

February 28, 2025

## **Floodplain Analysis for the Lowe Residence located near 1801 72<sup>nd</sup> Ave NW**

### Property Description:

The West Half (W/2) of the Southwest Quarter (SW/4) of Section 20, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma.

### Project Narrative:

The owner would like to build a new single-family residence with a 1,385' driveway and a barn. See the attached Site Plan. The pad sites for both house and barn are currently above the Base Flood Elevation (BFE). An eLOMA application has been submitted to FEMA for the removal of these two areas, labeled Tract 1 and Tract 2, from the Special Flood Hazard Area. Exhibits from that application are included.

The BFE at the barn location is approximately 1128.8 while the BFE at the house is approximately 1128.6 based the proximity to Canadian River Cross Section AB on page 27P of the FIS Profile. The proposed lower floor elevation for both structures is 1132.0, over 3' above the BFE at each location.

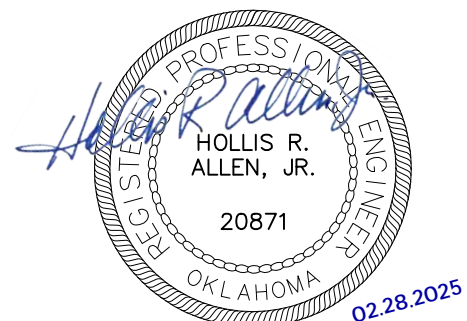
The driveway fill from 72<sup>nd</sup> Avenue NW to the house and barn will require 6,697 CY below the floodplain which requires storage compensation.

Compensatory Storage will be achieved by an on-site borrow area that will remove 7,495 CY of material from the floodplain. The excess removal will be used to achieve grades above the BFE. See the attached Grading Plan for borrow elevations as well as contour lines for the driveway, house pad, and barn.

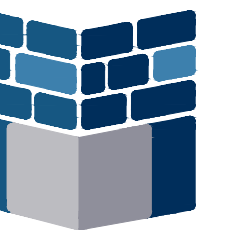
The volumes for earthwork, fill below and above the floodplain, and borrow volumes are shown in a table on the attached Grading Plan.

### Results:

By removing more than the required 6,697 CY of compensatory storage, this project results in a no-rise scenario with no impact to floodwater or adjacent properties.



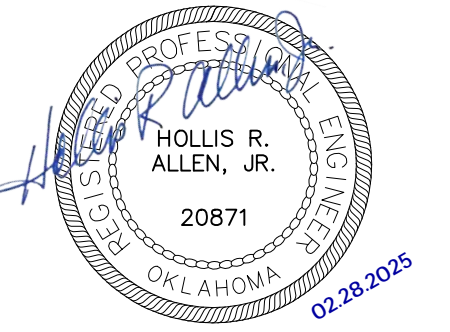
CERTIFICATE OF AUTHORITY No. CA 8812  
EXPIRATION DATE 06/30/2026



**CORNERSTONE**  
Civil Engineering

P.O. BOX 721813  
NORMAN, OK 73070  
405.653.9458  
www.cornerstone-ce.com

OK CA 8812 Expires 06/30/2026  
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CERTIFICATE OF AUTHORITY No. CA 8812  
EXPIRATION DATE: 06/30/2026



**PARKER LOWE**  
**1510 BROAD ACRES DRIVE**  
**NORMAN, OK 73072**

**LOWE**  
**RESIDENCE**

NO.	DATE	REVISION

DESIGN	DRAWN	REVIEW
HRA	HRA	HRA
PROJECT NO. 24006.00		
SHEET TITLE SITE PLAN		
DATE 02.28.2025		SHEET NO. C1.0





DOC# R2022-19525 BT: RB B: 6430 P: 577 WD  
05/27/2022 02:24:41 PM Pages: 2  
Tammy Belinson - Cleveland County Clerk, OK  
Fee: \$20.00 Doc Stamp: \$1087.50 bp  
Electronically Filed



Return to:  
Trustmark Title Acquisition Group, LLC  
6307 Waterford Blvd., Suite 120  
Oklahoma City, OK 73118  
File: C22-005  
First American Title Ins. Co.

## GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, **The Dillard 1991 GST Exemption Trusts, dated November 5, 1991**, ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell and convey unto **Hope Acres LLC, an Oklahoma limited liability company** ("Grantee"), the following described real property and premises situated in Cleveland County, State of Oklahoma, to-wit:

The West Half (W/2) of the Southwest Quarter (SW/4) of Section Twenty (20), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.

