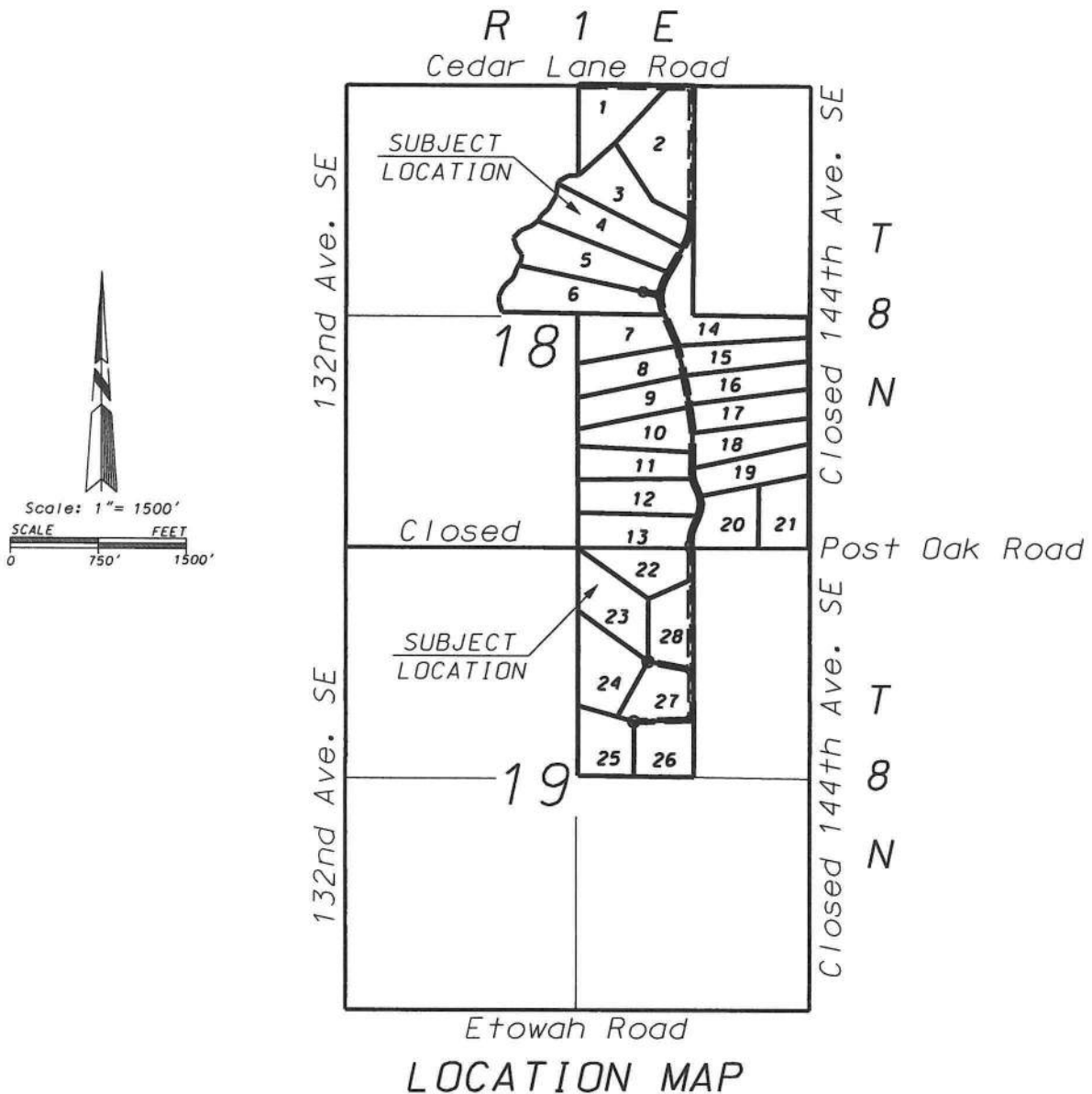


RIDGELINE ESTATES
A NORMAN RURAL CERTIFICATE OF SURVEY SUBDIVISION
 PART OF SECTION 18, & PART OF SECTION 19,
 T8N, R1E, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA

COS -----



NOTE:

Bearings Shown are Based on an Deed Bearing of N89°56'18"W Between Existing Monuments on the North line of the W/2-NE/4 of of Section 18, T8N, R1E, I.M., Cleveland County, Oklahoma.

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

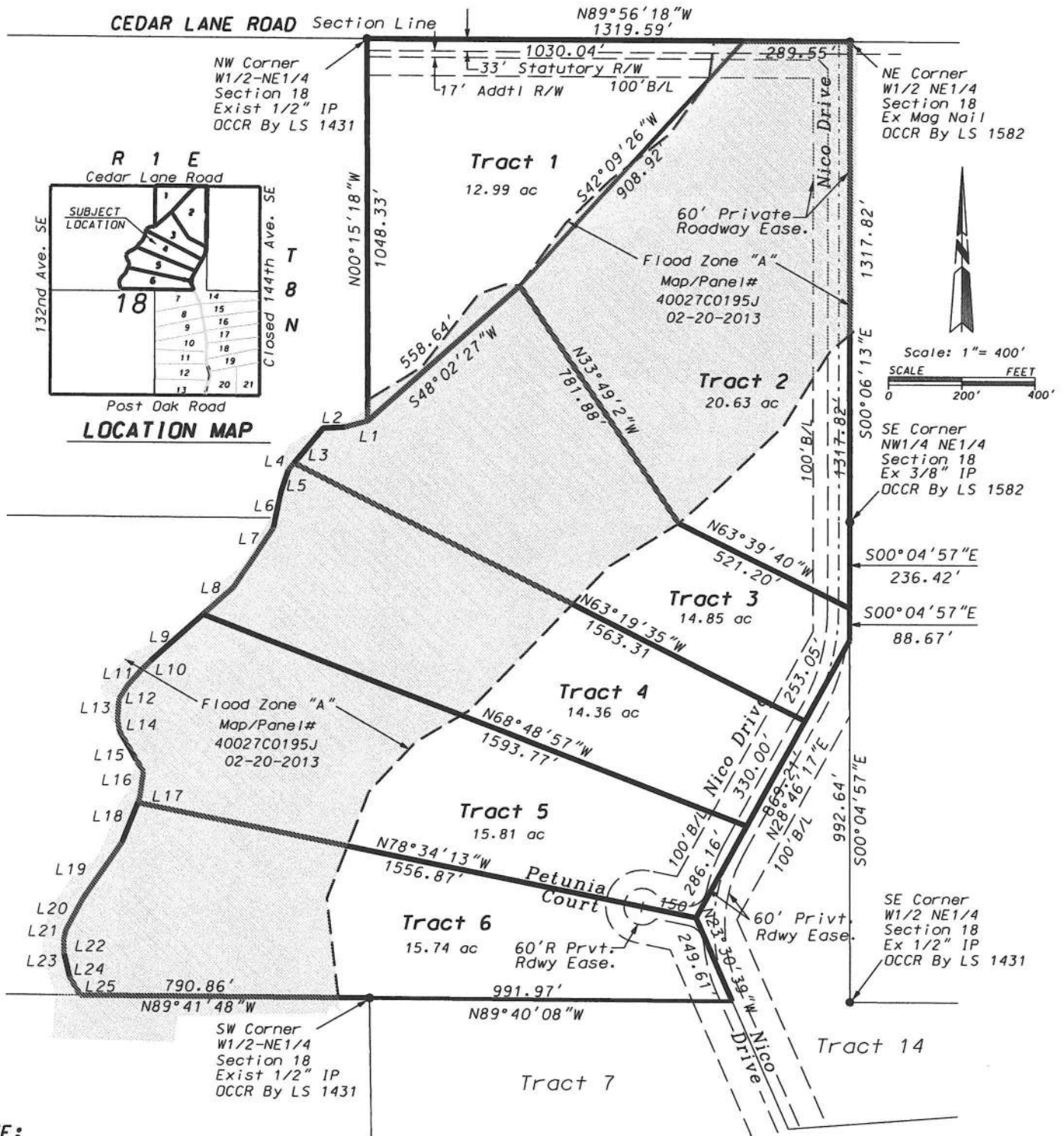
(○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "Pollard PLS 1474" or Set Mag Nail with washer marked "PW Survey CA2380".

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

According the Federal Emergency Management (FEMA) Federal Insurance Rate Map (FIRM) Map/Panel Number 40027C0340H with an effective date of September 26, 2008, the subject property lies in a Zone "A" and a Zone "X" as shown on the attached survey drawing. Zone "A" is defined as "Areas of Special Flood Hazards With No Base Flood Elevations. Zone "X" is defined as "Areas of Minimal Flood Hazards".

