

**A NORMAN RURAL CERTIFICATE
OF SURVEY SUBDIVISION**
PART OF THE SW1/4 OF SECTION 2, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



Bearings Shown are Based on an Deed Bearing of N90°00'00"E Between Existing Monuments On The South line of the SW1/4 of of Section 2, T9N, R2W, I.M., Cleveland County, Oklahoma.

(●) - Indicates Existing 3/8" Iron Pin Or Monument As Noted.

(O) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "Pollard PLS 1474" or Set Mag Nail with washer marked "PW Survey CA2380".

(OCCR) - Indicates Oklahoma Certified Corner Record on File With the Oklahoma Department of Libraries, Archives Division.

(WQPZ) -Indicates the Water Quality Protective Zone. There shall be no clearing, grading, construction or disturbance of vegetation in this area except as permitted by the Director of Public Works, unless such disturbance is done in accordance with 30-514(E) of the Norman City Code. The WQPZ is subject to protective covenants that may be found in the Land Records and that may restrict disturbance and use of these areas.

CA 2380 exp.6-30-25

time@pwsurveying.com

Mappes East Estates

Norman Rural Certificate Of Survey Subdivision

Part of the SW1/4 Sec.2,T9N,R2W, 1M

Norman, Cleveland County, Oklahoma

May 25, 2024

Drawn By: T. Pollard

2-9n2w. dgn

Sheet 1 of 11

CERTIFICATE OF SURVEY

I, Timothy G. Pollard, a Professional Land Surveyor hereby certify that the attached drawing is a true and accurate representation of a survey of the described property.

I further certify that this survey meets or exceeds the current "Oklahoma Minimum Standards For The Practice Of Land Surveying" as adopted by the Oklahoma State Board Of Licensure For Professional Engineers and Land Surveyors.

LEGAL DESCRIPTIONS

TRACT 1

A tract of land being part of the Southwest Quarter (SW1/4) of Section Two (2), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated May 25, 2024 using a Deed Bearing of N90°00'00"E between existing monuments on the South line of said SW1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SW1/4;

Thence N90°00'00"E, on the South line of said SW1/4, for a distance of 980.00 feet to the **POINT OF BEGINNING**;

Thence N00°00'00"E for a distance of 500.00 feet;

Thence S90°00'00"W for a distance of 236.37 feet;

Thence N00°00'00"E for a distance of 233.63 feet;

Thence N02°10'28"E for a distance of 176.60 feet;

Thence N90°00'00"E for a distance of 591.29 feet;

Thence S09°03'18"W for a distance of 125.64 feet;

Thence S04°38'58"E for a distance of 219.11 feet;

Thence S13°53'31"E for a distance of 574.33 feet to the South line of said SW1/4;

Thence S90°00'00"W, on the South line of said SW1/4, for a distance of 497.49 feet to the **POINT OF BEGINNING**, containing 10.40 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract One (1) of Mappes East Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

SURVEYOR'S REPORT AND NOTES

(1) This Survey has been prepared to create a "Norman Rural Certificate Of Survey Subdivision" to be known as "Mappes Estates". This is an unplatted but filed subdivision as specified in the Norman Subdivision Regulations Sec.30-606.

(2) The Boundary of Section 2, T9N, R2W is based on the General Land Office (GLO) original government Survey approved September 23, 1873. It is further based on a perpetuation of the GLO Survey as shown on "Oklahoma Certified Corner Records" (OCCR) on file with the Oklahoma Department Of Libraries, Archives & Records Division in Oklahoma City. Additional information is shown on the OCCR's which is not shown herein.

(3) The bearings, for the attached Survey, are based on a Deed Bearing of N90°00'00"E between existing monuments, as shown hereon, at the SW Corner and the SE Corner of the SW1/4 of Section 2, T9N, R2W, IM. Other Survey in this Quarter Section have used this Basis of Bearing. Bearings are only given to indicate the angle relationship between lines and should only be used for this purpose. Bearings are not necessarily geodetic.

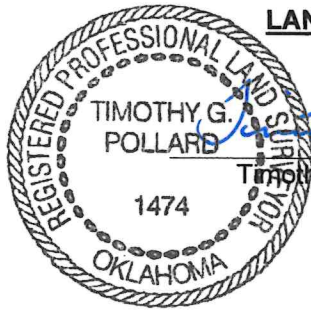
(4) The Legal Descriptions, shown herein, are subject to easements and rights-of-way of record. This does not represent a search of the County Clerk's records, by the undersigned, to determine if any easements or rights-of-way affect the property except as noted. Except as specifically stated or shown this Survey does not reflect any easements, rights-of-way, building lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations. All homes, improvements and uses shall be subject to restrictive covenants, conditions and requirements as shown on the attachments hereto.

(5) No excavations were made, as a part of this Survey, to physically locate underground utilities and facilities. Call 1-800-522-6543 to have all underground utilities and facilities marked before any excavation.