TAX ID: 68776

Together with all the improvements thereon and the appurtenances thereunto belonging, subject to recorded easements, rights of way, restrictive covenants, restrictions, and zoning ordinances, and excluding any interest in and to oil, gas, coal, metallic ores, and other minerals therein and thereunder previously reserved or conveyed of record, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the Grantee, its heirs and assigns forever, free and clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions and reservations set forth hereinabove or hereinafter. There is specifically EXCEPTED from and EXCLUDED from any warranties made in this instrument any warranty of title or otherwise as to any oil, gas and or mineral interest in or under, or derived from, the above described real property, no such warranty being intended or granted herein.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

**The Dillard 1991 GST Exemption Trusts, dated November 5, 1991**

BY: *Patti Lynn Beard*  
**Patti Lynn Beard**  
Trustee

**ACKNOWLEDGMENT**

State of Oklahoma

County of Cleveland

Acknowledged, signed, and sworn before me the 27 day of May, 2022, by Patti Lynn Beard, the Trustee of The Dillard 1991 GST Exemption Trusts, dated November 5, 1991, on behalf of the Trust.

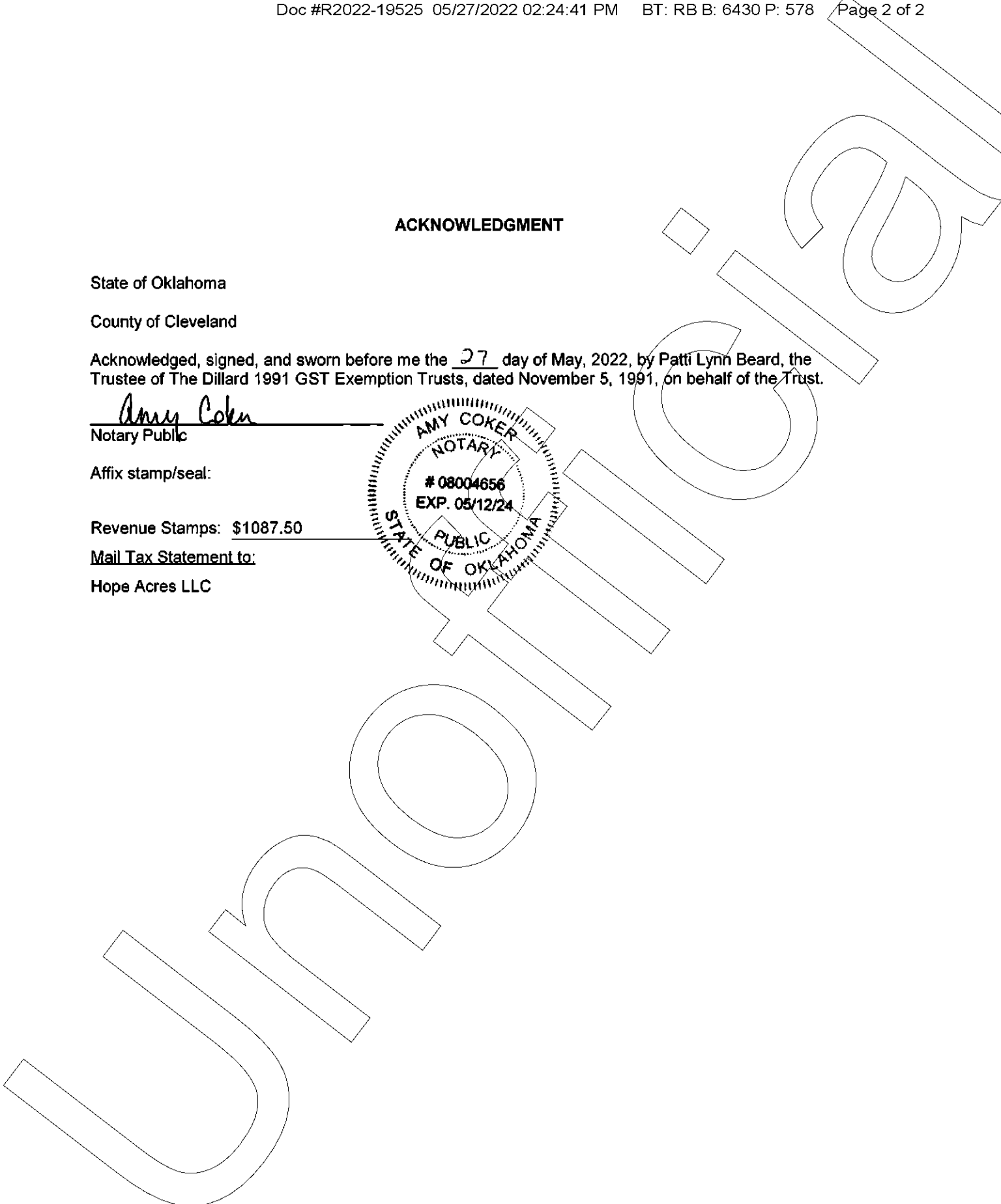
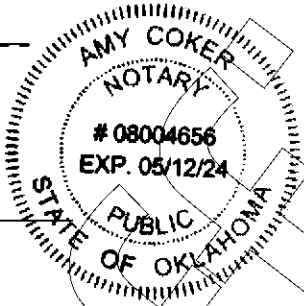
Amy Coker  
Notary Public

