
GREENBELT ENHANCEMENT STATEMENT

ITEM NO. 23-06

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Logan Wright Foundation
LOCATION	Generally ¼ mile east of 60 th Avenue N.W. on the north side of W. Rock Creek Road
PROPOSAL	Golden Valley Ranch Certificate of Survey (COS); Divide approximately 115.49 acres into 5 tracts for residential development
NORMAN 2025 LAND USE	Current: Floodplain Proposed: No Change
LAND USE	Current: Vacant Proposed: Single-family residential North: Single-family residential/Agriculture West: Agriculture/Vacant South: Vacant East: Agriculture
ZONING	Current: A-2, Rural Agricultural District Proposed: No Change North: A-2, Rural Agricultural District West: A-2, Rural Agricultural District South: A-2, Rural Agricultural District East: A-2, Rural Agricultural District

SYNOPSIS: The applicant submitted an application for a Norman Rural Certificate of Survey for Golden Valley Ranch with approximately 115.49 acres to create five single-family tracts.

ANALYSIS: This area is zoned A-2, Rural Agricultural District. The area is a mixture of residential and agricultural uses with some vacant parcels. In the subject location, the majority of tracts 1, 2, 3, and 4 are within the 100-year floodplain. In addition, the southwest portion of Tract 5 is within the 100-year floodplain. No portions of the property are designated as Water Quality Protection Zone (WQPZ).

W. Rock Creek Road adjacent to the subject parcel is designated as a rural collector in the Comprehensive Transportation Plan. This roadway does not require sidewalks and/or trail easements for future projects per the Comprehensive Transportation Plan. The Greenway Master Plan does not propose trails along the subject parcel's frontage on W. Rock Creek Road or through the property.

The Greenbelt Enhancement Statement, platting application, Norman Rural Certificate of Survey, and location map are attached.


STAFF COMMENTS: Staff reviewed the Greenway Master Plan and finds no opportunity for trails. As noted above, this section of W. Rock Creek Road does not require sidewalks for future projects.

Staff places this item on the consent docket for the April 18, 2023 Greenbelt Commission Meeting.



Application for
PLATTING OF PROPERTY

City of Norman Engineering Division - 201 W. Gray St., Bldg. A - Norman, OK 73069— (405) 366-5452 Phone - (405) 366-5418 Fax

NAME OF PLAT Golden Valley Ranch		TYPE OF PLAT: <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Short Form Plat <input checked="" type="checkbox"/> NORMAN 2025 Rural Certificate of Survey	DATE SUBMITTED: MAR 28 2023
NAME AND ADDRESS OF OWNER OF RECORD Logan Wright Foundation Attn: Brooks Wright Phone: 405-640-3055 Fax: _____ E-Mail: bwright@wrightmcafee.com		NAME AND ADDRESS OF SUBDIVIDER Derek Harris Phone: 405-863-2984 Fax: _____ E-Mail: harris.derek@icloud.com	
NAME AND ADDRESS OF REGISTERED LAND SURVEYOR PREPARING THE PLAT Tim Pollard, Pollard & White Surveying Inc. Phone: 405-443-8100 Fax: _____ E-Mail: Tim@PWSurveying.com		STREET ADDRESS OR LOCATION Rock Creek Road ~1624' E of 60th Ave NW (When applicable) DATE OF: <input type="checkbox"/> PRE-DEVELOPMENT MEETING _____ <input type="checkbox"/> GREENBELT COMMISSION MEETING _____ <input type="checkbox"/> FLOODPLAIN COMMITTEE MEETING _____	
PROPOSED USE (including all buildings to be constructed): Residential			
SIGNATURE OF APPLICANTS: 		In order that your application can be heard and considered at the next Planning Commission meeting, you <u>must</u> submit this completed application form and the following required information to the Engineering Division for review. All information must be submitted before 1:30 p.m. on the filing deadline.	

FOR OFFICE USE ONLY

SUBMITTALS:

- ☐ 5 copies of the Preliminary and/or Final Plat
- ☐ 5 copies of the NORMAN 2025 Rural Certificate of Survey or Short Form Plat
- ☐ Rezoning Application, if needed for change of use
- ☐ 5 copies of any required Plot Plan
- ☐ Legal description and area of request, certified by an architect, engineer, or surveyor
- ☐ Drainage Report/Erosion Control Report
- ☐ Sewer Impact Report, if required
- ☐ Construction Drawings for all public improvements (Final Plat)
- ☐ Traffic Impact Report, if required
- ☐ Filing Fee: \$ _____

Staff will complete their review of your plat by _____.

Check prints will be returned to you; corrections must be completed by _____. Failure to complete these corrections in a timely manner will result in your plat not being docketed for consideration by the Planning Commission.

