

Pioneer Library System
300 Norman Center Court
Norman, OK 73072
705 801 4502
March 6, 2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 03/06/26-XW

Hand-delivered
City of Norman
c/o Norman City Clerk and
c/o Norman Planning Commission
201 W. Gray and
225 N. Webster
Norman, OK 73069

Re: Bob Moore Farms North LLC application to close and vacate a
portion of Norman Center Court ROW O-2526-46

Bob Moore Farms North LLC rezoning, special use and/or AIM
Norman amendment application O-2526-43

Ladies and Gentlemen:

Pioneer Library System Board of Trustees ("Pioneer") owns
property at 300 Norman Center Court, Norman, OK (Lot 1, Block 1,
Strawberry Lake Section Six). The Pioneer property is within 350
feet of the property for which the referenced applications have
been made. Pioneer protests each of the proposed applications.

The proposed development calls for an entrance to the
applicant's property over the existing Pioneer entrance to its
property at the southeast corner of the Pioneer lot, in addition
to removal of curbing on the Pioneer property and encroachment of
the applicant's driveway onto Pioneer property. This is a
serious safety concern. The proposed plan does not appropriately
address traffic flow in the cul-de-sac and may circumvent
Norman's reasonable limits on cul-de-sac apron cuts.

Pioneer currently uses its driveway primarily for trucks
transporting books and other materials and expects increased
usage from library staff and patrons in conjunction with
adjustments to the Pioneer parking areas resulting from
construction of new covered programming space located on the
Pioneer lot east of the Pioneer building and north of the corner
in question.

Pioneer appreciates your attention to these safety and usage
issues for patrons and staff of the library as well as users of
the applicant's properties.



Lisa Wells, Executive Director
Pioneer Library System

A

Doc#:R 2011 42653
Bk&Pg:RB 4946 1335-1338
Filed:12-15-2011 JRS
04:18:12 PM WD
Cleveland County, OK

Upon recordation, return to:
Rebecca J. Patten, Esq
765 Asp Avenue, Suite 202
Norman, Oklahoma 73069

#1624373
Return original to:

Marcia J. Chappellear
First American Title & Trust Co.
501 North Walker, Ste. 170
Oklahoma City, OK 73102

FA (10)
K. Ock
2960.00

NCS

SPECIAL WARRANTY DEED (D)

THIS INDENTURE, made this 9 day of December, 2011, between **AGREE LIMITED PARTNERSHIP**, a Delaware limited partnership ("Grantor"), whose mailing address is 31850 Northwestern highway, Farmington Hills, Michigan 48334, and **PIONEER LIBRARY SYSTEM BOARD OF TRUSTEES**, an Oklahoma public library system ("Grantee"), whose mailing address is 225 North Webster, Norman, Oklahoma 73069.

WITNESSETH, that in consideration of the sum of Ten and no/100 Dollars (\$10.00), receipt of which is hereby acknowledged, Grantor does, by these presents, grant, bargain, sell and convey unto Grantee, its successors and assigns, that certain real estate, situated in Cleveland County, State of Oklahoma, more particularly described on Exhibit "A" attached hereto and made a part thereof (the "Property").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions (as herein defined), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And Grantor does hereby bind Grantor and Grantor's successors and assigns, to warrant and forever defend all and singular the title to the Property unto Grantee, and its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, and further subject to and excepting from said warranty, the matters set out on Exhibit "B" attached hereto and made a part hereof (collectively the "Permitted Exceptions").

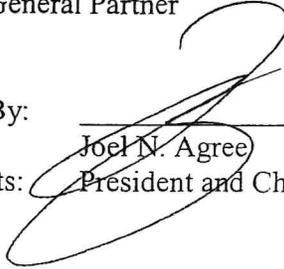
SIGNATURE PAGE FOLLOWS:

State of Oklahoma
Cleveland County
Documentary Stamps
\$ 2,400.00

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

AGREE LIMITED PARTNERSHIP,
a Delaware limited partnership

By: AGREE REALTY CORPORATION,
a Maryland corporation
Its: General Partner

By: 
Joel N. Agree
Its: President and Chief Operating Officer

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

This instrument was acknowledged before me in Oakland County this 7th day of December, 2011 by Joel N. Agree, President and Chief Operating Officer of Agree Realty Corporation, a Maryland corporation, the General Partner of Agree Limited Partnership, a Delaware limited partnership, on behalf of said partnership.


Notary Public

KATHRYN JOLLY
Notary Public, State of Michigan
County of Oakland
My Commission Expires 8-7-2014
Acting in the County of Oakland

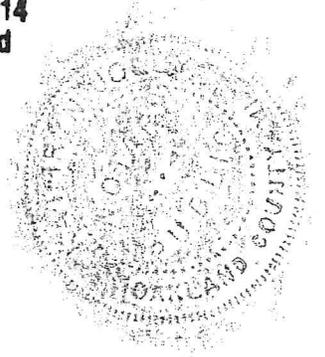


Exhibit "A" - Legal Description

Exhibit "B" - Permitted Exceptions

EXHIBIT "A"

LEGAL DESCRIPTION

Real property situated in Cleveland County, State of Oklahoma and described as follows:

Lot One (1), in Block One (1), of STRAWBERRY LAKE SECTION SIX, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

TOGETHER WITH easement(s) for ingress and egress to and from the subject property established by the Access Agreement entered by and between Normco, Inc. and Agree Limited Partnership, recorded in Book 2663, page 753 and Book 2663, page 760; and as established by the Easements with Covenants and Restrictions Affecting Land recorded in Book 2245, page 828.

Physical Address: 300 Norman Center Court, Norman, Oklahoma

Tax ID: 45688

Plat Book/Page: 17/22

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All interest in and to all oil, gas, coal and other minerals and all rights pertaining thereto.
2. Easement in favor of Oklahoma Gas and Electric Company recorded Book 2236, page 908.
3. Terms, provisions, covenants, conditions, options and easements contained in Easements with Covenants and Restrictions filed August 3, 1990 recorded in Book 2245, page 828.
4. Access Agreement between Normco, Inc. and Agree Limited Partnership, recorded in Book 2663, page 753 and Book 2663, page 760.
5. All items affecting subject Lot as shown on the recorded plat of Strawberry Lake Section 6 are made a part hereof.
6. Easement in favor of City of Norman recorded Book 2746, page 761.
7. Easement in favor of City of Norman recorded Book 2746, page 764.
8. Easement in favor of City of Norman recorded Book 2252, page 412. 619.

AFFIDAVIT

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STATE OF MICHIGAN)
) SS:
COUNTY OF OAKLAND)

To: County Clerk of Cleveland County, Oklahoma.

In accordance with Rule No. 51,007.00: DUTIES AND RESPONSIBILITIES OF THE COUNTY CLERK, the undersigned, being the Grantor(s) in the conveyance to which this affidavit is attached, being first duly sworn, deposes and says:

That the total consideration (as defined in 68 OKL. ST. SECTION 3201) paid for the real estate conveyed by the attached conveyance is \$1,600,000.00, documentary stamps totaling 75 cents per \$500.00 (\$2,400.00) of the above consideration should be affixed to the attached conveyance by the County Clerk.

Signed this 7th day of December, 2011.

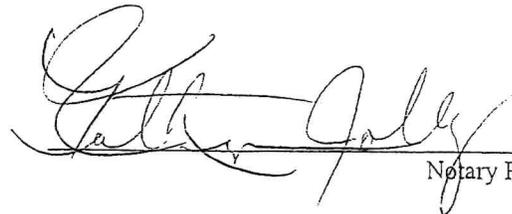
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