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4 October 2012

City of Norman
Planning Department; Public Works Department
201 West Gray
Norman, OK 73069

RE: Application to remove LNA from Lot 6, Block 5, Highland Village, Sec. 6

Dear City of Norman,

On behalf of my client, MUIRFIELD INC., an Oklahoma corporation, ("Muirfield"), please accept this as the Application for removal of the Limit of No Access ("LNA"), from the final plat of the Highland Village Addition, Section 6, as it pertains to Lot 6, Block 5, a.k.a. 3004 Terrace Park Trail (the "Lot") in that Addition. It is my understanding that Muirfield has been in communication with Staff and that Staff supports the removal of the LNA from the Lot, and recommended that it be done prior to the grading and final engineering of the Lot. In further explanation of the request, we provide the following information.

If the LNA were to remain as a limitation on the Lot, then the vehicular access to the Lot and to an anticipated garage on the Lot would have to come from the western side of the Lot. The topography of the Lot includes a substantial drop in slope on the western side of the Lot. Therefore, if the vehicular access and garage were required to be on the western side of the Lot, then the driveway and garage would be dropped into a deep hole on that western edge of the Lot. Development of the Lot in that manner would create a hazardous situation for the future residents, along with difficulty in maintenance, and would cause the design of the home to include steps or other vertical transitions between the garage and remainder of home. Muirfield recently met on site with Staff of the City of Norman and there was unanimous agreement from those present that the garage should be on the east side of the Lot.

Removing the LNA from the Lot will not violate the Subdivision Regulations of the City of Norman. Rather, removal of the LNA is supported by the Subdivision Regulations, such as follows:

Subdivision Regulations; Article IV, Design, Sec. 19-401. - Design principles.

- E. Circulation within the urban area should be provided in accordance with the following design principles:
2. Minor streets should be designed to provide access to each parcel of land under separate ownership ...
 5. Ingress and egress to single family residential properties should be provided only on minor streets.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10-8-12

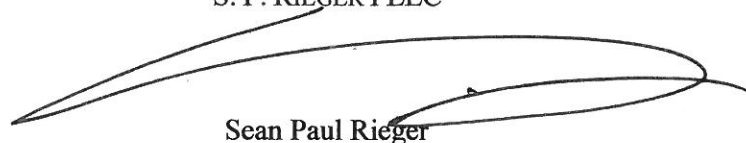
As noted in the Subdivision Regulations above, Access is anticipated and called for on minor streets within the developments. In looking at the EXHIBIT A attached hereto, access is provided onto Terrace Park Trail for multiple other lots in immediate vicinity of the Lot. Lot 1 in Block 4, lots 9 and 10 in Block 3, and lot 7 in Block 5, all are allowed direct access to Terrace Park Trail. None of those immediately nearby lots are encumbered with the LNA restriction. Therefore, Terrace Park Trail is an appropriate street to allow for access from the Lot, and thus the change requested herein is supportable.

We are attaching several Exhibits for your consideration, as follows:

- EXHIBIT A: Existing Plat as filed with Limit of No Access (LNA) across Lot 6, Block 5;
- EXHIBIT B: Proposed modification to Plat with LNA removed;
- EXHIBIT C: Proposed site plan to be developed on Lot 6, Block 5 upon removal of LNA;
- EXHIBIT D: Approved site plan for Lot 7, Block 5, next door to east; and
- EXHIBIT E: Bonded Abstractor Certification of Owners list.

We request that you please place this request on the next available Agenda for City Council approval of the removal of the LNA from the Lot. If you feel that this must go in front of Planning Commission first, then we request that you place us on the Planning Commission hearing on October 11, 2012. Please let me know what else we need to provide for this request. We thank you for your consideration and assistance.

Very Truly Yours,
S. P. RIEGER PLLC

A large, stylized handwritten signature in black ink, appearing to read 'Sean Paul Rieger', is written over the printed name.

