

THE DOLLAR FAMILY ESTATES NORMAN RURAL CERTIFICATE OF SURVEY No. 2021-7

ALL OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN,
LYING EAST OF THE CENTER LINE OF U.S. HIGHWAY 77

LEGAL DESCRIPTIONS:

OVERALL SITE:

ALL OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, LYING EAST OF THE CENTER LINE OF U.S. HIGHWAY 77, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 6, TOWNSHIP 9 NORTH, RANGE 2 WEST;

THENCE SOUTH 89°49'19" WEST (WEST RECORD) A DISTANCE OF 1213.98 FEET (1214.7 FEET RECORD) TO THE CENTER LINE OF U.S. HIGHWAY 77;

(THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID CENTER LINE OF U.S. HIGHWAY 77 - RECORD DESCRIPTION)

THENCE SOUTH 40°10'37" EAST, ALONG THE CENTERLINE OF SAID U.S. HIGHWAY 77, A DISTANCE OF 1128.54 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE;

THENCE ALONG SAID CENTER LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1147.50 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING SOUTH 34°50'37" EAST A DISTANCE OF 213.32 FEET) AND AN ARC LENGTH OF 213.63 FEET TO A POINT OF INTERSECTION WITH A TANGENT LINE;

THENCE SOUTH 29°30'37" EAST, ALONG SAID CENTER LINE, A DISTANCE OF 716.73 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 00°22'39" EAST (NORTH RECORD) A DISTANCE OF 1664.90 FEET (1773 FEET RECORD) TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 916,675 SQUARE FEET OR 21.0439 ACRES, MORE OR LESS.

TRACT 1:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION SIX (6), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 6; THENCE SOUTH 89°49'19" WEST A DISTANCE OF 480.02 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°22'39" WEST A DISTANCE OF 438.01 FEET;

THENCE SOUTH 71°41'41" EAST A DISTANCE OF 373.12 FEET;

THENCE SOUTH 00°22'39" WEST A DISTANCE OF 240.92 FEET;

THENCE SOUTH 56°43'31" WEST A DISTANCE OF 326.57 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1147.50 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING NORTH 36°43'33" WEST, A DISTANCE OF 138.15 FEET) AND AN ARC LENGTH OF 138.24 FEET TO A POINT OF INTERSECTION WITH A TANGENT LINE;

THENCE NORTH 40°10'37" WEST A DISTANCE OF 1128.54 FEET;

THENCE NORTH 89°49'19" EAST A DISTANCE OF 733.96 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 458,139 SQUARE FEET OR 10.517 ACRES MORE OR LESS.

TRACT 2:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION SIX (6), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 6;

THENCE SOUTH 00°22'39" WEST A DISTANCE OF 1664.90 FEET;

THENCE NORTH 29°30'37" WEST A DISTANCE OF 716.73 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1147.50 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING NORTH 31°23'33" WEST, A DISTANCE OF 75.38 FEET) AND AN ARC LENGTH OF 75.39 FEET TO A POINT OF INTERSECTION WITH A TANGENT LINE;

THENCE NORTH 56°43'31" EAST A DISTANCE OF 326.57 FEET;

