



FELLERS SNIDER
ATTORNEYS AT LAW



DIRECT R. Blaine Nice
Shareholder
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T (405) 232-0621
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August 25, 2020

Brenda Hall, City Clerk
CITY OF NORMAN
P.O. Box 370
201 West Gray
Norman, OK 73070

Re: Petition Requesting Detachment

Dear Ms. Hall,

Please find the enclosed signed Petition for Detachment, which is being filed pursuant to 11 O.S. §21-110, *et seq.* A true and complete unsigned copy of the Petition requesting Detachment was filed with the City Clerk of Norman on the 30th day of July, 2020 before it was circulated and signed by at least 3/4 of the registered voters and by owners of at least 3/4, in value, of the property to be detached, as required by 11 O.S. §21-110 (B)(1).

Additionally, please find the enclosed Publisher's Affidavit demonstrating proper notice was published in accordance with the Oklahoma State statutes.

Please set this for all necessary public hearings at your earliest convenience.

If you have any questions, feel free to contact me.

Sincerely,

R. Blaine Nice
For the Firm

RBN/cjc/841057.02387
Enclosure

IN THE CITY CLERK'S OFFICE
OF THE CITY OF NORMAN

)
)
)

PETITION FOR DETACHMENT

COMES NOW 34th Street Partners, LLC and hereby requests that the property listed below be detached from the City of Norman pursuant to 11 O.S. § 21-110, *et seq.*:

Property legal description as follows:

LEGAL DESCRIPTION:

All that part of the North Half (N/2) of Section Thirty-Five (35), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, currently within the limits of the City of Norman, lying between the Little River and the west edge of the railroad Right-of-Way, being further described as follows:

Tracts 1 & 2 of the Rural Certificate of Survey named Shelley Acres recorded at Bk. 4154, Pg. 28 in the records of the Cleveland County Clerk AND a tract of land described in the Warranty Deed recorded at Bk. 2381, Pg. 732 in the records of the Cleveland County Clerk, being more particularly described as follows:

Beginning at a point 1930.77 feet South 89°40'43" West (1932.80 feet West-record) and 999.86 feet South 00°19'17" East (1000 feet South-record) of the Northeast Corner of the Northeast Quarter (NE/4) of Section 35, said point being on the West Right-of- Way line of the Atchison, Topeka & Santa Fe Railroad; THENCE continuing along the West Right-of-Way line of the Atchison, Topeka & Santa Fe Railroad South 03°27'31" East (South 3°13' East-record) a distance of 931.50 feet; THENCE South 89°43'04" West a distance of 48.67 feet (West 35 feet-record) to the centerline of a creek known as Little River; THENCE in a meandering direction Westerly and Northerly along the centerline of said creek the following seventy-four (74) courses:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/27/20

THENCE North 04°31'33" West a distance of 19.84 feet;
THENCE North 42°05'53" West a distance of 26.23 feet;
THENCE North 70°48'60" West a distance of 50.64 feet;
THENCE North 82°31'54" West a distance of 50.84 feet;
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THENCE North 84°30'25" West a distance of 66.66 feet;
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THENCE South 58°45'39" East a distance of 54.20 feet;
THENCE South 54°43'35" East a distance of 58.21 feet;
THENCE South 09°31'54" West a distance of 81.66 feet;
THENCE South 02°16'03" West a distance of 38.52 feet;
THENCE North 87°43'57" West a distance of 44.15 feet;
THENCE North 65°26'27" West a distance of 52.20 feet;
THENCE South 81°43'03" West a distance of 72.97 feet;
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THENCE North 32°21'55" West a distance of 43.07 feet;
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THENCE North 25°50'02" West a distance of 44.49 feet;
THENCE North 40°25'48" West a distance of 36.69 feet;
THENCE South 52°45'07" West a distance of 31.07 feet;
THENCE South 71°55'00" West a distance of 35.75 feet;
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THENCE North 89°40'43" East a distance of 685.08 feet;
THENCE South 03°27'31" East a distance of 1001.36 feet to the point of
beginning.

Containing 42.83 acres more or less.

The following is submitted in support of the petition:

1. The properties listed above are annexed in the City of Norman city limits.
2. More than 75% of the listed properties is owned by 34th Street Properties, LLC.


3. The undersigned represent three fourths (3/4) of the registered voters and owners of at least three fourths (3/4) in value of the property to be detached.

Filed this _____ day of June 2020.