POLLARD & WHITED SURVEYING, INC.		Ridgeline Estates	
2514 Tee Drive		Norman Rural COS Subdivision	
Norman, OK 73069		Part of Section 18, T8N, R1E, IM	
405-366-0001		Norman, Cleveland County, Oklahoma	
CA 2380 exp.6-30-25		Nov. 12, 2024	Drawn By: T. Pollard
timepwsurveying.com		18-8n1e.dgn	Sheet 1 of 24

RIDGELINE ESTATES
A NORMAN RURAL CERTIFICATE OF SURVEY SUBDIVISION
 PART OF THE N1/2 OF SECTION 18, T8N, R1E, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



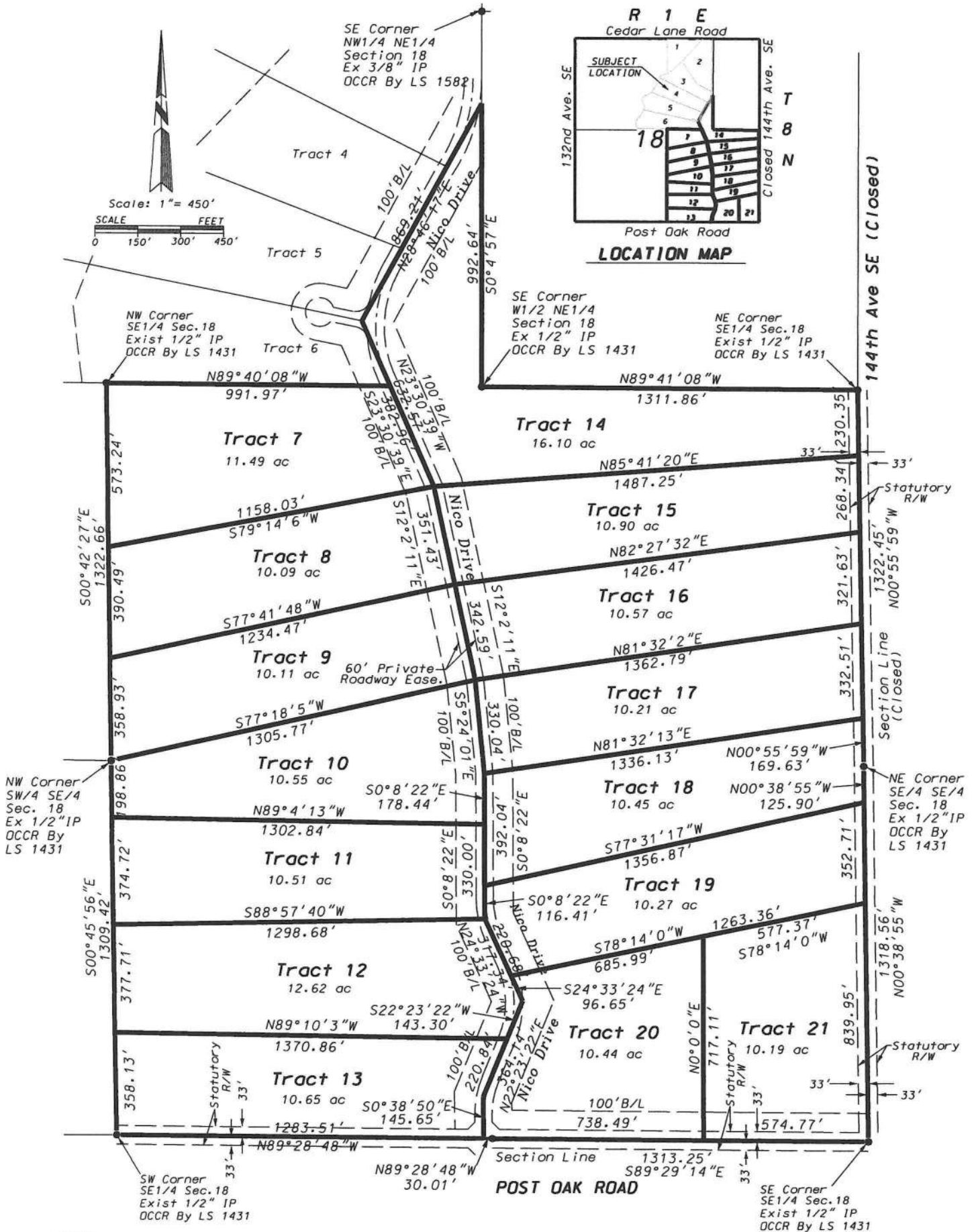
LINE TABLE			
L1 N74°32'07"E 66.13'	L7 N33°24'57"E 196.46'	L13 N04°32'50"E 55.28'	L19 N34°49'56"E 188.93'
L2 N86°32'50"E 57.85'	L8 N48°16'26"E 110.87'	L14 N10°05'58"E 35.46'	L20 N28°15'12"E 96.41'
L3 N39°56'23"E 123.79'	L9 N48°16'26"E 191.15'	L15 N30°42'29"W 128.60'	L21 N12°18'29"E 27.72'
L4 N39°56'23"E 25.49'	L10 N45°29'39"E 40.81'	L16 N07°49'36"E 72.20'	L22 N01°17'38"W 39.00'
L5 N18°40'23"E 62.33'	L11 N40°43'54"E 55.20'	L17 N21°47'12"E 14.01'	L23 N15°21'17"W 23.45'
L6 N11°50'29"E 100.88'	L12 N31°57'35"E 41.86'	L18 N21°47'12"E 116.85'	L24 N13°24'34"W 41.44'
			L25 N29°52'46"W 57.60'

POLLARD & WHITED SURVEYING, INC.	Ridgeline Estates	
	Norman Rural COS Subdivision	
2514 Tee Drive Norman, OK 73069 405-366-0001	Part of Section 18, T8N, R1E, IM	
	Norman, Cleveland County, Oklahoma	
CA 2380 exp. 6-30-25 tpollard@pwsurveying.com	Nov. 12, 2024	Drawn By: T. Pollard
	18-8n1e.dgn	Sheet 2 of 24

RIDGELINE ESTATES

A NORMAN RURAL CERTIFICATE OF SURVEY SUBDIVISION

PART OF THE E1/2 OF SECTION 18, T8N, R1E, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTE:

Bearings Shown are Based on an Arbitrary Bearing of S00°38'55"E Between Existing Monuments on the East line of the E1/2-SE1/4 of Section 18, T8N, R1E, I.M., Cleveland County, Oklahoma.

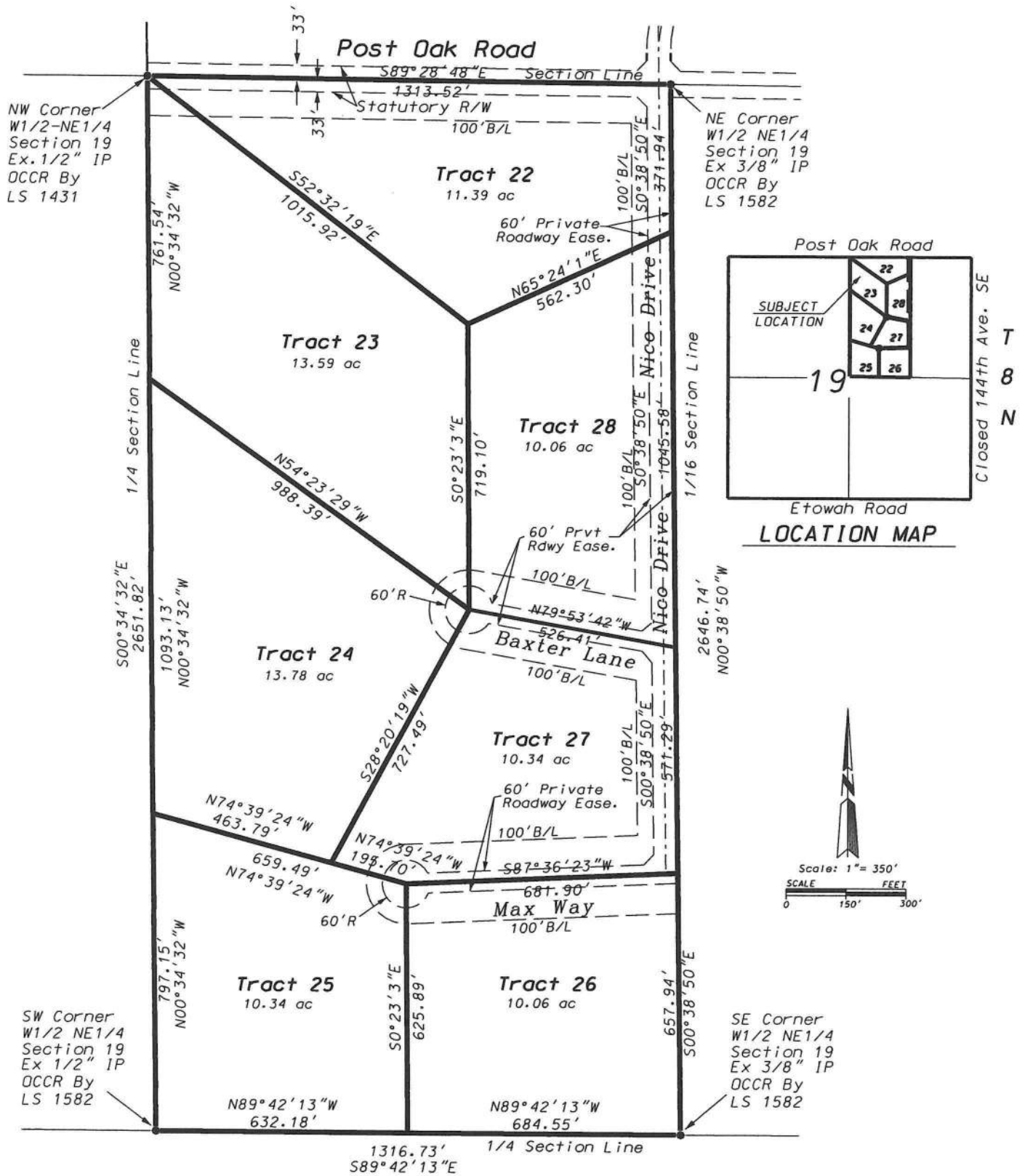
(●) - Indicates Existing 3/8" Iron Pin Or Monument As Noted.

(○) - 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.