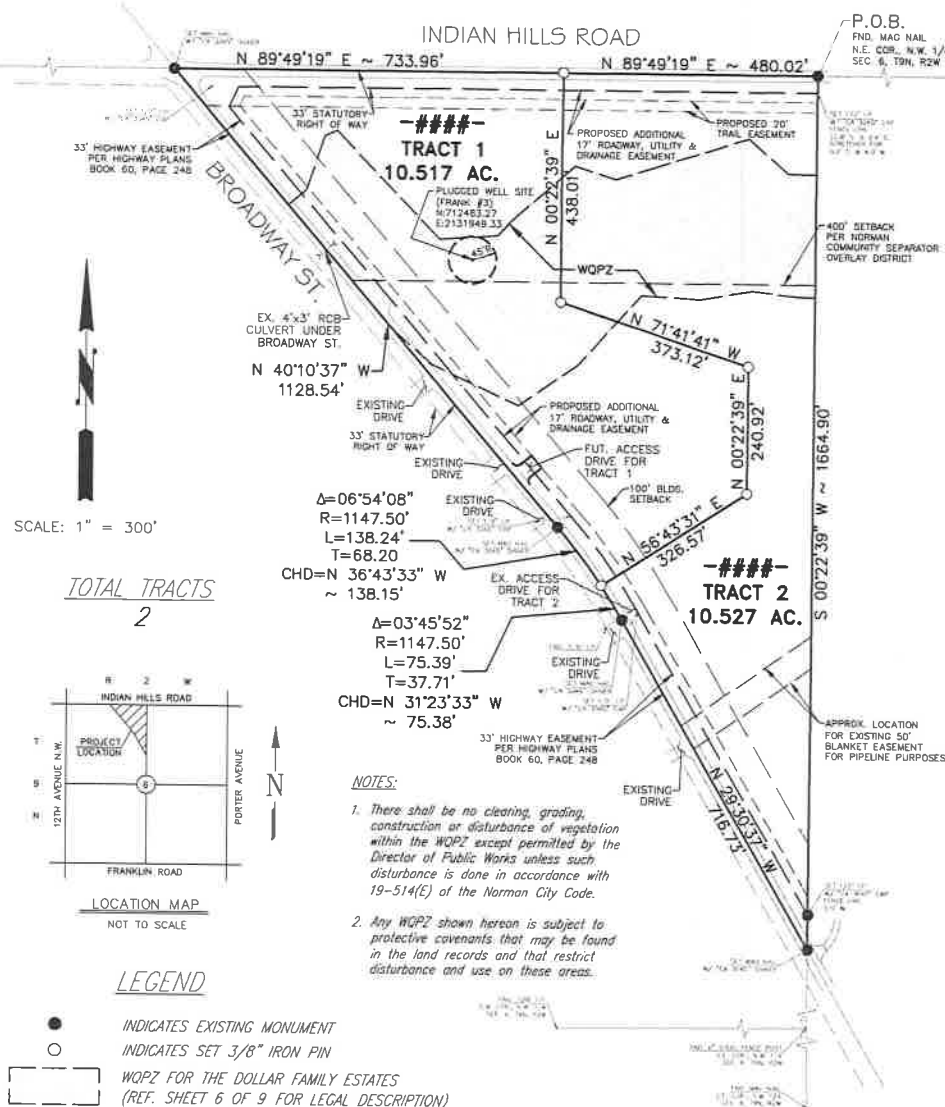
THENCE NORTH 00°22'39" EAST A DISTANCE OF 240.92 FEET;

THENCE NORTH 71°41'41" WEST A DISTANCE OF 373.12 FEET;

THENCE NORTH 00°22'39" EAST A DISTANCE OF 438.01 FEET;

THENCE NORTH 89°49'19" EAST A DISTANCE OF 480.02 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 458,536 SQUARE FEET OR 10.527 ACRES MORE OR LESS.



THE DOLLAR FAMILY ESTATES NORMAN RURAL CERTIFICATE OF SURVEY NO. 2021-7	OWNER/DEVELOPER The Dollar Family 5725 N. Broadway Ave. Norman, OK 73069 Contact: Mr. John R. Dolan, Manager Email: bdolan59@gmail.com	SURVEYOR Mark Deal and Associates P.O. Box 6578 Norman, OK 73070 Ph. & Fax: (405) 881-3325 Email: shawn@markdeal.com OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 346 EXP. 6/30/2021	ENGINEER SMC Consulting Engineers, P.C. 815 West Main Street Oklahoma City, OK 73106 Ph: 405-232-7715 Fax: 405-232-7859 Website: www.smcokc.com OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 441 EXP. 4/30/2021		PROJECT NO.: 6429.00 DATE: 11/26/20 SCALE: 1" = 300' DRAWN BY: FMC	
			CERTIFICATE OF SURVEY NO. 2021-7		SHEET NO. 1 OF 9	

**THE DOLLAR FAMILY ESTATES
NORMAN RURAL CERTIFICATE OF SURVEY NO. 2021-7**

CITY OF NORMAN PLANNING COMMISSION

Accepted by the City of Norman, Oklahoma, Planning Commission on this 14th day of January, 2021

Erica Bird
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 January, 2021,
personally appeared Erica Bird 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, 2023
My Commission Expires

Rene D. Loubert
Notary Public



CITY OF NORMAN CITY COUNCIL

Accepted by the City of Norman, Oklahoma, City Council on this ____ day of _____, 2021

Mayor

ATTEST: _____
City Clerk

