

KIRBY RANCH
NORMAN RURAL CERTIFICATE OF SURVEY No. 1819-2

A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 30, T9N, R1W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



SCALE: 1" = 350'

THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE-NAD83) USING THE BEARING OF N 00°44'20" W ALONG THE NORTHEAST LINE OF SECTION 30, T9N, R1W, I.M. AND THE BEARING OF N 00°44'20" W ALONG THE SOUTHEAST LINE OF SECTION 30, T9N, R1W, I.M. WAS USED AS THE BASIS OF BEARING FOR THIS CERTIFICATE OF SURVEY.

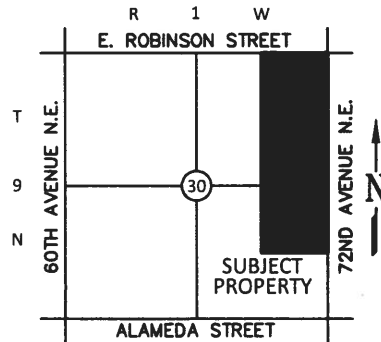
LEGEND

- INDICATES EXISTING MONUMENT
- INDICATES SET 3/8" IRON PIN

PROPOSED WQPZ (REF. SHEET 11 OF 12 FOR LEGAL DESCRIPTION OF WQPZ)

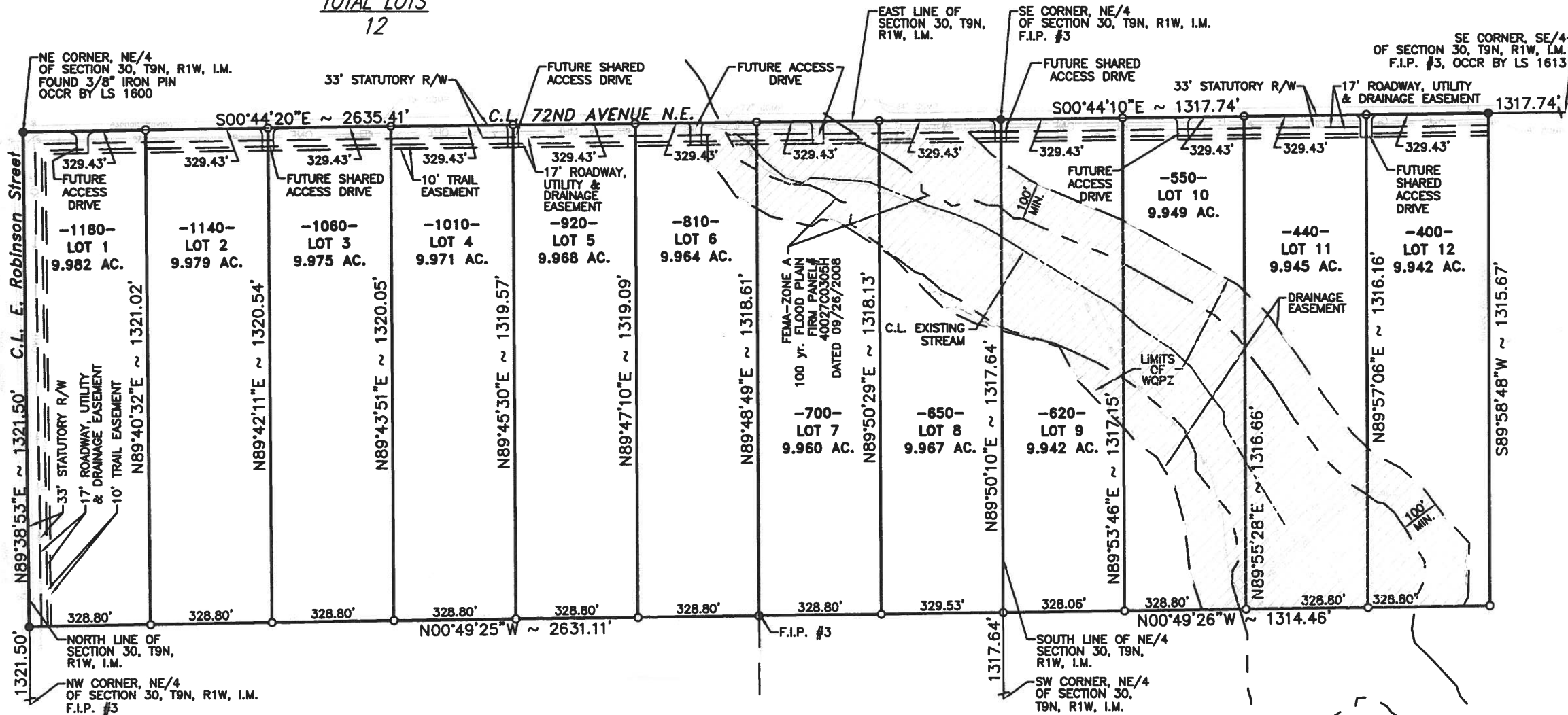
NOTES:

- There shall be no clearing, grading, construction or disturbance of vegetation within the WQPZ except permitted by the Director of Public Works unless such disturbance is done in accordance with 19-514(E) of the Norman City Code.
- Any WQPZ shown hereon is subject to protective covenants that may be found in the land records and that restrict disturbance and use on these areas.
- Refer sheets 4 OF 12 thru 6 OF 12 for proposed lot legal descriptions.



