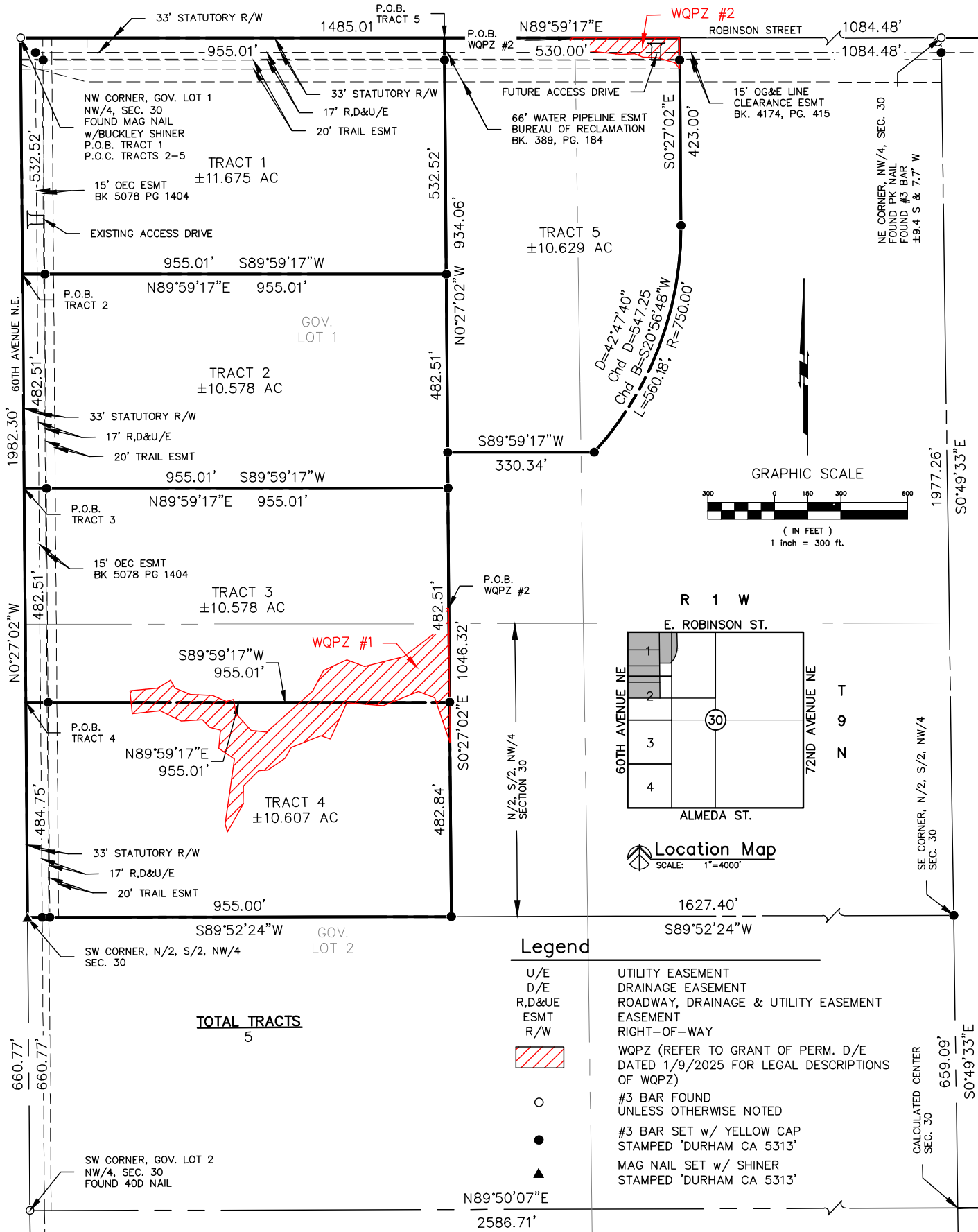


RANCH ON ROBINSON

NORMAN RURAL CERTIFICATE OF SURVEY

PART OF GOV. LOTS 1-2, AND THE NW/4,
SECTION 30, T9N, R2W, I.M.

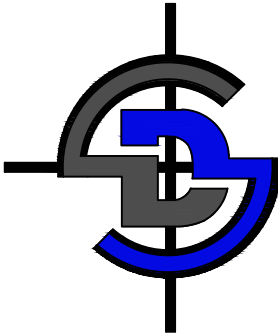
CITY OF NORMAN, CLEVELAND CO., OKLAHOMA



Notes:

- 1. The basis of bearings for the plat of survey shown hereon is the bearing of North 00°27'02" West along the West line of said Northwest Quarter (NW/4).
- 2. There shall be no clearing, grading, construction, or disturbance of vegetation within the WQPZ except permitted by the Director of Public Works unless such disturbance is done in accordance with 30-514(E) of the Norman City Code.
- 3. Any WQPZ shown hereon is subject to protective covenants that may be found in the land records and that restrict disturbance and use on these areas.
- 4. Refer to sheets 4 of 5 and 5 of 5 for proposed tract legal descriptions.