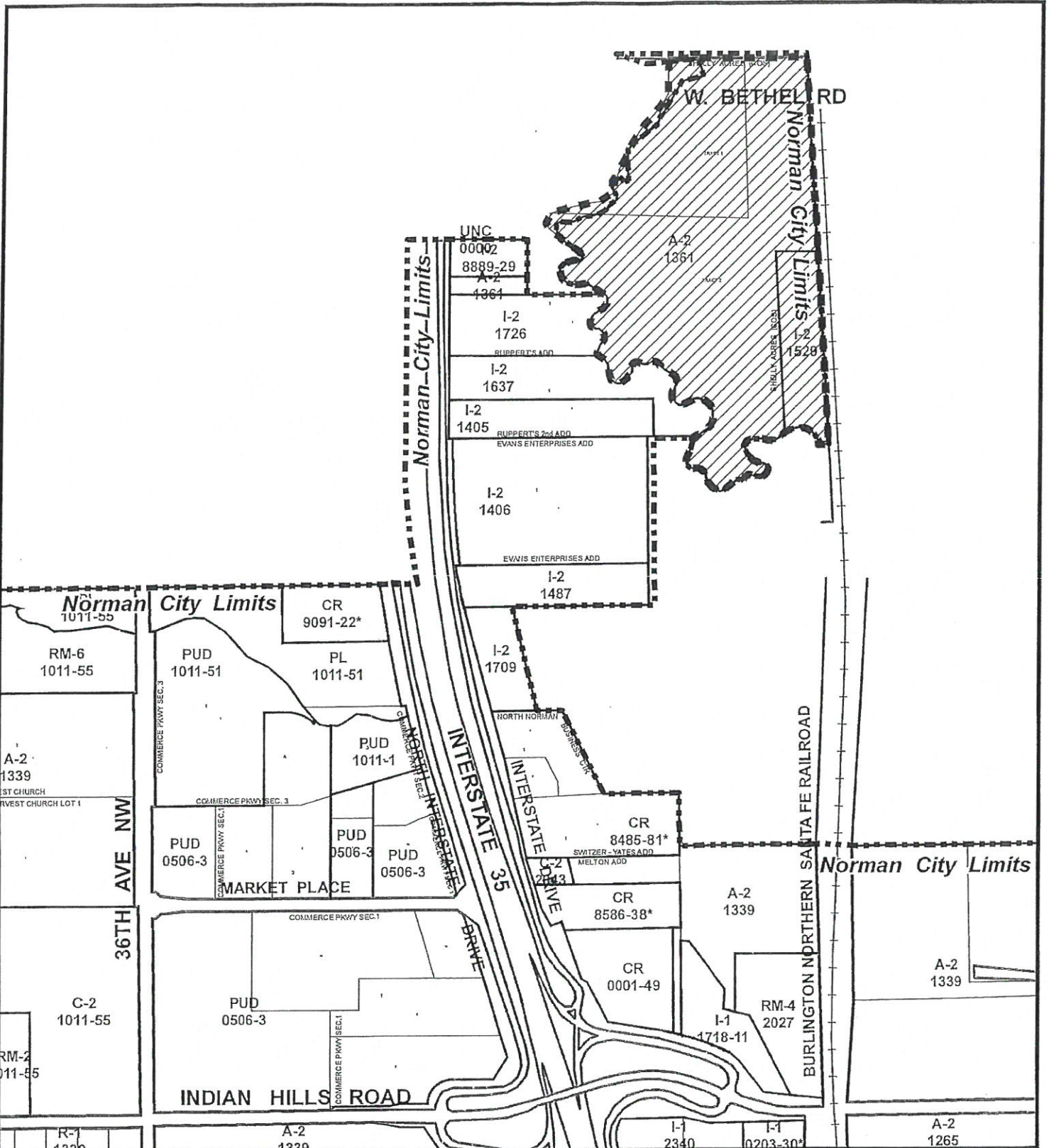


34th Street Partners, LLC

843002.02387



R. Blaine Nice, OBA No. 11944
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BAILEY & TIPPENS, P.C.
100 N. Broadway, Suite 1700
Oklahoma City, OK 73102-8820
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Facsimile: (405) 232-9659
Email: bnice@fellerssnider.com
Attorney for John Special and Jay Jordan



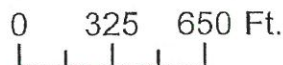
Location Map



Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



May 8, 2020



 Subject Tract

 Zoning

PROOF OF PUBLICATION

In the District Court of Cleveland County,
State of Oklahoma

Petition for Detachment

Affidavit of Publication

State of Oklahoma, County of Cleveland, ss:
I, the undersigned publisher, editor or Authorized Agent of the Norman Transcript, do solemnly swear that the attached advertisement was published in said paper as follows:

1st Publication August 1, 2020

2nd Publication August 8, 2020

3rd Publication _____

4th Publication _____

That said newspaper is Daily, in the city of Norman, Cleveland County, Oklahoma, a Daily newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.

Ben White

Signature

Subscribed and sworn before me on the 8th day of August, 2020.

Tina Anderson

My commission expires
07-10-24

Notary Public
Commission #
20008340

Cost of Publication \$ 366.27

PAY TO:
The Norman Transcript
P.O. Drawer 1058
Norman, OK 73070

A copy of this affidavit of publication
was delivered to the Office of the
Cleveland County Court Clerk
on August 8 2020.

Please include the case number on your check.



(Published in the Norman Transcript August 1, 8, 2020, 2t)

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OF THE CITY OF NORMAN
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Filed this _____ day of June 2020.

R. Blaine Nice, OBA No. 11944

Fellers Snider Blankenship

Bailey & Tippens, P.C.

100 N. Broadway, Suite 1700

Oklahoma City, OK 73102-8820

Telephone: (405) 232-0621

Facsimile: (405) 232-9659

Email: bnice@fellerssnider.com

Attorney for John Special and Jay Jordan

34th Street Partners, LLC