Reviewed by: _____

Date: _____

- Planning -

**INSTRUCTION SHEET
NORMAN GREENBELT ENHANCEMENT STATEMENT**

The Norman City Council established the Norman Greenbelt Commission and charged the group with reviewing proposed developments, **specifically Land Use Plan Amendments, Preliminary Plats and Rural Certificates of Survey**, in order to increase the preservation of beneficial green spaces and to identify trail system opportunities in new developments where appropriate. The Greenbelt Enhancement Statement was developed to aid the Commission in assessing new developments to insure that green space and trail opportunities are included whenever possible.

Please complete this Greenbelt Enhancement Statement (pages 5-8) to address the Greenbelt Commission's review and submit it to City of Norman staff at 201 'A' West Gray Street, Norman, OK 73069.

Attached are copies of the two (2) applicable sections of the adopted Greenbelt Ordinance, Sections 4-2023A, and 4-2026 to serve as reference while completing this Enhancement Statement. Upon request, a map of the relevant part of the Greenways Master Plan can also be provided for reference or accessed using this online link NormanOK.gov/MasterPlan.

At the time you submit your application, you will be provided with the date of the next Greenbelt Commission Meeting. **You are urged to attend the Greenbelt Commission Meeting**, where you will be given an opportunity to present information, discuss your proposed development and to answer questions the Greenbelt Commission might have regarding your submittal. The comments and recommendations from the Greenbelt Commission meeting will be forwarded to the Planning Commission and City Council as part of their agenda packets whenever you make an application to them for consideration of your proposed development. Should you have any questions about this process or any of the below **questions**, please feel free to contact the City of Norman Greenbelt Commission staff at **405-366-5322**.

Definitions for Evaluating Greenbelt Enhancement Statements.

These are the definitions included in the City of Norman's Code of Ordinances, **Section 4-2023A** and are essential to completing the GES.

- (a) **Bikeway**: a thoroughfare designated for bicycle travel by the Norman Bikeway Plan, as may be amended from time to time.
- (b) **Cluster Development**: as defined by the City of Norman Code in Section 19-210, as may be amended from time to time.
- (c) **Conservation Easement**: a non-possessory interest of a holder in real property imposing limitations or affirmative obligations the purpose of which include, but are not limited to, retaining or protecting natural, scenic, or open-space values of real property, assuring its availability for agricultural, forest, recreational, or open-space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological, or cultural aspects of real property.

(d) **Floodplain**: as defined by the City of Norman Code in Section 22:429.1.2 as may be amended from time to time.

(e) **Flowage Easement**: an easement purchased by the U.S. Department of Interior, Bureau of Reclamation, Norman Project, which grants to the United States and its assigns the perpetual right, privilege and easement to intermittently and completely seep, flood, flow and inundate, and the right to enter upon at any time for the purpose of making surveys, and investigations or for any other purpose incidental to the construction, operation, and maintenance of the Norman Reservoir Project and any feature thereof, any and all of the tracts or parcels of land lying below elevation 1064.5 sea level datum.

(f) **Greenbelt Enhancement Statement** (GES): a statement on a form provided to the applicant by the City Planning and Community Development Department that is to be included with all applications for a Land Use Plan amendment, a Norman Rural Certificate of Survey or preliminary platting of land and submitted for consideration by the Commission that articulates how the principles, purposes, and goals of The Greenbelt System are met by the proposed development.

(g) **The Greenbelt System**: includes the following spaces, regardless of whether they are open to the public:

1. A system of trails (both on and off road) intended to connect parks, green spaces, schools, retail, employment, and residential areas.
2. Areas of land within the City Limits required to be open space by zoning; areas currently designated for open space, park, floodplain, and institutional use by the Norman 2025 Plan and subsequently adopted land use plans; Lake Thunderbird, the Bureau of Reclamation (BOR) "take-line" and BOR flowage easements; any other areas of land which are designated by easement, by deed restriction, or otherwise required to remain free of structures; and areas designated as green space.

(h) **Green Space**: any land area designated as open space by Norman's Comprehensive Land Use Plan; land determined to be open space or green space on an approved site development plan; or any land area in which the preservation in its present use would conserve and enhance natural or scenic resource, protect streams or water supply, promote conservation of soils, wetlands or marshlands, enhance the value to the public of abutting or neighboring parks, forest, wildlife preserves, nature reservations, sanctuaries or other open space or green space, enhance recreation opportunities, including parks, plazas and narrow corridors or pathways for walking or bicycling even though surrounded by developed areas, preserve visual quality along highway, road, and street corridors or scenic vistas, or retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority.

(i) **Greenway:**

1. A green open space, such as a linear open space established along or on either side of a natural or cultural corridor, such as a riverfront, a stream valley, a ridgeline, a railroad right of way, a channel, a scenic road or other route; and/or
2. A trail; and/or
3. An open-space connector available to pedestrians intended to link parks, nature reserves, cultural features, historic sites, schools, residential or commercial areas with each other.

(j) **Impervious Surface:** one that does not permit penetration or passage of water, such as a roof or paved street or parking area.

(k) **Riparian Buffers:** the area between developed land and streams, rivers and shorelines that is managed to maintain the integrity of the waterway, to reduce pollution and to provide food, habitat, and thermal protection for fish and wildlife.