POLLARD & WHITED SURVEYING, INC.		Ridgeline Estates	
2514 Tee Drive		Norman Rural CDS Subdivision	
Norman, OK 73069		Part of Section 18, T8N, R1E, IM	
405-366-0001		Norman, Cleveland County, Oklahoma	
CA 2380 exp. 6-30-25		Nov. 12, 2024	Drawn By: T. Pollard
tpollard@pwsurveying.com		18-8n1e.dgn	Sheet 3 of 24

RIDGELINE ESTATES
 A NORMAN RURAL CERTIFICATE OF SURVEY SUBDIVISION
 THE W1/2-NE1/4 OF SECTION 19, T8N, R1E, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



NOTE:

Bearings Shown are Based on an Arbitrary Bearing of $S89^{\circ}28'48''E$ Between Existing Monuments on the North line of the W1/2-NE1/4 of Section 19, T8N, R1E, I.M., Cleveland County, Oklahoma.
 (●) - Indicates Existing 3/8" Iron Pin Or Monument As Noted.
 (○) - 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.

POLLARD & WHITED SURVEYING, INC. 2514 Tee Drive Norman, OK 73069 405-366-0001	Ridgeline Estates Norman Rural COS Subdivision W1/2-NE1/4 Section 19, T8N, R1E, IM Norman, Cleveland County, Oklahoma	
	Nov. 12, 2024 18-8n1e.dgn	Drawn By: T. Pollard Sheet 4 of 24

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 of the Northeast Quarter (W1/2-NE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of N89°56'18"W between existing monuments on the North line of said W1/2-NE1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said W1/2-NE1/4;

Thence N89°56'18"W, on the North line of said W1/2-NE1/4, for a distance of 289.55 feet to the **POINT OF BEGINNING**;

Thence S42°09'26"W for a distance of 908.81 feet;

Thence S48°02'27"W for a distance of 558.64 feet to the West line of said W1/2-NE1/4;

Thence N00°15'18"W, on the West line of said W1/2-NE1/4, for a distance of 1048.33 feet to the Northwest corner of said W1/2-NE1/4;

Thence S89°56'18"E, on the North line of said W1/2-NE1/4, for a distance of 1030.04 feet to the **POINT OF BEGINNING**, containing 12.99 acres more or less subject to easements and rights-of-way of record.

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

TRACT 2

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of N89°56'18"W between existing monuments on the North line of said W1/2-NE1/4 as a Basis of Bearing, said tract further described as:

BEGINNING at the Northeast Corner of said W1/2-NE1/4;

Thence S00°06'13"E, on the East line of said W1/2-NE1/4, for a distance of 1317.82 feet to the Northeast corner of the Northeast corner of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of said Section 18;

Thence S00°04'57"E, on the East line of said SW1/4-NE1/4, for a distance of 236.42 feet;

Thence N63°39'40"W for a distance of 521.20 feet;

Thence N33°49'02"W for a distance of 781.88 feet;

Thence N42°09'26"E for a distance of 908.92 feet to the North line of said W1/2-NE1/4

Thence S89°56'18"E, on the North line of said W1/2-NE1/4, for a distance of 289.55 feet to the **POINT OF BEGINNING**, containing 20.63 acres more or less subject to easements and rights-of-way of record.

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

TRACT 3

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) and in the East Half of the Northwest Quarter (E1/2-NW1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of N89°56'18"W between existing monuments on the North line of said W1/2-NE1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said W1/2-NE1/4;

Thence S00°06'13"E, on the East line of said W1/2-NE1/4, for a distance of 1317.82 feet to the Northeast corner of the Northeast corner of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of said Section 18;

Thence S00°04'57"E, on the East line of said SW1/4-NE1/4, for a distance of 236.42 feet to the **POINT OF BEGINNING**;

Thence S00°04'57"E, on the East line of said SW1/4-NE1/4, for a distance of 88.67 feet;

Thence S28°46'17"W for a distance of 253.05 feet;

Thence N63°19'35"W for a distance of 1563.31 feet to the South line of a tract of land described by warranty deed in Book 6379 at Page 566 in the Cleveland County Clerk's records;

Thence N39°56'23"E, on said South line, for a distance of 123.79 feet;

Thence N86°32'50"E, on said South line, for a distance of 57.85 feet;

Thence N74°32'06"E, on said South line, for a distance of 66.13 feet to the West line of said W1/2-NE1/4;

Thence N48°02'27"E for a distance of 558.64 feet;

Thence S33°49'02"E for a distance of 781.88 feet;

Thence S63°39'40"E for a distance of 521.20 feet to the **POINT OF BEGINNING**, containing 14.85 acres more or less subject to easements and rights-of-way of record.

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

TRACT 4

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) and in the East Half of the Northwest Quarter (E1/2-NW1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of N89°56'18"W between existing monuments on the North line of said W1/2-NE1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said W1/2-NE1/4;

Thence S00°06'13"E, on the East line of said W1/2-NE1/4, for a distance of 1317.82 feet to the Northeast corner of the Northeast corner of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of said Section 18;

Thence S00°04'57"E, on the East line of said SW1/4-NE1/4, for a distance of 325.09 feet;

Thence S28°46'17"W for a distance of 253.05 feet to the **POINT OF BEGINNING**;

Thence S28°46'17"W for a distance of 330.00 feet;

Thence N68°48'57"W for a distance of 1593.77 feet to the East line of Heritage Infinity Certificate of Survey Subdivision filed in Book 6230 at Page 1196 in the Cleveland County Clerk's records;

Thence N48°16'26"E, on East line of said survey, for a distance of 110.87 feet; Thence N33°24'57"E, on East line of said survey, for a distance of 196.46 feet; Thence N11°50'29"E, on East line of said survey, for a distance of 100.88 feet; Thence N18°40'23"E, on East line of said survey, for a distance of 62.33 feet; Thence N39°56'23"E, on East line of said survey, for a distance of 25.49 feet; Thence S63°19'35"E for a distance of 1563.31 feet to the **POINT OF BEGINNING**, containing 14.36 acres more or less subject to easements and rights-of-way of record.

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

TRACT 5

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) and in the East Half of the Northwest Quarter (E1/2-NW1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of N89°56'18"W between existing monuments on the North line of said W1/2-NE1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said W1/2-NE1/4;

Thence S00°06'13"E, on the East line of said W1/2-NE1/4, for a distance of 1317.82 feet to the Northeast corner of the Northeast corner of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of said Section 18;

Thence S00°04'57"E, on the East line of said SW1/4-NE1/4, for a distance of 325.09 feet;

Thence S28°46'17"W for a distance of 583.05 feet to the **POINT OF BEGINNING**;

Thence S28°46'17"W for a distance of 286.16 feet; Thence N78°34'13"W for a distance of 1556.67 feet to the East line of Heritage Infinity Certificate of Survey Subdivision filed in Book 6230 at Page 1196 in the Cleveland County Clerk's records; Thence N21°47'12"E, on East line of said survey, for a distance of 14.01 feet; Thence N07°49'36"E, on East line of said survey, for a distance of 72.20 feet; Thence N30°42'29"W, on East line of said survey, for a distance of 128.60 feet; Thence N10°05'58"W, on East line of said survey, for a distance of 35.46 feet; Thence N04°32'50"E, on East line of said survey, for a distance of 55.28 feet; Thence N31°57'35"E, on East line of said survey, for a distance of 41.86 feet; Thence N40°43'54"E, on East line of said survey, for a distance of 55.20 feet; Thence N45°29'39"E, on East line of said survey, for a distance of 40.81 feet; Thence N48°16'26"E, on East line of said survey, for a distance of 191.15 feet; Thence S68°48'57"E for a distance of 1593.77 feet to the **POINT OF BEGINNING**, containing 15.81 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Five (5) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 6

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) and in the East Half of the Northwest Quarter (E1/2-NW1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of N89°56'18"W between existing monuments on the North line of said W1/2-NE1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said W1/2-NE1/4;

Thence S00°06'13"E, on the East line of said W1/2-NE1/4, for a distance of 1317.82 feet to the Northeast corner of the Northeast corner of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of said Section 18;

Thence S00°04'57"E, on the East line of said SW1/4-NE1/4, for a distance of 325.09 feet;

Thence S28°46'17"W for a distance of 869.21 feet to the **POINT OF BEGINNING**;

Thence S23°30'39"E for a distance of 249.61 feet to the South line of said W1/2-NE1/4;

Thence N89°40'08"W, on the South line of said W1/2-NE1/4, for a distance of 991.97 feet to Southeast corner of said E1/2-NW1/4; Thence N89°41'48"W, on the South line of said E1/2-NW1/4, for a distance of 790.86 feet the

Southeast corner of Heritage Infinity Certificate of Survey Subdivision filed in Book 6230 at Page 1196 in the Cleveland County Clerk's records; Thence N29°52'46"W, on East line of said survey, for a distance of 57.60 feet;

Thence N13°24'34"W, on East line of said survey, for a distance of 41.44 feet; Thence N15°21'17"W, on

East line of said survey, for a distance of 23.45 feet; Thence N01°17'38"W, on East line of said survey, for a

distance of 39.00 feet; Thence N12°18'29"E, on East line of said survey, for a distance of 27.72 feet;

Thence N28°15'12"E, on East line of said survey, for a distance of 96.41 feet; Thence N34°49'56"E, on East line

of said survey, for a distance of 188.93 feet; Thence N21°47'12"E, on East line of said survey, for a distance of

116.85 feet; Thence S78°34'13"E for a distance of 1556.67 feet to the **POINT OF BEGINNING**, containing 15.03 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Six (6) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 7