Sean Paul Rieger
Attorney at Law • Architect • Broker

EXHIBIT A

Existing Plat as filed with Limit of No Access (LNA) across Lot 6, Block 5

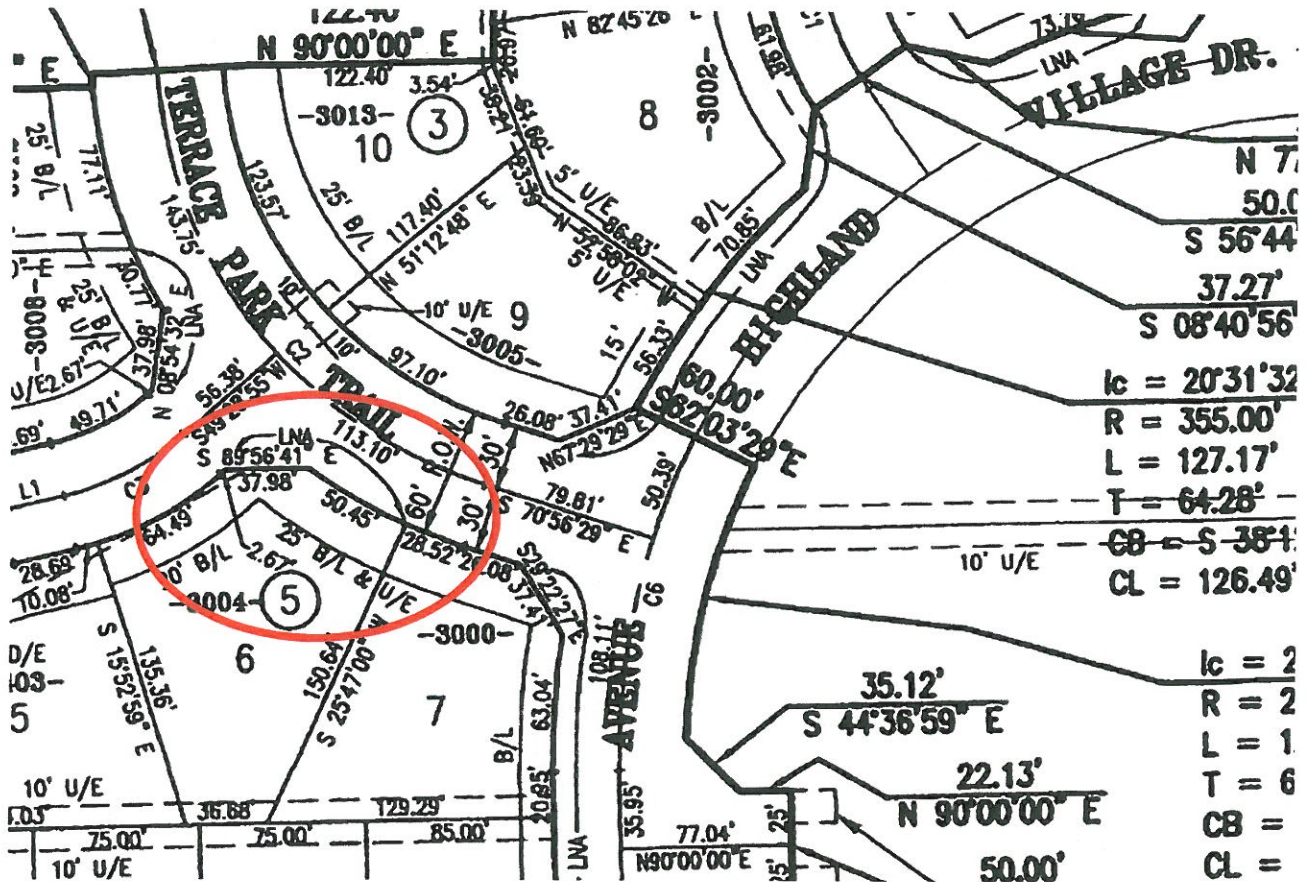
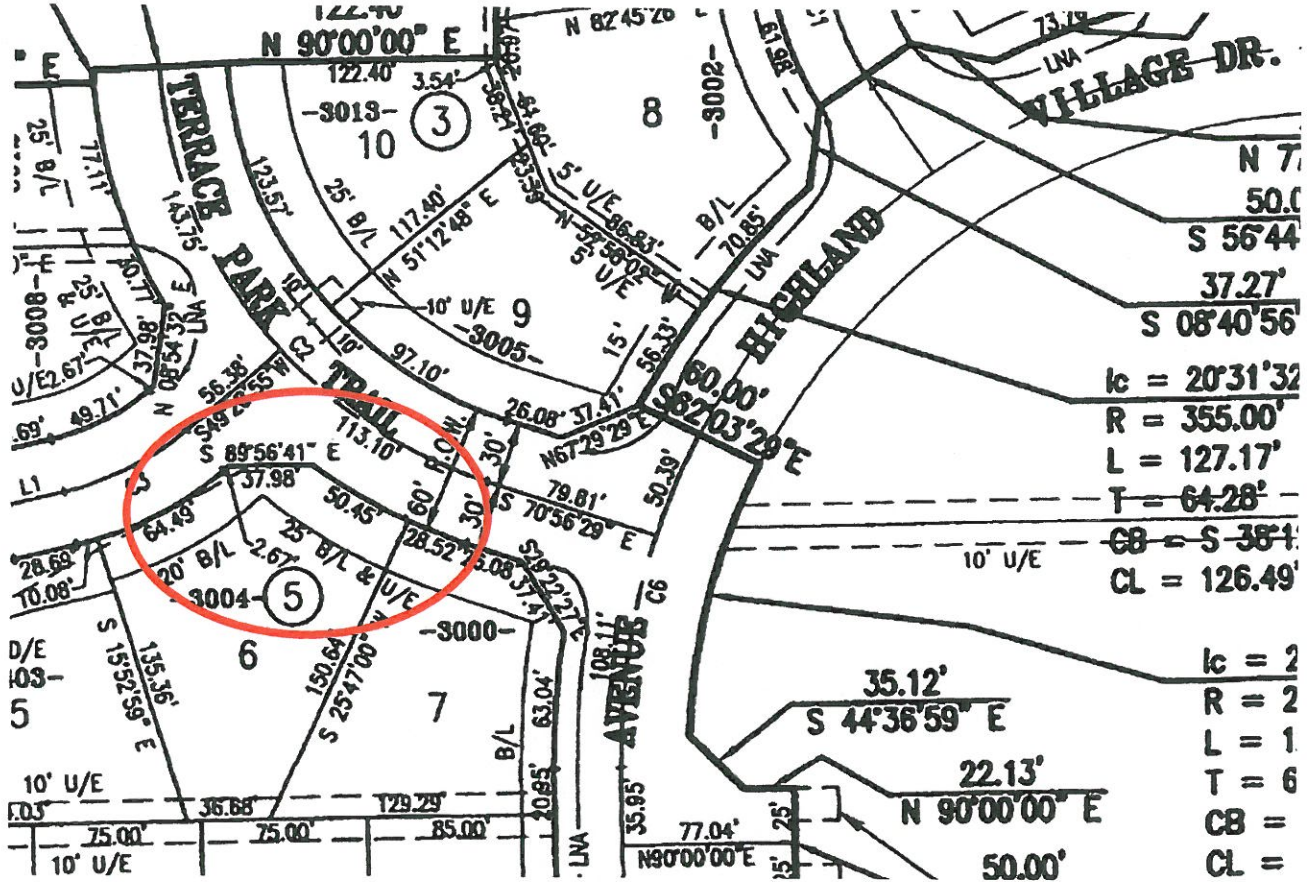