Affix stamp/seal:

Revenue Stamps: \$1087.50

Mail Tax Statement to:

Hope Acres LLC





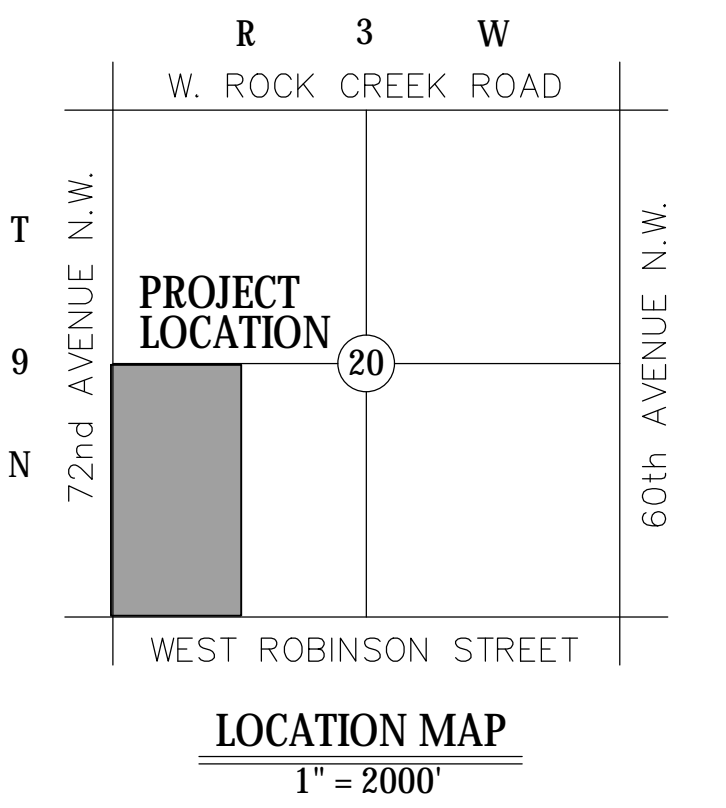
N.F.  
LYLES & LYLES, LLC  
WARRANTY DEED  
BOOK 5596, PAGE 1291

N.W. CORNER  
S.W. QUARTER  
SECTION 20  
T. 9 N., R. 3 W., I.M.  
SEC. 1, 2<sup>ND</sup> L.P.  
W/CAS391 CAP  
PER OGD FILED BY  
DANIEL K. DORRAN, P.L.S. 1521  
DATED 12-10-2015

N.F.  
TOM WAKELY  
WARRANTY DEED  
BOOK 1630, PAGE 334

N.F.  
MICHAEL J. & CECILIA ANN WILEY  
JOINT TENANCY WARRANTY DEED  
BOOK 3766, PAGE 1087

N.E. CORNER  
S.W. QUARTER  
SECTION 20  
T. 9 N., R. 3 W., I.M.  
SEC. 1, 2<sup>ND</sup> L.P.  
W/DURHAM CAS313 CAP  
PER OGD FILED BY  
DANIEL K. DORRAN, P.L.S. 1521  
DATED 11-21-2008