(6) The statements, in the new Legal Descriptions for tracts and easements, about who wrote the description, when it was written and the basis of bearings is required by the Oklahoma State Board Of Licensure For Professional Engineers And Land Surveyors in the "Oklahoma Minimum Standards For The Practice Of Land Surveying". The Board now requires that all new descriptions, written by Land Surveyors, contain this information. These statements are intended to be a part of the Legal Description and should not be removed from them. Removal of these qualifying statements would compromise the integrity of the Legal Descriptions and cause them to be in noncompliance with the above noted "Minimum Standards". No changes, additions or alterations shall be made to the Legal Descriptions except by the undersigned Professional Land Surveyor.

(7) This "Norman Rural Certificate Of Survey 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) It is advised, by the undersigned, that all adjoining property owners should be contacted prior to building any fences or other structures along or on the property lines. Certain legal rights may exist with existing fences that have been used for particular periods of time for lines of possession. If any difference of opinion is indicated a resolution should be reached, preferably in writing, between the owners on the location of any improvements along or on the property lines.



LAND SURVEYOR

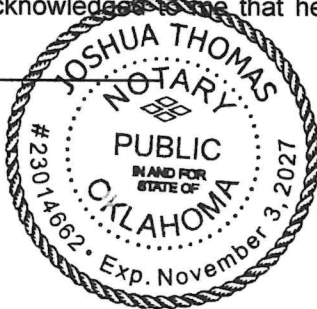
Timothy D. Pollard
Timothy G. Pollard, PLS 1474

NOTARY

State Of Oklahoma)
County Of Cleveland) SS

Before me, a Notary Public, in and for said County and State, on this 23 day of May, 2024, personally appeared, Timothy G. Pollard, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

My commission expires: _____



Joshua Thomas
Notary Public

NORMAN PLANNING COMMISSION

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

ATTEST: _____

Chairperson

NOTARY

State Of Oklahoma)
County Of Cleveland) SS

Before me, a 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 they executed the same as their free and voluntary act and deed.

My commission expires: _____

Notary Public

NORMAN CITY COUNCIL

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

ATTEST: _____

City Clerk

Mayor

NOTARY

State Of Oklahoma)
County Of Cleveland) SS

Before me, a 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 they executed the same as their free and voluntary act and deed.

My commission expires: _____

Notary Public

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, that **Mark A. Mappes**, does hereby grant, bargain, sell and convey unto the **City Of Norman**, a municipal corporation, **a public roadway, drainage and utility easement**, over, across and under the following described real estate and premises situated in Cleveland County, Oklahoma, to wit:

(17' Additional R/W)

An easement being part of the Southwest Quarter (SW1/4) of Section Two (2), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated May 25, 2024 using a Deed Bearing of N90°00'00"E between existing monuments on the South line of said SW1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SW1/4;
Thence N90°00'00"E, on the South line of said SW1/4, for a distance of 980.00 feet;
Thence N00°00'00"E for a distance of 33.00 feet to the **POINT OF BEGINNING**;
Thence N00°00'00"E for a distance of 17.00 feet;
Thence N90°00'00"E for a distance of 485.12 feet;
Thence S13°53'31"E for a distance of 17.51 feet;
Thence S90°00'00"W for a distance of 489.33 feet to the **POINT OF BEGINNING**, containing 0.19 acres more or less.

With the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining and operating the facilities indicated below:

Public Roadway, Drainage and Utility Easement

To have and to hold the same unto said City, it's successors and assigns forever.

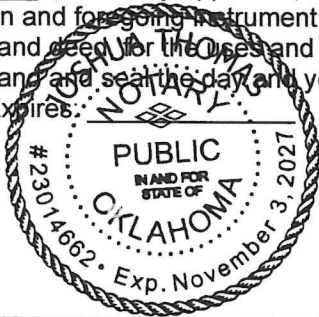
Signed and delivered this 23rd day of May, 2024.

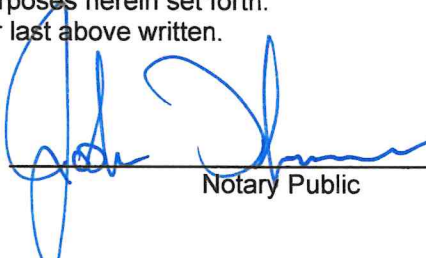


Mark A. Mappes,

**STATE OF OKLAHOMA)
COUNTY OF CLEVELAND) SS:**

Before me, the undersigned, a Notary Public in and for said County and State on this 23rd day of May, 2024, personally appeared, **Mark A. Mappes**, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes herein set forth.
Given under my hand and seal the day and year last above written.
My Commission Expires:





Notary Public

CITY ATTORNEY

Approved as to form and legality this _____ day of _____, 20____.

