 FEET AND SHALL MEET ALL CITY OF TULSA STANDARDS.

PAY QUANTITY SUMMARY

PAY ITEM	SPEC. NO.	ITEM DESCRIPTION	UNITS	Pay Item	Notes	QTY
1	302	RIGHT OF WAY CLEARING AND RESTORATION	LF	5,6-7,8		10,891
2	304	EXCAVATION AND BACKFILL, UNCLASSIFIED	CY	18		5,296
3	304	CONTRACTOR CONSTRUCTION STAKING	LF	19		1
4	307(A)	12" DTP, ANNA C151 CLASS 51, RJ	LF	1,2,3,4,11,16		7,823
5	307(B)	12" DTP, ANNA C151 CLASS 51, RJ	LF	1,2,3,4,9,11,16		2,788
6	312(A)	12" PLUG	LF	4,9,10		6
7	312(A)	12" X 12" X 5" TEE, RJ	EA	2,9		3
8	312(A)	12" X 12" X 5" TEE, RJ	EA	2,9,12		11
9	312(A)	12" X 12" X 5" TEE, RJ	EA	2,9		2
10	312(A)	12" X 12" X 5" TEE, RJ	EA	2,9		31
11	312(A)	12" X 12" X 5" TEE, RJ	EA	2,9		3
12	312(A)	12" X 12" X 5" TEE, RJ	EA	2,9		6
13	312(A)	12" X 12" X 5" TEE, RJ	EA	2,9		1
14	312(A)	CONN., 3/4" TYPER X COPPER TUBING, IN PLACE	LF	17		748
15	315(A)	CONN., 3/4" CORP. STOP, IN PLACE	EA	17		24
16	315(A)	CONN., 2" CORP. STOP, IN PLACE	EA	17		6
17	315(A)	CONN., 3/4" THREE PART UNION, IN PLACE	EA	17		24
18	315(A)	CONN., 3/4" METER SETTER, IN PLACE	EA	17		24
19	315(A)	CONN., 3/4" METER CAM, IN PLACE	EA	17		24
20	315(A)	CONN., 3/4" ANGLE STOPS	EA	17		24
21	315(A)	2" COMBO ARV AND VALVE (ED 327)	EA	17		4
22	315(A)	12" RESILIENT WEDGE GATE VALVE, RJ	EA	13		17
23	317(A)	VALVE BOX	EA	13		17
24	317(A)	VALVE BOX EXTENSION	EA			17
25	318(A)	3-WAY P.H. ASSEMBLY, 4.5 BURNY - COMPLETE	EA			11
26	318(A)	W.H. EXTENSION, COMPLETE	EA			1
27	317(A)	24" STEEL CABING	LF			668
28	317(A)	12" X 12" X 12" X 12" X 12" CROSS, RJ	EA	9,15		1
29	317(A)	LONG SVC. CONN.	EA			6
30	317(A)	SHORT SVC. CONN.	EA			17
31	SPECIAL	CONSTRUCTION TRAFFIC CONTROL	EA			6
32	SPECIAL	LUCISED AND BONDED PLUMBER	EA	17		17

OSAGE DRIVE &
WEST 43RD STREET NORTH
PROJECT NO. TMAU-W 07-60

SUMMARY OF WATERLINE
PAY QUANTITIES

CITY OF TULSA, OKLAHOMA
PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES DIVISION

GUY ENGINEERING SERVICES, INC.
10759 EAST ANAVAL PLACE / TULSA, OKLAHOMA 74118 / (918) 437-0292

PLAN SCALE: DRAWN: D.S.G. 3/7/08 APPROVED:
DESIGNED: R.A.P. 3/7/08
FIELD SURVEY: H.B.A. 10/04
PROFILE SCALE: FIELD MGR.
SECTION MGR.
PROJECT MGR.
RECOMMENDED:
AS SHOWN
VERTICAL
AS SHOWN
SECURITY DIRECTOR
DATE
PLAN SCALE: 1/8" = 1'-0"
ALUS PAGE NO.: 508 OF 500

REASON: BY DATE
APPROVED: JULIA S GUY 12310

BEFORE YOU DIG
8-800-522-6443
CALL OKIE

SHEET 2 OF 14 SHEETS

C.R.L. CURVE DATA CHART			
CURVE #	LENGTH	RADIUS	DEGREE OF CURVE
No.2	619.98	10000.00	00°34'23"

SEC 9, T20N, R12E

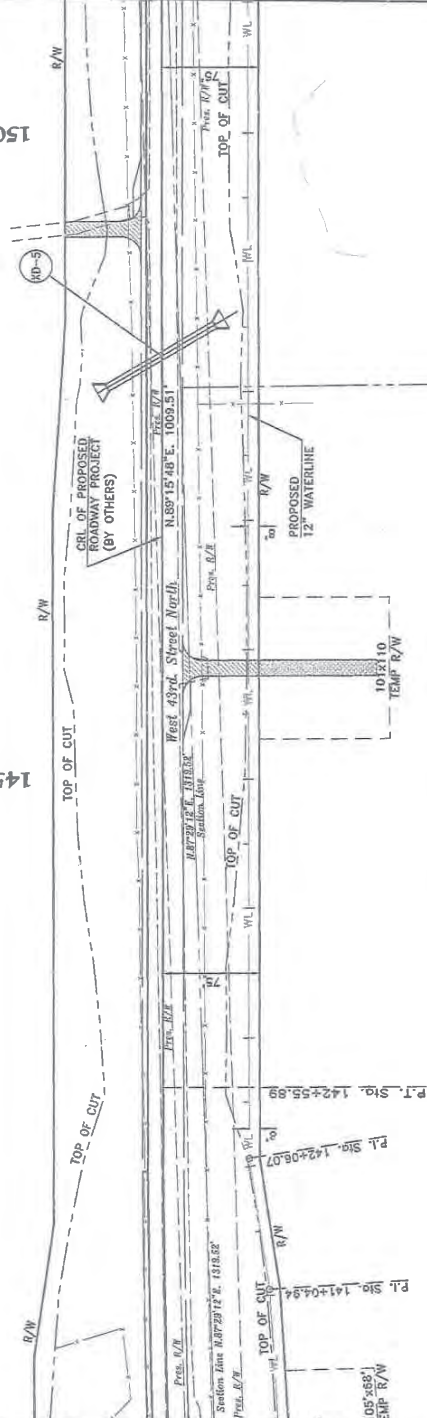
John R. Crockett & Samuel K. Crockett
Book 0868, Page 0314 - 0317

