

A Norman Rural Certificate of Survey Subdivision

Part of the South Half, Section 32, T 10 N - R 1 E I.M.

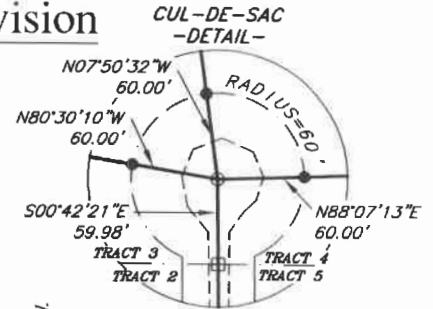
City of Norman, Cleveland County, Oklahoma

GREGORY ESTATES

BASIS OF BEARINGS:
GRID NORTH - NAD 83
STATE PLANE - OK SOUTH ZONE

0' 200' 400' 600'

SCALE: 1" = 400'

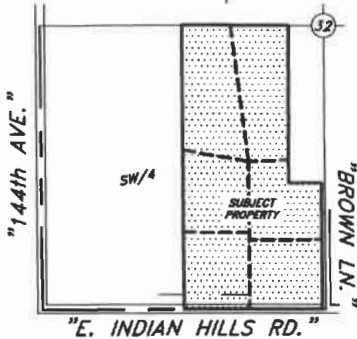


FND 3/8" Iron Rod @
NW Cor. of SW/4 Sec. 32.
a.d.a. W/4 Cor. Sec. 32.

N89°29'44"E-1312.30'

-LEGEND-

- = Property Line
- - - = "Gregory Estates" Edge Easement,
50' Total, 25' To the Centerline
- - - - - = Zone A-2 Setback Line Per Norman
Zoning Ordinance (8-27-2020)
- RW — = 66.0' Statutory Right-of-Way
- = Section Line
- = 1/4 Section Line
- = "Gregory Estates" Lot Line
- x — = Fence
- = Set 1/2" Iron Rod
w/ASM CA5348 Cap
- ⊗ = Found 3/8" Iron Rod
- = Found 1/2" Iron Rod w/Cap
- = Found 1/2" Iron Rod w/Pollard Cap
- ◇ = Found Iron Rod w/Green Cap
- △ = Found Mag Nail



VICINITY MAP
Section 32, Township 10N, Range 1E
Not To Scale

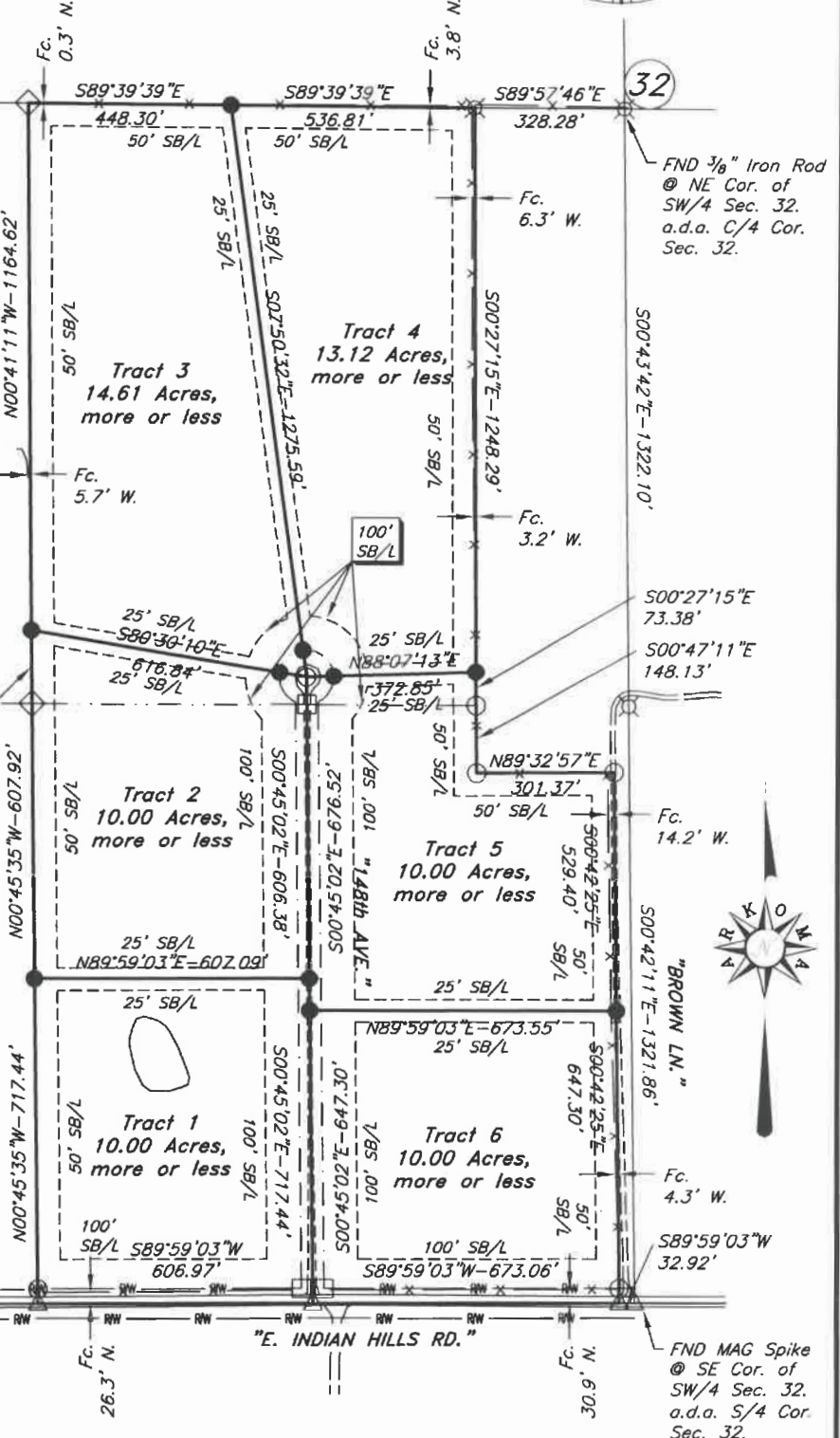
Surveyor's Note:
Subject tract falls in
Zone A-2 as indicated on
City of Norman Zoning Map.