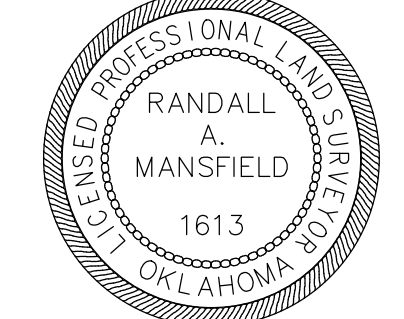
**CERTIFICATE OF SURVEY**

I, Randall A. Mansfield, Professional Land Surveyor do hereby certify the following:

- I have made a careful survey of a tract of land described below and was completed under my direct and responsible charge from an actual survey made under my supervision.
- This ground survey was performed at the 95 percent confidence level to meet the Federal Geographic Data Committee Standards.
- This survey meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.
- The original data was obtained on March 4, 2020; the survey was completed on March 5, 2020.
- That contours shown as broken lines may not meet the stated standard.
- All coordinates are based on the Oklahoma State Plane Coordinate System (South Zone) NAD 83 and all elevations are based on NAVD 88.

**LEGAL DESCRIPTION:**  
The West Half (W/2) of the Southwest Quarter (SW/4) of Section 20, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma.  
Said described tract of land contains a gross area of 3,480,798 square feet or 79.9081 acres and a net area, less statutory streets rights of way, of 3,351,272 square feet or 76.9346 acres, more or less.

*Randall A. Mansfield*  
Randall A. Mansfield, Professional Land Surveyor No. 1613  
Date of Signature: March 6, 2020



**GENERAL NOTES:**

- The basis of bearing for this survey is the Oklahoma State Plane Coordinate System (South Zone) using South 89°44'37" West along the south line of the Southwest Quarter of Section 20, Township 9 North, Range 3 West of the Indian Meridian.
- A title commitment, indicating applicable easements, was not provided, therefore all easements affecting the subject property may not be shown herein.
- Said described property is located within an area having a Zone Designation X (Shaded), Zone AE, Zone AO, Zone AH and Floodway in Zone AE by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40027C026H, with a date of identification of September 26, 2008, for Community No. 400046, in Cleveland County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated and is shown herein in its approximate location as determined by scaled map location and graphic plotting only.

**Flood Zone Definitions:**  
Zone X (Shaded)- Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance flood.  
Zone AE- Special flood hazard areas with base flood elevations determined.  
Zone AH- Special flood hazard areas with flood depths of 1 to 3 feet (usually areas of ponding); Base flood elevations determined.  
Zone AO- Special flood hazard areas with flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.  
Floodway Areas in Zone AE- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**LEGEND**

