



office memorandum

DATE: January 6, 2017

TO: ✓ Jeff Bryant, City Attorney
Rone Tromble, Administrative Technician IV
Ken Danner, Subdivision Manager
Ken Komiske, Director of Utilities
Jane Hudson, Principal Planner

FROM: Brenda Hall, City Clerk

A handwritten signature in black ink, appearing to be 'BH' with a flourish.

SUBJECT: Petition to Close a Portion of Easement

I am in receipt of a petition to close a portion of a platted utility easement located in Lot 14, Block 2, Las Colinas Addition Section 2.

In accordance with Resolution No. R-8182-66, I am forwarding the request; location map; radius map; and certified ownership list to your office and requesting that your office send notice to the furnished list of property owners and have the necessary ordinance prepared. If further action is needed from my office, please notify me.

BH:kjc
attachments

WILLIAM R. DILL

ATTORNEY AT LAW

TELEPHONE (405) 360-9707

401 WEST MAIN STREET
- SUITE 380 -
NORMAN, OKLAHOMA 73069-1315

FAX (405) 329-0171

January 6, 2017

Brenda Hall, City Clerk
City of Norman
Norman City Hall
Norman, Oklahoma (Hand Delivered)

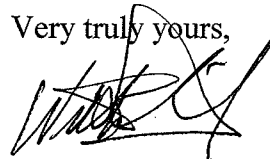
RE: Petition to close a portion of Easement in Lot 14, Block 2, Las Colinas Addition Sec. 2
Our File No: 061517

Ms. Hall:

With this letter we are delivering a Petition of the Hines Family Revocable Trust to close a portion of a plated utility easement located in Lot 14, Block 2, Las Colinas Addition Sec. 2. A map depicting the area to be closed and reciting the legal description is attached to the Petition.

We are also delivering with this letter our firm check in the amount of \$400.00 as well as multiple copies of the certified ownership list.

Very truly yours,



WILLIAM R. DILL

WRD:nd

To: **City of Norman**, c/o City Clerk Brenda Hall
Norman City Hall
Norman, OK (Hand-Delivered)

Re: **Petition to close a portion of the platted utility easement in Lot Fourteen (14), Block Two (2), LAS COLINAS ADDITION SECTION 2 to Norman,**

Date: January 6, 2017

1. The undersigned Applicant, THE HINES FAMILY REVOCABLE TRUST dated June 17, 2014, proceeding by and through its Trustee, J. Taylor Hines, ("Hines" or "Petitioner"), is the owner of all the land on both sides of the portion of the platted utility easement described below which is proposed for closing.

2. It is in the best interest of both the undersigned and the City of Norman to release, close, and subsequently vacate, and foreclose the right to reopen in the District Court, the following platted easement:

The portion of the public utility easement, more particularly described by the legal descriptions attached as Attachment "A" hereto ["Portion of Platted Utility Easement to be Closed"]

3. If there are utility lines or facilities in, or under or over any part(s) of the Portion of Platted Utility Easement to be Closed, Applicant will cause same to be relocated and/or respected and protected, as required by law.

4. Copies of the ownership list, certified by a bonded abstractor, reflecting all owners of record, according to the records of the County Treasurer, of property within 300 feet in any direction of the above-described Portion of Platted Utility Easement to be Closed are submitted herewith. A map which is attached to each copy of said ownership list shows the location of the ownership lines for each owner of record whose name appears on the ownership list.

5. Enclosed is our firm check for the required filing fee of \$400.

6. Action by the Board of County Commissioners of Cleveland County is not necessary.

7. The undersigned will pay the cost of newspaper publication of the required Notice.

WHEREFORE, pursuant to Resolution 8182-66, as amended, of the City of Norman, the undersigned Applicant requests official closing of the above-described Portion of Platted Utility Easement to be Closed, by enactment of an ordinance by the City Council of the City of Norman.

Respectfully submitted,

Applicant: THE HINES FAMILY REVOCABLE
TRUST dated June 17, 2014, proceeding by
and through its Trustee, J. Taylor Hines,

By: 

WILLIAM R. DILL OBA No. 2361
401 West Main, Suite 380
Norman, Oklahoma 73069
Telephone: (405) 360-9707
Facsimile: (405) 329-0171
Email: oklaw@swbell.net

and

R. Blaine Nice OBA No. 11944
FELLERS, SNIDER, BLANKENSHIP
BAILEY & TIPPENS, P.C.
321 South Boston, Suite 800
Tulsa, Oklahoma 74103
Telephone (918) 925-5863
Facsimile (918) 583-9659
Email bnice@fellerssnider.com

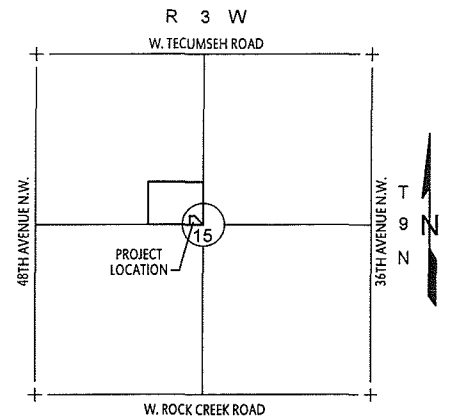
Attorney/Agent for Applicant

cc: Ken Danner, CON Public Works
Jane Hudson, CON Planning Dept.
Client (w/o Attachments)

