

Frazier Addition Lots for Sale

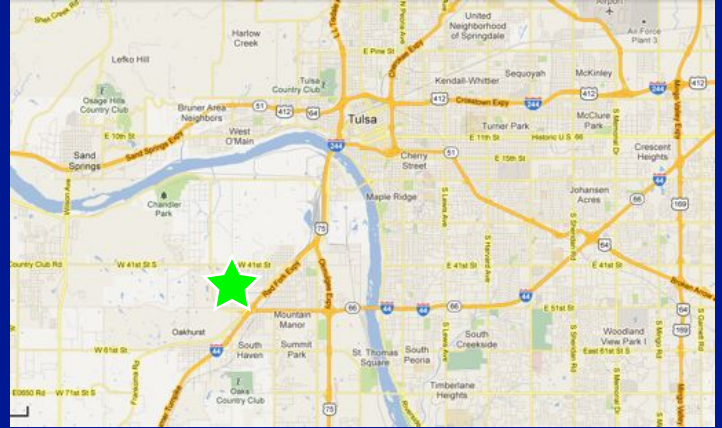
Lots Front
5101 W. 51st Street
Tulsa, OK 74106

Great Visibility 51st Exit off I-44 and the future Gilgrease Expressway

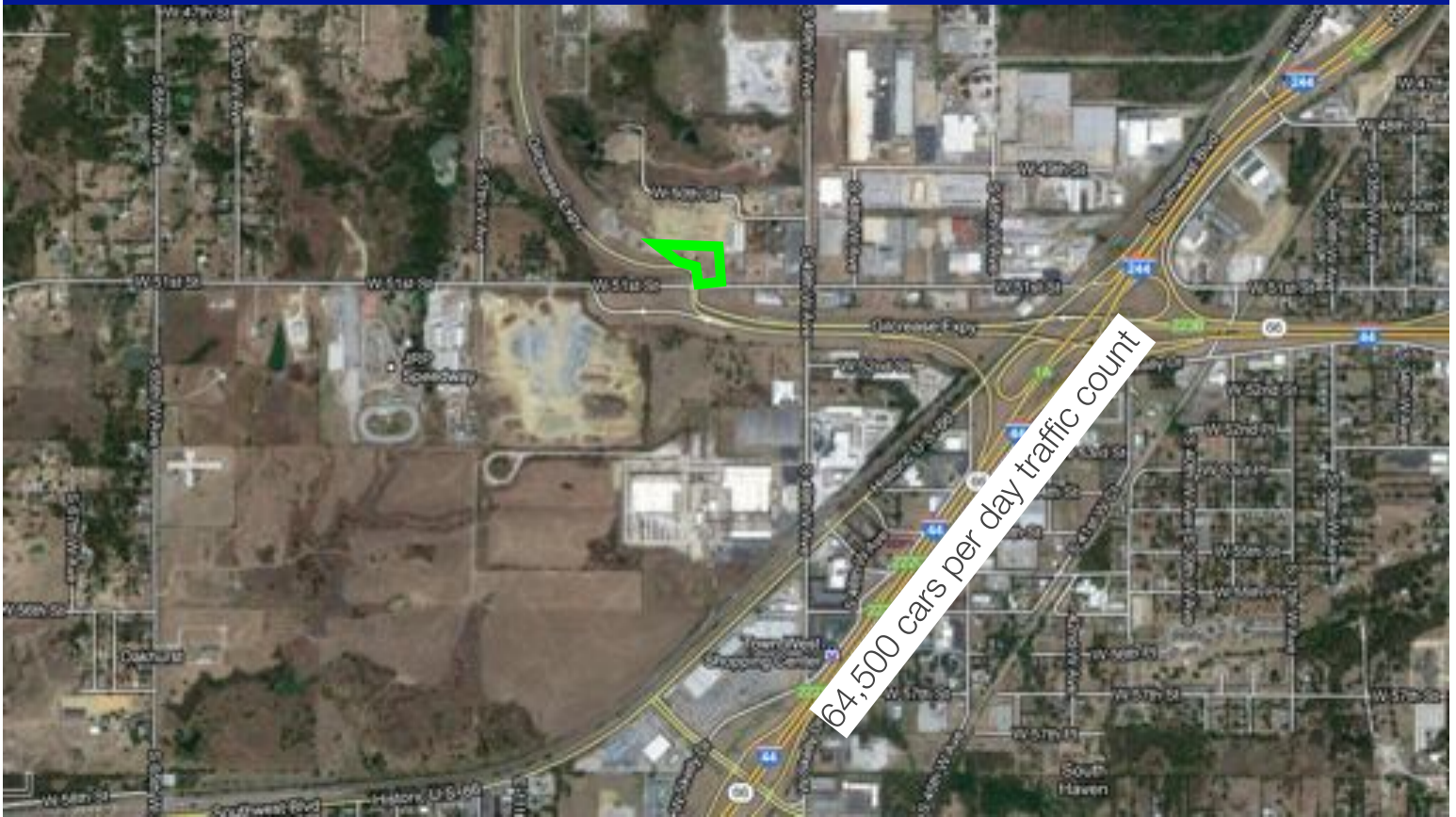
All utilities to site

Zoned Industrial Light (IL) allows for commercial use

Brand new ministorage located behind lots



FOR SALE Frazier Addition Lots



Disclaimer: Mike Coulter, Ryan Coulter and Coulter Partners, LLC dba Coulter REALTORS dba Coulter and Associates REALTORS has not verified any information and makes no guarantee, warranty, or representation in regards to the the information it has provided you either orally or in writing. It is your responsibility to verify all information by conducting a careful independent investigation. Mike Coulter, Ryan Coulter and Coulter Partners, LLC dba Coulter REALTORS dba Coulter and Associates