2/12/2025



DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099
Phone (405) 265-3404 Fax (405) 265-0649
CERTIFICATE OF AUTHORIZATION NO. 5313
EXPIRATION DATE: JUNE 30, 2026

RANCH ON ROBINSON

NORMAN RURAL CERTIFICATE OF SURVEY

Survey Notes

1. We have examined a map by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), for Cleveland County, Oklahoma and Incorporated areas, Map number 40027 C 0305 H, with an effective date of September 26, 2008, which shows the entire portion of the property described hereon as located in unshaded Zone (X) which is classified as areas determined to be outside of the 500-year floodplain.
2. All underground utilities may NOT be shown hereon. Oklahoma One-Call System, Inc., was requested to identify the utilities under ticket number 21011116324043 for a work date of January 11, 2021. The utilities shown hereon have been located in the field by above ground inspection only, which was marked by others. The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
3. The field survey was performed between the dates of January 12 through January 26, 2021 and the January 6 and 7, 2025, and the site was last visited on January 7, 2025.
4. The basis of bearings for the plat of survey shown hereon is the bearing of North 00°04'58" West along the West line of said Northwest Quarter (NW/4) of Section Thirty (30), Township Nine (9) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma.
5. The property described hereon contains 2,355,161 square feet, or 54.067 acres, more or less.
6. This survey is valid only if the original signature and seal of the Surveyor is present.
7. This survey meets or exceeds the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Durham 1/9/2025

Damon K. Durham, PLS No. 1521
Durham Surveying, Inc.
Certificate of Authorization No. 5313
Expiration Date: 06/30/2026
Date of Survey: 01/07/2025



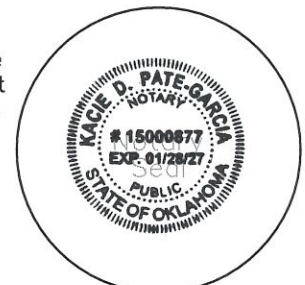
NOTARY

State of Oklahoma)
) SS
Canadian County)

Before me, a Notary Public, in and for said County and State, personally appeared on this 01 day of January, 2025, personally appeared Damon K. Durham, 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.

01/28/2027
My Commission Expires

Kacie D. Pate Garcia
Notary Public



RANCH ON ROBINSON

CITY OF NORMAN PLANNING COMMISSION

Accepted by the City of Norman, Oklahoma, Planning Commission on this ____ day of _____, 2025.

Chairperson

NOTARY

[illegible]

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.

Notary
Seal

My Commission Expires

Notary Public

CITY OF NORMAN CITY COUNCIL

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

City Clerk

Mayor

City
Seal

NOTARY

[illegible]

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.

Notary
Seal

My Commission Expires

Notary Public

NOTARY

[illegible]

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.

Notary
Seal

My Commission Expires

Notary Public

RANCH ON ROBINSON
NORMAN RURAL CERTIFICATE OF SURVEY

TRACT DESCRIPTIONS

Total Tract:

A tract of land lying partially in Lot 1, Lot 2, 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:

BEGINNING 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 1,485.01 feet;
THENCE South 00°27'02" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 423.00 feet;
THENCE Southwesterly on curve to the right, having a radius of 750.00 feet, central angle of 42°47'40", chord bearing of South 20°56'48" West, chord distance of 547.25 feet, for an arc length of 560.18 feet;
THENCE South 89°59'17" West, a distance of 330.34 feet;
THENCE South 00°27'02" East, parallel with said West line, a distance of 1,046.32 feet to a point on the South line of the North Half (N/2) of the South Half (S/2) of said Northwest Quarter (NW/4);
THENCE South 89°52'24" West, along said South line, a distance of 955.00 feet to the Southwest corner of said North Half (N/2);
THENCE North 00°27'02" West, along said West line, a distance of 1,982.30 feet to the POINT OF BEGINNING.
Said tract of land containing 2,355,161 square feet or 54.067 acres, more or less.

Tract 1:

A tract of land lying in Lot 1 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:
BEGINNING 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 532.52 feet;
THENCE South 89°59'17" West, parallel with said North line, a distance of 955.01 feet to a point on said West line;
THENCE North 00°27'02" West, along said West line, a distance of 532.52 feet to the POINT OF BEGINNING.
Said tract of land containing 508,544 square feet or 11.675 acres, more or less.