(l) **Structure:** as defined by the City of Norman Code in Section 22:450 of the Zoning Ordinance, as may be amended from time to time.

(m) **Take Line:** exterior boundary of the property acquired by the Bureau of Reclamation for construction of Lake Thunderbird.

(n) **Trail:** any natural or landscaped course open to pedestrian or bicycle passage, including but not limited to sidewalks, but excluding roadways, streets, alleys and other passages primarily provided for general public motorized vehicular use.

Types of trails include:

Community Wide (Regional or Arterial) Trails: trails between **10' and 12'** in width that provide access from one part of the city to another.

Neighborhood Trails: trails between **6' and 10'** in width that mimic the system of local neighborhood streets and ultimately connect to larger arterial trails.

Natural Trails: trails at least **8'-10'** in width composed of compacted earth.

Parkway Trails: trails between **6' and 8'** in width that are constructed with durable materials, and usually include amenities such as decorative light fixtures, landscaping, and ground cover and varying surface treatments at intersections and crosswalks.

Sidewalk Trails: sidewalks located alongside streets that are constructed in accordance with City design criteria and designated as trails.

Specialized Trails: water trails, equestrian trails, bikeways, or other trails dedicated to some specific use not otherwise listed herein.

Specific Principles, Purposes and Goals of the Greenbelt System.

The following principles, purposes and goals are delineated in the City of Norman's Code of Ordinances, **Section 4-2026**, and are essential for your understanding as you complete the GES.

(a) Proposed additions to the Greenbelt System should be guided by the following principles:

1. The ultimate goal is to create an interconnected system of trails that allow multiple connections across all of Norman.
2. The Greenbelt System should preserve valuable green space, natural habitat and key areas with existing vegetation.
3. Trail segments should be designed so that they convey the physical and historical character of the City of Norman and relate to the neighborhoods through which the trail corridors pass.
4. Greenway corridors should provide unique opportunities to learn about the history, culture, and accomplishments of Norman.
5. Trails should promote smooth walkable corridors that are open and visible.
6. The Greenbelt System should contribute to enhancing the physical appearance of the City, whether through new pedestrian features, landscaping added to trail corridors, or simply by revealing natural areas not previously visible to the general public.
7. The Greenbelt System should encourage the creation of public and private partnerships that help build the entire system more quickly.
8. Greenbelts should protect environmentally sensitive lands that are generally the least suitable for development, especially flood prone areas and riparian corridors, and provide connectivity between the elements of the Greenbelt System.

(b) The use of lot clustering should be encouraged as a means to develop the greenbelt system.

(c) The greenbelt system should be used to link together existing recreation areas.

(d) Multi-purpose greenways should be created that:

1. Create a unique greenway character for Norman;
2. Protect environmentally sensitive areas of the City and serve as a wildlife habitat;
3. Serve as a storm water management resource for urban run-off and regional detention needs;
4. Provide recreation opportunities for bicycling, walking, and jogging, as well as an alternate route to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking;
5. Preserve agriculturally significant lands thru conservation easements or other means;
6. Provide suitable locations for sanitary sewer easements and facilities.

(e) Greenbelts should be used to provide green space areas adjacent to highways and major streets for sound buffer zones and protection from incompatible land uses.

(f) The Greenbelt System should continue to improve a natural landscape planting and maintenance program for City-owned properties and rights-of-way of major streets and highways.

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

Greenbelt Case No. _____ **Pre-Development Case No.** _____

Applicant Name: Derek Harris Date: 3/22/23

Contact Person: Derek Harris Telephone/Fax/Email: 405-863-8984

Name of Development: Golden Valley Subdivision Area (Acres): 115

General Location: Rock Creek Rd 1624' E of 60th Ave NW

***Please attach a map, site plan and/or survey map illustrating the proposed development.**

Type of Proposal (please check all that apply)

a. **This is a:** Land Use Plan Amendment___; Preliminary Plat___; Rural Certificate of Survey ☒.

b. Proposed **Land Use:** Residential ☒ Commercial___ Industrial___ Other___.

1. Briefly **explain the kind of development**, types of buildings/uses, or character of your proposal **and how it achieves the principles, purposes and goals** of Section 4-2026.

Residential lots 20 acres or greater.

Provides lots of greenspace between homes.

2. Does your proposed development or project incorporate open space(s)?

Yes ___ No ☒

Please check **what** type(s) of **open spaces are proposed** within your development:

Park: ___ Yes ☒ ___ No ___ Public ___ Private

Open Space: ___ Yes ☒ ___ No ___ Public ___ Private

Detention Pond: ___ Yes ☒ ___ No ___ Public ___ Private

Parking Lot Landscape: ___ Yes ☒ ___ No ___ Public ___ Private

Floodplain/Creek: ☒ Yes ___ No ___ Public ☒ Private

Other _____

If the above noted areas are accessible via some other arrangement please explain.

