

RANCH ON ROBINSON

NORMAN RURAL CERTIFICATE OF SURVEY

GRANT OF PERMANENT DRAINAGE EASEMENT FOR THE PURPOSE OF A WATER QUALITY PROTECTION ZONE

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, that Dan Reeves, Manager of The Ranch on Robinson, LLC, and the property to be known as RANCH ON ROBINSON as described herein, does grant to the Public, a permanent roadway, utility and drainage easement over, across and under the following described premises in the City of Norman, Cleveland County, Oklahoma, to-wit:

Two tracts of land lying in the Northwest Quarter (NW/4) of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

WQPZ #1:

A tract of land lying partially in Government Lots 1 and 2, Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4); THENCE North 89°59'17" East, along the North line of said Northwest Quarter (NW/4), a distance of 955.01 feet; THENCE South 00°27'02" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 1,283.88 feet to the POINT OF BEGINNING;

THENCE South 62°32'07" West, a distance of 43.68 feet; THENCE South 06°35'38" East, a distance of 39.50 feet; THENCE South 52°30'24" West, a distance of 83.50 feet; THENCE South 75°44'21" West, a distance of 92.60 feet; THENCE North 68°44'34" West, a distance of 42.14 feet; THENCE South 65°43'13" West, a distance of 57.84 feet; THENCE South 28°01'16" West, a distance of 52.82 feet; THENCE South 48°05'01" West, a distance of 138.70 feet; THENCE North 83°00'00" West, a distance of 35.71 feet; THENCE North 41°57'10" West, a distance of 50.15 feet; THENCE North 11°08'21" West, a distance of 32.60 feet; THENCE South 73°46'16" West, a distance of 16.13 feet; THENCE North 67°21'57" West, a distance of 34.73 feet; THENCE North 87°04'59" West, a distance of 49.56 feet; THENCE North 67°56'25" West, a distance of 37.45 feet; THENCE North 28°15'54" West, a distance of 20.65 feet; THENCE South 58°22'13" West, a distance of 34.67 feet; THENCE South 84°46'55" West, a distance of 62.15 feet; THENCE South 05°07'45" East, a distance of 52.23 feet; THENCE North 83°59'57" East, a distance of 63.87 feet; THENCE South 63°56'05" East, a distance of 52.12 feet; THENCE North 87°02'07" East, a distance of 48.58 feet; THENCE South 43°43'18" East, a distance of 23.92 feet; THENCE South 76°05'29" East, a distance of 24.42 feet; THENCE South 05°20'27" West, a distance of 41.55 feet; THENCE South 56°16'41" East, a distance of 42.43 feet; THENCE South 08°15'57" West, a distance of 147.62 feet; THENCE South 16°48'10" East, a distance of 19.21 feet; THENCE North 29°37'20" East, a distance of 72.04 feet; THENCE North 00°33'13" East, a distance of 41.24 feet; THENCE North 45°31'55" East, a distance of 48.70 feet; THENCE North 86°04'33" East, a distance of 20.80 feet; THENCE North 55°26'08" East, a distance of 46.30 feet; THENCE North 29°55'21" East, a distance of 28.57 feet; THENCE North 68°26'26" East, a distance of 71.51 feet; THENCE South 71°32'32" East, a distance of 22.34 feet; THENCE North 24°44'37" East, a distance of 89.74 feet; THENCE South 85°01'24" East, a distance of 82.11 feet; THENCE North 67°26'17" East, a distance of 85.73 feet; THENCE South 68°55'40" East, a distance of 39.85 feet; THENCE South 18°34'52" East, a distance of 106.81 feet; THENCE North 00°27'02" West, parallel with the West line of said Northwest Quarter (NW/4), a distance of 304.35 feet to the POINT OF BEGINNING. Said tract of land containing 75,669 square feet or 1.7371 acres, more or less.

WQPZ #2:

A tract of land lying partially in Government Lot 1 and the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4); THENCE North 89°59'17" East, along the North line of said Northwest Quarter (NW/4), a distance of 1,238.86 feet to the POINT OF BEGINNING;

THENCE continuing North 89°59'17" East, along said North line, a distance of 246.15 feet; THENCE South 00°27'02" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 69.75 feet; THENCE North 38°44'16" West, a distance of 16.96 feet; THENCE North 73°48'03" West, a distance of 42.92 feet; THENCE North 88°25'55" West, a distance of 31.00 feet; THENCE North 67°39'23" West, a distance of 20.16 feet; THENCE South 86°42'52" West, a distance of 30.00 feet; THENCE North 83°41'21" West, a distance of 90.55 feet; THENCE North 64°54'06" West, a distance of 27.91 feet; THENCE North 00°00'43" West, a distance of 15.91 feet to the POINT OF BEGINNING. Said tract of land containing 9,445 square feet or 0.2168 acres, more or less.


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GRANT OF PERMANENT DRAINAGE EASEMENT
FOR THE PURPOSE OF A WATER QUALITY PROTECTION ZONE

With the rights of ingress and egress to and from the same for the purposes of a WATER QUALITY PROTECTION ZONE as set out in the Restrictive Covenants of RANCH ON ROBINSON and the City of Norman Water Quality Protection Zone Design Standards.

To have and to hold the same unto said City, its successors and assigns, as representatives of the Public.

Signed and delivered this 21st day of April, 2025.



Dan Reeves, Manager of The Ranch on Robinson, LLC

NOTARY

State of Oklahoma)
) SS
Cleveland County)

Before me, a Notary Public, in and for said County and State, personally appeared on this 21st day of April, 2025, personally appeared Dan Reeves, 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.




5/6/28
My Commission Expires

Stacey Masopust
Notary Public

CITY OF NORMAN CITY ATTORNEY

Approved as to form and legality this 21 day of April, 2025.



City Attorney

CITY OF NORMAN CITY COUNCIL

Accepted by the City of Norman, Oklahoma,
City Council on this _____ day of _____, 2025

City Clerk

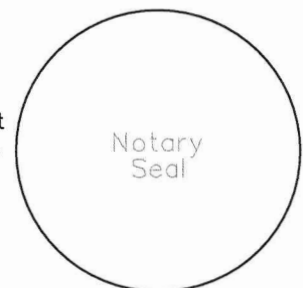
Mayor



NOTARY

State of Oklahoma)
) SS
Cleveland County)

Before me, a Notary Public, in and for said County and State, personally appeared on this _____ day of _____, 2025, 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.



My Commission Expires

Notary Public