Tract 2:

A tract of land lying in Lot 1 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 South 00°27'02" East, along the West line of said Northwest Quarter (NW/4), a distance of 532.52 feet to the POINT OF BEGINNING.
THENCE North 89°59'17" East, parallel with the North line of said Northwest Quarter (NW/4), a distance of 955.01 feet;
THENCE South 00°27'02" East, parallel with said West line, a distance of 482.51 feet;
THENCE South 89°59'17" West, parallel with said North line, a distance of 955.01 feet to a point on said West line;
THENCE North 00°27'02" West, along said West line, a distance of 482.51 feet to the POINT OF BEGINNING.
Said tract of land containing 460,794 square feet or 10.578 acres, more or less.

RANCH ON ROBINSON
NORMAN RURAL CERTIFICATE OF SURVEY

TRACT DESCRIPTIONS

Tract 3:

A tract of land lying partially in Lot 1 and Lot 2 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 South 00°27'02" East, along the West line of said Northwest Quarter (NW/4), a distance of 1,015.03 feet to the POINT OF BEGINNING.

THENCE North 89°59'17" East, parallel with the North line of said Northwest Quarter (NW/4), a distance of 955.01 feet;

THENCE South 00°27'02" East, parallel with said West line, a distance of 482.51 feet;

THENCE South 89°59'17" West, parallel with said North line, a distance of 955.01 feet to a point on said West line;

THENCE North 00°27'02" West, along said West line, a distance of 482.51 feet to the POINT OF BEGINNING.

Said tract of land containing 460,794 square feet or 10.578 acres, more or less.

Tract 4:

A tract of land lying in Lot 2 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 South 00°27'02" East, along the West line of said Northwest Quarter (NW/4), a distance of 1,497.54 feet to the POINT OF BEGINNING.

THENCE North 89°59'17" East, parallel with the North line of said Northwest Quarter (NW/4), a distance of 955.01 feet;

THENCE South 00°27'02" East, parallel with said West line, a distance of 482.84 feet to a point on the South line of the North Half (N/2) of the South Half (S/2) of said Northwest Quarter (NW/4);

THENCE South 89°52'24" West, along said South line, a distance of 955.00 feet to the Southwest corner of said North Half (N/2);

THENCE North 00°27'02" West, along said West line, a distance of 484.75 feet to the POINT OF BEGINNING.

Said tract of land containing 462,018 square feet or 10.607 acres, more or less.

Tract 5:

A tract of land lying partially in 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 955.01 feet to the POINT OF BEGINNING.

THENCE continuing North 89°59'17" East, along said North line, a distance of 530.00 feet;

THENCE South 00°27'02" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 423.00 feet;

THENCE Southwesterly on a curve to the right, having a radius of 750.00 feet, central angle of 42°47'40", chord bearing of South 20°56'48" West, chord distance of 547.25 feet, for an arc length of 560.18 feet;