3. **Does the open space for this development include** some kind of **trail or path** that meets the definitions contained in Section 4-2023A of the attached guidelines? (Indicate all that are applicable.)

Public Sidewalks (4-5' wide) ___ Yes ☒ ___ No

Natural Trails (compacted earth 8-10' wide) ___ Yes ☒ ___ No

Parkway Trails (durable surface 6-8' wide) ___ Yes ☒ ___ No

Neighborhood Trails (durable or paved, 6-10' wide) ___ Yes ☒ ___ No

Community Wide Trails (paved, 10-12' wide) ___ Yes ☒ ___ No

Specialized Trails (equestrian, water, etc) ___ Yes ☒ ___ No

Other _____

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

4. **Identify** schools, recreational areas (parks, playgrounds), commercial sites, or other public **open spaces within ½ mile** of your proposed development. (If there are **no** such areas within the ½ mile radius please **state** such and skip question 5.)

None

5. Projects in close proximity to schools, recreational areas (parks, playgrounds), commercial sites, and residential neighborhoods should, ideally, allow **connection points** promoting non-motorized transportation between key areas. Please **describe** how the proposed development plan accommodates those using alternative transportation, such as walkers and bicyclists? Examples include sidewalks connecting key areas, designated bike paths, and bike parking. (If there is **no** such connectivity please **state** such.)

None

6. Please **check**, from the following (or attach a list), **any other** geographical and/or environmental factors in your development that might offer **opportunities** for additions to the Greenbelt System (see Section 4-2023A, especially definitions of "the greenbelt system," "green space," "greenway" and "trail"). To help you answer this question, the following online link to the Greenways Master Plan Map NormanOK.gov/MasterPlan is provided.

- ☐ Storm water channels
- ☐ Detention ponds
- ☒ Floodplains
- ☐ Stream bank/Riparian corridors
- ☐ Utility Easements
- ☐ Abandoned/Active Railroad corridors
- ☐ Other _____

How could your development **also incorporate** those elements noted into greenbelts and trails?

7. **Please review the statements below and indicate in the space next to each item, whether it does apply ("Yes"), does not apply ("No"), or is not feasible ("NA") to your development. Of specific interest is how your project fits into the public open spaces and parks.**

In performing its duties, the Greenbelt Commission shall take into account the considerations listed below. The Commission will also consider how your project fits into the public open spaces and parks that are existing. Not all considerations will be applicable or feasible for each application.

NA (a) Portions of the Greenbelt System are accessible to the general public.

NA (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

- NO (c) Existing easements (e.g. utility, pipeline, oil lease right of way, etc) may be used for Greenways where appropriate and where expressly approved by the easement grantor and grantee.
- NA (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- NA (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.
- NO (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- NA (g) Developments between urbanized Norman and Lake Thunderbird include pedestrian and bike connectivity to adjacent parcels to allow for future connections to Lake Thunderbird.
- NA (h) Landscaping required by the City has been/will be planted in conformance with Norman Zoning regulations, including with local drought-resistant low maintenance plants, shrubs and trees.
- NA (i) Vegetative buffers between neighborhoods and railway lines have been provided to enhance safety and reduce the effects of noise and air pollution.
- YES (j) Permeable ground surfaces have been preserved to the extent possible.
- NO (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.
- NA (l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.
- NA (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.
- NA (n) Detention facilities are integrated into the surrounding neighborhood as part of the Greenbelt System in as ecologically sound a method as possible.
- NA (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.
- NA (p) The development layout is designed to preserve the health and diversity of wildlife affected by development in natural drainage corridor areas.
- NA (q) The development layout is designed to minimize the intrusions of noise, trash and other things into the Greenbelt System that would negatively affect visitors' and users' experience of any impacted components of the Greenbelt System.
- NA (r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.
- NA (s) Riparian buffers are incorporated into the Greenbelt System.
- NA (t) The commercial developments have provided for pedestrian access.
- NA (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed

GREENBELT ENHANCEMENT STATEMENT
City of Norman, Oklahoma

under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

NA (v) Cluster development has been utilized as a means to develop the Greenbelt System.

NA (w) Structures, other than utility transmission poles or substations, were located to maximize greenbelt and trail opportunities.

8. If, after reviewing the above questions, you feel like your proposed **development** or project **has no opportunities** to add to the City of Norman Greenbelt System, please **explain** briefly below. (Any comments you feel will help the Commission understand your intent to develop the area.)