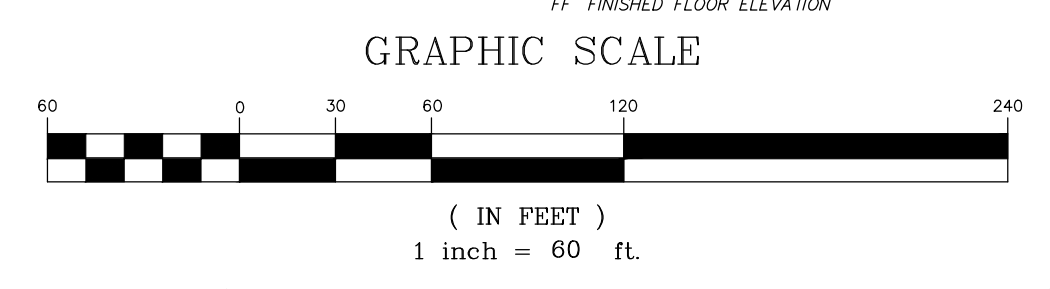
ALPHA 01 ALPHA	ALPHA 02 ALPHA	ALPHA 03 ALPHA	ALPHA 04 ALPHA	ALPHA 05 ALPHA	ALPHA 06 ALPHA	ALPHA 07 ALPHA	ALPHA 08 ALPHA	ALPHA 09 ALPHA	ALPHA 10 ALPHA	ALPHA 11 ALPHA	ALPHA 12 ALPHA	ALPHA 13 ALPHA	ALPHA 14 ALPHA	ALPHA 15 ALPHA	ALPHA 16 ALPHA	ALPHA 17 ALPHA	ALPHA 18 ALPHA	ALPHA 19 ALPHA	ALPHA 20 ALPHA	ALPHA 21 ALPHA	ALPHA 22 ALPHA	ALPHA 23 ALPHA	ALPHA 24 ALPHA	ALPHA 25 ALPHA	ALPHA 26 ALPHA	ALPHA 27 ALPHA	ALPHA 28 ALPHA	ALPHA 29 ALPHA	ALPHA 30 ALPHA	ALPHA 31 ALPHA	ALPHA 32 ALPHA	ALPHA 33 ALPHA	ALPHA 34 ALPHA	ALPHA 35 ALPHA	ALPHA 36 ALPHA	ALPHA 37 ALPHA	ALPHA 38 ALPHA	ALPHA 39 ALPHA	ALPHA 40 ALPHA	ALPHA 41 ALPHA	ALPHA 42 ALPHA	ALPHA 43 ALPHA	ALPHA 44 ALPHA	ALPHA 45 ALPHA	ALPHA 46 ALPHA	ALPHA 47 ALPHA	ALPHA 48 ALPHA	ALPHA 49 ALPHA	ALPHA 50 ALPHA	ALPHA 51 ALPHA	ALPHA 52 ALPHA	ALPHA 53 ALPHA	ALPHA 54 ALPHA	ALPHA 55 ALPHA	ALPHA 56 ALPHA	ALPHA 57 ALPHA	ALPHA 58 ALPHA	ALPHA 59 ALPHA	ALPHA 60 ALPHA	ALPHA 61 ALPHA	ALPHA 62 ALPHA	ALPHA 63 ALPHA	ALPHA 64 ALPHA	ALPHA 65 ALPHA	ALPHA 66 ALPHA	ALPHA 67 ALPHA	ALPHA 68 ALPHA	ALPHA 69 ALPHA	ALPHA 70 ALPHA	ALPHA 71 ALPHA	ALPHA 72 ALPHA	ALPHA 73 ALPHA	ALPHA 74 ALPHA	ALPHA 75 ALPHA	ALPHA 76 ALPHA	ALPHA 77 ALPHA	ALPHA 78 ALPHA	ALPHA 79 ALPHA	ALPHA 80 ALPHA	ALPHA 81 ALPHA	ALPHA 82 ALPHA	ALPHA 83 ALPHA	ALPHA 84 ALPHA	ALPHA 85 ALPHA	ALPHA 86 ALPHA	ALPHA 87 ALPHA	ALPHA 88 ALPHA	ALPHA 89 ALPHA	ALPHA 90 ALPHA	ALPHA 91 ALPHA	ALPHA 92 ALPHA	ALPHA 93 ALPHA	ALPHA 94 ALPHA	ALPHA 95 ALPHA	ALPHA 96 ALPHA	ALPHA 97 ALPHA	ALPHA 98 ALPHA	ALPHA 99 ALPHA	ALPHA 100 ALPHA
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<b>DATUM</b>	
HORIZONTAL	
OKLAHOMA STATE PLANE COORDINATE SYSTEM	
NAD 83 (SOUTH ZONE)	
VERTICAL	
NAVD 88	
SOURCE	
CITY OF NORMAN GPS MON. 324	
DESCRIPTION:	3 1/2" BRONZE DISC
NORTHING (Y) (FEET):	690,380,425
EASTING (X) (FEET):	2,114,230,905
ORTH. HEIGHT (Z) (FEET):	1162.82
COMBINED FACTOR:	0.99994777

<b>BENCHMARK - BM 1</b>	
ELEVATION	1125.99
MONUMENT	60D NAIL IN POWER POLE
LOCATION	S. SIDE OF ROBINSON ST. 150' E. OF S.W. PROPERTY CORNER

<b>BENCHMARK - BM 2</b>	
ELEVATION	1124.45
MONUMENT	60D NAIL IN POWER POLE
LOCATION	N. SIDE OF ROBINSON ST. 150' E. OF S.W. PROPERTY CORNER

<b>BENCHMARK - BM 3</b>	
ELEVATION	1127.50
MONUMENT	60D NAIL IN POWER POLE
LOCATION	N. SIDE OF ROBINSON ST. 150' E. OF S.W. PROPERTY CORNER

