



Scale: 1 inch = 100 feet

- DENOTES SET IRON ROD / MAG NAIL
- DENOTES FOUND IRON ROD / MAG NAIL
- (R) - RECORDED BEARINGS / DISTANCES
- (M) - MEASURED BEARINGS / DISTANCES

**LEGAL DESCRIPTION - TRACT 1 - CLEVELAND COUNTY #R0022471 (BOOK 3122 PAGE 684)**

A tract of land being a Part of Government Lot 8, Section 2, Township 8 North, Range 3 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast Corner of said Government Lot 8 of Section 2;

Thence S 00°05'20" W, a distance of 150.00 feet to a point;

Thence N 83°56'49" W, a distance of 506.34 feet to a point;

Thence S 06°03'11" W, a distance of 60.00 feet to the point of beginning;

Thence around a curve in a clockwise direction having a delta angle of 49°26'49", an arc distance of 157.57 feet, a radius of 182.58 feet, and a chord of S 59°13'24" E, a distance of 152.72 feet to a point;

Thence S 34°30'00" E, a distance of 45.38 feet to a point;

Thence S 55°30'00" W, a distance of 324.24 feet to a point;

Thence N 35°30'00" W, a distance of 214.59 feet to a point;

Thence N 54°30'00" E, a distance of 139.30 feet to a point;

Thence N 06°03'11" E, a distance of 56.18 feet to a point;

Thence S 83°56'49" E, a distance of 116.23 feet to the point of beginning.

Containing an area of 1.538 Acres, more or less.

**LEGAL DESCRIPTION - TRACT 2 - CLEVELAND COUNTY #R0022470 (BOOK 2769 PAGE 876)**

A tract of land being a Part of Government Lot 8, Section 2, Township 8 North, Range 3 West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast Corner of said Government Lot 8 of Section 2;

Thence S 00°05'20" W, a distance of 150.00 feet to a point;

Thence N 83°56'49" W, a distance of 506.34 feet to a point;

Thence S 06°03'11" W, a distance of 60.00 feet to a point;

Thence around a curve in a clockwise direction having a delta angle of 49°26'49", an arc distance of 157.57 feet, a radius of 182.58 feet, and a chord of S 59°13'24" E, a distance of 152.72 feet to a point;

Thence S 34°30'00" E, a distance of 45.38 feet to the point of beginning;

Thence S 55°30'00" W, a distance of 324.24 feet to a point;

Thence N 35°30'00" W, a distance of 214.59 feet to a point;

Thence N 54°30'00" E, a distance of 139.30 feet to a point;

Thence N 06°03'11" E, a distance of 56.18 feet to a point;

Thence S 83°56'49" E, a distance of 116.23 feet to the point of beginning.

Containing an area of 1.538 Acres, more or less.

**LEGAL DESCRIPTION - TRACT 3 - CLEVELAND COUNTY #R0022467 (BOOK 3166 PAGE 883)**

A tract of land located in Government Lot Eight (8) Section Two (2), Township Eight (8) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

Commencing at the Northeast Corner (NE/C) of said Government Lot 8;

Thence S 00°05'20" W on the East line of said Government Lot 8, for a distance of 150.00 feet;

Thence N 83°56'49" W, for a distance of 506.34 feet;

Thence S 06°03'11" W, for a distance of 60.00 feet;

Thence N 83°56'49" W, for a distance of 116.23 feet;

Thence S 06°03'11" W, for a distance of 56.18 feet;

Thence S 54°30'00" W, for a distance of 139.29 feet;

Thence S 35°30'00" E, for a distance of 390.00 feet to a point of beginning;

Thence S 35°30'00" E, for a distance of 174.07 feet;

Thence S 57°18'21" W, for a distance of 52.39 feet;

Thence Southwesterly on a curve to the right having a radius of 115.99 feet, a chord bearing of S 73°43'03" W, for a curve distance of 66.45 feet;

Thence N 89°52'15" W, for a distance of 42.00 feet;

Thence Northwesterly on a curve to the right having a radius of 123.70 feet, a chord bearing of N 62°41'08" W, for a curve distance of 117.39 feet;

Thence N 35°30'00" W, for a distance of 24.92 feet;

Thence N 54°30'00" E, for a distance of 200.00 feet to the point of beginning.

Containing an area of 0.662 Acres, more or less.