S89°59'09"W
1312.85'

SECTION 32
T10N-R1E

SECTION 5
T9N-R1E

FND Mag Nail @
SW Cor. Sec. 32.



FND MAG Spike
@ SE Cor. of
SW/4 Sec. 32.
a.d.a. S/4 Cor.
Sec. 32.

Survey Requested By:

CHARLES GREGORY
Cleveland County, OK

SURVEY & MAPPING BY:

ARKOMA SURVEYING & MAPPING, PLLC

(918)465-5711 P.O. Box 238 C.A. #5348,
(918)465-5030 fax Wilburton, OK 74578 EXP. DATE 6-30-26

SURV. BY: D.W. 02/12/2023

DRAWN BY: S.S. 9/9/2025

APPROVED BY: L.G.M.

SHEET 1 OF 5

SCALE: 1" = 400'

JOB NO.: 10-502

DRAW. NO.: 10-502-SUB

SHEET SIZE: 8.5" X 14"

NO.	REVISION DESCRIPTION	DATE	BY
1.	ADDED SETBACK LINES TO SKETCH	9/22/2025	JK

Certificate of Survey

I, Lance G. Mathis, Licensed Professional Land Surveyor No. 1664, hereby certify this Plat and Certificate of Survey represents the results of a survey made on-the-ground, at the request of Charles Gregory, and further, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

Legal Descriptions

TRACT 1

A Tract of Land containing 10.00 acres, more or less, in a part of the S/2 of Section 32, Township 10 North, Range 1 East of the Indian Meridian, and lying within the Gregory Estates Subdivision, being more particularly described as follows:

BEGINNING at a found Mag Nail at the SW Corner of Tract 5 of the Gregory Estates Subdivision; Thence N00°45'35"W along the West line of Tract 5 of said Subdivision a dist. of 717.44 feet to a Set 1/2" Iron Rod w/ASM CA5348 Cap; Thence N89°59'03"E a dist. of 607.09 feet to a Set 1/2" Iron Rod w/ASM CA5348 Cap on the East line of Tract 5 of said Subdivision; Thence S00°45'02"E along the East line of Tract 5 of said Subdivision a dist. of 717.44 feet to a found Mag Nail on the South line of Tract 5 of said Subdivision a.k.a the South line of the SW/4 of said Section 32; Thence S89°59'03"W along the South line of Tract 5 of said Subdivision a dist. of 606.97 feet to the Point of Beginning, said tract contains 10.00 Acres, more or less.