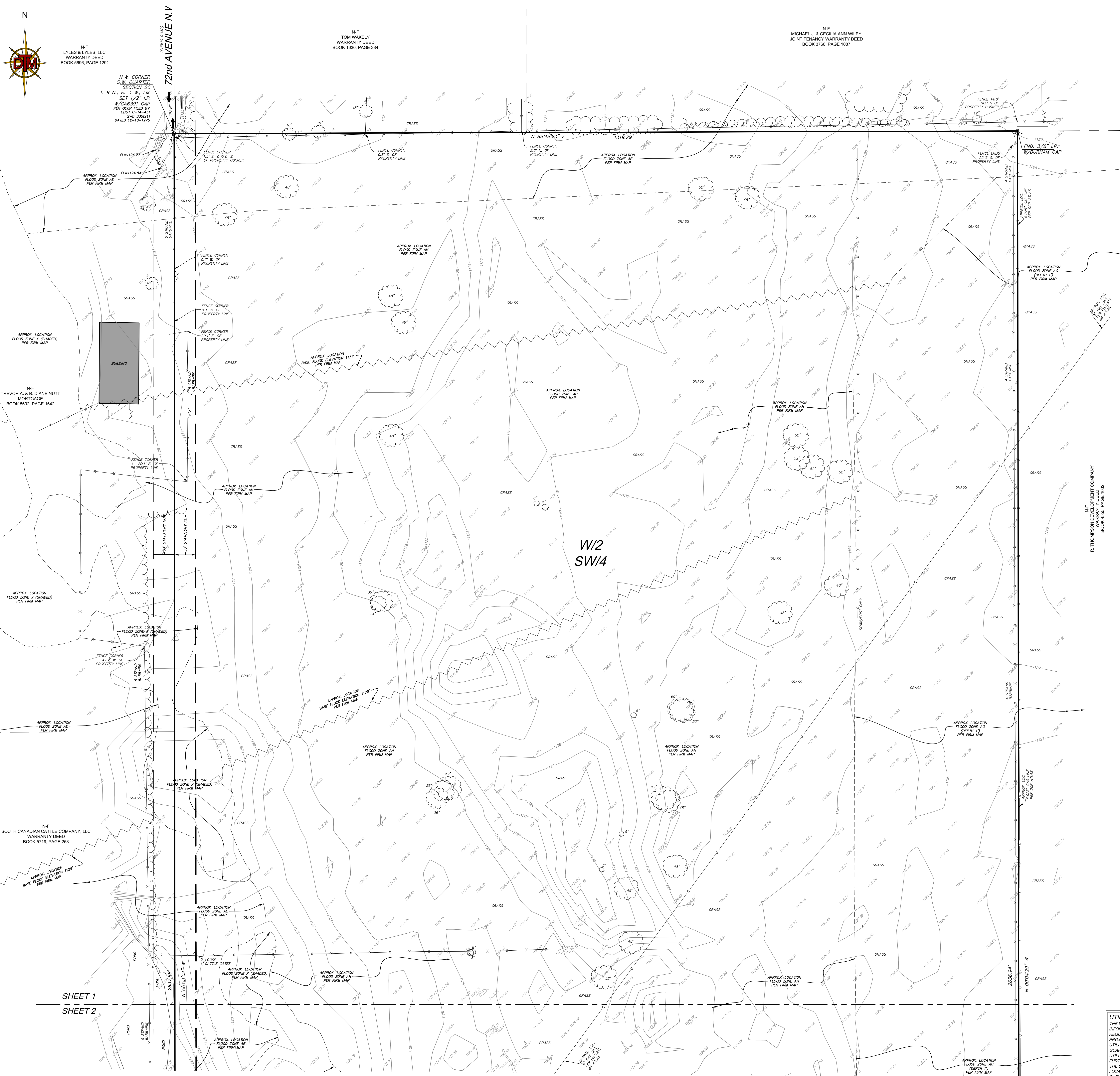


Field Book.....2020	Drawn By.....CH	Checked By.....RM
Project Number	13,309	Scale
	1"=60'	

**BOUNDARY and TOPOGRAPHIC SURVEY**  
DILLARD PROPERTY  
72ND AVENUE N.W. and W. ROBINSON STREET  
NORMAN, CLEVELAND COUNTY  
STATE OF OKLAHOMA

**DODSON - THOMPSON - MANSFIELD, PLLC**  
20 NE 38th Street Phone: 405-601-7420 email: randy@dtm-llc.com  
Oklahoma City, OK 73105 Fax: 405-601-7421  
Surveying - Engineering - Earthwork  
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES: JUNE 30, 2020