MATCH LINE STA. 140+00

145+00

150+00

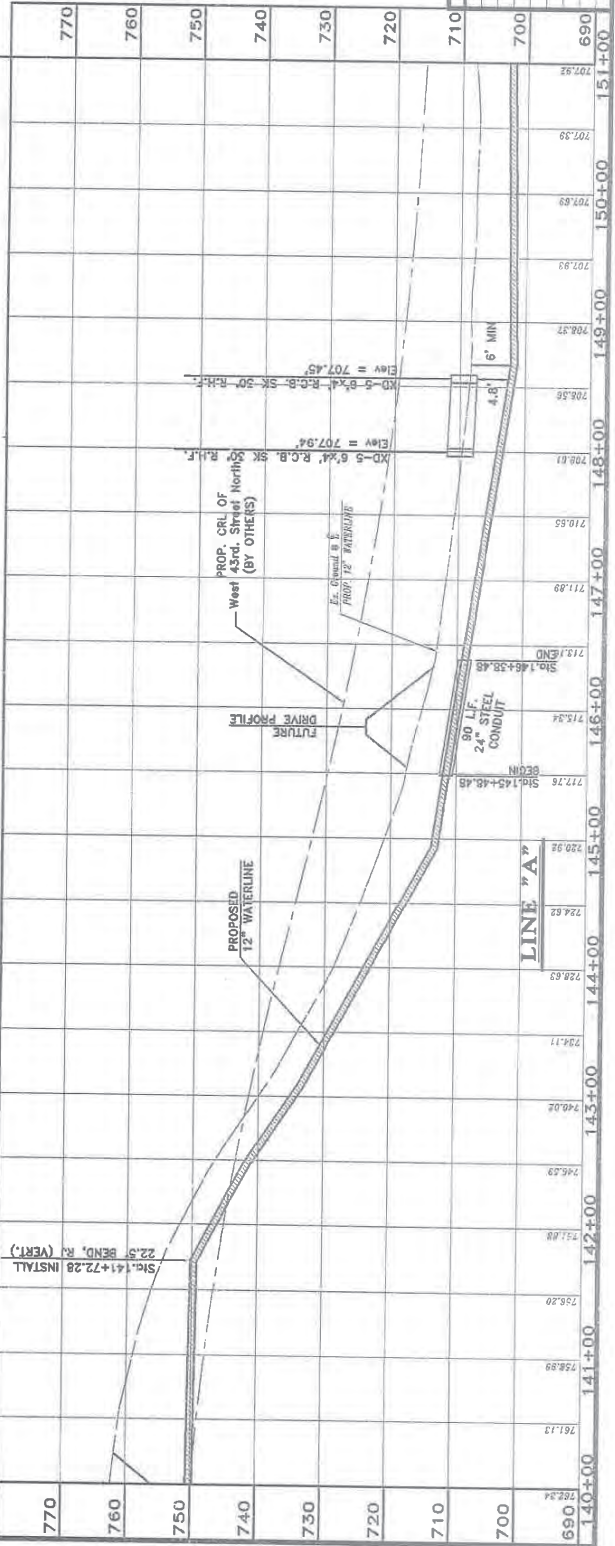
MATCH LINE STA. 151+00



Marcell F. Langenhahn
Book 0829, Page 854
Warranty Bond - 3-5-1955

SEC 16, T20N, R12E

Gerald K. Smith
Book 0957, Page 0237
Quit Claim Bond - 1898



SALVAGE EXISTING VALVES AND FIRE HYDRANTS AND RETURN TO PUBLIC WORKS DEPARTMENT. SEE NOTE W-6 OF WATERLINE PAY NOTES.

TULSA PUBLIC WORKS DEPARTMENT CREWS SHALL BE RESPONSIBLE FOR OPENING AND CLOSING MAINS AND RELIEF VALVES AND RELIEVING PRESSURE AT THE MAIN POINTS IF TIEING INTO EXISTING VALVES, TEES, ETC.

RJ = RESTRAINED JOINT

FURNISHED BY CONTRACTOR

INSTALLED BY CONTRACTOR

1. 100' 12" - 33" EXISTING WATERLINE

2. 100' 12" - 33" EXISTING WATERLINE

3. 100' 12" - 33" EXISTING WATERLINE

4. 100' 12" - 33" EXISTING WATERLINE

5. 100' 12" - 33" EXISTING WATERLINE

6. 100' 12" - 33" EXISTING WATERLINE

7. 100' 12" - 33" EXISTING WATERLINE

8. 100' 12" - 33" EXISTING WATERLINE

9. 100' 12" - 33" EXISTING WATERLINE

10. 100' 12" - 33" EXISTING WATERLINE

11. 100' 12" - 33" EXISTING WATERLINE

12. 100' 12" - 33" EXISTING WATERLINE

13. 100' 12" - 33" EXISTING WATERLINE

14. 100' 12" - 33" EXISTING WATERLINE

15. 100' 12" - 33" EXISTING WATERLINE

16. 100' 12" - 33" EXISTING WATERLINE

17. 100' 12" - 33" EXISTING WATERLINE

18. 100' 12" - 33" EXISTING WATERLINE

19. 100' 12" - 33" EXISTING WATERLINE

20. 100' 12" - 33" EXISTING WATERLINE



Osage Drive &
West 43rd. Street North
PROJECT No. TMUA-W 07-60
12" WATERLINE - LINE "A"
STA. 140+00 TO STA 151+00

CITY OF TULSA, OKLAHOMA
PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES DIVISION

CITY ENGINEERING SERVICES, INC.
1001 W. TULSA
TULSA, OKLAHOMA 74107

DESIGNED	CHECKED	DATE	APPROVED
FIELD SUPERVISOR	FIELD SUPERVISOR	DATE	DATE
SECTION ENGINEER	SECTION ENGINEER	DATE	DATE
REGISTERED PROFESSIONAL ENGINEER	REGISTERED PROFESSIONAL ENGINEER	DATE	DATE



BEFORE YOU DIG...
1-800-882-6828
CALL OKIE

DEVELOPMENT SERVICES

Chad Smith – WSD Permit Examiner
918.596.9865 Fax 918.699.3324

Procedure For Obtaining Water Service (For ¾", 1", 1.5", and 2" Meter Installations)

Water service applications will be taken and permits issued only between 9:00 a.m. and 4:00 p.m..
Our goal is to process meter request within 48 hours.

