

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE NORTHWEST QUARTER OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN THE C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORTHWEST CORNER OF CLASSEN BOULEVARD AND STATE HIGHWAY 9)

- § 1. WHEREAS, Cedarwood Development Group, L.L.C. has made application to have the property described below removed from the A-2, Rural Agricultural District, and to have the same placed in the C-2, General Commercial District; and
- § 2. WHEREAS, said application has been referred to the Planning Commission of said City and said body has, after conducting a public hearing as required by law, considered the same and recommended that the same should be granted and an ordinance adopted to effect and accomplish such rezoning; and
- § 3. WHEREAS, the City Council of the City of Norman, Oklahoma, has thereafter considered said application and has determined that said application should be granted and an ordinance adopted to effect and accomplish such rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

- § 4. That Section 460 of Chapter 22 of the Code of the City of Norman, Oklahoma, is hereby amended so as to remove the following described property from the A-2, Rural Agricultural District, and to place the same in the C-2, General Commercial District, to wit:

A tract of land lying in the Northwest Quarter of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of said Northwest Quarter; THENCE North 89°14'30" East, along the north line of said Northwest Quarter, a distance of 8.68 feet to a point on the easterly right-of-way line of the A.T.&S.F. Railroad right-of-way; THENCE South 27°44'11" East, along said easterly right-of-way line, a distance of 1,377.17 feet to the POINT OF BEGINNING;

THENCE North 48°21'58" East a distance of 328.95 feet to a point on the westerly right-of-way line of U.S. Highway 77 (Classen Boulevard) as established by REPORT OF COMMISSIONERS CASE NO. 19,758 in the District Court of Cleveland County, recorded in Book 295, Page 207 and ORDER APPROVING AND CONFIRMING REPORT OF COMMISSIONERS recorded in Book 348, Page 338; THENCE along said westerly right-of-way line, the following five (5) courses:

1. South 27°35'11" East a distance of 596.60 feet;
2. South 80°46'19" West a distance of 15.85 feet;
3. South 27°35'11" East a distance of 347.00 feet;
4. North 80°46'19" East a distance of 36.69 feet;
5. South 27°35'11" East a distance of 94.95 feet to a point on the northerly right-of-way line of State Highway 9 as established by JOURNAL ENTRY CASE NO. 23868 in the District Court of Cleveland recorded in Book 367, Page 454;

THENCE South 62°24'49" West, along said northerly right-of-way line, a distance of 336.36 feet to a point on the aforesaid A.T.&S.F. Railroad right-of-way line;

THENCE North 27°44'11" West, along said railroad right-of-way line, a distance of 965.27 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 316,268 square feet or 7.2605 acres, more or less.

§ 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

ADOPTED this \_\_\_\_\_ day of  
\_\_\_\_\_, 2018.

NOT ADOPTED this \_\_\_\_\_ day of  
\_\_\_\_\_, 2018.

\_\_\_\_\_  
(Mayor)

\_\_\_\_\_  
(Mayor)

ATTEST:

\_\_\_\_\_  
(City Clerk)