AND

**TRACT 3 LOT "C"**

A tract of land located in Government Lot Eight (8) Section Two (2), Township Eight (8) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

Commencing at the Northeast Corner (NE/C) of said Government Lot 8;

Thence S 00°05'20" W on the East line of said Government Lot 8, for a distance of 150.00 feet;

Thence N 83°56'49" W, for a distance of 506.34 feet;

Thence S 06°03'11" W, for a distance of 60.00 feet;

Thence N 83°56'49" W, for a distance of 116.23 feet;

Thence S 06°03'11" W, for a distance of 56.18 feet;

Thence S 54°30'00" W, for a distance of 139.29 feet;

Thence S 35°30'00" E, for a distance of 260.00 feet to a point of beginning;

Thence S 35°30'00" E, for a distance of 130.00 feet;

Thence S 54°30'00" W, for a distance of 200.00 feet;

Thence N 35°30'00" W, for a distance of 130.00 feet;

Thence N 54°30'00" E, for a distance of 200.00 feet to the point of beginning.

Containing an area of 0.597 Acres, more or less.

AND

**TRACT 3 LOT "B"**

A tract of land located in Government Lot Eight (8) Section Two (2), Township Eight (8) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

Commencing at the Northeast Corner (NE/C) of said Government Lot 8;

Thence S 00°05'20" W on the East line of said Government Lot 8, for a distance of 150.00 feet;

Thence N 83°56'49" W, for a distance of 506.34 feet;

Thence S 06°03'11" W, for a distance of 60.00 feet;

Thence N 83°56'49" W, for a distance of 116.23 feet;

Thence S 06°03'11" W, for a distance of 56.18 feet;

Thence S 54°30'00" W, for a distance of 139.29 feet;

Thence S 35°30'00" E, for a distance of 390.00 feet to a point of beginning;

Thence S 35°30'00" E, for a distance of 130.00 feet;

Thence S 54°30'00" W, for a distance of 200.00 feet;

Thence N 35°30'00" W, for a distance of 130.00 feet;

Thence N 54°30'00" E, for a distance of 200.00 feet to the point of beginning.

Containing an area of 0.597 Acres, more or less.

AND

**TRACT 3 LOT "A"**

A tract of land located in Government Lot Eight (8) Section Two (2), Township Eight (8) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

Commencing at the Northeast Corner (NE/C) of said Government Lot 8;

Thence S 00°05'20" W on the East line of said Government Lot 8, for a distance of 150.00 feet;

Thence N 83°56'49" W, for a distance of 506.34 feet;

Thence S 06°03'11" W, for a distance of 60.00 feet;

Thence N 83°56'49" W, for a distance of 116.23 feet;

Thence S 06°03'11" W, for a distance of 56.18 feet;

Thence S 54°30'00" W, for a distance of 139.29 feet to a point of beginning;

Thence S 35°30'00" E, for a distance of 130.00 feet;

Thence S 54°30'00" W, for a distance of 200.00 feet;

Thence N 35°30'00" W, for a distance of 130.00 feet;

Thence N 54°30'00" E, for a distance of 200.00 feet to the point of beginning.

Containing an area of 0.597 Acres, more or less.

**LEGAL DESCRIPTION - TRACT 4 - CLEVELAND COUNTY #R0022466 and #R0022468**

A tract of land being a part of Government Lot 8, Section 2, Township 8 North, Range 3 West, IM, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast Corner of said Government Lot 8 of Section 2;

Thence South 00°05'20" West on the East line of said Lot 8 a distance of 596.92 feet;

Thence North 89°52'15" West a distance of 50.00 feet to a point on the West Right-of-Way of 24th Avenue S.W., which is the Point of Beginning;

Thence South 00°05'20" West on the West Right-of-Way line a distance of 334.18 feet;

Thence North 89°52'15" West a distance of 605.34 feet;

Thence North 27°33'51" West a distance of 144.72 feet;

Thence North 56°19'36" East a distance of 96.83 feet;

Thence Southeasterly on a curve having a radius of 123.70 feet, a chord bearing of South 62°41'08" East for a chord distance of 85.39 feet;

Thence South 89°52'15" East a distance of 42.00 feet;

Thence Northeasterly on a curve having a radius of 115.99 feet, a chord bearing of North 73°43'03" East for a chord distance of 66.45 feet;

Thence North 57°18'21" East a distance of 52.39 feet;

Thence North 35°30'00" West a distance of 25.51 feet;

Thence North 54°30'00" East a distance of 110.86 feet;

