

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 Four (4), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated May 21, 2026 using a Deed Bearing of S00°07'18"E between existing monuments on the West line of said SW1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Northwest Corner of said SW1/4;

Thence S00°07'18"E, on the West line of said SW1/4, for a distance of 629.49 feet to the **POINT OF BEGINNING**;

Thence N89°55'36"E for a distance of 1235.50 feet; Thence S00°07'18"E for a distance of 628.93 feet;

Thence S89°55'36"W for a distance of 1235.50 feet to the West line of said SW1/4;

Thence N00°07'18"W, on the West line of said SW1/4, for a distance of 628.93 feet to the **POINT OF**

BEGINNING, containing 17.83 acres more or less subject to easements and rights-of-way of record.

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

TRACT 2

A tract of land being part of the Southwest Quarter (SW1/4) of Section Four (4), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated May 21, 2026 using a Deed Bearing of S00°07'18"E between existing monuments on the West line of said SW1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Northwest Corner of said SW1/4;

Thence S00°07'18"E, on the West line of said SW1/4, for a distance of 629.49 feet;

Thence N89°55'36"E for a distance of 1235.50 feet to the **POINT OF BEGINNING**;

Thence N89°55'36"E for a distance of 692.97 feet; Thence S00°07'18"E for a distance of 628.93 feet;

Thence S89°55'36"W for a distance of 692.97 feet; Thence N00°07'18"W for a distance of 628.93 feet to the

POINT OF BEGINNING, containing 10.005 acres more or less subject to easements and rights-of-way of record.

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

TRACT 3

A tract of land being part of the Southwest Quarter (SW1/4) of Section Four (4), Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated May 21, 2026 using a Deed Bearing of S00°07'18"E between existing monuments on the West line of said SW1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Northwest Corner of said SW1/4;

Thence S00°07'18"E, on the West line of said SW1/4, for a distance of 629.49 feet;

Thence N89°55'36"E for a distance of 1928.47 feet to the **POINT OF BEGINNING**;

Thence N89°55'36"E for a distance of 692.02 feet to the East line of said SW1/4; Thence S00°17'42"E, on said

East line, for a distance of 628.93 feet; Thence S89°55'36"W for a distance of 693.92 feet; Thence N00°07'18"W

for a distance of 628.93 feet to the **POINT OF BEGINNING**, containing 10.005 acres more or less subject to

easements and rights-of-way of record.

aka: **Tract Three (3) of Nugent 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 "Nugent Estates". This is an unplatted but filed subdivision as specified in the Norman Subdivision Regulations Sec.30-606.

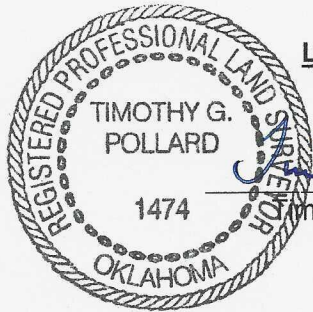
(2) The Boundary of Section 4, T8N, R1W is based on the Bureau of Land Management (BLM) Survey of Lake Thunderbird approved September 23, 1873. It is further based on a perpetuation of the BLM Survey as shown on "Oklahoma Certified Corner Records" (OCCR) on file with the Oklahoma Department Of Libraries, 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 S00°07'18"E between existing monuments, as shown hereon, at the NW Corner and the SW Corner of the SW1/4 of Section 4, T8N, R1W, IM. Other Survey in this Quarter Section have used this Basis of Bearing.

(4) No excavations were made, as a part of this Survey, to physically locate underground utilities and facilities. Contact OKIE 811 to have all underground utilities and facilities marked before any excavation.

(5) 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.

(6) 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

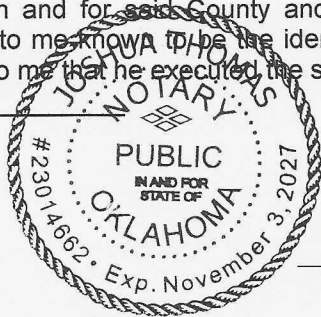
Timothy G. Pollard
Timothy G. Pollard, PLS 1474

NOTARY

State Of Oklahoma)
County Of Cleveland) SS

Before me, a Notary Public, in and for said County and State, on this 21st day of May, 2026, 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: _____



Josh 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