



United States Department of the Interior



BUREAU OF RECLAMATION
Oklahoma-Texas Area Office
Oklahoma City Field Office
5924 NW 2nd Street, Suite 200
Oklahoma City, OK 73127-6514

IN REPLY REFER TO:

OK-AD
2.2.3.18

VIA FEDERAL EXPRESS

Kirk O. and Teresa A. Williams
6000 Chloe Lane
Norman, OK 73026

Subject: Norman Rural Certificate of Survey COS 2021-13 for Blackberry Ridge Crossing the Midwest City Pipeline, Norman Project, Oklahoma

Dear Kirk O. and Teresa A. Williams:

This letter describes the conditions under which the Bureau of Reclamation does not object to the subject Certificate of Survey (COS) which includes a road crossing the Midwest City Pipeline. The road crossing is located in the Northeast Quarter of the Southwest Quarter of the Southwest Quarter and the North Half of the Southeast Quarter of the Southwest Quarter of Section 11, Township 9 North Range 1 West of the Indian Meridian in Cleveland County, Oklahoma as shown on the enclosed COS. The following conditions were previously provided and have been incorporated into the COS:

1. Reclamation's 66-foot pipeline easement should be labeled as follows:

"66-FOOT WATERLINE EASEMENT BOOK 301, PAGE 355 (United States Easement/Restricted Use Area) SEE NOTE [x]"

2. The following should be added as Note [x] on the plat:

"The United States 66' easement is not a general utility easement and shall not be used for such. The United States perpetual pipeline easement prohibits any landowner surface uses which would interfere with the easement rights and privileges granted to the United States or that would endanger the pipeline. Unobstructed visual and physical access throughout the pipeline right-of-way is required for inspection and maintenance of the pipeline and for repair of occasional pipeline leaks. Therefore, potentially interfering uses such as construction of homes, storage buildings, fences, decks, patios, swimming pools, etc., and addition of potentially damaging features such as trees or other deep-rooted vegetation are not allowed within the easement area."

The proposed roadway (Wildflower Lane) crosses the Midwest City Pipeline at approximate station 149+50 as shown on the enclosed plan and profile drawing. The referenced conditions for the roadway and for utilities crossing the Midwest City Pipeline are as follows:

1. Kirk O. and Teresa A. Williams (hereinafter referred to as Landowners) and/or their successors and assigns shall contact the Central Oklahoma Master Conservancy District by phone at (405) 329-5228 in sufficient time to permit, if necessary, inspection on behalf of the United States of any approved work in progress and at the completion of work within the United States right-of-way.
2. Landowners and/or their successors and assigns shall accomplish installation, operation, and maintenance of the roadway on United States rights-of-way in a manner which avoids damage to or obstruction of Norman Project facilities or interference in any way with the operation and maintenance of these facilities.
3. Landowners and/or their successors and assigns shall construct the roadway on grade within the United States right-of-way.
4. Landowners and/or their successors and assigns shall not remove or place additional overburden on United States rights-of-way. Landowners and/or their successors and assigns are advised that deep-rooted vegetation planted within the pipeline easement is subject to removal.
5. The minimum requirements Landowners and/or their successors and assigns shall follow for permanent road crossings over Reclamation pipeline easements are as follows:
 - a. The pipeline easement grants Reclamation the exclusive right to add or remove material in the easement area. Therefore, no removal or placement of additional overburden (soil, rock, etc.) on the easement shall occur without the prior written approval of Reclamation.
 - b. Reclamation requires a road crossing composed of a steel reinforced concrete pad to be placed over the pipeline for protection. The concrete pad shall be six inches thick with #5 reinforcing bars at 12 inches on center each direction. The slabs shall be continuous and extend at least six feet on either side of the center of the pipeline. Other paving materials are acceptable for the remaining portion of the road that lies within the Reclamation easement.
6. The minimum requirements Landowners and/or their successors and assigns shall follow for temporary road crossings over Reclamation pipeline easements are as follows:
 - a. The pipeline easement grants Reclamation the exclusive right to add or remove material in the easement area. Therefore, no removal or placement of additional overburden (soil, rock, etc.) on the easement shall occur without the prior written approval of Reclamation.

