

Certificate of Survey COS-1617-1

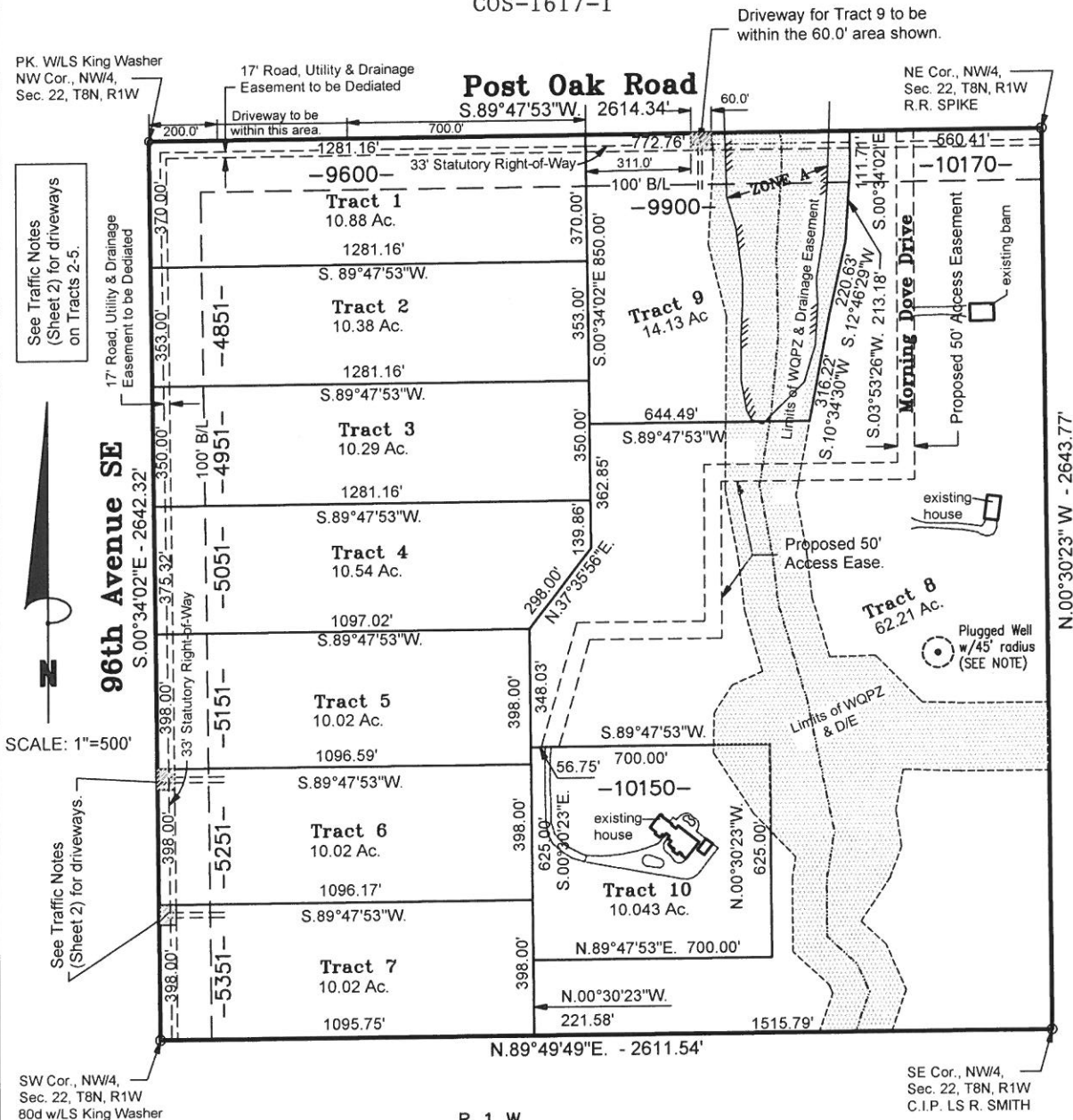
MORNING DOVE ACRES

Norman Rural Certificate of Survey Plat

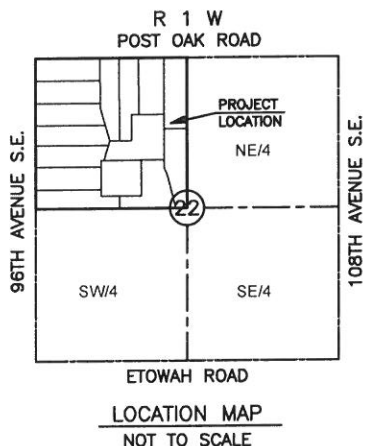
Part of the NW/4, Section 22, T-8-N, R-1-W, I.M.

Norman, Cleveland County, Oklahoma

COS-1617-1



BEARING REFERENCE:  
USED THE NORTH LINE OF SECTION  
22, BEARING S. 89°47'53"W.



NOTES

1. There shall be no clearing, grading, construction or disturbance of vegetation inside the WQPZ except as permitted by the director of public works unless such a disturbance is done in accordance with 19-514(E) of the Norman City code.
2. Any WQPZ shown hereon is subject to protective covenants that may be found in the land records and that restrict disturbance and use of these area.
3. This development lies beyond the City's water supply and is at risk of wildland fires. It is recommended that the development adhere to NFPA 1144-2208. Reducing Structure Ignition Hazards from Wildland Fires.