*THIS is a low traffic area. Rural to the main city.
20 acre min. lot size does not serve enough residents
to justify enhancement to the green belt.*

Signature of Applicant or Contact Person (required) :



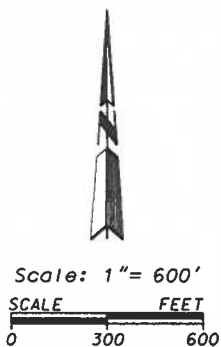
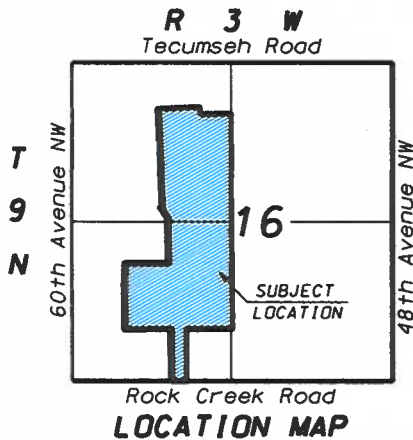
GREENBELT COMMISSION COMMENTS AND SUGGESTIONS ABOUT PROPOSED DEVELOPMENT AS SUBMITTED FOR PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION (MAY ATTACH AS SEPARATE SHEET):

GOLDEN VALLEY RANCH

A NORMAN RURAL CERTIFICATE OF SURVEY SUBDIVISION

PART OF W1/2 OF SECTION 16, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

COS -----



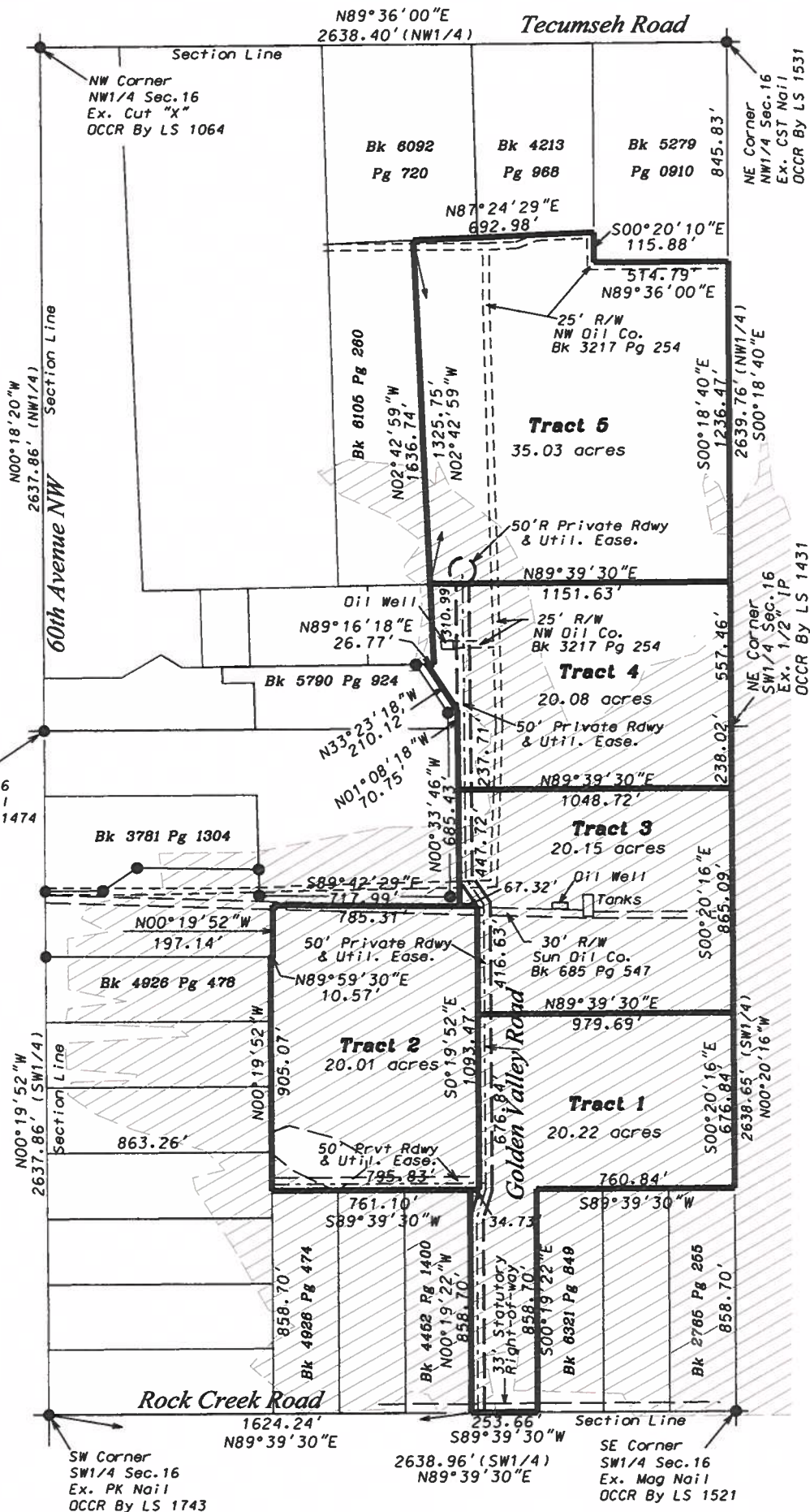
(—x—x—) - Indicates
Existing Fence Line

(●) - Indicates Existing
1/2" Iron Pin Or Monument
As Noted Hereon.