LOCATION MAP
NOT TO SCALE

TOTAL LOTS
12

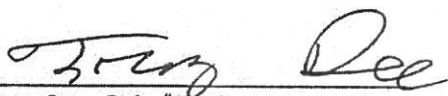


KIRBY RANCH NORMAN RURAL CERTIFICATE OF SURVEY No. 1819-2		E. ROBINSON ST. & 72ND AVE. N.E. NORMAN, OKLAHOMA	
ENGINEER	SMC Consulting Engineers, P.C.	SURVEYOR	Golden Land Surveying
	815 West Main Street Norman, OK 73069 Ph: 405-232-7715 Fax: 405-232-7859 Website: www.smc-engineers.com		920 N.W. 139th Street Parkway Oklahoma City, OK 73103 Ph: 405-402-7883 Email: troy@goldenland.com
OWNER/DEVELOPER		AR Development, LLC	
		P.O. Box 30057, Norman, OK 73003 Contact: Mr. Seth Kourty, Manager Ph: 405-300-0243 Fax: 405-302-8998 Email: seth@ardevelopment.com	
PROJECT NO: 08-02-10		DATE: 01/21/10	
SCALE: 1" = 350'		DRAWN BY: PJC	
CERTIFICATE OF SURVEY NO. 1819-2		SHEET NO. 1 OF 12	

KIRBY RANCH
NORMAN RURAL CERTIFICATE OF SURVEY No. 1819-2

SURVEYOR'S NOTES:

1. This survey has been prepared to subdivide the tract of land described in Book 5193, Page 365 and shall be known as "KIRBY RANCH".
 2. The boundary for this survey is based on a current and careful restoration of previous surveys and is based on land corners filed with Oklahoma Department of Libraries Archives Division.
 3. Access to all lots is provided by 72nd Avenue N.E., a maintained section line road. Right-of-Way in addition to the statutory Right-of-Way is provided by this instrument for a total of 60.0' of width within this addition.
 4. No title opinion was provided for this subject property by the owner. Other instruments, affecting this property may exist; recorded, unrecorded or prescriptive. This survey neither implies nor warrants any title. Except as specifically stated or shown hereon this survey does not reflect any other easements, Right-of-Ways, building limit lines, restrictions, zoning or any other land use regulations that may affect this property.
 5. This property is affected by the Zone X and Zone A as shown on the FEMA Flood Insurance Map No. 40027C0305H.
 6. A "Grant of Easement" for drainage purposes and those rights set out in the herein attached "Water Quality Protection Zone: for the City of Norman is attached and shown upon the Plat of KIRBY RANCH Addition.
 7. This Norman Rural Certificate of Survey shall be filed with the Cleveland County Clerk after it is approved by all parties. This document in its entirety shall be noted as a part of any of this property in any conveyance or contract representing any of this property.
 8. This survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying which was adopted by the Oklahoma State Board of Licensure for Land Surveyors and Engineers.
1. Troy Dee, a Licensed Land Surveyor, hereby certify that this plat represents an accurate survey of the described property and all corners, found or set, are shown in respective position as near as may be determined. This survey was made for the above stated purpose and no other responsibility is herein assumed.


Troy Dee, PLS #1745
Date of Plat or Map: 01/21/19



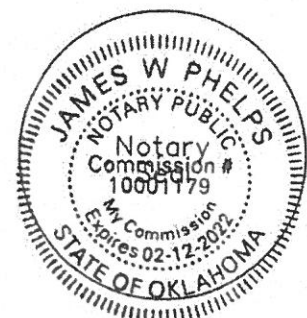
NOTARY

State of Oklahoma
Oklahoma County

Before me, a Notary Public, in and for said County and State, personally appeared on this 1st day of February, 2019, personally appeared Troy Dee 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.