- b. Temporary crossings shall consist of three layers of wooden railroad ties laid over the pipeline, for a total roadway width of 16 feet and a length that extends a minimum of 5 feet on each side of the pipeline centerline. Each layer shall be laid perpendicular to the previous, and dirt ramps shall be constructed on either side of the temporary crossing to facilitate vehicle use.
7. During the entirety of the construction activities and future maintenance activities, all vehicular traffic needing to cross over the pipeline shall be required to cross via an approved crossing. All heavy equipment shall remain outside of the easement area except when conducting Reclamation approved construction activities.
8. Landowners and/or their successors and assigns assume the entire responsibility for the installation, maintenance, and use of the subject roadway within the United States rights-of-way. Landowners and/or their successors and assigns understand that should damage occur to the roadway as a result of the operation, maintenance, repair or replacement of the Norman Pipeline, repairs to the roadway shall be Landowners and/or their successors and assigns' sole responsibility. Nothing herein shall ever be construed to place upon the United States or the District any manner of liability for injury to or death of person or persons, or for damage to or loss of property arising from or in any manner connected with the installation, maintenance, or use of the subject roadway; less and except the gross negligence or willful misconduct of the United States or the District, its employees, agents, or assigns.
9. Landowners and/or their successors and assigns agree that the United States, its officers, agents, employees, and successors and assigns shall not be held liable for any improvements or works by reason of the exercise of the rights herein reserved; nor shall anything contained in this paragraph be construed in any manner as limiting other reservations in favor of the United States contained in this letter.
10. The conditions of this letter shall inure to the benefit of and be binding upon the successors and assigns of Reclamation and Landowners and/or their successors and assigns.
11. The conditions of this letter shall continue so long as the subject roadway remains in the United States rights-of-way.
12. All rights acquired by the United States at the crossing locations, including the right of ingress and egress, remain in full force and effect.
13. This letter only supplies concurrence for installation of the subject roadway at the location indicated in the plans supplied by Landowners and/or their successors and assigns. All other requests for roadways, driveways, utilities, and other uses within the United States right-of-way shall be submitted to the United States for review and concurrence prior to installation.

Please acknowledge receipt and acceptance of these conditions by completing the signature and date spaces below, then returning one original letter to this office, providing one letter to the City of Norman during the permitting process, and retaining one letter for your files. If you have any questions, please feel free to contact me at (405) 470-4800.

Sincerely,

JEFFREY
TOMPKINS

Digitally signed by
JEFFREY TOMPKINS
Date: 2021.04.28
09:23:03 -05'00'

Jeff Tompkins
Supervisor, Resource Management Division

In Triplicate

Enclosures – 2

cc: Kyle Arthur
District Manager
Central Oklahoma Master Conservancy District
12500 Alameda Drive
Norman, OK 73026

Mr. Ken Danner
Public Works/Engineering
City of Norman
201-A W. Gray St.
Norman, OK 73069

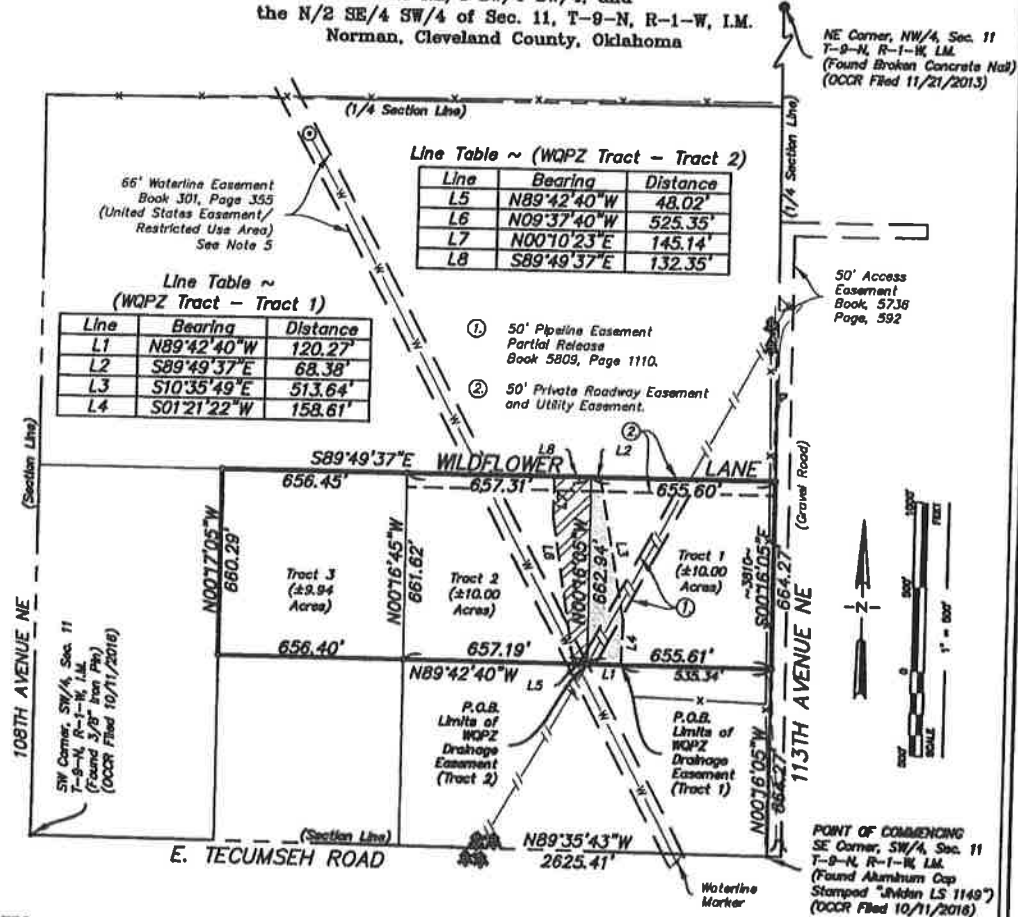
Mr. Marty Sullivan
Senior Project Manager
Lemke Land Surveying
3226 Bart Conner Dr.
Norman, OK 73072
(w/encls to each)