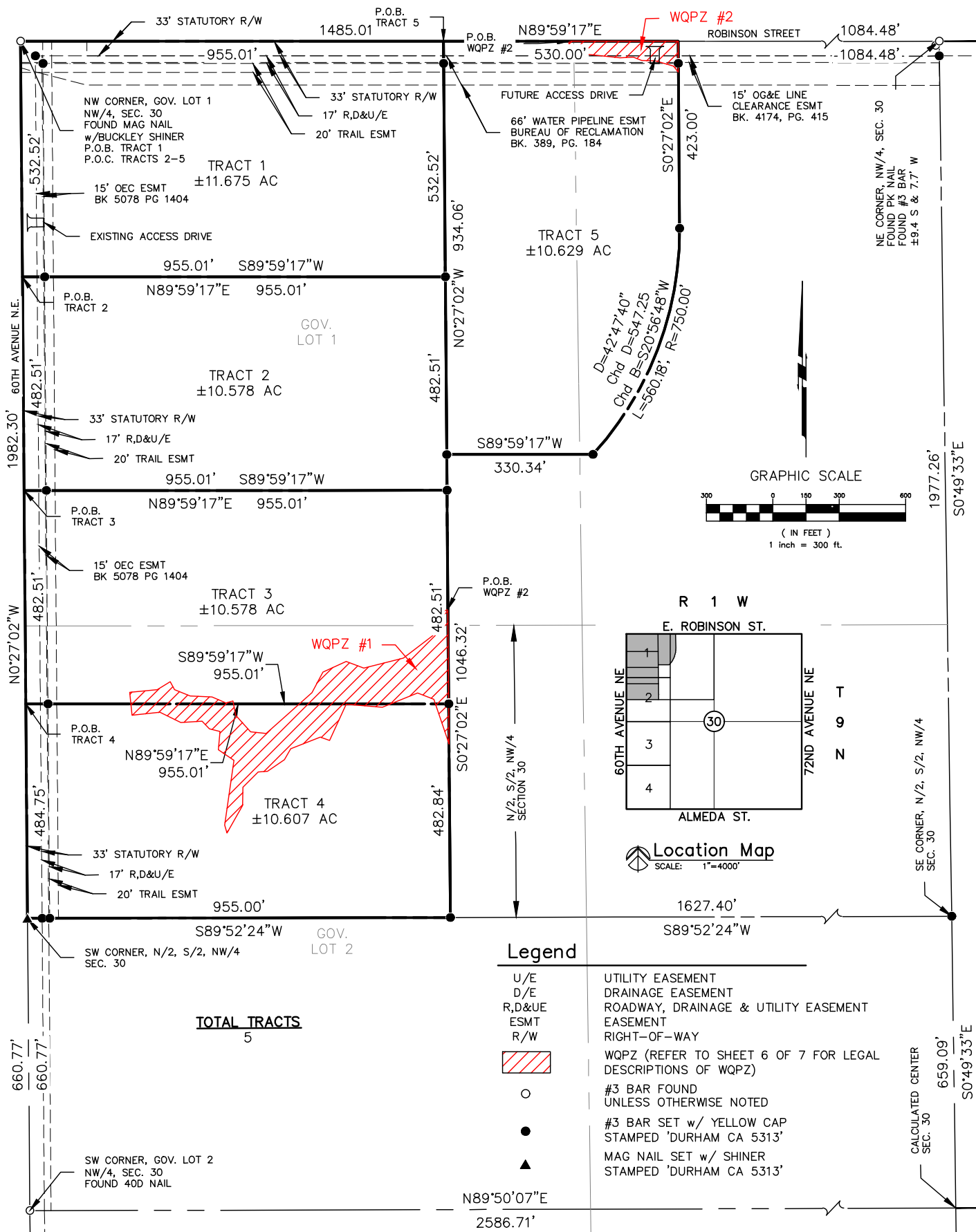
THENCE South 89°59'17" West, parallel with the North line of said Northwest Quarter (NW/4), a distance of 330.34 feet;

THENCE North 00°27'02" West, parallel with said West line, a distance of 934.06 feet to the POINT OF BEGINNING.

Said tract of land containing 463,012 square feet or 10.629 acres, more or less.

RANCH ON ROBINSON

NORMAN RURAL CERTIFICATE OF SURVEY
PART OF GOV. LOTS 1-2, AND THE NW/4,
SECTION 30, T9N, R2W, I.M.
CITY OF NORMAN, CLEVELAND CO., OKLAHOMA



- Notes:
- The basis of bearings for the plat of survey shown hereon is the bearing of North 00°27'02" West along the West line of said Northwest Quarter (NW/4).
 - There shall be no clearing, grading, construction, or disturbance of vegetation within the WQPZ except permitted by the Director of Public Works unless such disturbance is done in accordance with 30-514(E) of the Norman City Code.
 - Any WQPZ shown hereon is subject to protective covenants that may be found in the land records and that restrict disturbance and use on these areas.



DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099

Phone (405) 265-3404 Fax (405) 265-0649

CERTIFICATE OF AUTHORIZATION NO. 5313

EXPIRATION DATE: JUNE 30, 2026

RANCH ON ROBINSON

NORMAN RURAL CERTIFICATE OF SURVEY

GRANT OF PERMANENT 17' ROADWAY, UTILITY & DRAINAGE EASEMENT

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:

The East 17 feet of the West 50 feet and the South 17 feet of the North 50 feet of the following described tract of land:

A tract of land lying partially in Lot 1, Lot 2, 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:

BEGINNING 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 1,485.01 feet;

THENCE South 00°27'02" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 423.00 feet;

THENCE Southwesterly on curve to the right, having a radius of 750.00 feet, central angle of 42°47'40", chord bearing of South 20°56'48" West, chord distance of 547.25 feet, for an arc length of 560.18 feet;

THENCE South 89°59'17" West, a distance of 330.34 feet:

THENCE South 00°27'02" East, parallel with said West line, a distance of 1,046.32 feet to a point on the South line of the North Half (N/2) of the South Half (S/2) of said Northwest Quarter (NW/4);

THENCE South 89°52'24" West, along said South line, a distance of 955.00 feet to the Southwest corner of said North Half (N/2);

THENCE North 00°27'02" West, along said West line, a distance of 1,982.30 feet to the POINT OF BEGINNING.