**UTILITY STATEMENT:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. AN ONE ONE CALL LOCATE WAS REQUESTED ON 3-5-20 AND A TICKET NO. 200131702788 WAS ASSIGNED TO THIS PROJECT. THE SURVEY WAS PERFORMED ON 3-4-20 AND ALL VISIBLY MARKED UTILITIES LOCATED ARE SHOWN ON THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



SHEET 1  
SHEET 2



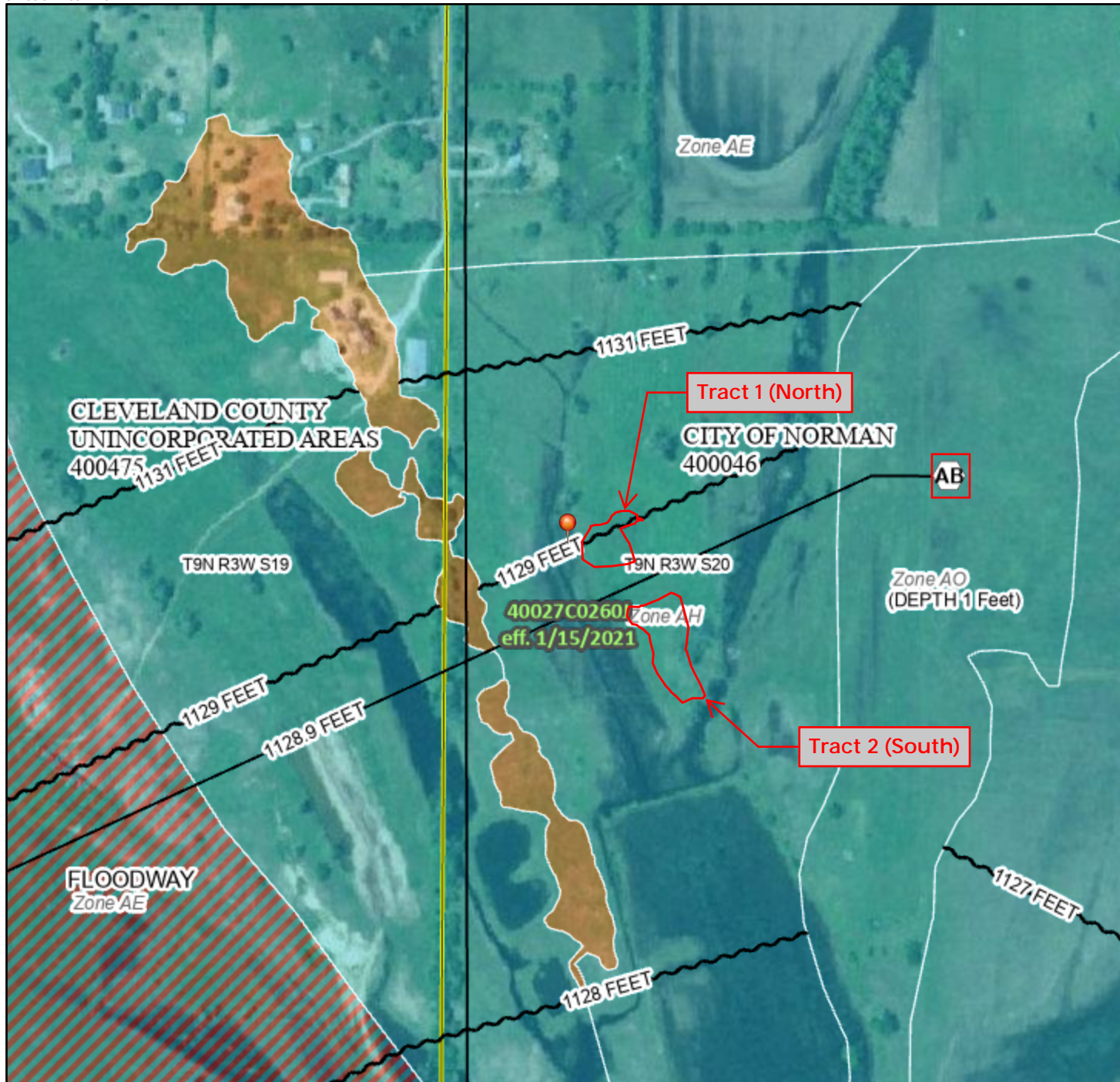




