

BAILEY & POARCH

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ATTORNEY AT LAW

May 29, 2013

Brenda Hall
City Clerk
City of Norman
201 West Gray
Norman, OK 73069

RE: Proposed partial vacation of utility easement

Dear Ms. Hall,

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5-31-13

Enclosed please find the following:

1. The easement proposed for partial vacation is described as follows:

The east two and one-half (2.5) feet of the seven and one-half (7.5) foot utility easement existing along the southwest property line of Lots 5 and 15, Block 2, Red Canyon Ranch Section 3, A Planned Unit Development, A part of the S.E. 1/4, Section 8, T9N, R2W, I.M., to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

2. Three copies of the 300 foot ownership list.
3. Three copies of a map reflecting the ownership list and the easement to be partially vacated.
4. \$400.00 filing fee.

Please review the enclosed and if it satisfies your requirements, include this application upon the next planning commission agenda. You are advised that my client owns all of the property surrounding the easement. Thank you for your assistance,

Sincerely,



Robert L. Bailey II

PARTIAL RELEASE
OF 2.5' OF THE N/E
7.5' SIDEYARD
UTILITY EASEMENT.
THIS WOULD MAKE
THE TOTAL SIDEYARD
WIDTH OF 5'.

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
2	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
3	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
4	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
5	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
6	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
7	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
8	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
9	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
10	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
11	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
12	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
13	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
14	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
15	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
16	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
17	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
18	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
19	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
20	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
21	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
22	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
23	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
24	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
25	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
26	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
27	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
28	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
29	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00
30	N 0°00'00" E	1.00	0°00'00"	1.00	N 0°00'00" E	1.00	0°00'00"	1.00

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFAGE WATER AND CONVEYANCE AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE, REPAIRS AND CONSTRUCTION OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. IF MAINTENANCE IS NOT MAINTAINED, THE CITY ENGINEER SHALL HAVE THE RIGHT TO ENTER THE FACILITY AND PERFORM SUCH MAINTENANCE. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE FACILITY. THE FACILITY SHALL BE MAINTAINED IN A MANNER THAT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

WILDWOOD HILLS ESTATES

COMMON AREA "B" /
DRAINAGE EASEMENT

FINAL PLAT
RED CANYON RANCH SECTION 3
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4, SECTION 8, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter (S.E. 1/4) of Section Eight (8), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

THENCE North 89°58'32" East along the South line of said S.E. 1/4 a distance of 2618.35 feet to the Southeast corner of said S.E. 1/4; THENCE North 0°00'00" East along the West line of said S.E. 1/4 a distance of 116.13 feet to the POINT OF BEGINNING;

THENCE following North 0°00'00" East along said West line a distance of 473.10 feet; THENCE North 0°00'00" East a distance of 800.21 feet to a point, said point being the Northwest corner of said tract; THENCE following the property line of said tract the following 13 courses:

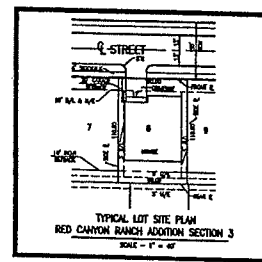
- 1) THENCE South 30°00'00" East a distance of 204.75 feet;
- 2) THENCE South 32°27'01" East a distance of 132.40 feet;
- 3) THENCE South 52°53'30" West a distance of 123.06 feet to a point on a non-tangent curve;
- 4) THENCE around a curve to the right having a radius of 487.89 feet (said curve subtended by a chord which bears North 37°25'11" West, a distance of 24.74 feet) and an arc length of 51.73 feet;
- 5) THENCE South 54°00'14" West a distance of 50.00 feet;
- 6) THENCE South 54°43'54" West a distance of 74.84 feet;
- 7) THENCE South 37°18'04" East a distance of 118.33 feet;
- 8) THENCE South 37°25'11" East a distance of 50.00 feet to a point on a non-tangent curve;
- 9) THENCE around a curve to the right having a radius of 350.00 feet (said curve subtended by a chord which bears North 57°50'56" East, a distance of 17.56 feet) and an arc length of 17.57 feet to a point of reverse curvature;
- 10) THENCE around a curve to the left having a radius of 417.82 feet (said curve subtended by a chord which bears North 57°50'56" East, a distance of 28.68 feet) and an arc length of 36.88 feet;
- 11) THENCE South 30°00'00" East a distance of 118.35 feet;
- 12) THENCE South 45°49'29" West a distance of 36.84 feet;
- 13) THENCE South 45°02'40" East a distance of 81.88 feet;

THENCE South 58°06'18" West a distance of 148.85 feet; THENCE South 32°16'12" West a distance of 50.00 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 350.00 feet (said curve subtended by a chord which bears North 52°33'30" West, a distance of 52.33 feet) and an arc length of 52.33 feet; THENCE South 32°33'30" West a distance of 118.40 feet; THENCE North 47°57'47" East a distance of 18.85 feet; THENCE South 58°54'28" West a distance of 136.44 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 150.00 feet (said curve subtended by a chord which bears South 42°52'07" East, a distance of 5.11 feet) and an arc length of 5.11 feet; THENCE South 44°02'58" West a distance of 50.00 feet; THENCE South 54°51'28" West a distance of 130.35 feet; THENCE South 37°05'47" West a distance of 88.07 feet; THENCE North 57°43'48" West a distance of 185.88 feet to the POINT OF BEGINNING.

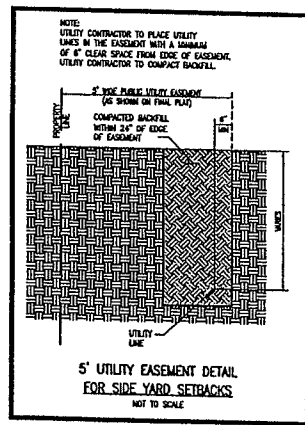
Said tract contains 813.000 square feet or 18.724 acres, more or less.

NOTE: COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.

• UNLESS OTHERWISE NOTED, 1/4" = 1/8" CA. 5/16" CAPS WERE SET AT ALL PROPERTY CORNERS.



TYPICAL LOT SITE PLAN
RED CANYON RANCH ADDITION SECTION 3
SCALE - 1" = 40'



P.O.C.
FIND. MAG. MAG. S.E. COR.
S.E. 1/4 SEC. 8, T. 9 N., R. 2 W.

D/E = DRAINAGE EASEMENT
SW/E = SIDEWALK EASEMENT
P/E = PEDESTRIAN EASEMENT
L/A = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
-1000- = ADDRESS

Date: October 17, 2012
SAC Consulting Engineers, P.C.
815 N. Main Street
Oklahoma City, OK 73104
Ph: (405) 232-7715
Oklahoma C.A.M.A. Reg: 6-21-2013

RED CANYON RANCH SECTION 3 P.U.D.
FINAL PLAT
SHEET 2 OF 2

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.