With the right of public ingress and egress to and from the same for the purpose of utilities, public, quasi-public, roadway, drainage and any appurtenance necessary for the maintenance thereof and for the use of the traveling public.

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

Signed and delivered this day of , 2025.

Dan Reeves, Manager of The Ranch on Robinson, LLC

NOTARY

[illegible]

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

Notary
Seal

My Commission Expires

Notary Public

RANCH ON ROBINSON
NORMAN RURAL CERTIFICATE OF SURVEY

GRANT OF PERMANENT 17’ ROADWAY, UTILITY & DRAINAGE EASEMENT

CITY OF NORMAN CITY ATTORNEY

Approved as to form and legality this ____ day of _____ , 2025.

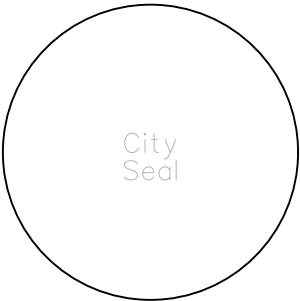
City Attorney

CITY OF NORMAN CITY COUNCIL

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

City Clerk

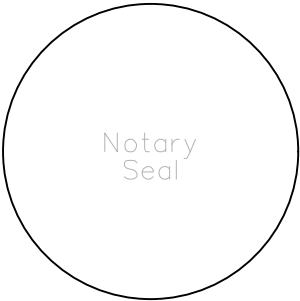
Mayor



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

RANCH ON ROBINSON

NORMAN RURAL CERTIFICATE OF SURVEY

GRANT OF PERMANENT 20' TRAIL EASEMENT

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:

The East 20 feet of the West 70 feet and the South 20 feet of the North 70 feet of the following described tract of land:

A tract of land lying partially in Lot 1, Lot 2, 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:

BEGINNING 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 1,485.01 feet;

THENCE South 00°27'02" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 423.00 feet;

THENCE Southwesterly on curve to the right, having a radius of 750.00 feet, central angle of 42°47'40", chord bearing of South 20°56'48" West, chord distance of 547.25 feet, for an arc length of 560.18 feet;

THENCE South 89°59'17" West, a distance of 330.34 feet;

THENCE South 00°27'02" East, parallel with said West line, a distance of 1,046.32 feet to a point on the South line of the North Half (N/2) of the South Half (S/2) of said Northwest Quarter (NW/4);

THENCE South 89°52'24" West, along said South line, a distance of 955.00 feet to the Southwest corner of said North Half (N/2);

THENCE North 00°27'02" West, along said West line, a distance of 1,982.30 feet to the POINT OF BEGINNING.

With the right of public ingress and egress to and from the same for the purpose of utilities, public, quasi-public, roadway, drainage and any appurtenance necessary for the maintenance thereof and for the use of the traveling public.

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

Signed and delivered this day of , 2025.

Dan Reeves, Manager of The Ranch on Robinson, LLC

NOTARY

[illegible]

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.

Notary
Seal

My Commission Expires

Notary Public

GRANT OF PERMANENT 20' TRAIL EASEMENT

City Attorney

Mayor

City
Seal

Notary
Seal

SHEET 5 OF 7

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

RANCH ON ROBINSON

NORMAN RURAL CERTIFICATE OF SURVEY

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.

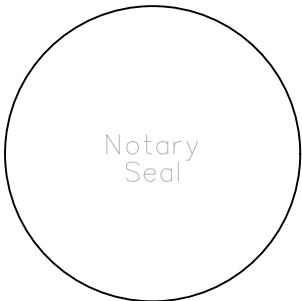
Signed and delivered this ___ day of ___, 2025.

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 ___ day of ___, 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.



My Commission Expires Notary Public

CITY OF NORMAN CITY ATTORNEY

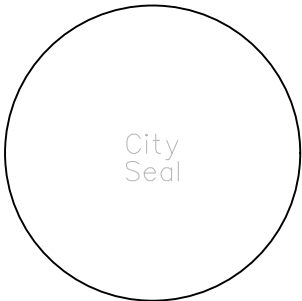
Approved as to form and legality this ___ day of ___, 2025.

City Attorney

CITY OF NORMAN CITY COUNCIL

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

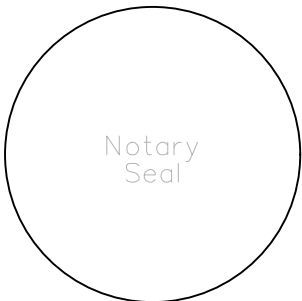
City Clerk Mayor



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