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SE1/4;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 1309.42 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4) of said Section 18;

Thence N00°42'27"W, on the West line of said NW1/4-SE1/4, for a distance of 749.41 feet to the **POINT OF BEGINNING**;

Thence N00°42'27"W, on said West line, for a distance of 573.24 feet to the Northwest corner of said NW1/4-SE1/4;

Thence S89°40'08"E, on the North line of said NW1/4-SE1/4, for a distance of 991.97 feet;

Thence S23°30'39"E for a distance of 382.96 feet;

Thence S79°14'06"W for a distance of 1158.03 feet to the **POINT OF BEGINNING**, containing 11.49 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Seven (7) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 8

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SE1/4;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 1309.42 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4) of said Section 18;

Thence N00°44'27"W, on the West line of said NW1/4-SE1/4, for a distance of 358.93 feet to the **POINT OF BEGINNING**;

Thence N00°42'27"W, on said West line, for a distance of 390.49 feet;

Thence N79°14'06"E for a distance of 1158.03 feet;

Thence S12°02'11"E for a distance of 351.43 feet;

Thence S77°41'48"W for a distance of 1234.47 feet to the **POINT OF BEGINNING**, containing 10.09 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Eight (8) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 9

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SE1/4;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 1309.42 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4) of said Section 18 and the **POINT OF BEGINNING**;

Thence N00°42'27"W, on the West line of said NW1/4-SE1/4, for a distance of 358.93 feet;

Thence N77°41'48"E for a distance of 1234.47 feet;

Thence S12°09'22"E for a distance of 342.59 feet;

Thence S77°18'05"W for a distance of 1305.77 feet to the **POINT OF BEGINNING**, containing 10.11 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Nine (9) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 10

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SE1/4;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 1110.56 feet to the **POINT OF BEGINNING**;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 198.86 feet to the Northwest corner of Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4);

Thence N77°18'05"E for a distance of 1305.77 feet;

Thence S05°24'01"E for a distance of 330.04 feet;

Thence S00°08'22"E for a distance of 178.44 feet;

Thence N89°04'13"W for a distance of 1302.84 feet to the **POINT OF BEGINNING**, containing 10.55 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Ten (10) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 11

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SE1/4;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 735.84 feet to the **POINT OF BEGINNING**;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 374.72 feet;

Thence S89°04'13"W for a distance of 1302.84 feet;

Thence S00°08'22"E for a distance of 330.00 feet;

Thence S88°57'40"W for a distance of 1298.68 feet to the **POINT OF BEGINNING**, containing 10.51 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Eleven (11) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 12

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said SE1/4;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 358.13 feet to the **POINT OF BEGINNING** ;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 377.71 feet;

Thence N88°57'40"E for a distance of 1298.68 feet;

Thence S24°33'24"E for a distance of 317.34 feet;

Thence S22°23'22"W for a distance of 143.30 feet;

Thence N89°10'03"W for a distance of 1370.86 feet to the **POINT OF BEGINNING**, containing 12.62 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twelve (12) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 13

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southeast Corner of said SE1/4;

Thence N89°29'14"W, on the South line of the SE1/4, for a distance of 1313.25 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) of said Section 18;

Thence N89°28'48"W, on the South line of said SW1/4-SE1/4, for a distance of 30.01 feet to the **POINT OF BEGINNING**;

Thence N89°28'48"W, on the South line of said SW1/4-SE1/4, for a distance of 1283.51 feet to the Southwest corner of said SE1/4;

Thence N00°45'56"W, on the West line of said SE1/4, for a distance of 358.13 feet;

Thence S89°10'03"E for a distance of 1370.86 feet;

Thence S22°23'22"W for a distance of 220.84 feet;

Thence S00°38'50"E for a distance of 145.65 feet to the **POINT OF BEGINNING**, containing 12.65 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Thirteen (13) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 14

A tract of land in the Southeast Quarter (SE1/4) and in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

BEGINNING at the Northeast Corner of said SE1/4;

Thence S00°55'59"E, on the East line of said SE1/4, for a distance of 230.35 feet;

Thence S85°41'20"W for a distance of 1487.25 feet;

Thence N23°30'39"W for a distance of 632.57 feet;

Thence N28°46'17"E for a distance of 869.21 feet to the East line of said W1/2-NE1/4;

Thence S00°04'57"E, on the East line of said W1/2-NE1/4, for a distance of 992.64 feet to the Southeast corner of said W1/2-NE1/4;

Thence S89°41'08"E, on the North line of said SE1/4, for a distance of 1311.86 feet to the **POINT OF BEGINNING**, containing 16.10 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Fourteen (14) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 15

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said SE1/4;

Thence S00°55'59"E, on the East line of the SE1/4, for a distance of 230.35 feet to the **POINT OF BEGINNING**;

Thence S00°55'59"E, on the East line of said SE1/4, for a distance of 268.34 feet;

Thence S82°27'32"W for a distance of 1426.47 feet;

Thence N12°02'11"W for a distance of 351.43 feet;

Thence N85°41'20"E for a distance of 1487.25 feet to the **POINT OF BEGINNING**, containing 10.30 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Fifteen (15) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 16

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said SE1/4;

Thence S00°55'59"E, on the East line of the SE1/4, for a distance of 498.69 feet to the **POINT OF BEGINNING**;

Thence S00°55'59"E, on the East line of said NE1/4-SE1/4, for a distance of 321.63 feet;

Thence S81°32'02"W for a distance of 1362.79 feet;

Thence N12°02'11"W for a distance of 342.55 feet;

Thence N82°27'32"E for a distance of 1426.47 feet to the **POINT OF BEGINNING**, containing 10.57 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Sixteen (16) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 17

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said SE1/4;

Thence S00°55'59"E, on the East line of the SE1/4, for a distance of 820.31 feet to the **POINT OF BEGINNING**;

Thence S00°55'59"E, on the East line of said SE1/4, for a distance of 332.51 feet;

Thence S81°32'13"W for a distance of 1336.13 feet;

Thence N05°31'28"W for a distance of 330.00 feet;

Thence N81°32'02"E for a distance of 1362.79 feet to the **POINT OF BEGINNING**, containing 10.21 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Seventeen (17) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 18

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said SE1/4;

Thence S00°55'59"E, on the East line of the SE1/4, for a distance of 1152.82 feet to the **POINT OF BEGINNING**

Thence S00°55'59"E, on the East line of the SE1/4, for a distance of 169.63 feet to the Northeast corner of said SE1/4-SE1/4;

Thence S00°38'55"E, on the East line of said SE1/4-SE1/4, for a distance of 125.90 feet;

Thence S77°31'17"W for a distance of 1356.87 feet;

Thence N00°08'22"W for a distance of 392.04 feet;

Thence N81°32'13"E for a distance of 1336.13 feet to the **POINT OF BEGINNING**, containing 10.45 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Seventeen (18) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 19

A tract of land in the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northeast Corner of said SE1/4;

Thence S00°55'59"E, on the East line of the SE1/4, for a distance of 1322.45 feet to the Northeast corner of said SE1/4-SE1/4

Thence S00°38'55"E, on the East line of the SE1/4-SE1/4, for a distance of 125.90 feet to the **POINT OF BEGINNING**;

Thence S00°38'55"E, on the East line of said SE1/4-SE1/4, for a distance of 352.71 feet;

Thence S78°14'00"W for a distance of 1263.36 feet;

Thence N24°33'24"W for a distance of 220.68 feet;

Thence N00°08'22"W for a distance of 116.41 feet;

Thence N77°31'17"E for a distance of 1356.87 feet to the **POINT OF BEGINNING**, containing 10.27 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Nineteen (18) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 20

A tract of land in the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of SE1/4-SE1/4 of said Section 18, as a Basis of Bearing, said tract further described as:

COMMENCING at the Southeast Corner of said SE1/4;

Thence N89°29'14"W, on the South line of the SE1/4-SE1/4, for a distance of 574.77 feet to the **POINT OF BEGINNING**;

Thence N89°29'14"W, on the South line of said SE1/4-SE1/4, for a distance of 768.49 feet;

Thence N00°38'50"W for a distance of 145.65 feet;

Thence N22°23'22"E for a distance of 364.14 feet;

Thence N24°33'24"W for a distance of 96.65 feet;

Thence N78°14'00"E for a distance of 685.99 feet;

Thence S00°00'00"E for a distance of 717.11 feet to the **POINT OF BEGINNING**, containing 10.44 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty (20) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 21

A tract of land in the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S00°38'55"E between existing monuments on the East line of SE1/4-SE1/4 of said Section 18, as a Basis of Bearing, said tract further described as:

BEGINNING at the Southeast Corner of said SE1/4;

Thence N89°29'14"W, on the South line of the SE1/4-SE1/4, for a distance of 574.77 feet;

Thence N00°00'00"E for a distance of 717.02 feet;

Thence N78°14'00"E for a distance of 577.37 feet to the East line of said SE1/4-SE1/4;

Thence S00°38'55"E, on the East line of said SE1/4-SE1/4, for a distance of 839.95 feet to the **POINT OF BEGINNING**, containing 10.19 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty-one (21) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 22

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S89°28'48"E between existing monuments on the North line of said W1/2-NE1/4 of said Section 19, as a Basis of Bearing, said tract further described as:

BEGINNING at the Northwest Corner of said W1/2-NE1/4;

Thence S89°28'48"E, on the North line of said W1/2-NE1/4, for a distance of 1313.52 feet to the Northeast corner of said W1/2-NE1/4;

Thence S00°38'50"E, on the East line of said W1/2-NE1/4, for a distance of 371.94 feet;