A. Application for Water Service. The owner or his designated agent shall apply for a water service at the Infrastructure Control Group of Development Services (*175 E. 2nd Street, Suite 450*).

The following information **is required upon application.**

1. Address of desired water service.
2. Legal description of property.
3. Residential or Commercial plumbing permit number.
4. Residential or Commercial building permit number, if new building.
5. Name and mailing address of party responsible for water bill.
6. Contractor's name who will be installing the water tap, and
7. Two sets of site utility plans are required for 1.5 " and 2" water service
8. Is sanitary sewer available to the property? If not, has the City/County Health Department approved the installation of a septic system? (A copy of the perc test will be required.)

B. All applications will be reviewed by the City of Tulsa for the following items before approval.
(You may be expected to answer some of these review elements.)

1. Is there an available, tappable water main that abuts the requested service address?
(Abut means the water main extends along one complete side of described property.)
2. If there is no tappable water main, a water main extension will be required.
3. When required, has the water main line extension been released by Engineering to accept new water service connections?
4. Is the water main to be tapped a Citizen Participation Line? If so, are any fees due?
5. If the Property is outside the city limits of Tulsa and abuts a City of Tulsa water main, is it within Tulsa's service area? If not can approval for a connection be obtained from the servicing entity?
6. If the property is outside the City limits, will front footage fees need to be collected.

C. Meter Sizes & Costs.

1. All water meters are provided by the City of Tulsa.
2. The costs including all fees are:
 - ¾"=\$150.40
 - 1"=\$197.65
 - 1.5"=\$425.50
 - 2"Irrigation=\$1046.05
 - 2"Domestic=\$1432.98

D. Leave work uncovered and call 918.596.1720 for inspection.

CITY OF TULSA
CERTIFIED WATER SERVICE INSTALLATION CONTRACTORS

2” Meter & Smaller

All American	918.227.1555
Apex Plumbing and Piping	918.584.6007
Barnhart Excavating	918.827.6005
Beene Services INC	918.451.9081
C It All Leak Detectors	918.251.3155*
Cunningham Plumbing	918.446.3730
EC Plumbing	918.250.5454
Gary’s Plumbing	918.366.3251
Hopkins Excavating (Ron Hopkins)	918.808.6722*
Ira Green Construction	918.342.0840
McIntosh	918.270.1414
McCulloch Exc.	918.322.3150
Midwest Mechanical	918 279.1065
Mullin	918.258.6636
Paragon Contractors	918.5131654
Rimer	918.266.4110
Top Quality Plumbing	918.447.0040
Tulsa Utility Contractor, Inc	918.664.2850

*Contractor is qualified for work in non-arterial right of way only.
7/28/11

City of Tulsa
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICES DIVISION
918.596.9876

Procedures for Obtaining Water Services
(3" and Larger Meter & Detector Check Installations)

1. **Application for Water Service.**

Note: All plans submitted must be prepared and sealed by a Professional Engineer Registered in the State of Oklahoma.

- A. The owner or his designated agent shall apply for a water service at **Infrastructure Connection Control Group** at the **Permit Center, At 175 E. 2nd St. 4th Floor OTC.**

Before a permit can be issued the following items are required:

1. Address of desired water service;
2. Legal description of property;
3. **An escrow of \$500.00 plus Meter Fee (cost of meter depends on size and type.)**
4. Meter size and type (double check, single check, compound, etc.); and
5. Four (4) sets of site utility plans and profiles of the anticipated water service installation. The size of the drawings shall be 17" x 22" or 22" x 34", and folded to 8 1/2" x 11". All drawings submitted must have a title block, and shall be signed and sealed by a **Registered Professional Engineer**, licensed to practice in the **State of Oklahoma.**

***The information shown on the plan sheets shall include:**

1. Address and legal description of the property to be served;
2. Owners, developers, and engineers name, address and telephone number;
3. Property location and property lines, easements and rights-of-way;
4. Meter size and type (double check, single check, compound, etc.); water main size and location.
5. Plan and profile of water service from water main to water meter, and location of water service from meter to building;
6. Plan and profile of all potentially interfering utilities;
7. Vault detail and tap elevation of vault; or state: PER COT STANDARDS /With the Standard #.
8. Service line plumbing permit number;
9. Name and billing address of party responsible for water bill; and

10. Contractor's name who will be installing the water tap and meter vault.

Note 1. After installation is complete, as-built plans must be submitted to Infrastructure Connection Control before the project is released.

Note 2. All 3" and larger water meters shall meet the City of Tulsa Water Meter and Construction Specifications and will be furnished by City of Tulsa, paid for by the Contractor.

Note 3.- All Detector Check assemblies shall be furnished by the Contractor.

B. All applications will be reviewed for the following items before approval.

1. Is there and available, tappable water main that abuts the requested service address? (Abutment means the water main extends along one complete side of the property.)
2. If there is no tappable water main, will a water main extension be required?
3. When required, has the water main line extension been released by Engineering to accept new water service connections.
4. Is the water main to be tapped a Citizen Participation Line? If so, are any fees due?
5. If the property is outside the City Limits of Tulsa and abuts a City of Tulsa water main, is it within Tulsa's service area? If not, can approval for a connection be obtained from the servicing entity?
6. If the property is outside the City Limits, will front footage fees need to be collected?
7. Is sanitary sewer available to the property? If not, has the City/County Health Department approved the installation of a septic system? Furnish a copy of the approved Perk Test. (A sanitary sewer main line extension may be required.)