TRACT 2

A Tract of Land containing 10.00 acres, more or less, in a part of the S/2 of Section 32, Township 10 North, Range 1 East of the Indian Meridian, and lying within the Gregory Estates Subdivision, being more particularly described as follows:

COMMENCING at a found Mag Nail at the SW Corner of Tract 5 of the Gregory Estates Subdivision; Thence N00°45'35"W along the West line of Tract 5 of said Subdivision a dist. of 717.44 feet to a Set 1/2" Iron Rod w/ASM CA5348 Cap and being the Point of Beginning;

Thence N00°45'35"W continuing along the West line of Tract 5 of said Subdivision a dist. of 607.92 feet to a Found Iron Rod w/Green Cap at the SW corner of Tract 9 of said Subdivision; Thence N00°41'11"W along the West line of Tract 9 of said Subdivision a dist. of 160.40 feet to a Set 1/2" Iron Rod w/ASM CA5348 Cap; Thence S80°30'10"E a dist. of 616.84 feet to a Found 1/2" Iron Rod w/Cap in the Center of a Cul-De-Sac; Thence S00°42'21"E a dist. of 59.98 feet to a found 1/2" Iron Rod w/Pollard Cap for the NE corner of Tract 5 of said Subdivision; Thence S00°45'02"E along the East line of Tract 5 of said Subdivision a dist. of 606.38 feet to a Set 1/2" Iron Rod w/ASM CA5348 Cap; Thence S89°59'03"W a dist. of 607.09 feet to the Point of Beginning, said tract contains 10.00 Acres, more or less.

TRACT 3

A Tract of Land containing 14.61 acres, more or less, in a part of the S/2 of Section 32, Township 10 North, Range 1 East of the Indian Meridian, and lying within the Gregory Estates Subdivision, being more particularly described as follows:

COMMENCING at a found Mag Nail at the SW Corner of Tract 5 of the Gregory Estates Subdivision; Thence N00°45'35"W along the West line of Tract 5 of said Subdivision a dist. of 1325.36 feet to a Found Iron Rod w/Green Cap at the SW corner of Tract 9 of said Subdivision; Thence N00°41'11"W along the West line of Tract 9 of said Subdivision a dist. of 160.40 feet to a Set 1/2" Iron Rod w/ASM CA5348 Cap and being the Point of Beginning;

Thence N00°41'11"W continuing along the West line of Tract 9 of said Subdivision a dist. of 1164.62 feet to a found Iron Rod w/Green Cap at the NW corner of Tract 9 of said Subdivision; Thence S89°39'39"E along the North line of Tract 9 of said Subdivision a dist. of 448.30 feet to a Set 1/2" Iron Rod w/ASM CA5348 Cap; Thence S07°50'32"E a dist. of 1275.59 feet to a found 1/2" Iron Rod w/Cap in the Center of a Cul-De-Sac; Thence N80°30'10"W a dist. of 616.84 feet to the Point of Beginning, said tract contains 14.61 Acres, more or less.

Continued

Survey Requested By: CHARLES GREGORY <i>Cleveland County, OK</i>		SURV. BY: D.W. 02/12/2023		SCALE: 1" = 400'	
		DRAWN BY: S.S. 9/9/2025		JOB NO.: 10-502	
		APPROVED BY: L.G.M.		DRAW. NO.: 10-502-SUB	
		SHEET 2 OF 5		SHEET SIZE: 8.5" X 14"	
 ARKOMA SURVEYING & MAPPING, PLLC (918)465-5711 P.O. Box 238 C.A. #5348 (918)465-5030 fax Wilburton, OK 74578 EXP. DATE 6-30-26		NO.	REVISION DESCRIPTION	DATE	BY
		1.	ADDED SETBACK LINES TO SKETCH	9/22/2025	JK

Legal Descriptions

TRACT 4

A Tract of Land containing 13.12 acres, more or less, in a part of the S/2 of Section 32, Township 10 North, Range 1 East of the Indian Meridian, and lying within the Gregory Estates Subdivision, being more particularly described as follows:

COMMENCING at a found Mag Nail at the SW Corner of Tract 6 of the Gregory Estates Subdivision; Thence N00°45'02"W along the West line of Tract 6 of said Subdivision a dist. of 1323.82 feet to a found ½" Iron Rod w/Pollard Cap at the NW corner of Tract 6 of said Subdivision; Thence N00°42'21"W a dist. of 59.98 feet to a found ½" Iron Rod w/Cap in the Center of a Cul-De-Sac and being the Point of Beginning;

Thence N07°50'32"W a dist. of 1275.59 feet to a Set ½" Iron Rod on the North line of Tract 9 of said Subdivision; Thence S89°39'39"E along the North line of Tract 9 of said Subdivision a dist. of 536.81 feet to a found 3/8" Iron Rod at the NE corner of Tract 9 of said Subdivision; Thence S00°27'15"E along the East line of Tract 9 of said Subdivision a dist. of 1248.29 feet to a Set ½" Iron Rod w/ASM CA5348 Cap; Thence S88°07'13"W a dist. of 372.85 feet to the Point of Beginning, said tract contains 13.12 Acres, more or less.