Thence S65°24'01"W for a distance of 562.30 feet;

Thence N52°32'19"W for a distance of 1015.92 feet to the **POINT OF BEGINNING**, containing 11.39 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty-two (22) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 23

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S89°28'48"E between existing monuments on the North line of said W1/2-NE1/4 of said Section 19, as a Basis of Bearing, said tract further described as:

BEGINNING at the Northwest Corner of said W1/2-NE1/4;

Thence S52°32'19"E for a distance of 1015.92 feet;

Thence S00°23'03"E for a distance of 719.10 feet;

Thence N54°23'29"W for a distance of 988.39 feet to the West line of said W1/2-NE1/4;

Thence N00°34'32"W, on the West line of said W1/2-NE1/4, for a distance of 761.54 feet to the **POINT OF BEGINNING**, containing 13.59 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty-three (23) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 24

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S89°28'48"E between existing monuments on the North line of said W1/2-NE1/4 of said Section 19, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northwest Corner of said W1/2-NE1/4;

Thence S00°34'32"E, on the West line of said W1/2-NE1/4, for a distance of 761.54 feet to the **POINT OF BEGINNING**

Thence S54°23'29"E for a distance of 988.39 feet;

Thence S28°20'19"W for a distance of 727.49 feet;

Thence N74°39'24"W for a distance of 463.79 feet to the West line of said W1/2-NE1/4;

Thence N00°34'32"W, on the West line of said W1/2-NE1/4, for a distance of 1093.13 feet to the **POINT OF BEGINNING**, containing 13.78 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty-four (24) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 25

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S89°28'48"E between existing monuments on the North line of said W1/2-NE1/4 of said Section 19, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northwest Corner of said W1/2-NE1/4;

Thence S00°34'32"E, on the West line of said W1/2-NE1/4, for a distance of 1854.67 feet to the **POINT OF BEGINNING**

Thence S74°39'24"E for a distance of 659.49 feet;

Thence S00°23'03"E for a distance of 625.89 feet to the South line of said W1/2-NE1/4;

Thence N89°42'13"W, on the South line of said W1/4-NE1/4, for a distance of 632.18 feet to the Southwest corner of said W1/2-NE1/4;

Thence N00°34'32"W, on the West line of said W1/2-NE1/4, for a distance of 797.15 feet to the **POINT OF BEGINNING**, containing 10.34 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty-five (25) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 26

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S89°28'48"E between existing monuments on the North line of said W1/2-NE1/4 of said Section 19, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northwest Corner of said W1/2-NE1/4;

Thence S89°28'48"W, on the North line of said W1/4-NE1/4, for a distance of 1313.52 feet to the Northeast corner of said W1/2-NE1/4

Thence S00°38'50"E, on the East line of said W1/2-NE1/4, for a distance of 1988.81 feet to the **POINT OF BEGINNING**

Thence S00°38'50"E, on the East line of said W1/2-NE1/4, for a distance of 657.94 feet to the Southeast corner of said W1/2-NE1/4;

Thence N89°42'13"W, on the South line of said W1/2-NE1/4, for a distance of 684.55 feet;

Thence N00°23'03"W for a distance of 625.89 feet;

Thence N87°36'23"E for a distance of 681.90 feet to the **POINT OF BEGINNING**, containing 10.06 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty-six (26) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 27

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S89°28'48"E between existing monuments on the North line of said W1/2-NE1/4 of said Section 19, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northwest Corner of said W1/2-NE1/4;

Thence S89°28'48"W, on the North line of said W1/4-NE1/4, for a distance of 1313.52 feet to the Northeast corner of said W1/2-NE1/4

Thence S00°38'50"E, on the East line of said W1/2-NE1/4, for a distance of 1417.52 feet to the **POINT OF BEGINNING**

Thence S00°38'50"E, on the East line of said W1/2-NE1/4, for a distance of 571.29 feet;

Thence S87°36'23"W for a distance of 681.90 feet;

Thence N74°39'24"W for a distance of 195.70 feet;

Thence N28°20'19"E for a distance of 727.49 feet;

Thence S79°53'42"E for a distance of 526.41 feet to the **POINT OF BEGINNING**, containing 10.34 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty-seven (27) of Ridgeline Estates**, a Norman Rural Certificate of Survey Subdivision, a recorded but unplatted subdivision)

TRACT 28

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 18, 2024 using an Arbitrary bearing of S89°28'48"E between existing monuments on the North line of said W1/2-NE1/4 of said Section 19, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northwest Corner of said W1/2-NE1/4;

Thence S89°28'48"W, on the North line of said W1/4-NE1/4, for a distance of 1313.52 feet to the Northeast corner of said W1/2-NE1/4

Thence S00°38'50"E, on the East line of said W1/2-NE1/4, for a distance of 371.94 feet to the **POINT OF BEGINNING**

Thence S00°38'50"E, on the East line of said W1/2-NE1/4, for a distance of 1045.58 feet;

Thence N79°53'42"W for a distance of 526.41 feet;

Thence N00°23'03"W for a distance of 719.10 feet;

Thence N65°24'01"E for a distance of 562.30 feet to the **POINT OF BEGINNING**, containing 10.43 acres more or less subject to easements and rights-of-way of record.

(aka: **Tract Twenty-eight (26) of Ridgeline 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 "Ridgeline Estates". This is an unplatted but filed subdivision as specified in the Norman Subdivision Regulations Sec.19-606.

(2) The Boundary of Sections 18 & 19, T8N, R1W 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 Bearing of N89°56'18"W between existing monuments, as shown hereon, at the NE Corner and the NW Corner of the W1/2-NE1/4 of Section 18, T8N, R1E, IM. Other Certificate of Surveys Subdivisions in this Quarter Section have used different Basis of Bearings. 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".

(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.

(8) 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

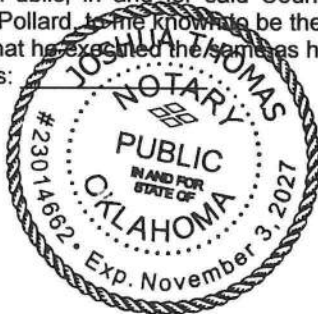
Timothy G. Pollard
Timothy G. Pollard, PLS 1474

NOTARY

State Of Oklahoma)
County Of Cleveland) SS

Before me, a Notary Public, in and for said County and State, on this 2nd day of December 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 **Heritage-Infinity Living Trust**, do hereby grant, bargain, sell and convey unto the **City Of Norman**, a municipal corporation, a **public roadway, drainage and utility easement**, over, across the following described real estate and premises situated in Cleveland County, Oklahoma, to wit:

(17' Additional R/W along Cedar Lane)

A tract of land in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 27, 2024 using an Arbitrary bearing of N89°56'18"W between existing monuments on the North line of said W1/2-NE1/4 as a Basis of Bearing, said tract further described as:

BEGINNING at the Northeast Corner of said W1/2-NE1/4;

Thence S00°06'13"E, on the East line of said W1/2-NE1/4, for a distance of 33.00 feet to the **POINT OF BEGINNING**;

Thence S00°06'13"E, on the East line of said W1/2-NE1/4, for a distance of 17.00 feet

Thence N89°56'18"W for a distance of 1319.46 feet to the West line of said W1/2-NE1/4;

Thence N00°15'18"W, on said West line of said W1/2-NE1/4, for a distance of 17.00 feet;

Thence S89°56'18"E for a distance of 1319.51 feet to the **POINT OF BEGINNING**, containing 0.51 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 _____ day of _____, 20__.

Heritage-Infinity Living Trust
Brandon S. Stephens, Trustee

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND) SS:

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of _____, 2024, personally appeared, Brandon S. Stephens, Trustee of the Heritage-Infinity Living Trust, 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 and as the free and voluntary act for the uses and purposes herein set forth.

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

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 **Heritage-Infinity Living Trust**, do hereby grant, bargain, sell and convey unto all adjoining land owners in **Ridgeline Estates**, 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 Sixty (60.00) foot Private Access and Public Utility Easement, and as otherwise described and illustrated on the attached survey of **Ridgeline Estates** to be known as "**Petunia Court, Max Way, Baxter Lane and Nico Drive**", said easement located in the East Half (E1/2) of Section Eighteen (18), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 22, 2024 using an Arbitrary bearing of N89°56'18"W between existing monuments on the North line of the West Half of the Northeast Quarter (W1/2-NE1/4) as a Basis of Bearing, said easement further described as being Sixty (60) feet in width, Thirty (30.00) feet each side of a centerline described as:

COMMENCING at the Northeast Corner of said W1/2-NE1/4; **thence** N89°56'18"W, on the North line of said W1/2-NE1/4, for a distance of 30.00 feet to the **POINT OF BEGINNING**;

thence S00°06'13"W, on said centerline, for a distance of 1317.90 feet; **thence** S00°04'57"E, on said centerline, for a distance of 236.36 feet; **thence** Southwesterly, on said centerline, being a curve to the right, having a radius of 578.32 feet a chord of S16°56'49"W, 337.14 feet for an arc distance of 342.11 feet; **thence** S28°46'17"W, on said centerline, for a distance of 391.40 feet; **thence** Southwesterly, on said centerline, being a curve to the left having a radius of 430.00 feet, a chord of S15°11'42"W 201.88 feet for an arc distance 203.78 feet to a certain **POINT "A"**; **thence** Southeasterly on said centerline, being a curve to the left, having a radius of 430.00, a chord of S10°56'46"E 187.08 feet for an arc distance of 188.59 feet; **thence** S23°30'39"E, on said centerline, for a distance 421.53 feet; **thence** S12°02'11"E, on said centerline, for a distance of 693.98; **thence** S05°31'28"E, on said centerline, for a distance 330.00 feet; **thence** S00°08'22"E, on said centerline, for a distance of 437.04 feet; **thence** Southeasterly on said centerline, being a curve to the left, having a radius of 330.00, a chord of S12°20'53"E 139.57 feet for an arc distance of 140.63 feet; **thence** S24°33'24"E, on said centerline, for a distance of 102.63 feet; **thence** Southerly on said centerline, being a curve to the right, having a radius of 330.00, a chord of S01°05'01"E 262.89 feet for an arc distance of 270.39 feet; **thence** S22°23'22"W, on said centerline, for a distance of 153.59 feet; **thence** Southwesterly on said centerline, being a curve to the left, having a radius of 330.00, a chord of S10°52'16"W 131.79 feet for an arc distance of 132.68 feet; **thence** S00°38'50"E, on said centerline, for a distance of 78.40 feet to point on the South line of said E1/2 of Section 18, S89°28'48"E 1283.51 feet from the Southwest corner of said E1/2 of Section 18;

TOGETHER WITH:

BEGINNING at a certain **POINT "A"**, as described above; **thence** N78°34'13"W, on said centerline, for a distance of 199.65 feet to the center of a Sixty (60) foot cul-de-sac, all being made part of this easement.