C. Pework Conference.

***Note!* The Field Engineering Inspector will schedule all pre-work Conferences after City Engineer has reviewed and approved Submitted engineering plans.**

1. Connection Control will notify Field Engineering Inspections after the engineering plans submitted are reviewed and approved.
2. A pre-work conference will be scheduled between the contractor and the Field Engineering Inspector before any work is to be done. Proceeding with construction of the water service installation without attending a pre-work conference will result in shutdown of the project, and subject to possible fines three (3) times permit fee.

D. Inspection Request.

a. After a pre-work conference has been held, construction may begin. Required inspections will occur at the following points of construction:

1. Tapping of water main;
2. Vault floor reinforcing steel before concrete is poured;
3. When the walls are constructed and water meter is set; and
4. When the vault lid is set.

***Note!* All connections to a City water main shall be disinfected according to the latest revision of the American Water Works Association C-651-86. Connections over 20' in length shall be tested before the Water service will be released by the City.**

***Note!* Inspection fees are \$50.00 per day. All jobs have Three (3) days of inspection fees. If additional inspections are required, they will be deducted from the escrow money. The remaining escrow will be refunded to you upon approval of the water service installation.**

Certified Water Service Installation Contractors 3" and Larger

All American	918 227-1555
Apex	918 584-6007
APSFIRE SouthWest	918.2589666
Beene Services	918.451.9081
Bret Barnhart	918.827.6005
Duncan & Sons	918-224-8065
EC Plumbing	918.250.5454
Gary's Plumbing	918.366.3251
Ira Green Construction	918.342.0840
McCulloch Excavating	918 322-3150
McIntosh	918.270.1414
Midwest Mechanical, Inc.	918. 279.1065
Paragon Contractors	918.582.880
TomCat Services	918.640.0216
Tulsa Utility Contractors	918 664-2850
United Utilities Specialists	918.342.0840
WN Couch	918 836-8816

LARGE TAP & METER PRICE LIST

03" TURBINE = \$1279.15

04" TURBINE = \$1423.00

06" TURBINE = \$2590.60

03" COMPOUND/DOMESTIC = \$2035.68

04" COMPOUND/DOMESTIC = \$2640.90

06" COMPOUND/DOMESTIC = \$4486.58

08" COMPOUND/DOMESTIC = \$6686.86

04" FIRE FLOW = \$4513.15

06" FIRE FLOW = \$6291.85

08" FIRE FLOW = \$7868.43

10" FIRE FLOW = \$11,344.98

EACH LARGE TAP/METERS INCLUDING DETECTOR CHECK, REQUIRE A \$500.00 ESCROW CHECK.

TAX INFORMATION

SOUTH PROPERTY - TRACTS 1-12

Tax Data

Assessor's Parcel Number: 570025085

Assessed: Land \$ 1,932.00 Improvements \$ 0.00 Total \$ 1,932.00

Taxes: Amount \$ 180.97 Penalty \$ -0- Total \$ 180.97

Legal Description

The SW/4 of Section 10 T20N-R12E all in Osage County, Oklahoma.

NORTH PROPERTY - TRACTS 13-20

Tax Data

Assessor's Parcel Number: 570025042

Assessed: Land \$ 1,699.00 Improvements \$ 1,962.00 Total \$ 3,661.00

Taxes: Amount \$ 416.18 Penalty \$ -0- Total \$ 416.18

Assessor's Parcel Number: 570024912

Assessed: Land \$ 1,043.00 Improvements \$ 0.00 Total \$ 1,043.00

Taxes: Amount \$ 118.57 Penalty \$ -0- Total \$ 118.57

Legal Description

The S/2 NW Section 33 T20N-R12E and the N/2 SW less 17.33 acres, Lot 2 less 1.60 acres, Lot 1 less W 2.67 acres Section 33 T20N-R12E all in Osage County, Oklahoma.

TITLE OPINION

TITLE OPINION

ROBERT E. PARKER

Attorney at Law
8522 East 61st Street,
Tulsa, OK 74133

PRELIMINARY ATTORNEY'S CERTIFICATE AND TITLE OPINION
Surface Interest ONLY
Hbo/tw

To: Schrader Auction
Attn: c/o Courtney King @ Executives' Title & Escrow Co.

File No.: 13070057
ABS No.: 13-2616

DESCRIPTION OF PROPERTY:

Southwest Quarter (SW/4) of Section Ten (10),

South Half Northwest Quarter (S/2 NW/4) and North Half Southwest Quarter (N/2 SW/4) of Lot One (1) (SW/4 SW/4) and Lot Two (2) (SE/4 SW/4) in Section Thirty-three (33);

LESS AND EXCEPT the following described 3 tracts:

A tract of land lying in a part of Lot 1 (SW/4 SW/4) and a part of the NW/4 SW/4 of Section 33, described as the West 660 feet of the South 660 feet of said Section 33. AND

A tract of land lying in a part of the NW/4 SW/4 of said Section 33, described as The East 660 feet of the West 1320 feet of the North 660 feet of the South 1320 feet of said Section 33. AND

A tract of land lying in a part of Lot 2 (SE/4 SW/4) and a part of the NE/4 SW/4 of Section 33, described as:

Beginning at a point on the East line of said SW/4 40.00 feet North of the Southeast corner; Thence West parallel to and 40.00 feet North of the South line of said SW/4 a distance of 163.27 feet to a point; Thence N 1deg. 09'05"E a distance of 110.60 feet to a point of curve; Thence around a curve to the right having a radius of 580.00 feet, a distance of 240.20 feet to a point; Thence N 24 deg. 52'47"E a distance of 100.00 feet to a point of curvature; thence around a curve to the left having a radius of 520.00 feet a distance of 215.35 feet to a point; Thence S 88 deg. 50'55"E a distance of 30.00 feet to a point on the East line of said SW/4; Thence S 1 deg. 09'05"W along said East line a distance of 641.5 feet to the Point of Beginning.

ALL in Township Twenty (20) North, Range Twelve (12) East of the Indian Meridian, Osage County, State of Oklahoma, according to the U. S. Government Survey thereof.