REALTORS are not experts regarding the condition of the Property. No representations, warranties, or guarantees regarding the condition of the Property, or environmental hazards including but not limited to the existence of lead based paint, are expressed or implied.



For more info contact:

Mike Coulter | (918) 640-9848 | mike@coulterrealtors.com | www.coulterrealtors.com
Ryan Coulter | (918) 978-0009 | ryan@coulterrealtors.com | www.coulterrealtors.com

FINAL PLAT

FRAZIER ADDITION

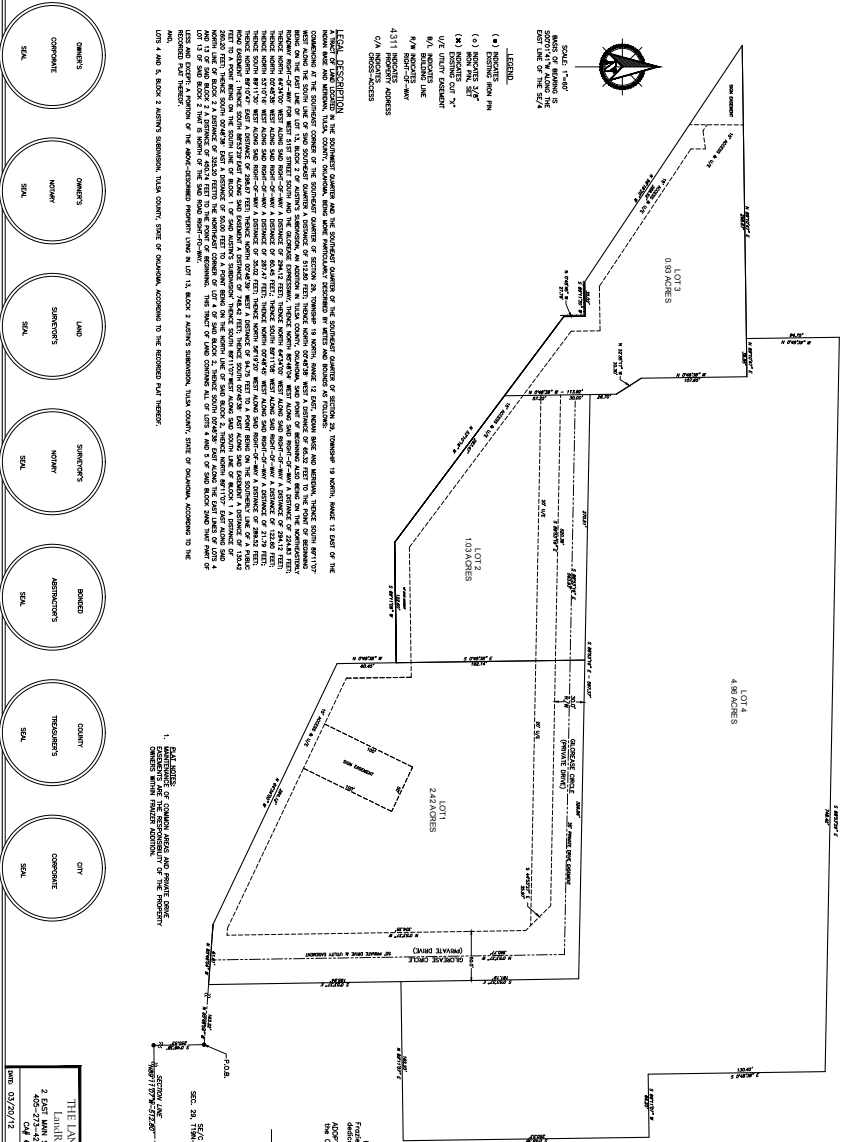
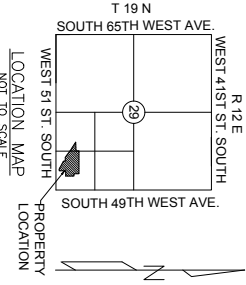
A REPLAT OF PARTS OF LOTS 4-8, BLK. 1
& PART OF LOTS 4-5, BLK. 2 AUSTIN ADDITION
& PART OF LOT 1, BLK. 3 BRIDGES HEIGHTS ADDITION TO
TULSA COUNTY, OKLAHOMA ALL BEING LOCATED IN
SOUTH HALF (S/2) OF SOUTHEAST QUARTER (SE/4)
SECTION 29, TOWNSHIP 191 NORTH, RANGE 12 EAST
OF THE INDIAN MERIDIAN,
TULSA COUNTY, OKLAHOMA