2-12-2022
My Commission Expires

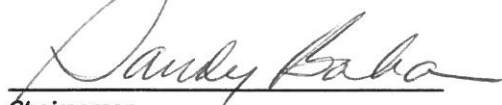

Notary Public



KIRBY RANCH
NORMAN RURAL CERTIFICATE OF SURVEY No. 1819-2

CITY OF NORMAN PLANNING COMMISSION

Accepted by the City of Norman, Oklahoma, Planning Commission on this 14 day of February, 2019


Chairperson

NOTARY

State of Oklahoma
Cleveland County

Before me, a Notary Public, in and for said County and State, personally appeared on this 14th day of February, 2019, personally appeared Sandy Baban 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.

June 7, 2019
My Commission Expires


Notary Public



CITY OF NORMAN CITY COUNCIL

Accepted by the City of Norman, Oklahoma, City Council on this ____ day of _____, 2019

City Clerk

Mayor



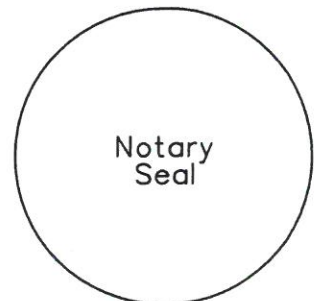
NOTARY

State of Oklahoma
Cleveland County

Before me, a Notary Public, in and for said County and State, personally appeared on this ____ day of _____, 2019, 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



KIRBY RANCH
NORMAN RURAL CERTIFICATE OF SURVEY No. 1819-2

LOT DESCRIPTIONS

LEGAL DESCRIPTIONS:

This Norman Rural Certificate of Survey is comprised of the following described properties:

The East Half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma.

Said tract of land contains 5,207,343.33 square feet or 119.54 acres, more or less.

Lot 1

A Part of the Northeast Quarter of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast Corner of said Northeast Quarter also being the POINT OF BEGINNING;

THENCE South 00°44'20" East along the east line of said Northeast Quarter, a distance of 329.43 feet;

THENCE South 89°40'32" West a distance of 1,321.02 feet;

THENCE North 00°49'25" West a distance of 328.80 feet to a point on the north line of said Northeast Quarter;

THENCE North 89°38'53" East a distance of 1,321.50 feet to the POINT OF BEGINNING.

Said tract of land contains 434,830.93 square feet or 9.982 acres, more or less.

Lot 2

A Part of the Northeast Quarter of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast Corner of said Northeast Quarter; THENCE South 00°44'20" East along the east line of said Northeast Quarter, a distance of 329.43 feet to the POINT OF BEGINNING;

THENCE South 00°44'20" East continuing along the east line of said Northeast Quarter, a distance of 329.43 feet;

THENCE South 89°42'11" West a distance of 1,320.54 feet;

THENCE North 00°49'25" West a distance of 328.80 feet;

THENCE North 89°40'32" East a distance of 1,321.02 to the POINT OF BEGINNING.

Said tract of land contains 434,670.43 square feet or 9.979 acres, more or less.

Lot 3

A Part of the Northeast Quarter of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast Corner of said Northeast Quarter; THENCE South 00°44'20" East along the east line of said Northeast Quarter, a distance of 658.86 feet to the POINT OF BEGINNING;

THENCE South 00°44'20" East continuing along the east line of said Northeast Quarter, a distance of 329.43 feet;

THENCE South 89°43'51" West a distance of 1,320.05 feet;

THENCE North 00°49'25" West a distance of 328.80 feet;

THENCE North 89°42'11" East a distance of 1,320.54 feet to the POINT OF BEGINNING.

Said tract of land contains 434,510.07 square feet or 9.975 acres, more or less.

Lot 4

A Part of the Northeast Quarter of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast Corner of said Northeast Quarter; THENCE South 00°44'20" East along the east line of said Northeast Quarter, a distance of 988.29 feet to the POINT OF BEGINNING;

THENCE South 00°44'20" East continuing along the east line of said Northeast Quarter, a distance of 329.43 feet;

THENCE South 89°45'30" West a distance of 1,319.57 feet;

THENCE North 00°49'25" West a distance of 328.80 feet;

THENCE North 89°43'51" East a distance of 1,320.05 feet to the POINT OF BEGINNING.

Said tract of land contains 434,349.71 square feet or 9.971 acres, more or less.

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LOT DESCRIPTIONS

LEGAL DESCRIPTIONS:

Lot 5

A Part of the Northeast Quarter of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast Corner of said Northeast Quarter; THENCE South 00°44'20" East along the east line of said Northeast Quarter, a distance of 1,317.72 feet to the POINT OF BEGINNING;

THENCE South 00°44'20" East continuing along the east line of said Northeast Quarter, a distance of 329.43 feet;

THENCE South 89°47'10" West a distance of 1,319.09 feet;

THENCE North 00°49'25" West a distance of 328.80 feet;

THENCE North 89°45'30" East a distance of 1,319.57 feet to the POINT OF BEGINNING.

Said tract of land contains 434,189.35 square feet or 9.968 acres, more or less.