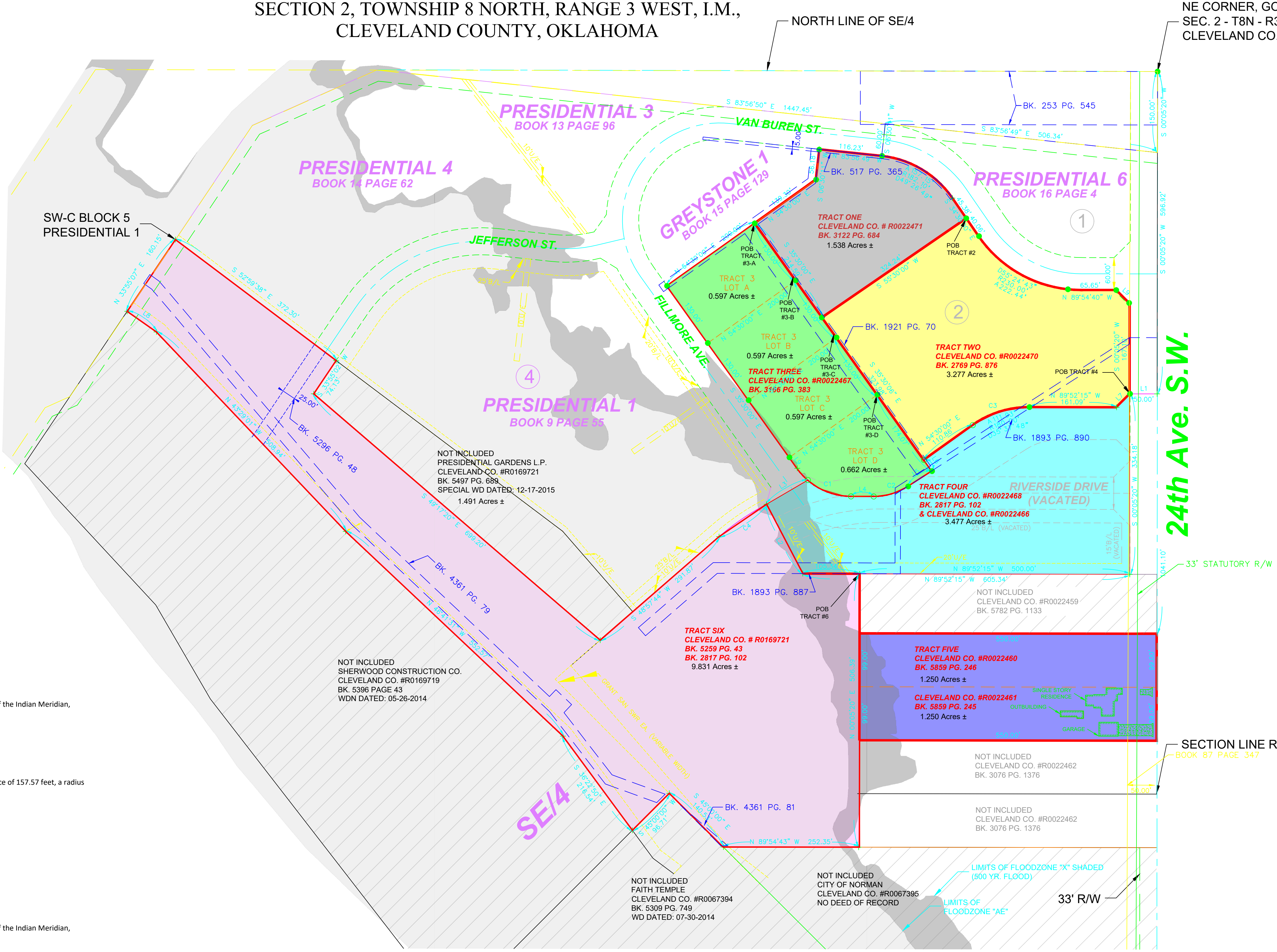
Thence Northeasterly on a curve having a radius of 180.00 feet, a chord bearing of North 72°18'52" East for a chord distance of 110.14 feet;

Thence South 89°52'15" East a distance of 161.09 feet;

Thence North 45°06'32" East a distance of 35.34 feet to the Point of Beginning.

Containing an area of 3.477 Acres, more or less.

**SALES EXHIBIT FOR PROPERTY LOCATED WITHIN SECTION 2, TOWNSHIP 8 NORTH, RANGE 3 WEST, I.M., CLEVELAND COUNTY, OKLAHOMA**

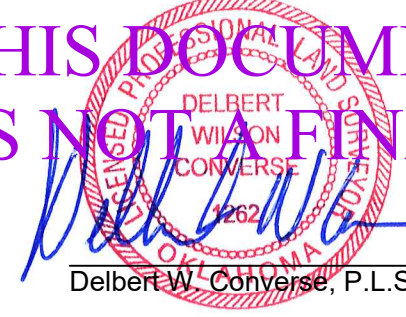


NE CORNER, GOV. LOT 8 SEC. 2 - T8N - R3W, IM CLEVELAND CO., OK

**SALES EXHIBIT**

October 26, 2020  
 This exhibit is made for the benefit of:  
 Dr. Glen Foster  
 South Canadian Development, LLC, an Oklahoma Limited Liability Company  
 Landmark Development Group LLC  
 Arvest Bank  
 The Oklahoma City Abstract & Title Company

**THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT FINAL, SIGNED AND SEALED DOCUMENT**



October 26, 2020  
Date of Certification

**GENERAL NOTES:**

- Portions of the described property are located within area having a Flood Zone designation of "X-Shaded" and "AE" by the Federal Emergency Management Agency (FEMA), reflected on Flood Insurance Rate Map Number 40027C0280H, with an identification date of September 28, 2008, for Community No.400046, City of Norman, Cleveland County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- Date of last site visit: October 3, 2020.
- This survey was performed with the benefit of a title commitments and for the creation of legal descriptions.
- No utility location or connections are shown.
- No improvements are shown on drawing.
- No monuments were set other than the monuments shown set.
- All locations shown hereon are those obtainable by surface evidence only unless otherwise shown.
- This survey was prepared for the exclusive use of the above mentioned client(s) and does not extend to any unnamed person(s) without express recertification by surveyor naming said person(s).

Mission Statement: To provide prompt technical solutions for your surveying and engineering services.

IF THE SEAL IS NOT IN RED INK AND THE SIGNATURE IS NOT IN BLUE INK THEN THIS COPY IS IN VIOLATION OF COPYRIGHT LAWS.

This Plot Of Survey Meets The Oklahoma Minimum Standards For The Practice Of Land Surveying As Adopted By The Oklahoma State Board Of Registration For Professional Engineers And Land Surveyors.

**UTILITY STATEMENT** The utilities shown hereon have been located in the field by above ground inspection only. The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

**COPYRIGHT NOTICE** This drawing is an instrument of service and shall remain the property of Converse Surveying & Engineering Inc, whether the project for which is intended is constructed or not. This drawing and the concepts and ideas contained herein, shall not be used or copied without written approval of Converse Surveying & Engineering Inc. Copyright © 2020 Converse Surveying & Engineering Inc. Submissions or distribution of this drawing to meet official regulatory requirements or for other purposes in connection with the project is not to be construed as publication in derogation of any of the rights of Converse Surveying & Engineering Inc. Any abridgment or violation of the rights of Converse Surveying & Engineering Inc shall be prosecuted to the fullest extent possible under the law.

SURVEY LEGEND		
⊕	AIR VALVE(BLOW-OFF VALVE)	TOP OF RIM
⊙	HANDICAP PARKING	TOP OF GRATE
⊗	BUSH	UNDERGROUND WATER
⊖	STOCKADE FENCE	UNDERGROUND STORM SEWER
⊘	CHAINLINK FENCE	UNDERGROUND TELEPHONE CABLE
⊙	BARBED WIRE FENCE	UNDERGROUND SANITARY SEWER
⊖	EM (ELECTRIC METER)	UNDERGROUND GAS
⊖	ELECTRIC MANHOLE	OVERHEAD ELECTRIC CABLE
⊖	FIRE HYDRANT	UNDERGROUND ELECTRIC CABLE
⊖	CLEAN OUT	CORRESPONDING NOTES
⊖	GAS METER	REINFORCED CONCRETE PIPE
⊖	GAS VALVE	REINFORCED CONCRETE BOX
⊖	GUY WIRE	CORRUGATED GALVANIZED METAL PIPE
⊖	IRON ROD (SET)	RIGHT-OF-WAY
⊖	IRON ROD (FOUND)	PROPERTY LINE
⊖	LIGHT POLE	IRON ROD
⊖	MAIL BOX	UTILITY EASEMENT
⊖	SANITARY SEWER MANHOLE	ACCESS EASEMENT
⊖	STORM SEWER MANHOLE	UTILITY EASEMENT
⊖	TELEPHONE MANHOLE	DRAINAGE EASEMENT
⊖	STORM SEWER INLET	DRAINAGE & UTILITY EASEMENT
⊖	POWER POLE	BUILDING LIMIT LINE
⊖	OP (GUARD POST)	RISER
⊖	SIGN	WATER METER
⊖	TRAFFIC SIGNAL	WATER VALVE

**ONE CALL UTILITY LOCATION NUMBER**

840-5032  
1-800-522-6543

This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.

**SALES EXHIBIT FOR PROPERTY LOCATED WITHIN SECTION 2, TOWNSHIP 8 NORTH, RANGE 3 WEST, I.M., CLEVELAND COUNTY, OKLAHOMA**

**CSE**  
Converse Surveying and Engineering, Inc.

2313 Silverfield Lane  
Edmond, OK 73025  
Phone: 405-234-6022

E-Mail: cseoklahoma@gmail.com  
Certificate of Authorization No. 2977  
Expires June 30, 2022

CLIENT - FOSTER		Revisions	
Drawn By	Date	No.	Description
CSM	11/30/20	1	TRACT 6 LEGAL DESCRIP.
DWC			TRACT 5 STRUCTURES
DATE	10/26/2020		
SURVEY NUMBER	A-02072020Y		

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