AND

A Sixty (60.00) foot Private Access and Public Utility Easement, and as otherwise described and illustrated on the attached survey of **Ridgeline Estates** to be known as "**Max Way, Baxter Lane and Nico Drive**", said easement located in the West Half of the Northeast Quarter (W1/2-NE1/4) of Section Nineteen (19), Township Eight (8) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated November 22, 2024 using an Arbitrary bearing of N89°28'48"W between existing monuments on the North line of said W1/2-NE1/4 as a Basis of Bearing, said easement further described as being Sixty (60) feet in width, Thirty (30.00) feet each side of a centerline described as:

COMMENCING at the Northeast Corner of said W1/2-NE1/4; **thence** N89°28'48"W, on the North line of said W1/2-NE1/4, for a distance of 30.01 feet to the **POINT OF BEGINNING**;

thence S00°38'50"E, on said centerline, for a distance of 1412.44 feet to a certain **POINT "B"**; **thence** S00°38'50"E, on said centerline, for a distance 577.90 feet; **thence** S87°36'23"W, on said centerline, for a distance of 651.89 feet to the center of a Sixty (60) foot cul-de-sac, all being made part of this easement.

TOGETHER WITH:

BEGINNING at a certain **POINT "B"**, as described above; **thence** N79°53'42"W, on said centerline, for a distance of 495.88 feet to the center of a Sixty (60) foot cul-de-sac, all being made part of this easement.

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.

(SIGNATURES ON SHEET TO FOLLOW)

Signed and delivered this _____ day of _____, 20__.

Heritage-Infinity Living Trust
Brandon S. Stephens, Trustee

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND) SS:

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of _____, 202__, personally appeared, Brandon S. Stephens, Trustee of the Heritage-Infinity Living Trust, 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 and as the free and voluntary act for the uses and purposes herein set forth.

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

RIDGELINE ESTATES
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

This Declaration of Covenants, Conditions, and Restrictions ("**Declaration**") is entered into as of the date of the last signature affixed hereto ("**Effective Date**") by Brandon S. Stephens, Trustee of the Heritage-Infinity Living Trust ("**Declarant**").

WHEREAS, Declarant is the owner of certain real property located in Norman, Cleveland County, State of Oklahoma, which is more particularly described on Exhibit A, attached hereto and made a part hereof by this reference (the "**Property**");

WHEREAS, Declarant has caused the Property to be legally subdivided under the ordinances of the City of Norman under the name of "Ridgeline Estates, to Norman, Cleveland County, Oklahoma" (defined here, together with all future sections, annexations, and expansions, as the "**Addition**") and intends to create thereon a residential community containing common areas, which will be maintained for the benefit of those living within the community;

WHEREAS, Declarant desires to provide for the preservation of the values and amenities in said community and for the maintenance and improvement of the Private Road and other common facilities now existing or hereafter erected thereon; and to this end, desires to subject the Property to the covenants, restrictions, easements, charges and liens hereafter set forth, each and all of which are for the benefit of the Property and each owner thereof;

WHEREAS, Declarant has deemed it desirable for the foregoing purposes to create an agency to which should be delegated and assigned the powers of maintaining and administering the Common Areas and facilities, enforcing the covenants and restrictions, and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, Declarant has incorporated under the laws of the State of Oklahoma, as a non-profit corporation, Ridgeline Estates Property Owners Association, Inc. (the "**Association**"), for the purpose of exercising the aforementioned functions.

NOW, THEREFORE, Declarant declares that the Property is and shall be held, transferred, sold, conveyed and occupied subject to the covenants and restrictions hereinafter set forth, which shall run with such real property and shall be binding on all parties having or acquiring any right, title or interest therein or any part thereof, and shall inure to the benefit of each owner thereof, and such owner's heirs, devisees, personal representatives, trustees, successors and assigns, such covenants and restrictions being hereby imposed upon such real property and every part thereof as a servitude in favor of each and every other part thereof as the dominant tenement.

ARTICLE I – THE ASSOCIATION

A. Mandatory Membership. Each owner of a tract within the Addition shall mandatorily be a member of the Association and each owner shall remain a member of the Association for the period of said owner's ownership of the tract. The Association shall be governed by a Board of Directors as is provided in the Certificate of Incorporation and Bylaws of the Association. The Association may, but is not required to, employ agents, contractors, servants, and employees and any person or firm to act as Managing Agent at any agreed upon compensation.

B. Initial Board of Directors. The Association's initial Board of Directors shall consist of a minimum of three (3) individuals appointed by Declarant. Declarant shall retain full control over the Association's Board of Directors until such time as Declarant, and Declarant's affiliated entities or an assignee of Declarant's rights contained in this Declaration, no longer own any interest in the Addition, including, but not limited to, ownership in fee or an easement in and to a tract or Common Area, or until such time as Declarant elects to transfer control over to the Association's Board of Directors. Once Declarant, and Declarant's affiliated entities or an assignee of Declarant's rights contained in this Declaration, no longer own any interest in the Addition or at the option of Declarant, the Board of Directors shall be appointed by a majority vote of the members of the Association.

C. Voting Rights. Until Declarant, and Declarant's affiliated entities or an assignee of Declarant's rights contained in this Declaration, no longer own any interest in the Addition or until Declarant elects to transfer control over to the Associations Board of Directors, Declarant, together with Declarant's affiliated entities or assigns of Declarant's rights contained in this Declaration, shall be entitled to full voting rights of the Association, including, but not limited to, the right to unilaterally amend this Declaration or annex additional property into the Addition, in their sole and absolute discretion from time to time. After Declarant, and Declarant's affiliated entities or assigns of Declarant's rights contained in this Declaration, no longer own any interest in the Addition or after Declarant elects to transfer control over the Associations Board of Directors, the voting rights of the Association shall vest in the owners of tracts within the Addition. Each tract contained within the Addition shall be entitled to one (1) vote. When more than one person or entity holds an interest in any tract, all such persons or entities shall be members of the Association; however, the vote for such tract shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any tract. Once voting rights have vested in tract owners, unless specifically stated to the contrary in this Declaration, a majority vote of the members of the Association shall be required to take any action.

D. Assessments. Each owner, by acceptance of a deed for a tract within the Addition, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual maintenance assessments in an amount set by the Board of Directors, and (2) special assessments for capital improvements or for any other purposes allowed by this Declaration, including, but not limited to, special assessments solely attributable to one owner for fees, fines, or other amounts owed to the Association, both of which assessments are to be established and collected as hereinafter provided. Such assessments shall be charges upon and shall be continuing liens upon the tract against which each such assessment is made, paramount and superior to any homestead or other exemption provided by law and shall also be the personal obligation of the individuals who were the owners of such tract at the time when the assessment fell due. Declarant, together with Declarant's affiliated entities or assigns of Declarant's rights contained in this Declaration shall be specifically excluded from the duty to pay any assessments, whether annual or special. The initial annual assessment for each tract shall be Four Hundred Fifty Dollars (\$450.00). After the first year of assessments being levied and cost being incurred by the Association, the Board of Directors may increase the annual assessment as necessary in order to ensure the annual assessment will cover the reasonably anticipated expenses of the Association, including, but not limited to, maintenance of the Common Areas and Insurance Coverage contemplated herein. Following the initial increase that may be made by the Board of Directors to ensure the annual assessments will cover the reasonably anticipated expenses of the Association, the Board of Directors may increase the annual assessment amount each subsequent year, provided that such subsequent increases do not exceed more than twenty percent (20%) above the assessment for the previous year. Any increase above twenty percent (20%) more than the annual assessment, excluding only the initial increase after the first year of assessments being levied and costs being incurred by the Association, for the previous year shall require a majority vote of the owners of tracts within the Addition at a meeting duly called for this purpose, written notice of which, setting forth the purpose of the meeting, shall be sent to all members of the Association not less than ten (10) nor more than forty (40) days in advance of the meeting. In addition to the annual assessments authorized above, the Association may levy special assessments, from time to time, for the purpose of enforcing the terms of the Declaration, unexpected repair, construction, replacement, improvement, or maintenance of the Private Road or any Common Areas, and any other purpose desired by the Board of Directors.