City Attorney

NORMAN CITY COUNCIL

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

ATTEST: _____
City Clerk

Mayor

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, that Mark A. Mappes, does hereby grant, bargain, sell and convey unto the City Of Norman, a municipal corporation, a 20' Trail Easement, over, across and under the following described real estate and premises situated in Cleveland County, Oklahoma, to wit:

(20' Trail Easement)

An easement being part of the Southwest Quarter (SW1/4) of Section Two (2), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated May 25, 2024 using a Deed Bearing of N90°00'00"E between existing monuments on the South line of said SW1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SW1/4;
Thence N90°00'00"E, on the South line of said SW1/4, for a distance of 980.00 feet;
Thence N00°00'00"E for a distance of 50.00 feet to the POINT OF BEGINNING;
Thence N00°00'00"E for a distance of 20.00 feet;
Thence N90°00'00"E for a distance of 480.17 feet;
Thence S13°53'31"E for a distance of 20.60 feet;
Thence S90°00'00"W for a distance of 485.12 feet to the POINT OF BEGINNING, containing 0.22 acres more or less.

With the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining and operating the facilities indicated below:

20' Trail Easement

To have and to hold the same unto said City, it's successors and assigns forever.

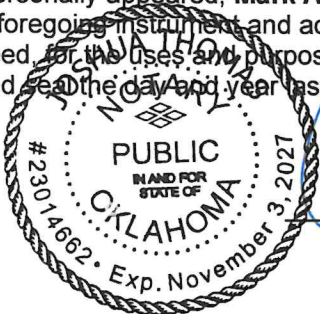
Signed and delivered this 23rd day of May, 2024.

Mark A. Mappes,

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STATE OF OKLAHOMA)
COUNTY OF CLEVELAND) SS:

Before me, the undersigned, a Notary Public in and for said County and State on this 23rd day of May, 2024, personally appeared, Mark A. Mappes, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes herein set forth.
Given under my hand and seal the day and year last above written.



Notary Public

CITY ATTORNEY

Approved as to form and legality this _____ day of _____, 20____.

City Attorney

NORMAN CITY COUNCIL

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

ATTEST: _____
City Clerk

Mayor

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, that **Mark A. Mappes**, does hereby grant, bargain, sell and convey unto the **City Of Norman**, a municipal corporation, a **public drainage easement**, over, across and under the following described real estate and premises situated in Cleveland County, Oklahoma, to wit:

(WQPZ AREA)

An easement being part of the Southwest Quarter (SW1/4) of Section Two (2), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated May 25, 2024 using a Deed Bearing of N90°00'00"E between existing monuments on the South line of said SW1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SW1/4;

Thence N90°00'00"E, on the South line of said SW1/4 for a distance of 1382.02 feet to the **POINT OF BEGINNING**;

Thence N30°40'27"E for a distance of 52.45 feet; Thence N01°13'05"W for a distance of 130.64 feet; Thence N29°47'27"W for a distance of 59.57 feet; Thence N60°53'28"W for a distance of 67.31 feet; Thence N81°59'24"W for a distance of 67.31 feet; Thence N31°29'13"W for a distance of 37.88 feet; Thence N04°46'53"W for a distance of 79.13 feet; Thence N09°24'45"E for a distance of 140.55 feet; Thence N08°50'36"W for a distance of 165.41 feet; Thence N16°01'35"W for a distance of 95.70 feet; Thence N23°04'31"W for a distance of 126.75 feet; Thence N90°00'00"E for a distance of 254.20 feet; Thence S09°03'18"W for a distance of 125.64 feet; Thence S04°38'58"E for a distance of 219.11 feet; Thence S13°53'31"E for a distance of 574.33 feet to the South line of said SW1/4; Thence S90°00'00"W, on said South line, for a distance of 95.47 feet to the **POINT OF BEGINNING**, containing 3.38 acres more or less.

With the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining and operating the facilities indicated below:

Drainage and other rights for a Water Quality Protection Zone (WQPZ)

To have and to hold the same unto said City, it's successors and assigns forever.

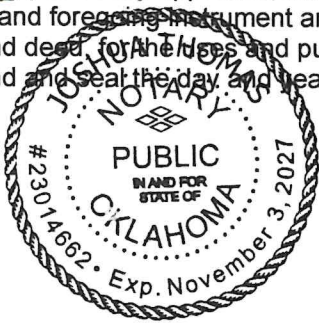
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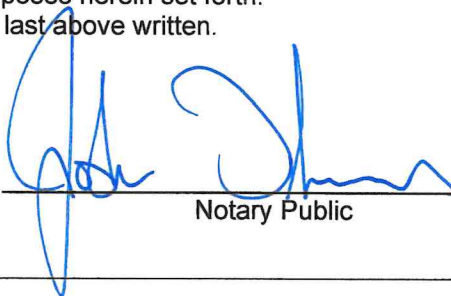


Mark A. Mappes,

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND) SS:

Before me, the undersigned, a Notary Public in and for said County and State on this 23rd day of May, 2024, personally appeared, **Mark A. Mappes**, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes herein set forth.
Given under my hand and seal the day and year last above written.





Notary Public

CITY ATTORNEY

Approved as to form and legality this _____ day of _____, 20____.

City Attorney

NORMAN CITY COUNCIL

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

ATTEST: _____
City Clerk

Mayor