

SEAN PAUL RIEGER
ATTORNEY AT LAW • ARCHITECT
S.P. RIEGER PLLC
136 THOMPSON DRIVE
NORMAN, OKLAHOMA 73069-5245
E-MAIL: SP@RIEGERLLC.COM

TELEPHONE: 405.329.6070

FACSIMILE: 405.329.7103

10 November 2014

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

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11-10-14 *BH*

RE: Requesting vacation of public easements

Dear Ms. Hall:

On behalf of INLAND AMERICAN COMMUNITIES ACQUISITIONS, L.L.C. ("**Inland**"), please accept this as our request for the City of Norman to take action to permanently close and vacate existing public utility easements that lie on Property in the general vicinity of the existing Bishops Landing Apartment buildings at 303, 333, and 403 E. Brooks St. The subject existing easements are more specifically shown on the attached **EXHIBIT A**.

The subject Property is being submitted simultaneously herewith for consideration of approval of a Planned Unit Development and Preliminary Plat. Through that process, Inland intends to redevelop the Property into a multifamily housing complex. The redevelopment of the Property and new plat of the Property will reconfigure the public easements on the Property. Out of an abundance of caution for title purposes, we are moving for formal vacation of all prior public easements that will no longer align with the proposed development plans.

Any necessary utilities that do lie within any of the proposed vacated easements will be relocated accordingly at Developer's cost and moved to locations that properly serve the development and any neighbors that utilize them.

Therefore, our request is for the City to permanently close and vacate the existing utility easements as they currently exist in their present location as shown on the attached **EXHIBIT A**. This request is contingent upon approval of the rezoning and preliminary plat.

In additon to this letter request, we hereby submit the filing fee, a certified owners list of all property owners within 300 feet, and descriptions of the easements to be vacated. Please let me know if you need any additional information from us in order to place this item on the agenda of City Council for their consideration. Thank you very much for your assistance and cooperation.

Respectfully Submitted,
S. P. RIEGER PLLC

A handwritten signature in black ink, appearing to read 'Sean Paul Rieger', with a long horizontal flourish extending to the right.

Sean Paul Rieger
Attorney at Law • Architect

UNIVERSITY HOUSE NORMAN AT
BISHOPS LANDING ADDITION

LEGAL DESCRIPTION

Lots One (1) through Thirty-two (32) inclusive, Block Three (3) of REPLAT OF BLOCK 3 OF THE MILLER ADDITION, an Addition to the City of Norman, Cleveland County, Oklahoma according to the recorded plat thereof.

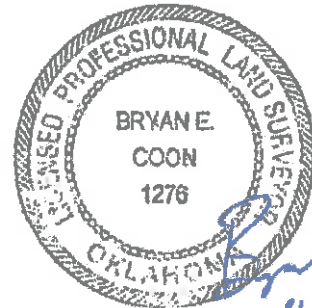
Byran E. Coon P.L.S. No. 1276

Huitt-Zollars Inc.

C.A : 1489 EXP: 06/30/2015

b.c.///November 7, 2014

F:\CAD\p\30381201 - BISHOPS LANDING\ADMINISTRATIVE\30386301_ESMT'S TO BE CLOSED LEGAL DESC.RTF



UNIVERSITY HOUSE NORMAN AT
BISHOPS LANDING ADDITION

EASEMENTS TO BE CLOSED

Easement "A"

A Ten (10) foot utility easement in Block 3 of REPLAT OF BLOCK 3 OF MILLER ADDITION, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows:

The South Five (5) feet of lots One (1) through Fifteen (15), inclusive and the North Five (5) feet of lots Sixteen (16) through Thirty-Two (32), inclusive.

Easement B.1

East 15 feet of Lots 6 and 25, Block 3; MILLER ADDITION to the city of Norman, as shown by the amended plat thereof.

Easement B.2

The East 15' of Lot 6, Block 3, MILLER ADDITION, less and except the West 43' thereof and less and except the S. 123' thereof.

Easement C.1

A Storm Sewer easement being fifteen (15) feet in width, lying seven and one half (7.5) feet each side of the center line of the existing 42" R.C.P storm sewer in REPLAT OF BLOCK 3 OF MILLER ADDITION, according to the recorded plat thereof.

Easement C.2

Beginning at a point on the West boundary of Lot 5, Block 3, MILLER ADDITION, said point being 140' South of the N.W. corner of said Lot 5, thence Southeasterly 62' to a point on the East line of said Lot 5, said point being 176' S. of the N.E. corner of said Lot 5.

Easement D

A Twenty (20) foot utility easement in Block 3 of REPLAT OF BLOCK 3 OF MILLER ADDITION, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows:

The East Ten (10) feet of Lots Thirteen (13) and Eighteen (18) and the West Ten (10) feet of Lots Twelve (12) and Nineteen (19).

PAGE STREET

TROUT AVENUE

BROOKS STREET

UNIVERSITY
OF OKLAHOMA

A.T. & S.F. RAILROAD

EASEMENT "B.2" TO BE CLOSED
15' SANITARY SEWER EASEMENT
TO CITY OF NORMAN
BOOK 416, PAGE 124
(NOT PLOTTABLE)

EASEMENT "B.1" TO BE CLOSED
15' SANITARY SEWER EASEMENT
TO CITY OF NORMAN
BOOK 401, PAGE 242

EASEMENT "C.2" TO BE CLOSED
15' STORM SEWER EASEMENT
TO CITY OF NORMAN
BOOK 416, PAGE 124

EASEMENT "C.1" TO BE CLOSED
15' STORM SEWER EASEMENT
TO CITY OF NORMAN
BOOK 444, PAGE 162

EASEMENT "A" TO BE CLOSED
10' USE PER PLAT

EASEMENT "D" TO BE CLOSED
20' SANITARY SEWER EASEMENT

PROPOSED EASEMENTS
TO BE CLOSED

EASEMENT EXHIBIT A

NO. 11/7/14	DATE
1" = 100'	SCALE
30381281	NO. 30381281
APPROVED BY	APPROVED BY
B.C.	B.C.
B.E.C.	B.E.C.
1	1
1	1

UNIVERSITY HOUSE NORMAN
AT BISHOP'S LANDING ADDITION
CLEVELAND COUNTY, NORMAN, OK

HUITZIGERS

Huitzigers, Inc.
1499 E. 8th St.
Oklahoma City, Oklahoma 73116
Phone (405) 942-3383 Fax (405) 942-3384
www.huitzigers.com