TITLE OPINION

MATTERS EXAMINED: Abstract of Title certified continuously from sovereignty to 7/22/2013 at 6:00AM, by Pawhuska Abstracts, Certificate No. 169555;98212;A8865; A2820; 98212

The undersigned attorney, ROBERT E. PARKER, OBA #6897 hereby certifies that after examination of the above-described materials, it is his opinion (subject to the Requirements and Exceptions, below) that the marketable record **FEE SIMPLE** title to the property described above, as defined in the Title Standards of the Oklahoma Bar Association, was as of April 1, 1987; May 30, 2006; March 5, 2007 vested in:

Kenneth John Manion Jr. (1/3 interest); Evelyn Marie Manion, Trustee for the benefit of Evelyn Marie Manion under agreement dated April 17, 1985 (1/3 interest); Deborah Schmidt Barrett and Jason Tyler Barrett (1/6 interest); Cecilia Anne Yi and Timothy YongWook Yi (1/6 interest)

REQUIREMENTS to be complied with, defects and objections to be removed or eliminated, and liens and encumbrances to be satisfied and discharged of record as a part of closing but, in any event, before any policy of title insurance could be issued without exception thereto.

1. Payment to, for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.
2. Instruments in insurable form which must be executed, delivered and duly filed for record:
 - A. General Warranty Deed from Kenneth John Manion Jr. (1/3 interest); Evelyn Marie Manion, Trustee for the benefit of Evelyn Marie Manion under agreement dated April 17, 1985 (1/3 interest); Deborah Schmidt Barrett and Jason Tyler Barrett (1/6 interest); Cecilia Anne Yi and Timothy YongWook Yi (1/6 interest) to a proposed buyer for consideration.
 - B. Mortgage from a proposed buyer to a lender to be determined.

3. **MORTGAGES:**

None shown of record.

TAXES:

2012 and prior ad valorem taxes paid.

TITLE OPINION

5. EASEMENTS AND RESTRICTIONS:

All assessments and taxes for the year 2013 and all subsequent years, and any taxes or assessments levied subsequent to the date of the abstractor's certificate.

Rights of owners of severed mineral interests, their respective lessees, successors and assigns; rights or claims of parties in possession not shown by the public records; and liens or rights thereto not shown in the public records.

Statutory section line road right of ways.

The Easement (page 9b #98212 Section 33) to County of Osage, dated September 18, 1928, filed December 18, 1928, recorded in Book 36 of Misc. at Page 289.

The Right of Way for Water and Gas Lines (page 37b #98212 Section 33) to Barnsdall Oil company, dated August 7, 1918, filed May 7, 1920, recorded in Book 17 of Misc. at Page 387; Partial Release of Right of Way (page 38b #98212 Section 33), dated May 21, 1964, filed May 27, 1964, recorded in Book 175 at Page 115.

The Easement (page 50b #98212 Section 33) to Oklahoma Natural Gas Company, dated March 5, 1969, filed March 12, 1969, recorded in Book 280 at Page 41.

The Right of Way (page 55b #98212 Section 33) to Tulsa Gas and Pipe Line Co., dated May 31, 1923, filed March 19, 1924, recorded in Book 25 of Misc. at Page 610.

The Right of Way Agreement (page 57b #98212 Section 33) to Oklahoma Natural Gas Company, dated November 20, 1942, filed December 18, 1942, recorded in Book 57 of Misc. at Page 502.

The Right of Way Easement (page 72b #98212 Section 33) to Public Service Company of Oklahoma, dated April 22, 1966, filed April 27, 1966, recorded in Book 218 at Page 250.

The Easement (page 76b #98212 Section 33) to County of Osage, dated March 14, 1968, filed May 17, 1968, recorded in Book 262 at Page 10.

The Right of Way Easement (page 84b #98212 Section 33) to Public Service Company of Oklahoma, dated September 9, 1968, filed September 30, 1968, recorded in Book 269 at Page 293.

TITLE OPINION

The Conveyance and Bill of Sale (page 86b #98212 Section 33) to Bigheart Pipe Line Corporation, dated July 1, 1973, filed November 28, 1973, recorded in Book 400 at Page 24; Assignment (page 88b #98212 Section 33) to Bow Pipe Line Company, dated July 18, 1978, filed July 26, 1978, recorded in Book 537 at Page 151; Memorandum of Transfer and Contribution of Telecommunication Rights (page 57s #169555) dated October 18, 1999, filed November 2, 1999, recorded in Book 1002 at Page 33; Assignment of Right of Way, Notice of Contract Rights, and Notice of Mortgage (page 61s #169555) to OGC Pipeline, L.L.C., dated November 10, 1999, filed November 30, 1999, recorded in Book 1004 at Page 165; Assignment, Conveyance and Bill of Sale (page 66s #169555) to Northeast Shelf energy, L.L.C., dated March 1, 2006, filed March 13, 2006, recorded in Book 1261 at Page 552.

The Right of Way Agreement (page 104b #98212 Section 33) to Oklahoma Natural Gas Company, dated April 3, 1975, filed April 14, 1975, recorded in Book 437 at Page 169; Assignment and Assumption of Easements (page 34s #169555) to ONEOK Gas Transportation, L.L.C., dated July 6, 1999, filed July 16, 1999, recorded in Book 992 at Page 538.

The Right of Way (page 11b #98212 Section 10) to Barnsdall Refining Company, dated March 11, 1925, filed March 27, 1925, recorded in Book 28 of Misc. at Page 118; Conveyance (page 64b #98212 Section 10) to Barnsdall Oil Company, dated June 30, 1934, filed July 19, 1934, recorded in Book 46 of Misc. at Page 233; Assignment of Rights-of-Way (page 67b #98212 Section 10) to Big Heart Pipe Line Corporation, dated June 1, 1953, filed October 14, 1955, recorded in Book 73 of Misc. at Page 531; Assignment (page 69b #98212 Section 10) to Bow Pipe Line Company, dated July 18, 1978, filed July 26, 1978, recorded in Book 537 at Page 151; Assignment of Right of Way, Notice of Contract Rights and Notice of Mortgage (page 1s #169555) to OGC Pipe Line, L.L.C., dated September 17, 1999, filed May 26, 2000, recorded in Book 1018 at Page 725; Assignment of Right of Way and Bill of Sale (page 5s #169555) to sierra Pipeline, LLC, dated November 21, 2008, filed January 9, 2009, recorded in Book 1374 at Page 894; Correction Assignment of Right of Way and Bill of Sale (page 15s #169555) to Sierra Pipeline, LLC, dated November 21, 2008, filed May 21, 2010, recorded in Book 1420 at Page 856; Assignment of Right of Way and Bill of Sale (page 24s #169555) to TransPetro Pipeline, LLC, dated July 13, 2012, filed July 24, 2012, recorded in Book 1491 at Page 643.