(○) - Indicates Set
1/2" Iron Pin With
Plastic Cap Marked
"Pollard PLS 1474"

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

FEMA FIRM Flood
Zone Map Panel
No. 40027C0170J &
No. 40027C260J
Dated 01/15/2021



NOTE:

Bearings shown are based on a Deed Bearing of N89°39'30"E between existing monuments on the South line of the SW1/4 of Section 16, T9N, R3W, I.M., Norman Cleveland County, Oklahoma.

POLLARD & WHITED SURVEYING, INC.

2514 Tee Drive

Norman, OK 73069

405-366-0001 Off.

timepwsurveying.com

CA 2380 exp.6-30-23

Golden Valley Ranch COS

Certificate of Survey

Part W1/2 of Section 16, T9N, R3W, IM

Norman, Cleveland County, Oklahoma

March 9, 2023

Drawn By: T. Pollard

16-9n3w.dgn

Sheet 1 of 4

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 in the West Half (W1/2) of Section Sixteen (16), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474, dated March 10, 2023 using a Deed Bearing of N89°39'30"E between existing monuments on the South line of the Southwest Quarter (SW1/4) of said Section 16, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest corner of said SW1/4;

Thence N89°39'30"E, on the South line of said SW1/4, for a distance of 1624.24 feet to the **POINT OF BEGINNING**;

Thence N00°19'22"W for a distance of 858.70 feet;

Thence N89°39'30"E for a distance of 34.73 feet;

Thence N00°19'52"W for a distance of 676.84 feet;

Thence N89°39'30"E for a distance of 979.69 feet to the East line of said SW1/4;

Thence S00°20'16"E, on the East line of said SW1/4, for a distance of 676.84 feet;

Thence S89°39'30"W for a distance of 760.84 feet;

Thence S00°19'22"E for a distance of 858.70 feet to the South line of said SW1/4;

Thence S89°39'30"W, on said South line, for a distance of 253.66 feet to the **POINT OF BEGINNING**, containing 20.22 acres more or less and subject to easements and rights-of-way of record.

(aka: **Tract One (1) of Golden Valley Ranch**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 2

A tract of land in the West Half (W1/2) of Section Sixteen (16), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474, dated March 10, 2023 using a Deed Bearing of N89°39'30"E between existing monuments on the South line of the Southwest Quarter (SW1/4) of said Section 16, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest corner of said SW1/4;

Thence N89°39'30"E, on the South line of said SW1/4, for a distance of 1624.24 feet;

Thence N00°19'22"W for a distance of 858.70 feet to the **POINT OF BEGINNING**;

Thence S89°39'30"W for a distance of 761.10 feet;

Thence N00°19'52"W for a distance of 905.07 feet;

Thence N89°59'30"E for a distance of 10.57 feet;

Thence N00°19'52"W for a distance of 197.14 feet;

Thence S89°42'29"E for a distance of 785.31 feet;

Thence S00°19'52"E for a distance of 1093.47 feet;

Thence S89°39'30"W for a distance of 34.73 feet to the **POINT OF BEGINNING**, containing 20.01 acres more or less and subject to easements and rights-of-way of record.

(aka: **Tract Two (2) of Golden Valley Ranch**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 3

A tract of land in the West Half (W1/2) of Section Sixteen (16), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474, dated March 10, 2023 using a Deed Bearing of N89°39'30"E between existing monuments on the South line of the Southwest Quarter (SW1/4) of said Section 16, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest corner of said SW1/4;

Thence N89°39'30"E, on the South line of said SW1/4, for a distance of 2638.96 feet to the Southeast corner of said SW1/4;

Thence N00°20'16"W, on the East line of said SW1/4, for a distance of 1535.54 feet to the **POINT OF BEGINNING**;

Thence S89°39'30"W for a distance of 979.69 feet;

Thence N00°19'52"W for a distance of 416.63 feet;

Thence N89°42'29"W for a distance of 67.32 feet;

Thence N00°33'46"W for a distance of 447.72 feet;

Thence N89°39'30"E for a distance of 1048.72 feet to the East line of said SW1/4;

Thence S00°20'16"E, on said East line, for a distance of 865.09 feet to the **POINT OF BEGINNING**, containing 20.15 acres more or less and subject to easements and rights-of-way of record.