**NOTE ON WELL**  
Plugged Well w/45' radius  
SP Okla. South Zone  
3502 US Survey feet  
X: 2179950.689 E  
Y: 664127.048 N

**GENERAL NOTES**

- = Found Monument
  - = Set Monument 3/8" Iron Bar w/Cap  
D. Mike Dossey  
LS No. 1431
- WQPZ= Water Quality Protection Zone

Revised: 08-25-2016  
DATE: 07-08-2016  
CA-4853 Expires: 06-30-17

**VMI** Inspection, Inc.

Mortgage Inspections • ALTA/ACSM • Elevations  
1530 SW 89th St., Suite C-2 Oklahoma City, Oklahoma 73159  
(405) 691-0077 (405) 691-0023 Fax  
[www.vmisurvey.com](http://www.vmisurvey.com)

## Certificate of Survey COS-1617-1

### Surveyors Notes

1. This Survey has been prepared to subdivide the tract of land recorded in Book , Page , and to be known as "Morning Dove Acres".
2. The exterior boundaries of this survey are based on a current and proper restoration of the original survey and corners filed of record at the Oklahoma Department of Libraries.
3. Access to all tracts shown hereon, is provided by previously dedicated section line right-of-way and additional right-of-way dedications that are a part of this document. Widths of these right-of-ways have been provided per the City of Norman and are attached hereon.
4. No title opinion was provided for the subject property by the client. Other instruments affecting this property may exist: recorded, unrecorded or prescriptive. This survey neither implies nor warrants any title or color of title. Except as specifically stated or shown. This survey does not reflect any easements, right-of-ways, 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. This property is delineated on the FEMA Flood Insurance Rate Map (FIRM) as Zone X-Clear and part of Zone A, which is in the 100 year flood hazard area, for "Cleveland County, Oklahoma and Incorporated Areas", Map Number 40027C0320 H, 09-26-2008.
6. A "Grant of Easement" for drainage purposes and other rights for a Water Quality Protection Zone (WQPZ), granted to the City of Norman, is attached hereto and illustrated on the drawing portion of this Survey.
7. This "Norman Rural Certification of Survey of 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 in any deed, conveyance or title, contract or other instruments prepared in connection with any of the subject property.
8. This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying which was adopted by the Board of Registration for Professional Engineers and Land Surveyors May 17, 2010.
9. Date of Field Work: July 8, 2016 and August 2, 2016.

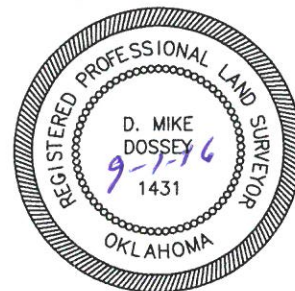
### Traffic Notes

1. The driveways for Tract 6 and Tract 7 are to be in the North 60 feet of the property.
2. The driveway for Tract 5 should be at least 330 feet North of the driveway to Tract 6.
3. The driveway for Tract 4 should be at least 330 feet North of the driveway to Tract 5.
4. The driveway for Tract 3 should be at least 330 feet North of the driveway to Tract 4.
5. The driveway for Tract 2 should be at least 330 feet North of the driveway to Tract 3.

### Surveyors Certificate

I, D. Mike Dossey, a Registered Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 8th Day of July, 2016.

  
D. Mike Dossey, LS No. 1431




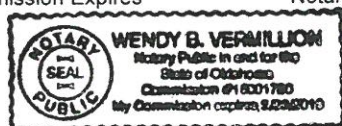
### Notary

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA:

Before me, a Notary Public, in and for said County and State, on this 8th Day of July, 2016, personally appeared D. Mike Dossey, 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.

2/23/2019  
My Commission Expires

  
Notary Public



CA-4853 Expires: 06-30-17

**VMI** Inspection, Inc.

Mortgage Inspections • ALTA/ACSM • Elevations  
1530 SW 89<sup>th</sup> St., Suite C-2 Oklahoma City, Oklahoma 73159  
(405) 691-0077 (405) 691-0023 Fax  
[www.vmisurvey.com](http://www.vmisurvey.com)

Certificate of Survey COS-1617-1

Norman Planning Commission

Accepted by the City of Norman, Oklahoma, Planning Commission on this 8th day of September, 2016.

Andy Sherrer  
Chairperson

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA:

Before me, a Notary Public, in and for said County and State, on this 8th Day of September, 2016, personally appeared Andy Sherrer, 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 fee and voluntary act and deed.

June 7, 2019  
My Commission Expires

Ronen N. Tromble  
Notary Public



Norman City Council

Accepted by the City of Norman, Oklahoma, City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA:

Before me, a Notary Public, in and for said County and State, on this \_\_\_\_\_ Day of \_\_\_\_\_, 2016, personally appeared \_\_\_\_\_, 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 fee and voluntary act and deed.

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

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

APPROVED BY CITY OF NORMAN LEGAL DEPARTMENT  
BY [Signature] DATE 9/30/16

CA-4853 Expires: 06-30-17

**VMI** Inspection, Inc.

Mortgage Inspections • ALTA/ACSM • Elevations  
1530 SW 89th St., Suite C-2 Oklahoma City, Oklahoma 73159  
(405) 691-0077 (405) 691-0023 Fax

[www.vmisurvey.com](http://www.vmisurvey.com)