E. Effect of Nonpayment of Assessments. The amount of the annual assessment shall be determined on or before January 15th of each year. The members of the Association shall be promptly notified of such amount and the assessment shall be due within fifteen (15) days from the notification of the amount of the annual assessment. Any assessment not paid within fifteen (15) days after the due date shall bear interest from the due date at the greater of (i) ten percent (10%) or (ii) the then current per annum national prime rate as published by the Wall Street Journal, or its successor, plus four percent (4%), and the Association may bring an action at law against the members personally obligated to amount of the delinquent assessment the costs of preparing the petition or complaint in the action. Additionally, the Association shall be entitled to reimbursement for all attorneys' fees incurred in collection efforts, regardless of whether such efforts were incurred prior to, during, or after litigation. Any judgment thereafter obtained shall include interest on the assessment as above provided, and all attorneys' fees incurred by the Association, together with the costs of the action. No owner of a tract may waive or otherwise escape liability for the assessments provided for herein by non-use of the Private Road or Common Areas or by the abandonment of their tract. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage now or hereafter placed upon any tract being assessed. Sale or transfer of any tract shall not affect the assessment lien, provided that the sale or transfer of any tract pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer, but further provided that no sale or transfer shall relieve such tract from liability for any assessments thereafter becoming due or from the lien thereof.

F. Maintenance of Private Road. The Association shall be responsible for the maintenance and upkeep of the Private Road within the Addition. Road maintenance and road improvements will be undertaken and made whenever necessary to maintain the road in good operating condition at all times and to ensure the provision of safe access by emergency vehicles. If any tract owner performs improvements, maintenance, repairs or replacements without the approval of the Association prior to performing such work, the tract owner performing such work shall become liable for the entire cost thereof, unless such work is deemed an emergency. Where extreme emergency repairs are necessary, the Association may vote to reimburse any property owner that made such repairs on any roadway that is necessary for access to more than one tract. Any road maintenance and road improvement costs shall be shared on a pro-rata basis between the owners sharing access to the road shown on Exhibit B attached as a part hereof, such road is labeled "Private 60' Roadway and Utility Easement". Such pro-rata cost share will be based upon the percentage of roadway extending from the start of the "Private Road" to the intersection of each driveway where a residence exists, or to the midpoint of a property frontage that is adjacent to the roadway when a residence does not exist. The road maintenance and road improvement costs of that portion of the Private Road that runs between Tract Two (2) of Little River Estates and Tract One (1) of Little Rivers Estates, will be split with fifty percent (50%) to be paid by the owner of Tract One (1) and the other fifty percent (50%) to be paid on an equal basis divided among the remainder of the owners in the Association. The term "**Common Areas**" shall mean the elements contained within the Addition that are for the common use and/or benefit of the owners of tracts within the Addition, as well as all other property interests and/or easements owned by the Association, together with all improvements thereon or hereafter completed thereon, which may include, but is not required to include, and is not limited to, the Private Road, entranceway improvements, landscaping, public and/or private utility easement areas, and drainage, retention, and detention areas or improvements, if any. A preliminary layout of some of the Common Areas, such as the Private Road and utility easement is depicted on Exhibit B. Every member of the Association shall have a right and easement of enjoyment in and to the Common Areas, subject to the terms of this Declaration, which shall be appurtenant to and shall pass with the title to every tract, so long as said member is not in violation of any terms or conditions contained in this Declaration, including, but not limited to, the obligation to pay all assessments. Additionally, the owners of tracts encumbered by Common Areas,

G. Insurance Coverage. It shall be the responsibility of the Association to make sure that proper insurance coverage for the Common Areas, together with any improvements thereto, and any other property owned by the Association, has adequate property, casualty, and liability insurance coverage. The Association shall name Declarant, for so long as Declarant owns an interest in the Addition or until the Declarant earlier turns over control to the Associations Board of Directors, as an additional insured on all liability insurance policies. liability insurance, in an amount of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, with Declarant specifically named as an additional insured, for so long as Declarant owns an interest in the Addition or until the Declarant earlier turns over control to the Associations Board of Directors, to cover claims that arise from acts or omissions that occur relative to all Common Areas.

H. Limitation and Waiver of Liability. Declarant shall not be liable for any damages, conditions, defects, or premises liability with respect to the soil conditions, soil compaction, subgrade conditions, stormwater runoff, drainage, or any other condition existing within the Addition, including, but not limited to, conditions existing on the tracts or the Common Areas, or relating to any improvements located thereon. The Association, and each owner of a tract within the Addition by acceptance of a deed or title thereto, shall indemnify, defend, and hold Declarant harmless for any and all damages, personal injury, loss of income, emotional distress, death, loss of use, loss of value, or any other liabilities arising out of or relating to the soil conditions, soil compaction, subgrade conditions, stormwater runoff, drainage, or any other condition existing within the Addition, including, but not limited to, conditions existing on the tracts or the Common Areas, or relating to any improvements located thereon.. The Association shall accept title to the Common Areas, at such time when Declarant desires to convey the Common Areas to the Association, in its as-is, where-is condition. Declarant makes no warranties as to the soil conditions, soil compaction, subgrade conditions, stormwater runoff, drainage, or any other condition existing within the Addition, including, but not limited to, conditions existing on the tracts or the Common Areas, or relating to any improvements located thereon, and **DECLARANT EXPRESSLY WAIVES AND DISCLAIMS ALL IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF WORKMANLIKE CONSTRUCTION, HABITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE.**

ARTICLE II – ARCHITECTURAL REVIEW COMMITTEE

A. Architectural Review Committee. The Association shall establish an Architectural Review Committee (the “ARC”) and such other committees as may be provided in the Certificate of Incorporation and/or Bylaws of the Association. The ARC shall initially be comprised of one or more persons elected by the Declarant until such persons are replaced by the Board of Directors of the Association at such time as may only occur after either of the following two events occurs, whichever first: (1) one hundred percent (100%) of the tracts within the Addition are owned by owners other than the Declarant, or Declarant’s affiliated entities or assigns of Declarant’s rights contained in this Declaration, or (2) at such time as Declarant may elect, to be exercised in the sole discretion of Declarant. If, for any reason, the ARC is not established or operating, the rights and responsibilities of the ARC shall be exercised by the Board of Directors of the Association.

B. Required Submissions. No building or improvement shall be erected, placed, or altered on any tract within the Addition until the proposed details and character of all such detailed building plans, site plans, elevations of all exterior facades, specifications, sizes, dimensions, locations, materials, pavement areas, entries, walls, roofs, windows, uses, doors, fences, trash enclosures, lighting, and aesthetics of all such items, as may be applicable, have been submitted to the ARC, reviewed by the ARC, and formally approved in writing as to the conformity, harmony, and desirability of all aspects of the proposed project as compared with the ARC’s vision for the overall Addition and the remainder of the tracts within the Addition, as determined by a simple majority vote of the members of the ARC, in their sole, exclusive, and absolute discretion, or by any person or persons designated in writing by said ARC. It is the intent of this provision that the ARC shall have the absolute right and power to review and approve or deny any action that might result in any change in the appearance of any improvements or items placed or maintained on any tract within the

Addition by any owner, occupant, or builder. However, in the event, said ARC fails to approve or disapprove within thirty (30) days of receipt of written notice of proposed plans or specifications submitted to it, or in any event, if no suit to enjoin construction has been commenced prior to the completion thereof, approval will not be required, and this covenant shall be deemed to be fully observed and complied with. Neither the members of the ARC, nor any designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. Any specific guidelines set forth herein as to design criteria remains subject to application and interpretation of the ARC as it pertains to each improvement planned on each tract. In the event of the death or resignation of any member of the ARC, the remaining members shall have full authority to designate a successor or successors in writing.

C. Limitation of Liability. The ARC, Declarant, or any member, employee, representative, or agent thereof, shall not be liable to any person submitting plans for approval, or any other person, for any reason, arising out of or in connection with the approval, disapproval, or failure to approve any such plans, or for any other action in connection with its or their duties hereunder. The standards and procedures established for the ARC do not create any duty to any person. The Declarant, ARC, Association, the Board of Directors, and any committee, or member of any of the foregoing shall not be held liable for any defects in plans revised or approved hereunder, or for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any tract. In all matters, the ARC, Declarant, Board of Directors, and the individual persons serving thereon, shall be defended and indemnified by the Association. An approval by the ARC of any submission is only an approval with respect to design and aesthetic considerations and is not an approval of: (1) the structural integrity or soundness of any proposed construction, (2) compliance with building codes, zoning ordinances, or other governmental requirements, or (3) the safety of the improvements. All applicants are solely responsible for the aspects mentioned in the previous sentence. The limitation of liability contained herein shall apply to all persons serving on the ARC, regardless of whether such person holds a professional license of any nature, including, but not limited to, licensed architects, brokers, or similar professions.