(aka: **Tract Three (3) of Golden Valley Ranch**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 4

A tract of land in the West Half (W1/2) of Section Sixteen (16), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474, dated March 10, 2023 using a Deed Bearing of N89°39'30"E between existing monuments on the South line of the Southwest Quarter (SW1/4) of said Section 16, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest corner of said SW1/4;

Thence N89°39'30"E, on the South line of said SW1/4, for a distance of 2638.96 feet to the Southeast corner of said SW1/4;

Thence N00°20'16"W, on the East line of said SW1/4, for a distance of 2400.63 feet to the **POINT OF BEGINNING**;

Thence S89°39'30"W for a distance of 1048.72 feet;

Thence N00°33'46"W for a distance of 237.71 feet to the South line of the Northwest Quarter (NW1/4) of said Section 16;

Thence N01°08'18"W for a distance of 70.75 feet;

Thence N33°23'18"W for a distance of 210.12 feet;

Thence N89°16'18"E for a distance of 26.77 feet;

Thence N02°42'59"W for a distance of 310.99 feet;

Thence N89°39'30"E for a distance of 1151.63 feet to the East line of said NW1/4;

Thence S00°18'40"E, on the East line of said NW1/4, for a distance of 557.46 feet to the Northeast corner of said SW1/4;

Thence S00°20'16"E, on the East line of said SW1/4, for a distance of 238.02 feet to the **POINT OF BEGINNING**, containing 20.08 acres more or less and subject to easements and rights-of-way of record.

(aka: **Tract Four (4) of Golden Valley Ranch**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 5

A tract of land in the West Half (W1/2) of Section Sixteen (16), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474, dated March 10, 2023 using a Deed Bearing of N89°39'30"E between existing monuments on the South line of the Southwest Quarter (SW1/4) of said Section 16, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest corner of said SW1/4;

Thence N89°39'30"E, on the South line of said SW1/4, for a distance of 2638.96 feet to the Southeast corner of said SW1/4;

Thence N00°20'16"W, on the East line of said SW1/4, for a distance of 2638.65 feet to the Southeast corner of the Northwest Quarter (NW1/4) of said Section 16;

Thence N00°18'40"W, on the East line of said NW1/4, for a distance of 557.46 feet to the **POINT OF BEGINNING**;

Thence S89°39'30"W for a distance of 1151.63 feet;

Thence N02°42'59"W for a distance of 1325.75 feet;

Thence N87°24'29"E for a distance of 692.98 feet;

Thence S00°20'10"E for a distance of 115.88 feet;

Thence N89°36'00"E for a distance of 514.79 feet to a point on the East line of said NW1/4 845.83 South of the Northeast corner of said NW1/4;

Thence S00°18'40"E, on the East line of said NW1/4, for a distance of 1236.47 feet to the **POINT OF BEGINNING**, containing 35.03 acres more or less and subject to easements and rights-of-way of record.

(aka: **Tract Five (5) of Golden Valley Ranch**, 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 "**Golden Valley Ranch**". This is an unplatted but filed subdivision as specified in the Norman Subdivision Regulations Sec.19-606.

(2) The Boundary of the W1/2 of Section 16, T9N, R3W is based on the General Land Office (GLO) 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 Bearing of N89°39'30"E between existing monuments, as shown hereon, at the SW Corner and the SE Corner of the SW1/4 of Section 16, T9N, R3W, IM. Bearings are only given to indicate the angle relationship between lines and should only be used for this purpose. Bearings are not necessarily geodetic.

(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) Each home, on the Five (5) tracts, will have individual sewer systems which meet the Oklahoma Department Of Environmental Quality standards. The areas, on each tract, are more than adequate for individual sewer systems even if the soil tests are not ideal for conventional lateral fields. There are adequate areas for alternate sewer systems if required or desired.

(8) 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 G. 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 14th day of March, 2023, 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: _____



John D. 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

PRIVATE ACCESS 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 that _____, do hereby grant, bargain, sell and convey unto all adjoining land owners in **Golden Valley Ranch**, a Norman Rural Certificate Of Survey Subdivision, the Private Access Easement described below with the sole right of use for the purposes set forth over, across and under the following described real estate and premises situated in Cleveland County, Oklahoma, to wit:

A Fifty (50.00) foot Private Access and Public Utility Easement, and as otherwise described and illustrated on the attached survey of **Golden Valley Ranch** to be known as **“Golden Valley Road”**, said easement being part of the West Half of the Southwest Quarter (W1/2-SW1/4) of Section Sixteen (16), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated March 10, 2023 using a Deed bearing of N89°39'30"E, on the South line of said SW1/4 as a Basis Of Bearing, said easement further described as being Fifty (50) feet in width, Twenty-five (25.00) feet each side of a centerline described as:

COMMENCING at the Southwest Corner of said W1/2-SW1/4; **thence** N89°39'30"E, on the South line of said W1/2-SW1/4, for a distance of 1649.24 feet to the **POINT OF BEGINNING**; **thence** N00°19'22"W, on said centerline, for a distance of 751.90 feet; **thence** N17°41'19"E, on said centerline, for a distance of 112.31 feet; **thence** N00°19'52"W, on said centerline, for a distance of 25.01 feet to a certain **POINT “A”**; **thence** N00°19'52"W, on said centerline, for a distance of 1076.25 feet; **thence** N34°56'37"W, on said centerline, for a distance of 119.26 feet; **thence** N00°33'46"W, on said centerline, for a distance of 1188.00 feet to the center of a Fifty (50) foot cul-de-sac, all being made part of this easement.