# National Flood Hazard Layer FIRMMette



97°33'5"W 35°14'31"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

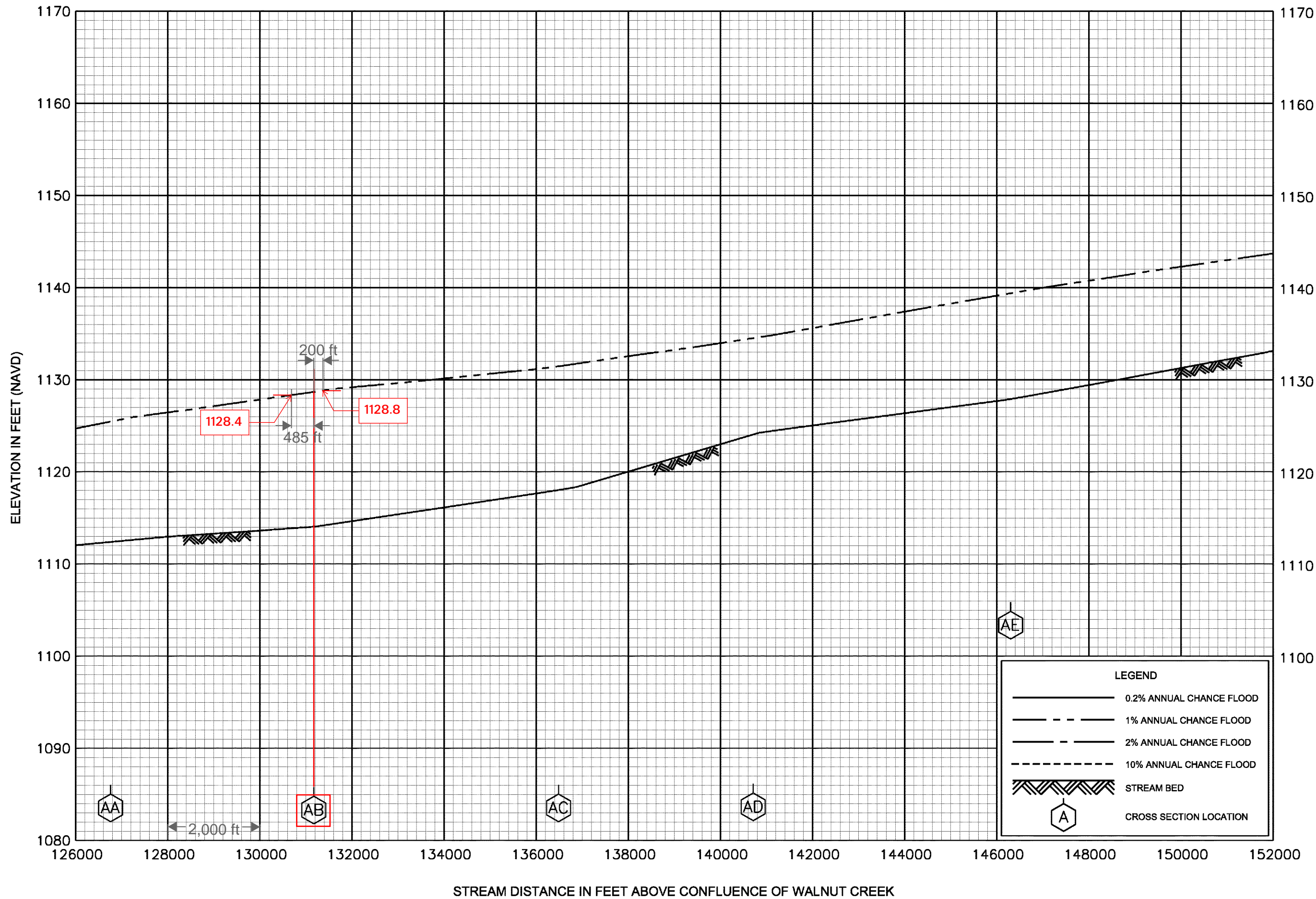
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/7/2025 at 3:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Basemap Imagery Source: USGS National Map 2023



FLOOD PROFILES  
CANADIAN RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY  
CLEVELAND COUNTY, OK  
AND INCORPORATED AREAS

27P