TRACT 5

A Tract of Land containing 10.00 acres, more or less, in a part of the S/2 of Section 32, Township 10 North, Range 1 East of the Indian Meridian, and lying within the Gregory Estates Subdivision, being more particularly described as follows:

COMMENCING at a found Mag Nail at the SW Corner of Tract 6 of the Gregory Estates Subdivision; Thence N00°45'02"W along the West line of Tract 6 of said Subdivision a dist. of 647.30 feet to a Set ½" Iron Rod w/ASM CA5348 Cap and being the Point of Beginning;

Thence N00°45'02"W continuing along the West line of Tract 6 of said Subdivision a dist. of 676.52 feet to a found ½" Iron Rod w/Pollard Cap at the NW corner of Tract 6 of said Subdivision; Thence N00°42'21"W a dist. of 59.98 feet to a found ½" Iron Rod w/Cap in the Center of a Cul-De-Sac; Thence N88°07'13"E a dist. of 372.85 feet to a Set ½" Iron Rod w/ASM CA5348 Cap; Thence S00°27'15"E a dist. of 73.38 feet to a found ½" Iron Rod w/Cap at the NE corner of Tract 6 of said Subdivision; Thence S00°47'11"E along the East line of Tract 6 of said Subdivision a dist. of 148.13 feet to a found ½" Iron Rod w/Cap; Thence N89°32'57"E along the North line of Tract 6 of said Subdivision a dist. of 301.37 feet to a found ½" Iron Rod on the East line of Tract 6 of said Subdivision; Thence S00°42'25"E along the East line of Tract 6 of said Subdivision a dist. of 529.40 feet to a Set ½" Iron Rod w/ASM CA5348 Cap; Thence S89°59'03"W a dist. of 673.55 feet to the Point of Beginning, said tract contains 10.00 Acres, more or less.

TRACT 6

A Tract of Land containing 10.00 acres, more or less, in a part of the S/2 of Section 32, Township 10 North, Range 1 East of the Indian Meridian, and lying within the Gregory Estates Subdivision, being more particularly described as follows:

BEGINNING at a found Mag Nail at the SW Corner of Tract 6 of the Gregory Estates Subdivision; Thence N00°45'02"W along the West line of Tract 6 of said Subdivision a dist. of 647.30 feet to a Set ½" Iron Rod w/ASM CA5348 Cap; Thence N89°59'03"E a dist. of 673.55 feet to a Set ½" Iron Rod w/ASM CA5348 Cap on the East line of Tract 6 of said Subdivision; Thence S00°42'25"E along the East line of Tract 6 of said Subdivision a dist. of 647.30 feet to a found Mag Nail at the SE corner of Tract 6 of said Subdivision; Thence S89°59'03"W along the South line of Tract 6 of said Subdivision, a.k.a the South line of the SW/4 of said Section 32, a dist. of 673.06 feet to the Point of Beginning, said tract contains 10.00 Acres, more or less.

Survey Requested By:		SURV. BY: D.W. 02/12/2023		SCALE: 1" = 400'	
CHARLES GREGORY Cleveland County, OK		DRAWN BY: S.S. 9/9/2025		JOB NO.: 10-502	
		APPROVED BY: L.G.M.		DRAW. NO.: 10-502-SUB	
		SHEET 3 OF 5		SHEET SIZE: 8.5" X 14"	
 SURVEY & MAPPING BY: ARKOMA SURVEYING & MAPPING, PLLC (918)465-5711 P.O. Box 238 C.A. #5348, (918)465-5030 fax Wilburton, OK 74578 EXP. DATE 6-30-26		NO.	REVISION DESCRIPTION	DATE	BY
		1.	ADDED SUBSCRIBER LINE	9/22/2025	JK

Surveyor's Notes

1.

This Survey has been prepared to create a "Norman Rural Certificate of Survey Subdivision" to be known as "Gregory Estates Estate". This is an unplatted but filed subdivision as specifed in the Norman Subdivision Regulations Sec. 19-606.
2.

This survey was conducted from the GREGORY ESTATES Rural Certificate of Survey Subdivision, filed at Book 5986, Page 229 on November 1st, 2019.
3.

The exterior boundaries of this survey are based on a current and proper restoration of the original survey and corners filed of record at the Oklahoma Department of Libraries, which match platted corners per the GREGORY ESTATES surveyed subdivision.
4.

Access to all tracts shown hereon, is provided by previously dedicated section line right-of-way and additional right-of-way dedications that were filed on the GREGORY ESTATES Rural Certificate of Survey Subdivision at Book 5986, Page 229 on November 1st, 2019.
5.