Lot 6

A Part of the Northeast Quarter of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast Corner of said Northeast Quarter; THENCE South 00°44'20" East along the east line of said Northeast Quarter, a distance of 1,647.15 feet to the POINT OF BEGINNING;

THENCE South 00°44'20" East continuing along the east line of said Northeast Quarter, a distance of 329.43 feet;

THENCE South 89°48'49" West a distance of 1,318.61 feet;

THENCE North 00°49'25" West a distance of 328.80 feet;

THENCE North 89°47'10" East a distance of 1,319.09 feet to the POINT OF BEGINNING.

Said tract of land contains 434,028.98 square feet or 9.964 acres, more or less.

Lot 7

A Part of the Northeast Quarter of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast Corner of said Northeast Quarter; THENCE South 00°44'20" East along the east line of said Northeast Quarter, a distance of 1,976.58 feet to the POINT OF BEGINNING;

THENCE South 00°44'20" East continuing along the east line of said Northeast Quarter, a distance of 329.43 feet;

THENCE South 89°50'29" West a distance of 1,318.13 feet;

THENCE North 00°49'25" West a distance of 328.80 feet;

THENCE North 89°48'49" East a distance of 1,318.61 feet to the POINT OF BEGINNING.

Said tract of land contains 433,868.62 square feet or 9.960 acres, more or less.

Lot 8

A Part of the Northeast Quarter of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast Corner of said Northeast Quarter; THENCE South 00°44'20" East along the east line of said Northeast Quarter, a distance of 2,306.01 feet to the POINT OF BEGINNING;

THENCE South 00°44'20" East continuing along the east line of said Northeast Quarter, a distance of 329.43 feet to a point on the south line of said Northeast Quarter;

THENCE South 89°50'10" West along said south line, a distance of 1,317.64 feet;

THENCE North 00°49'25" West a distance of 329.53 feet;

THENCE North 89°50'29" East a distance of 1,318.13 feet to the POINT OF BEGINNING.

Said tract of land contains 434,174.75 square feet or 9.967 acres, more or less.

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LOT DESCRIPTIONS

LEGAL DESCRIPTIONS:

Lot 9

A Part of the Southeast Quarter of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast Corner of said Southeast Quarter also being the POINT OF BEGINNING;

THENCE South 00°44'10" East along the east line of said Southeast Quarter, a distance of 329.43 feet;

THENCE South 89°53'46" West a distance of 1,317.15 feet;

THENCE North 00°49'26" West a distance of 328.06 feet to a point on the north line of said Southeast Quarter;

THENCE North 89°50'10" East along said south line, a distance of 1,317.64 feet to the POINT OF BEGINNING.

Said tract of land contains 433,070.87 square feet or 9.942 acres, more or less.

Lot 10

A Part of the Southeast Quarter of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast Corner of said Southeast Quarter; THENCE South 00°44'10" East along the east line of said Southeast Quarter, a distance of 329.43 feet to the POINT OF BEGINNING;

THENCE South 00°44'10" East continuing along the east line of said Southeast Quarter, a distance of 329.43 feet;

THENCE South 89°55'28" West a distance of 1,316.66 feet;

THENCE North 00°49'26" West a distance of 328.80 feet;

THENCE North 89°53'46" East a distance of 1,317.15 feet to the POINT OF BEGINNING.

Said tract of land contains 433,387.75 square feet or 9.949 acres, more or less.

Lot 11

A Part of the Southeast Quarter of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast Corner of said Southeast Quarter; THENCE South 00°44'10" East along the east line of said Southeast Quarter, a distance of 658.86 feet to the POINT OF BEGINNING;

THENCE South 00°44'10" East continuing along the east line of said Southeast Quarter, a distance of 329.43 feet;

THENCE South 89°57'06" West a distance of 1,316.16 feet;

THENCE North 00°49'26" West a distance of 328.80 feet;

THENCE North 89°55'28" East a distance of 1,316.66 feet to the POINT OF BEGINNING.

Said tract of land contains 433,205.74 square feet or 9.945 acres, more or less.

Lot 12

A Part of the Southeast Quarter of Section 30, Township 9 North, Range 1 West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast Corner of said Southeast Quarter; THENCE South 00°44'10" East along the east line of said Southeast Quarter, a distance of 988.29 feet to the POINT OF BEGINNING;

THENCE South 00°44'10" East continuing along the east line of said Southeast Quarter, a distance of 329.43 feet;

THENCE South 89°58'48" West a distance of 1,315.67 feet;

THENCE North 00°49'26" West a distance of 328.80 feet;

THENCE North 89°57'06" East a distance of 1,316.16 feet to the POINT OF BEGINNING.

Said tract of land contains 433,056.30 square feet or 9.942 acres, more or less.