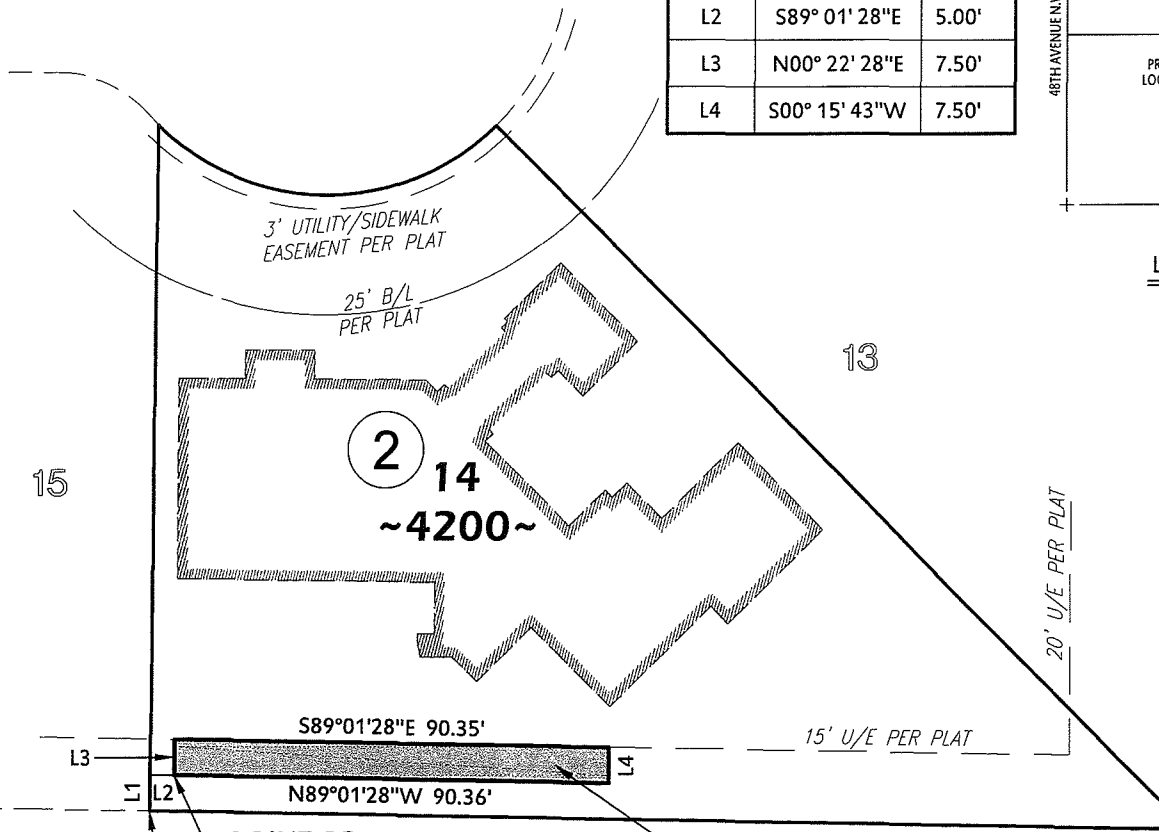
LAS COLINAS LANE

CORDOVA COURT

Line Table		
Line #	Direction	Length
L1	N00° 22' 28"E	7.50'
L2	S89° 01' 28"E	5.00'
L3	N00° 22' 28"E	7.50'
L4	S00° 15' 43"W	7.50'



LOCATION MAP
SCALE: 1" = 3000'



POINT OF BEGINNING
 POINT OF COMMENCEMENT
 SW CORNER, LOT 14, BLOCK 2
 LAS COLINAS ADDITION SECTION 2

UTILITY EASEMENT
 678 SQ FT
 OR 0.016 ACRES

LEGAL DESCRIPTION

A tract of land situate within the Northwest Quarter (NW/4) of Section Fifteen (15), Township Nine North (T9N), Range Three West (R3W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma; same being a part of Lot 14, Block 2, LAS COLINAS ADDITION SECTION 2, according to the recorded plat thereof; being more particularly described as follows:

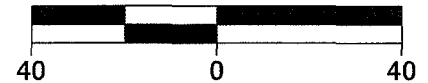
COMMENCING at the Southwest corner of said Lot 14; thence N00°22'28"E along the West line of said Lot 14 a distance of 7.50 feet; thence S89°01'28"E a distance of 5.00 feet to the POINT OF BEGINNING; thence

N00°22'28"E a distance of 7.50 feet; thence S89°01'28"E a distance of 90.35 feet; thence S00°15'43"W a distance of 7.50 feet; thence N89°01'28"W a distance of 90.36 feet to the POINT OF BEGINNING.

Said tract contains 678 Sq Ft or 0.016 Acres, more or less.

SCALE: 1" = 40'

GRAPHIC SCALE IN FEET



BASIS OF BEARING = RECORDED PLAT
 LAS COLINAS ADDITION SECTION 2

ATTACHMENT A

UTILITY EASEMENT

300 Pointe Parkway Blvd.
 Yukon, Oklahoma 73099



Craffton Tull
 architecture | engineering | surveying

405.787.6270 | 405.787.6276 |
 www.crafftontull.com

SHEET NO.: 1 of 1
 DATE: 01/06/17
 PROJECT NO.: 08603500

CERTIFICATE OF AUTHORIZATION:
 CA-923 (PE/LS) EXPIRES 6/30/2018