

E-2021-16

**PEEBLY ESTATES**  
**NORMAN RURAL CERTIFICATE OF SURVEY No. 2021-1**

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

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, that Seth Koenig, manager of the property to be known as PEEBLY ESTATES as described herein, does grant to the Public, a permanent roadway, utility and drainage easement over, across and under the following described premises in the City of Norman, Cleveland County, Oklahoma, to-wit:

Two tracts of land lying in the Northeast Quarter (NE/4) of Section Eight (8), Township Nine (9) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

WQPZ #1:

COMMENCING at the Northeast corner of the Northeast Quarter (NE/4) of said Section 8, Township 9N., Range 1E., I.M.;

THENCE North 89°30'44" West along the North line of said Northeast Quarter (NE/4) a distance of 378.89 feet;

THENCE South 00°29'16" West a distance of 33.00 feet to the POINT OF BEGINNING;

THENCE South 22°58'29" West a distance of 134.51 feet; THENCE South 05°41'10" West a distance of 45.77 feet; THENCE South 43°45'16" West a distance of 85.89 feet; THENCE South 27°34'16" West a distance of 97.86 feet; THENCE South 01°41'09" West a distance of 51.68 feet; THENCE South 32°20'57" West a distance of 52.09 feet; THENCE South 13°13'54" West a distance of 89.69 feet; THENCE South 17°12'53" West a distance of 68.74 feet; THENCE South 34°09'12" West a distance of 49.66 feet; THENCE South 23°20'23" West a distance of 100.07 feet; THENCE South 10°39'04" West a distance of 64.59 feet; THENCE South 36°16'50" West a distance of 37.81 feet; THENCE South 22°37'48" West a distance of 36.69 feet; THENCE South 29°15'08" West a distance of 31.27 feet; THENCE South 14°50'53" West a distance of 43.38 feet; THENCE South 19°09'10" West a distance of 57.24 feet; THENCE South 07°49'46" West a distance of 100.18 feet; THENCE South 01°40'43" West a distance of 8.69 feet; THENCE South 14°22'17" West a distance of 60.82 feet; THENCE South 16°31'15" East a distance of 109.47 feet; THENCE South 29°12'35" East a distance of 41.78 feet; THENCE South 83°36'09" East a distance of 83.33 feet; THENCE South 57°47'28" East a distance of 62.56 feet; THENCE South 05°58'11" East a distance of 89.39 feet; THENCE South 83°18'37" East a distance of 18.66 feet; THENCE South 82°24'13" East a distance of 47.85 feet; THENCE South 89°17'48" East a distance of 5.35 feet; THENCE South 80°35'54" East a distance of 53.16 feet; THENCE North 89°16'36" East a distance of 54.78 feet; THENCE South 74°27'10" East a distance of 20.11 feet; THENCE South 86°02'14" East a distance of 40.72 feet; THENCE North 78°19'10" East a distance of 54.61 feet; THENCE South 53°58'42" East a distance of 11.16 feet; THENCE North 70°46'09" East a distance of 39.71 feet; THENCE South 75°17'22" East a distance of 45.70 feet; THENCE South 27°21'09" East a distance of 59.70 feet; THENCE South 45°32'06" East a distance of 78.68 feet; THENCE South 82°43'27" East a distance of 36.67 feet; THENCE South 55°28'33" East a distance of 18.59 feet; THENCE South 77°08'20" East a distance of 62.37 feet; THENCE South 00°16'53" East a distance of 579.41 feet; THENCE