NOTICE: ALL LAND, RIGHTS, INTERESTS, EASEMENTS, CLAIMS, AND OBLIGATIONS, whether known or unknown, in, on, to, or under the land shown on this plat, are hereby notified that they will be affected by the filing of this plat. Any person claiming an interest in the land shown on this plat who has not filed a written statement of their claim with the County Clerk of Tulsa County, Oklahoma, on or before the date of the filing of this plat, shall be deemed to have waived their interest in the land shown on this plat, and their respective portions of the land shown on this plat shall be deemed to have been conveyed to the persons named on this plat, subject to the provisions of this plat and the requirements of the Oklahoma Statutes, Title 10, Chapter 22, Section 221, et seq.

STATE OF OKLAHOMA }
COUNTY OF TULSA }
On this 15th day of August, 2012, before me personally appeared
Bly [redacted] }
My Commission Expires: _____
Notary Public
My Commission Number: _____

LAND SURVEYOR'S CERTIFICATE
I, Sharon Adams, Registered Professional Land Surveyor, hereby certify that I have personally surveyed and plotted the land shown on this plat, and that the same has been surveyed and plotted in accordance with the provisions of the Oklahoma Statutes, Title 10, Chapter 22, Section 221, et seq.

CERTIFICATE OF COUNTY CLERK
I, _____, County Clerk of Tulsa County, State of Oklahoma, hereby certify that I have personally examined the plat of the Frazier Addition, and that the same has been surveyed and plotted in accordance with the provisions of the Oklahoma Statutes, Title 10, Chapter 22, Section 221, et seq.



- (*) LEGEND
- (A) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (B) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (C) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (D) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (E) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (F) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (G) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
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- (L) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (M) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (N) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
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- (P) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (Q) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (R) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (S) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (T) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (U) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (V) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (W) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (X) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (Y) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK
- (Z) RECORDS ARE IN THE RECORDS OF THE COUNTY CLERK

LEGAL DESCRIPTION:
The land shown on this plat is located in the Southeast Quarter of Section 29, Township 191 North, Range 12 East of the Indian Meridian, Tulsa County, Oklahoma. The land shown on this plat is bounded by South 65th West Avenue to the north, West 41st Street South to the west, West 51st Street South to the south, and South 49th West Avenue to the east. The land shown on this plat is divided into four lots: Lot 3 (0.80 acres), Lot 4 (4.00 acres), Lot 7 (1.00 acres), and Lot 1 (2.24 acres). The land shown on this plat is subject to the provisions of the Oklahoma Statutes, Title 10, Chapter 22, Section 221, et seq.

- OWNERS COMPANY SEAL
- OWNERS HISTORY SEAL
- LAND SURVEYORS SEAL
- SPONSORS HISTORY SEAL
- BOARDS APPROVERS SEAL
- COUNTY TREASURERS SEAL
- CITY COMMISSIONERS SEAL



For more info contact:

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 Ryan Coulter | (918) 978-0009 | ryan@coulterrealtors.com | www.coulterrealtors.com

THE LANDRUM GROUP, LLC
 Landrum Engineering, LLC
 2302 MAIN STREET, SHAWNEE, OK 74801
 405-234-8182 - FAX 405-234-8113
 DATE: 03/20/12

FRAZIER ADDITION
 TULSA COUNTY, OKLAHOMA
 SHEET NO. 01 OF 1

THIS SHEET MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE RECORDING OF LAND SURVEYS AND PLATS BY THE BOARD OF LAND SURVEYING AND ENGINEERING. THIS SHEET MEETS THE REQUIREMENTS OF TITLE 10, CHAPTER 22, SECTION 221 OF THE OKLAHOMA STATUTES.

ACCEPTANCE OF RECORDATION BY COUNCIL
 We, the undersigned, being the County Commissioners of Tulsa County, Oklahoma, do hereby accept and record this plat of the Frazier Addition, Tulsa County, Oklahoma, on this _____ day of _____, 2012.

County Treasurer _____

Commissioner _____

Commissioner _____

BOUNDED ABSTRACTOR'S CERTIFICATE
 The undersigned, a duly qualified abstractor and verified bonded abstractor of Tulsa County, Oklahoma, do hereby certify that I have personally examined the records of the Tulsa County Clerk and the Tulsa County Assessor and have found that the land shown on this plat has been surveyed and plotted in accordance with the provisions of the Oklahoma Statutes, Title 10, Chapter 22, Section 221, et seq.

STATE OF OKLAHOMA }
 COUNTY OF TULSA }
 The foregoing instrument was acknowledged before me this _____ day of _____, 2012, before me personally appeared _____, Secretary of the Tulsa County Board of Commissioners, and _____, Treasurer of the Tulsa County Board of Commissioners, and they acknowledged the execution of this instrument to be the act and deed of the Tulsa County Board of Commissioners, Tulsa County, Oklahoma, on this _____ day of _____, 2012.

Notary Public _____