ACCEPTANCE:

SIGNATURE _____ **DATE** _____

TITLE _____

**NORMAN RURAL CERTIFICATE OF SURVEY
BLACKBERRY RIDGE (COS 2021-13) ~ FORMERLY KNOWN AS
FULLWOOD/DRAPER ACRES (COS 1718-4)**
The NE/4 SW/4 SW/4, and
the N/2 SE/4 SW/4 of Sec. 11, T-9-N, R-1-W, I.M.
Norman, Cleveland County, Oklahoma



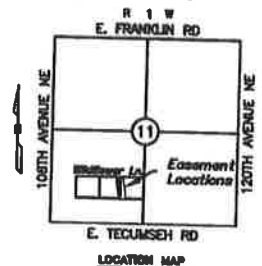
NOTES:

- The Subject Tracts are currently zoned A-2 (Rural Agriculture) according to City of Norman Interactive Zoning Locator. Refer to city zoning regulations for specific details.
- The Subject Tracts do not lie within a designated flood hazard zone according to FEMA Flood Insurance Rate Map Panel Number 40027C0220H, dated September 26, 2008.
- Lemke Land Surveying did not abstract Subject Tracts. No title opinion or commitment was provided by client. Instruments of record, unrecorded, or prescriptive may exist.
- This survey meets or exceeds the requirements set forth by the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
- The United States 66' easement is not a general utility easement and shall not be used for such. The United States perpetual pipeline easement prohibits any landowner surface uses which would interfere with the easement rights and privileges granted to the United States or that would endanger the pipeline. Unobstructed visual and physical access throughout the pipeline right-of-way is required for inspection and maintenance of the pipeline and for repair of occasional pipeline leaks. Therefore, potentially interfering uses such as construction of homes, storage buildings, fences, decks, patios, swimming pools, etc., and addition of potentially damaging features such as trees or other deep-rooted vegetation are not allowed within the easement area.

LEGEND

⊙	WATER MANHOLE
•	MONUMENT FOUND
○	MONUMENT SET
⊕	RIGHT-OF-WAY MARKER
x	BARBED WIRE FENCE
—w—	WATER LINE
- - - - -	MARKED PIPELINE
▭	WQPZ - TRACT 1
▨	WQPZ - TRACT 2

WQPZ NOTE: (See sheet 4)