South 42°52'56" West a distance of 92.77 feet; THENCE North 63°51'43" West a distance of 77.97 feet; THENCE North 44°22'10" West a distance of 47.14 feet; THENCE North 76°01'00" West a distance of 17.56 feet; THENCE North 50°03'26" West a distance of 84.78 feet; THENCE South 66°37'05" West a distance of 43.48 feet; THENCE North 67°41'17" West a distance of 54.49 feet; THENCE North 33°43'40" West a distance of 23.11 feet; THENCE North 56°57'05" West a distance of 74.65 feet; THENCE North 11°20'46" West a distance of 36.81 feet; THENCE North 75°30'54" West a distance of 44.94 feet; THENCE North 16°21'19" West a distance of 45.56 feet; THENCE North 72°56'47" West a distance of 141.45 feet; THENCE South 79°28'54" West a distance of 94.52 feet; THENCE North 65°06'57" West a distance of 106.93 feet; THENCE South 60°05'09" West a distance of 105.00 feet; THENCE South 53°20'47" West a distance of 73.13 feet; THENCE South 48°02'52" West a distance of 86.17 feet; THENCE South 29°27'50" West a distance of 60.67 feet; THENCE South 19°55'49" West a distance of 62.53 feet; THENCE South 26°01'13" West a distance of 38.87 feet; THENCE South 05°54'38" West a distance of 49.68 feet; THENCE South 08°08'10" East a distance of 7.81 feet; THENCE South 50°28'58" East a distance of 115.87 feet; THENCE South 19°07'37" East a distance of 93.40 feet; THENCE South 62°06'01" East a distance of 118.89 feet; THENCE South 70°48'55" East a distance of 133.44 feet; THENCE South 39°57'14" East a distance of 177.77 feet; THENCE North 89°37'55" West a distance of 294.39 feet; THENCE North 76°49'09" West a distance of 171.03 feet; THENCE North 71°04'24" West a distance of 115.59 feet; THENCE North 80°13'38" West a distance of 90.88 feet; THENCE North 00°01'20" East a distance of 884.40 feet; THENCE North 00°01'20" East a distance of 141.10 feet; THENCE North 43°12'53" East a distance of 60.68 feet; THENCE North 36°51'09" East a distance of 26.48 feet; THENCE North 31°49'58" West a distance of 55.53 feet; THENCE North 63°37'04" East a distance of 31.04 feet; THENCE North 75°50'28" East a distance of 84.74 feet; THENCE North 44°04'39" West a distance of 47.22 feet; THENCE North 00°59'18" East a distance of 32.63 feet; THENCE North 17°49'35" East a distance of 59.62 feet; THENCE North 03°26'24" West a distance of 100.19 feet; THENCE North 10°44'17" West a distance of 112.58 feet; THENCE North 15°30'08" East a distance of 32.22 feet; THENCE North 25°22'51" East a distance of 103.10 feet; THENCE North 04°49'28" East a distance of 66.04 feet; THENCE North 09°42'43" East a distance of 34.39 feet; THENCE North 08°44'52" East a distance of 141.86 feet; THENCE North 16°43'51" East a distance of 100.31 feet; THENCE North 22°16'45" East a distance of 100.02 feet; THENCE North 29°29'54" East a distance of 101.05 feet; THENCE North 09°04'16" East a distance of 94.14 feet; THENCE North 03°14'54" East a distance of 104.39 feet; THENCE North 20°55'08" East a distance of 87.95 feet; THENCE North 28°00'47" East a distance of 12.35 feet; THENCE North 01°17'24" East a distance of 72.36 feet; THENCE South 89°30'44" East a distance of 567.68 feet to the POINT OF BEGINNING.