No title opinion was provided for the subject property by the client. Other instruments affecting this property may exist: recorded , unrecorded, unrecorded or prescriptive. This survey neither implies nor warrants any title Except as specifically stated or shown on this survey, this survey does not reflect any easements, right-of-was, building lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations as shown on the attachments hereto.
6.

No excavations were made, as part of the Survey, to physically locate underground utilities and facilities. Call 1-800-522-6543 to have all underground futilities and facilities marked before any excavation.
7.

This property is delineated on the FEMA Flood Insurance Rate Map (FIRM) as Zone X, areas of minimal flood hazard, for Cleveland County, Oklahoma and Incorporated Areas", Map Number 40027C0240H.
8.

This "Norman Rural Certificate of Survey of Subdivision" will be filed with the Cleveland County Clerk after it is approved by all parties. This documentation, as recorded in its entirety, shall be attached to OR referred to on any deed, conveyance of title, contract or other instruments prepared in connection with any of the subject property.
9.

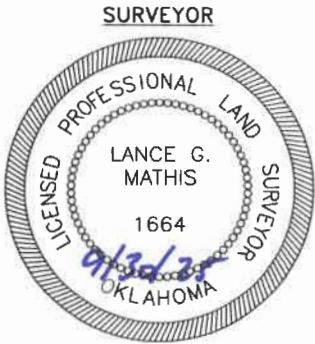
This Survey meets the requirements of the "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Board of Registration for for Professional Engineers and Land Surveyors, September 14, 2018.
10.

Date of Field Work: February 14, 2023.

Land Surveyor

Lance G. Mathis

DATE - 9/30/25



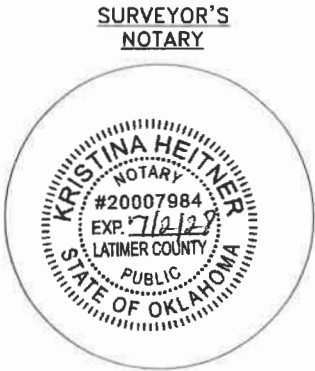
Notary

STATE OF OKLAHOMA
COUNTY OF LATIMER

Before me, the undersigned Notary Public, in and for said County and State, on this 30th day of September, 2025, personally appeared Lance G. Mathis, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that executed the same as his free and voluntary act and deed.

My Commission Expires: 7/2/28

Notary Public: Kristina Heitner



Survey Requested By: CHARLES GREGORY Cleveland County, OK		SURV. BY: D.W. 02/12/2023		SCALE: 1" = 400'	
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		1.	ADDED SETBACK LINEs TO SKETCH	9/22/2025	JK

Norman Planning Commission

Accepted by the City of Norman, Oklahoma, Planning Commission on this 9 day of October, 2025.

CHAIRMAN: Erica Bird

Notary

STATE OF OKLAHOMA
COUNTY OF Cleveland

Before me, the undersigned Notary Public, in and for said County and State, on this 9 day of October, 2025, personally appeared Erica Bird, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that executed the same as his free and voluntary act and deed.

My Commission Expires: 10-4-28

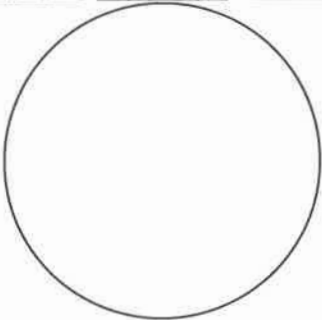
Notary Public: Whitney Kline



Norman City Council

Accepted by the City of Norman, Oklahoma, Planning Commission on this _____ day of _____, 20____.

ATTEST: _____ CITY CLERK _____ Mayor
City Clerk



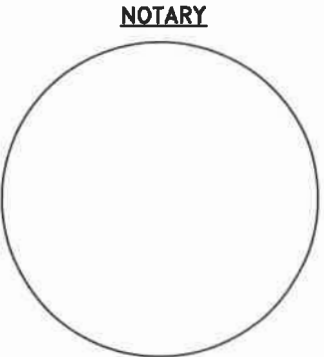
Notary

STATE OF OKLAHOMA
COUNTY OF _____

Before me, the undersigned Notary Public, in and for said County and State, on this _____ day of _____, 20____, personally appeared _____, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that executed the same as his free and voluntary act and deed.

My Commission Expires: _____

Notary Public: _____



Survey Requested By: CHARLES GREGORY Cleveland County, OK		SURV. BY: D.W. 02/12/2023		SCALE: 1" = 400'	
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