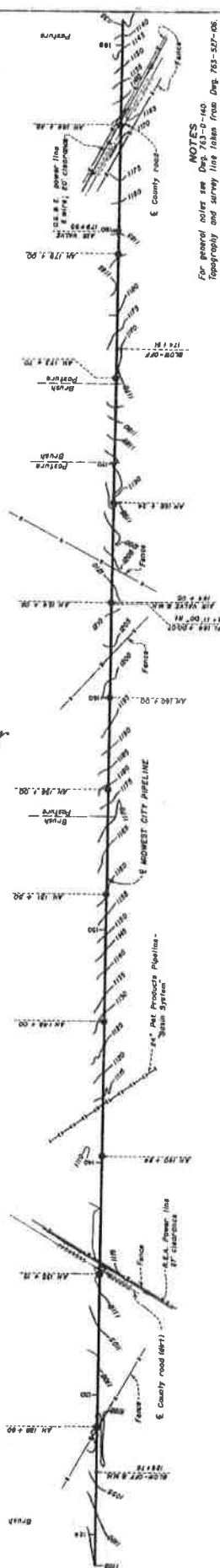
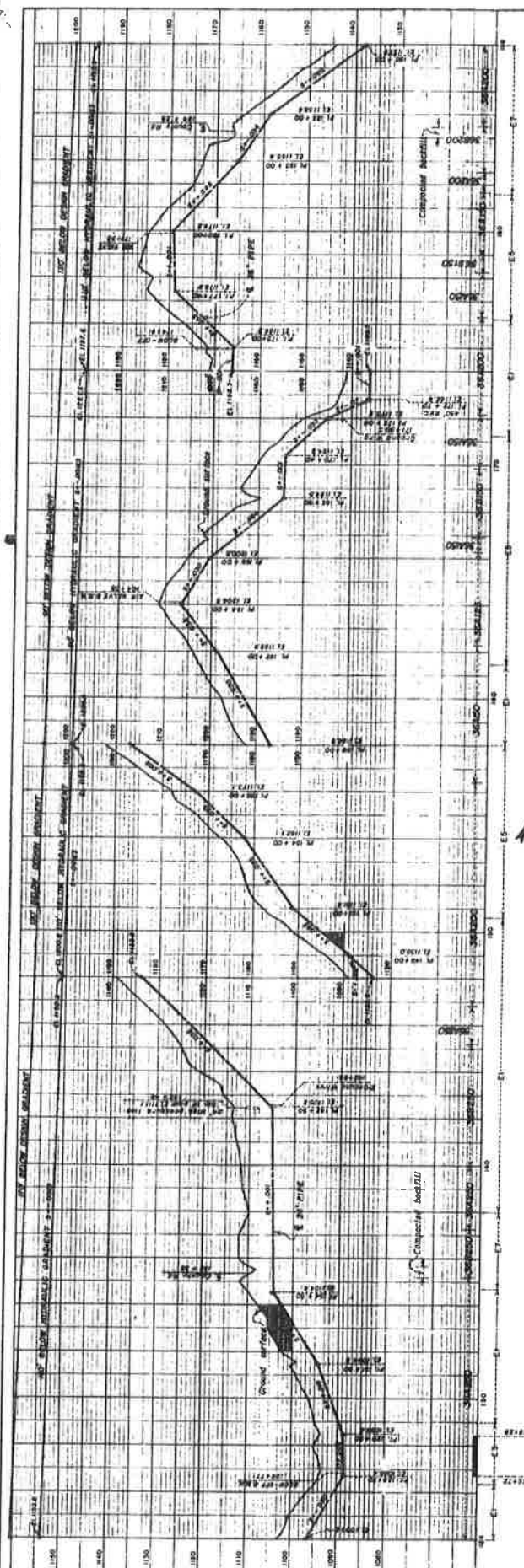


LEMKE
LAND SURVEYING



Surveyed By: HT/TW	Project: BLACKBERRY RIDGE
Drawn By: TO	CERTIFICATE OF SURVEY - TRACTS 1, 2, AND 3
Approved By: WS	PART OF THE SW/4 SEC. 11
Date: 04/20/2021	T-9-N, R-1-W, CLEVELAND COUNTY, OKLAHOMA
Scale: 1" = 800'	Client: KIRK O. AND TERESA A. WILLIAMS
Project No: 01943820	8000 CHLOE LANE, NORMAN, OK 73028

Sheet Number
1
Sheet 1 of 4



NOTES
For general notes see Dwg. 753-0-140
Topography and survey line taken from Dwg. 753-527-06

UNIVERSITY SAFETY	
DEPARTMENT OF RECLAMATION	
NORMAN PROJECT-OKLAHOMA	
MIDWEST CITY PIPELINE	
STA. 124+00 TO STA. 125+00	
PROFILE AND ALIGNMENT	
DATE: 10-1-75	BY: J. C. H. / J. C. H.
DESIGNED BY: J. C. H.	CHECKED BY: J. C. H.
APPROVED BY: J. C. H.	DATE: 10-1-75

Collected crushed rock under pipe
124+00 to 125+00
125+00

HYDRAULIC PROPERTIES				
PIPE	DIAMETER	LENGTH	AREA	PERIMETER
124	1.00	1.00	1.00	1.00
125	1.00	1.00	1.00	1.00
126	1.00	1.00	1.00	1.00
127	1.00	1.00	1.00	1.00
128	1.00	1.00	1.00	1.00
129	1.00	1.00	1.00	1.00
130	1.00	1.00	1.00	1.00
131	1.00	1.00	1.00	1.00
132	1.00	1.00	1.00	1.00
133	1.00	1.00	1.00	1.00
134	1.00	1.00	1.00	1.00
135	1.00	1.00	1.00	1.00
136	1.00	1.00	1.00	1.00
137	1.00	1.00	1.00	1.00
138	1.00	1.00	1.00	1.00
139	1.00	1.00	1.00	1.00
140	1.00	1.00	1.00	1.00