SEE SHEET 11 OF 12 FOR WQPZ #2 LEGAL DESCRIPTION.

PEEBLY ESTATES

SHEET NO. 10 OF 12

E-2021-16

**PEEBLY ESTATES**

**NORMAN RURAL CERTIFICATE OF SURVEY No. 2021-1**

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

**WOPZ #2:**

*COMMENCING at the Northwest corner of the Northeast Quarter (NE/4) of said Section 8, Township 9N., Range 1E., I.M.;*  
*THENCE South 89°30'00" East along the North line of said Northeast Quarter (NE/4) a distance of 528.96 feet;*  
*THENCE South 00°30'00" West a distance of 33.00 feet to the POINT OF BEGINNING;*

*THENCE South 89°30'00" East a distance of 398.31 feet;*  
*THENCE South 00°30'00" West a distance of 62.61 feet;*  
*THENCE South 10°11'28" West a distance of 101.15 feet;*  
*THENCE South 02°30'16" West a distance of 46.07 feet;*  
*THENCE South 11°25'01" West a distance of 79.44 feet;*  
*THENCE South 12°53'57" East a distance of 136.40 feet;*  
*THENCE South 08°38'17" East a distance of 91.74 feet;*  
*THENCE South 56°53'15" East a distance of 180.58 feet;*  
*THENCE South 24°03'09" West a distance of 133.20 feet;*  
*THENCE South 02°38'32" West a distance of 28.28 feet;*  
*THENCE South 43°15'49" West a distance of 13.96 feet;*  
*THENCE South 17°58'21" East a distance of 92.94 feet;*  
*THENCE South 34°07'52" West a distance of 106.57 feet;*  
*THENCE South 22°45'26" East a distance of 112.27 feet;*  
*THENCE South 47°57'19" West a distance of 64.84 feet;*  
*THENCE South 48°09'14" West a distance of 87.26 feet;*  
*THENCE South 12°36'56" East a distance of 81.50 feet;*  
*THENCE South 51°55'40" West a distance of 84.75 feet;*  
*THENCE North 89°45'21" West a distance of 329.75 feet;*  
*THENCE North 21°13'44" East a distance of 20.06 feet;*  
*THENCE North 46°40'46" East a distance of 48.81 feet;*  
*THENCE North 58°33'01" East a distance of 56.21 feet;*  
*THENCE North 26°54'54" East a distance of 44.92 feet;*  
*THENCE North 00°51'17" East a distance of 89.30 feet;*  
*THENCE North 15°39'05" East a distance of 25.96 feet;*  
*THENCE North 25°16'27" East a distance of 112.97 feet;*  
*THENCE North 40°40'26" East a distance of 67.66 feet;*  
*THENCE North 10°36'06" East a distance of 97.09 feet;*  
*THENCE North 33°08'48" West a distance of 76.40 feet;*  
*THENCE North 08°46'31" West a distance of 68.33 feet;*  
*THENCE North 11°15'12" West a distance of 73.57 feet;*  
*THENCE North 15°01'28" West a distance of 109.04 feet;*  
*THENCE North 38°52'30" West a distance of 61.13 feet;*  
*THENCE North 25°58'58" West a distance of 221.24 feet;*  
*THENCE North 08°00'09" West a distance of 98.28 feet;*  
*THENCE North 00°30'00" East a distance of 146.57 feet to the POINT OF BEGINNING.*

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

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

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

Signed and delivered this 23<sup>rd</sup> day of July, 2020.

Seth Koenig  
Seth Koenig, Manager of Country Land Investments, LLC

**NOTARY**

State of Oklahoma  
Oklahoma County

Before me, a Notary Public, in and for said County and State, personally appeared on this 23 day of July, 2020, personally appeared Seth Koenig 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.

6-1-2023  
My Commission Expires

Laura L Pons  
Notary Public



**CITY OF NORMAN CITY ATTORNEY**

Approved as to form and legality this 4 day of August, 2020.

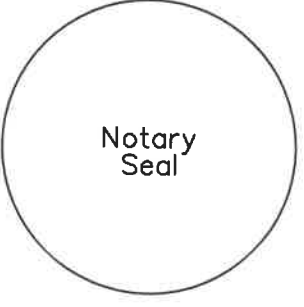
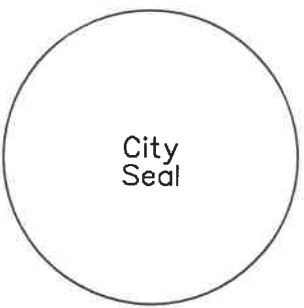
Beth Luckala  
City Attorney

**CITY OF NORMAN CITY COUNCIL**

Accepted by the City of Norman, Oklahoma, City Council on this \_\_\_ day of \_\_\_, 2020

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor



**NOTARY**

State of Oklahoma  
Cleveland County

Before me, a Notary Public, in and for said County and State, personally appeared on this \_\_\_ day of \_\_\_, 2020, personally appeared \_\_\_\_\_ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act.

\_\_\_\_\_  
My Commission Expires

\_\_\_\_\_  
Notary Public