TOGETHER WITH:

BEGINNING a certain **POINT “A”**, as described above; **thence** S89°39'30"W, on said centerline, for a distance of 820.84 feet to the **POINT OF TERMINATION**;

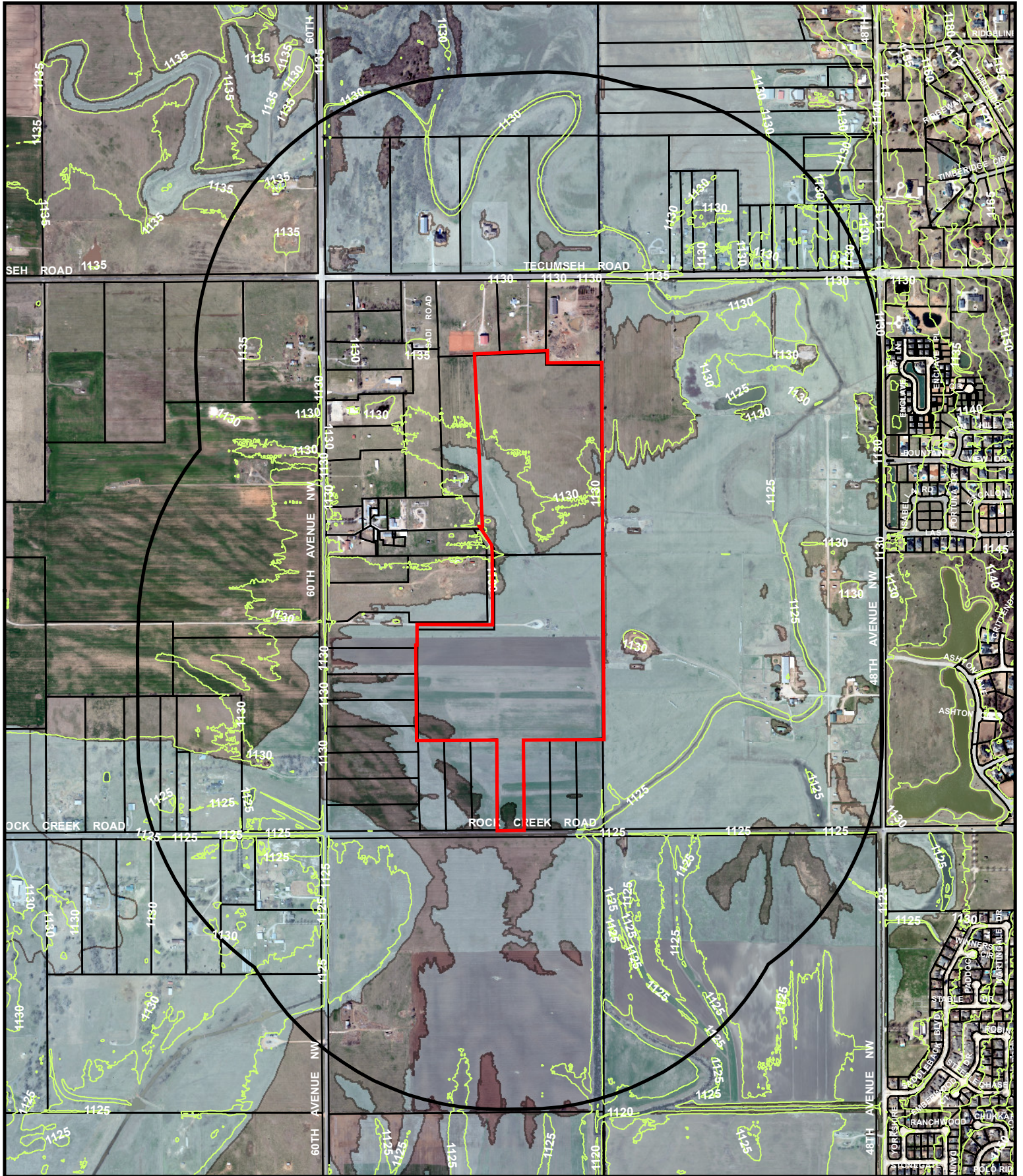
With the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining and operating **roadways, utilities and drainage**.
To have and to hold the same unto their successors and assigns forever.

Signed and delivered this _____ day of _____ 202__.

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND) SS:

Before me, the undersigned, a Notary Public in and for said County and State on this _____ 2023, personally appeared, _____, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed and as the free and voluntary act for the uses and purposes herein set forth.

Notary Public



Map Produced by the City of Norman
Geographic Information System,
(405) 366-5316
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.

March 2021 Aerial Photography

April 6, 2023

0 600 1,200 Ft

1/2 Mile Radius
Parcels

5ft. Contours
Floodway
100yr. Floodplain
Stream Planning Corridor

Greenbelt Priority Trails

North Norman Tecumseh Trail
Scissortail Trail
South Legacy Trail
East Norman Trails
West Lindsey Extension Trail
Current & In-Progress Trails