The Easement (page 80b #98212 Section 10) to County of Osage, dated November 9, 1949, filed March 25, 1950, recorded in Book 2 of Easements at Page 282.

The Grant of Right of Way for Road Purposes (page 97b #98212 Section 10) to the Public, dated April 1, 1981, filed April 8, 1981, recorded in Book 596 at Page 606.

The Application for Approval of Location and Construction of Telephone Lines (page 98b #98212 Section 10) to County of Osage, dated September 14, 1981, filed September 15, 1981, recorded in Book 604 at Page 894.

TITLE OPINION

The Easement for Public Highway (page 126s #169555) to County of Osage, dated May 6, 2011, filed May 13, 2011, recorded in Book 1450 at Page 369; Easement for Public Highway (page 129s #169555) to County of Osage, dated April 20, 2011, filed May 13, 2011, recorded in Book 1450 at Page 372; Easement for Public Highway (page 132s #169555) to County of Osage, dated April 4, 2011, filed May 13, 2011, recorded in Book 1450 at Page 375; Easement for Public Highway (page 135s #169555) to County of Osage, dated April 4, 2011, filed May 13, 2011, recorded in Book 1450 at Page 378.

The Gas Mining Lease Osage Reservation, Oklahoma No. 3 (page 59b #98212 Section 33) to Oklahoma Natural Gas Company, dated June 17, 1948, filed March 25, 1948, recorded in Book 63 of Misc. at Page 84; Amendment and Extension of Gas Mining and Storage Leases and Blanket Lease (page 66b #98212 Section 10) to Oklahoma Natural Gas Company, filed October 7, 1963, recorded in Book 161 at Page 174; Lease (page 74b #98212 Section 10) to Oklahoma Natural Gas Company, dated June 1, 1965, filed May 13, 1966, recorded in Book 220 at Page 56; Lease (page 187b #98212 Section 10) to Oklahoma Natural Gas Company, dated February 3, 1983, filed March 21, 1983, recorded in Book 632 at Page 209; Amendment and Extension of Gas Mining and Storage Leases and Blanket Lease (page 193b #98212 Section 10) to Oklahoma Natural Gas Company, filed June 13, 1983, recorded in Book 636 at Page 971.

The Amendment and Extension of Gas Mining and Gas Storage Lease (page 79s #169555) to Oklahoma Natural Gas Company, dated December 2, 1991, filed February 24, 1993, recorded in Book 829 at Page 176; Memorandum of Gas Storage Agreement (page 81s #169555) to ONEOK, Inc., formerly known as Oklahoma Natural Gas Company, filed October 4, 1993, recorded in Book 842 at Page 478; Assignment and Assumption of Easements and Leases (page 82s #169555) to ONEOK Gas Storage, L.L.C., dated November 23, 1999, filed December 15, 1999, recorded in Book 1005 at Page 496; Memorandum of Lease (page 86s #169555) to Oklahoma Natural Gas Company, dated June 23, 1999, filed July 28, 1999, recorded in Book 993 at Page 571; Memorandum of Underground Gas Storage Agreement (page 88s #169555) to ONEOK Gas Storage, L.L.C., dated December 1, 2002, filed February 12, 2002, recorded in Book 1120 at Page 718; Lease (page 91s #169555) to ONEOK Gas Storage, L.L.C., dated April 21, 2003, filed September 25, 2003, recorded in Book 1152 at Page 515; Memorandum of Underground Storage Agreement (page 94s #169555), dated December 1, 2008, filed November 7, 2008, recorded in Book 1370 at Page 114.

TITLE OPINION

6. OTHER MATTERS:

I require that you obtain and record an Affidavit stating and alleging the Agnes Manion Tibbitts Trust dated May 9, 1984 is one and the same Trust as the Agreement referred to in the Quit Claim Deeds from Agnes Manion Tibbitts and Frank H. Tibbitts, wife and husband, to Agnes Manion Tibbitts, Trustee for the benefit of Agnes Manion Tibbitts under agreement dated May 9, 1984, which deeds are dated April 1, 1987 and recorded on May 6, 1987 in Book 714 at Pages 13 and 17 (page 208b #98212 Section 33 and page 134b #98212 Section 10).

Verify that the above Trustee (Evelyn Marie Manion) is the exact same Trustee signing deed to purchasers, PRIOR TO CLOSING. If not, Company may revise to include possible further requirement.

A determination as to the marital status of the present owner, Kenneth John Manion Jr. must be made, and if married, his spouse must join in the execution of the conveyance. It appears that Kenneth John Manion Jr. is married to Sharon Manion (page 129s #169555). If no longer married as aforesaid, there may be additional requirements.

At (page 41s #169555) is a Affidavit of Remainderman, executed by Elona L. Davenport Compton, dated May 30, 1995, filed January 29, 1996, recorded in Book 893 at Page 249. This instrument is executed by parties who are strangers to title and appears to be stray. An appropriate Affidavit as to Stray Instrument must be executed by the present owner(s) and filed of record.

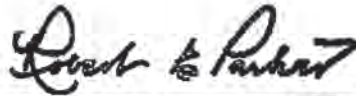
At (page 48s #169555) is an Affidavit of Surviving Joint Tenant, executed by Karen Ruth Triffo, Attorney-in-fact for Geniva Maxine Pettit dated September 10, 1999, filed September 24, 1999, recorded in Book 998 at Page 586. This instrument is executed by parties who are strangers to title and appears to be stray. An appropriate Affidavit as to Stray Instrument must be executed by the present owner(s) and filed of record.