EXHIBIT B

Proposed modification to Plat with LNA removed from right of way on Lot 6, Block 5



Proposed site plan to be developed on Lot 6, Block 5 upon removal of LNA

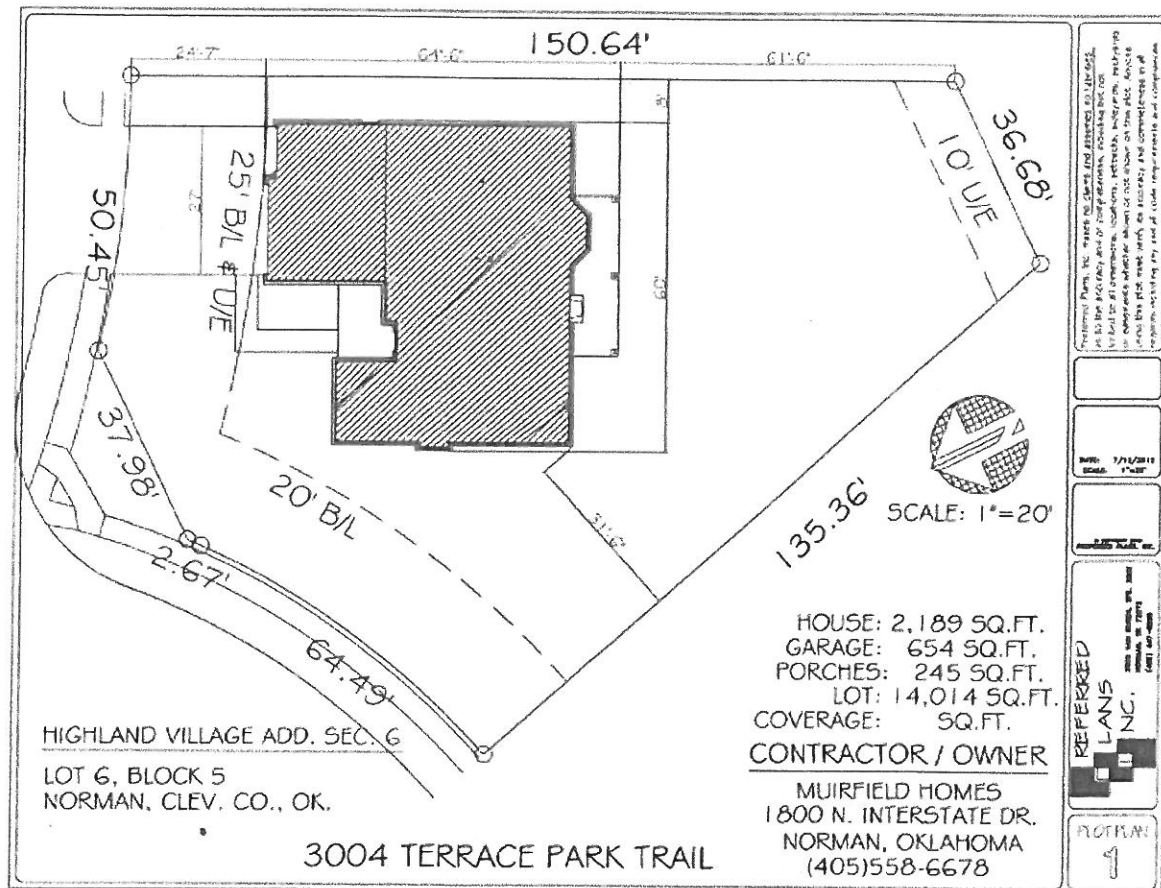


EXHIBIT D

Approved site plan for Lot 7, Block 5, immediately next door to east, approving access onto Terrace Park Trail, similar to as requested herein.