D. CONSTRUCTION PRIOR TO APPROVAL. EVERY OWNER IS HEREBY ON NOTICE THAT EACH OWNER PROCEEDS ENTIRELY AT THEIR OWN RISK IF THEY BEGIN IMPROVEMENT, ALTERATION, CONSTRUCTION, REMODELING, OR WORK OF ANY KIND ON ANY TRACT WITHIN THE ADDITION WITHOUT FIRST RECEIVING WRITTEN APPROVAL FROM THE ARC—WHICH CANNOT HAPPEN UNTIL ALL SUBMITTAL ITEMS HAVE BEEN PROVIDED TO THE ARC. VERBAL APPROVAL FROM THE ARC OR ANY MEMBER OF THE ARC IS NOT A VALID APPROVAL. IN THE EVENT THAT AN OWNER PROCEEDS WITH IMPROVEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARC, AND THE ARC LATER DETERMINES IN THE ARC'S DISCRETION THAT SUCH IMPROVEMENTS DO NOT MERIT APPROVAL, THEN THE ARC MAY REQUIRE THE OWNER TO REMOVE ALL SUCH IMPROVEMENTS AT THE OWNER'S SOLE EXPENSE, OR THE ARC, DECLARANT, OR ASSOCIATION MAY ENTER UPON SAID OWNER'S PROPERTY AND HAVE THE IMPROVEMENTS REMOVED, WITH THE COST OF SUCH REMOVAL TO BE FILED AS A LIEN AGAINST THE OWNER'S PROPERTY. EACH OWNER SHALL BE BOUND BY ALL PROVISIONS HEREIN, AND EACH HEREBY AFFIRMS AT TIME OF TAKING OWNERSHIP TO PROPERTY WITHIN THE ADDITION THAT EACH OWNER HAS READ THE ENTIRE DECLARATION AND UNDERSTANDS AND ACKNOWLEDGES EACH OWNER'S OBLIGATIONS HEREIN.

E. Address for Submissions. Submissions to the ARC shall be submitted to the registered agent of the Association as well as to the following: 2740 Washington Drive, Norman, Oklahoma 73069. The notices addresses enumerated herein may be changed from time to time by the Association.

F. **Ability to Approve Variances.** The ARC shall have the right, but not the obligation, to approve variances, exceptions, or exemptions from the design/building guidelines, restrictions, or other requirements contained in this Declaration. Approval of a variance, exception, or exemption shall not prohibit nor require the ARC's approval of a similar or identical request on another tract within the Addition. Each approval or denial shall be determined in the ARC's sole and absolute discretion. Notwithstanding the foregoing, each owner bears the duty to ensure their requested variance, exception, or exemption will not be a violation of any applicable rule, law, ordinance, statute, code, or similar binding regulation.

ARTICLE III – ADDITIONAL RESTRICTIONS

A. **Single Family Residential Tracts.** All tracts shall be known and designated as single-family residential building tracts, with no more than one dwelling unit per tract. No house shall be erected, altered, placed, or permitted to remain without a permanent foundation or concrete slab. No residence shall exceed three stories in height. All residences shall have a private garage for not more than five and not less than two automobiles with side or back entry. All residences shall be of new construction. No residence may be moved from another area into the subdivision. Mobile or manufactured homes of any kind, shall not be allowed to be placed or parked, either temporarily or permanently, on any tract. No structure of temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any tract at any time as a residence either temporarily or permanently.

B. **Compliance with Applicable Law.** The construction on and use of the tracts within the Addition shall comply with the terms of this Declaration, as well as all applicable zoning ordinances, building codes, subdivision regulations, and all other applicable laws. Moreover, well and septic tanks must conform to minimum Oklahoma Department of Environment Quality (ODEQ) regulations. No well or septic tank system may be constructed on one tract that would interfere with a properly planned and constructed well and/or septic system on an adjoining tract. The location and plans of all well and septic systems must be submitted to and approved by the ARC prior to construction thereof. No tract shall be subdivided without prior written approval of the ARC of such proposed subdivision.

C. **Minimum Square Footage.** The minimum square footage of living area for any residence, exclusive of covered and open porches and garage, shall be Two Thousand (2,000) square feet of air-conditioned living space.

D. **Fireplaces.** Unless otherwise approved by the ARC, any fireplaces will have a brick, rock, or stucco chase and chimney, which must extend from top to bottom. No exposed frame or steel flue chimneys will be allowed. All non-wood burning fireplaces, which exit through the roof, may be vented without a brick, rock, or stucco veneer.

E. **Driveways.** Unless otherwise approved by the ARC, all driveways must be of sufficient size to accommodate all vehicle parking and must be all-weather surfaced gravel or better.

F. **Drainage.** No changes in the topography of a tract are permitted that interferes with proper drainage either on the tract of the owner, or any other tract.

G. **Prohibited Uses.** No business, trade, or commercial activity shall be carried on upon any tract and no noxious or offensive activity shall be carried on upon a tract, nor shall anything be done thereon that may be or may become an annoyance or nuisance. It shall, however, be acceptable to carry on a business within the living space of the dwelling such as a home office; provided, however, there is no outside advertisement or storage of any kind, and provided the same does not conflict with any federal, state, or local codes, resolutions, or ordinances. Notwithstanding the foregoing, absolutely no marijuana farming, growing, storage, processing, transporting, handling, or other similar business operations involving marijuana shall be conducted or transacted on any tract within the Addition.

H. Animals. Animals are allowed on a tract as provided in an applicable state, municipal, or county animal code having jurisdiction, provided, however, no more than 2 swine shall be kept on any tract. Owners must provide adequate fencing to contain the animals on the tract. No commercial kennel may be maintained on any tract.

I. Signage. No sign of any kind shall be displayed to the public view on any tract except, one sign of not more than six (6) square feet advertising the property for sale, or signs used by a builder to advertise the property during the construction or sales period, or political signs.

J. Antennas. Any antenna placed on a residence shall be located so as to not be seen from the front of the tract. In addition, any antenna, including satellite antennas, placed on the property, shall be located to the rear of the residence, and shall not be visible from the front of the tract or any road.

K. Trash. No trash, ashes, hazardous materials, or refuse may be thrown or dumped on any tract. Each owner of a tract is required to keep said tract in presentable condition and mow said tract, trim and spray trees, and remove trash or refuse, and to keep said tract in a presentable condition at all times. Any non-burnable refuse must be hauled away for disposal. No owner may make use of a vacant tract for dumping, burning, or otherwise disposing of refuse.

L. Utilities. The owner of each tract shall provide the required facilities to take and receive utility service.

M. Exterior of Residential Structures. The principal exterior of any residential structure shall be at least fifty percent (50%) masonry, and the other fifty percent (50%) balance of the exterior may be of frame, wood, shingles or other material, which will blend together with masonry. It is the intention of this restriction to allow panels of other materials other than masonry to be used, but in no event shall a continuing wall consisting of thirty-five percent (35%) of the exterior of the residents be built of any material other than masonry. This restriction is intended to allow the use of other materials to blend with the masonry to eliminate repetitions of design.

N. Parking. For the safety of the residents, no machinery, trailers, vehicles or other property may be stored or parked upon the Private Road except parking of vehicles for limited periods of time (not to exceed 12 hours).

O. Out-Buildings. (1) No out-building shall be permitted in any easement for utilities nor be allowed to interfere with storm water drainage; and (2) All out-buildings must meet the following minimum requirements: (a) be of new construction; and (b) out-buildings can be any color metal, but color must harmonize with the existing single-family home, or the out-building may be constructed in same style and materials as the home.

P. Set-Backs. No building shall be located on any tract nearer to the front tract line or nearer to the side street line than the minimum building setback lines shown on the recorded plat or as otherwise specified by city zoning requirements. For the purpose of this paragraph, eaves, steps and open porches shall not be constructed to permit any portion of a building on a tract to encroach upon another tract.

ARTICLE V - MISCELLANEOUS

A. General Enforcement. The Association, Declarant, or any other owner of a tract within the Addition, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The prevailing party in any such litigation shall be entitled to an award of all attorneys' fees incurred, which shall be paid by the other party. The Association and Declarant shall each have the right, summarily, to abate and remove any breach or violation by any owner of a tract within the Addition at the cost and expense of said owner.

B. Amendment. Any proposed amendments or modifications of this Declaration must be approved by either: (i) Declarant, or Declarant's affiliated entities or assigns of Declarant's rights contained in this Declaration, unilaterally, as long as one or more of such entities own any interest in the Addition, or (ii) after Declarant, or Declarant's affiliated entities or assigns of Declarant's rights contained in this Declaration, no longer own any interest in the Addition, or upon Declarant relinquishing Declarant's rights herein, whichever is earlier, then by a vote of the majority of members of the Association in accordance with the voting procedure enumerated in this Declaration.

C. Severability. Invalidation of any of these covenants or restrictions by judgment or court order shall in no way affect the remaining provisions, which shall remain in full force and effect.

D. Running with the Land. This Declaration shall be appurtenant to and shall run with the real property described herein. The obligations set forth herein shall be binding upon and inure to the benefit of the successors and assigns of the owners of the property encumbered herein and any person claiming by, through or under any of them and their respective successors and assigns. The obligations contained herein shall be construed as covenants and not as conditions, and any violation of any said covenants shall not result in a forfeiture or reversion of title or any easement granted hereby. Upon any transfer of a tract within the Addition, the transferring owner shall provide notice to the Association of the name and address of the purchaser, the date of the transfer, and any other reasonable information as the Association may request. The transferor shall remain jointly and severally liable to the Association for any and all assessments relating to the transferred tract until the notice required by this Section is received by the Association or the date of the transfer of the tract, whichever is later. Time is of the essence in this Declaration. Notwithstanding the foregoing, no amendment of Article IV shall be effective unless and until such amendment has been approved in accordance with the terms and conditions of Article IV.

IN WITNESS WHEREOF, the Declarant has executed this Declaration as of the Effective Date, with intent to bind the Property to the terms contained herein.

[ENTITY]

SIGNATURE: _____ Date: _____, 20____
 NAME: _____
 TITLE: _____

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss:
 COUNTY OF _____)

This instrument was acknowledged before me on _____, by
 _____, as _____ of
 _____.

(Seal)

 Notary Public
 My Commission Expires: _____
 Commission # _____