At (page 53s #169555) is a General Warranty Deed, from Geniva M. Petit, by Karen Ruth Triffo, a single person, by her Attorney-in-fact, to Mark G. Parks and Mindy K. Parks, husband and wife, dated September 10, 1999, filed September 24, 1999, recorded in Book 998 at Page 591. This instrument is executed by parties who are strangers to title and appears to be stray. An appropriate Affidavit as to Stray Instrument must be executed by the present owner(s) and filed of record and re-filed (Page 55s #169555) on April 13, 2000, re-recorded in Book 1014 at Page 695 to include marital status of seller.

TITLE OPINION

At closing have the records of the U. S. Bankruptcy Court for the Northern District of Oklahoma checked to insure that nothing adverse has been filed.

Title Examined July 26, 2013.



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ABS #13-2616

PHOTOGRAPHY

TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 3-4



TRACT 5



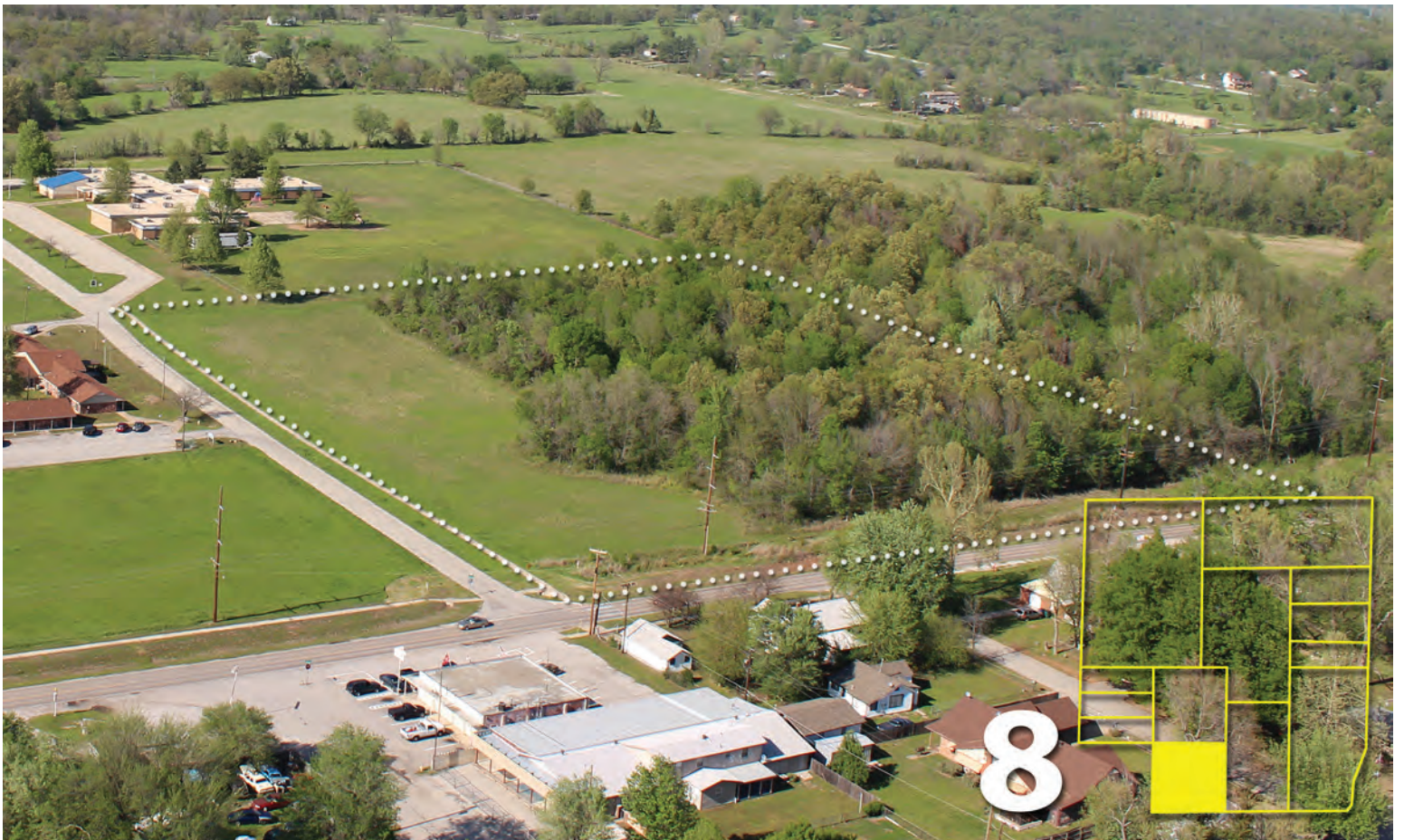
TRACT 6



TRACT 7



TRACT 8



TRACT 9 - 11



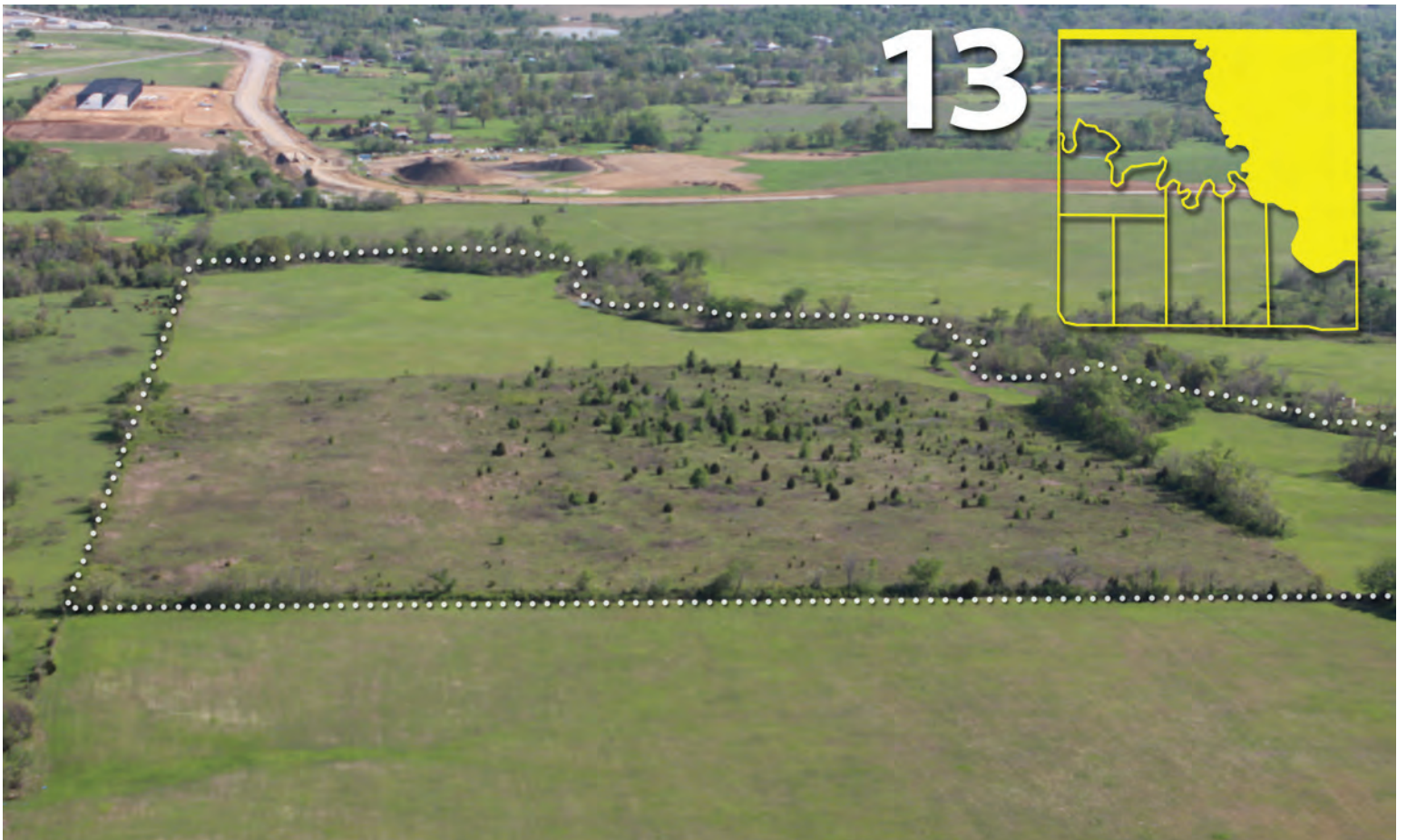
TRACT 12



TRACT 12



TRACT 13



TRACT 14



TRACT 15



TRACT 16-17



16 & 17

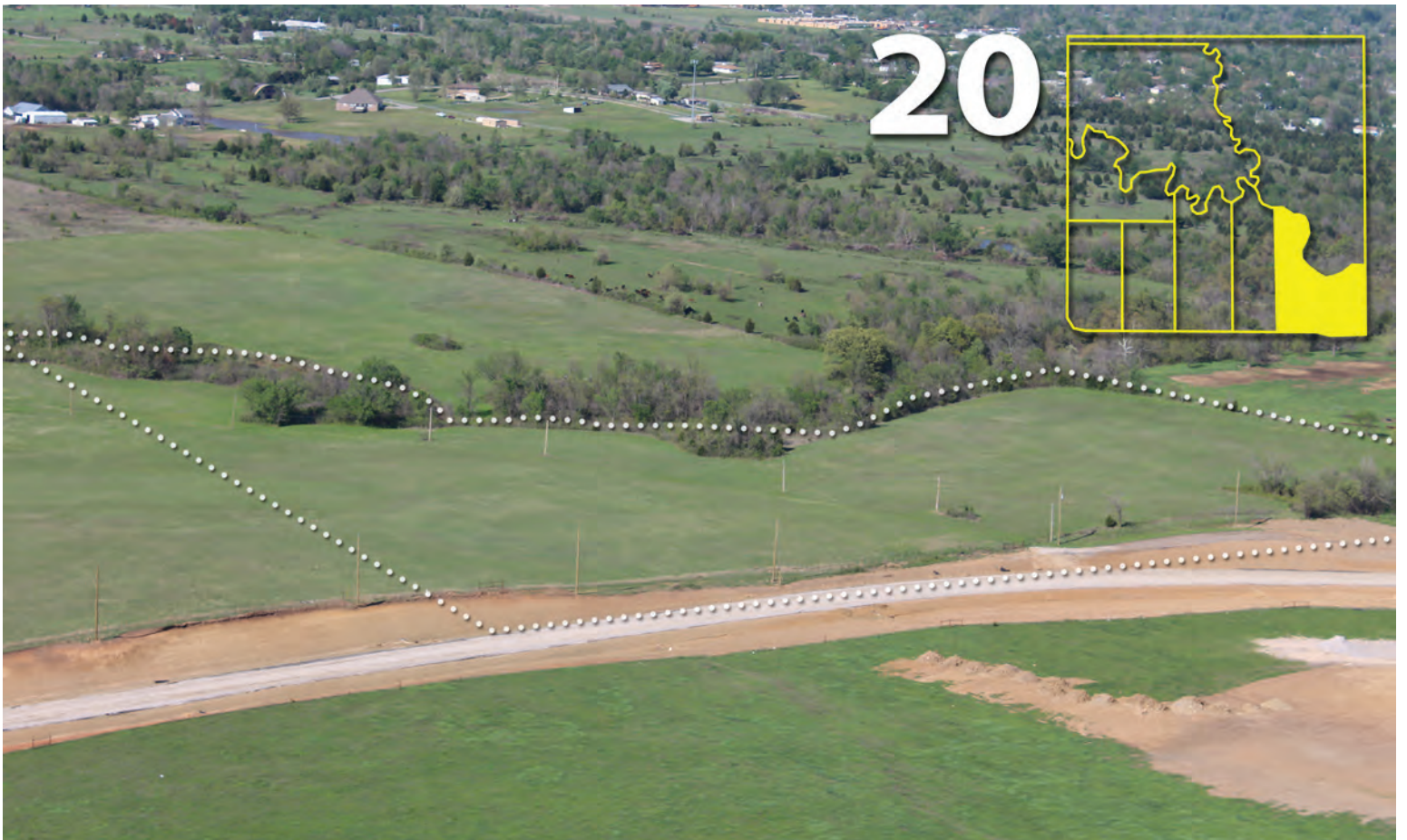
TRACT 18



TRACT 19



TRACT 20





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