

fx (5) 25cm

LOT LINE ADJUSTMENT NO. 1525

Revised 3-06  
Date April 15, 2015

We, the undersigned, being owners of the following described property do hereby make application and petition the Lot Adjustment Committee to allow the Lot Line Adjustment according to Article VI, Section 19-603 of the Subdivision Regulations. In support of this application, the following facts are shown:

- Street Address: 2120, 2140, 2160 & 2180 24<sup>th</sup> Avenue NW  
Existing Legal Description: Lots 7-10, Block 1, UNIVERSITY NORTH PARK SECTION VI, recorded in Book 22 of Plats, Page 4
- Street Number(s) as adjusted: Same as above (no additional lots proposed)
- Zoning: Commercial PUD
- Proposed use of the Property: Commercial
- Attached are three sheets, prepared by a land surveyor registered in the State of Oklahoma, drawn to scale on 8 1/2" x 14" sheets, which show (1) the existing lots as platted, (2) the lots as they will be revised, and (3) written legal descriptions, done by metes and bounds, for each new lot.
- Fee of \$50.00 for each lot or portion involved. (Non-refundable)

No. of Lots 4 Fee \$ 200.00

Signature of Owner(s) [Signature], Manager  
UTC II, LLC, an Oklahoma limited liability company

Lot Number Lots 7A, 8A, 9A & 10A

Telephone Numbers \_\_\_\_\_

Date \_\_\_\_\_

Decision of Lot Adjustment Committee

	Signatures	Date Approved	Date Denied
City Engineer	<u>[Signature]</u>	<u>4/24/15</u>	
Director of Planning	<u>[Signature]</u>	<u>4/24/15</u>	
Building Official	<u>[Signature]</u>	<u>4-24-15</u>	

Reviewed by Engineering KD 4-24-15

Comments This lot line adjustment form is a revision to Lot Line Adjustment No. 1511. Lot Line Adjustment No. 1511 was not recorded of record due to additional lot line adjustments requested by the developer post approval by the City of Norman.

**THE LOT LINE ADJUSTMENT PROCESS WILL NOT BE CONSIDERED COMPLETE UNTIL THE ORIGINAL APPLICATION FORM IS RETURNED TO THE PLANNING DEPARTMENT WITH THE COUNTY CLERK'S STAMP AFFIXED THEREON.**

**FOR PLANNING DEPARTMENT USE ONLY**

NOTARY

State of Oklahoma  
County of Cleveland

Return original to:

Pilar A. Beare  
First American Title & Trust Co.  
501 N. Walker, Suite 170  
Oklahoma City, OK 73102

Courtesy

7/25

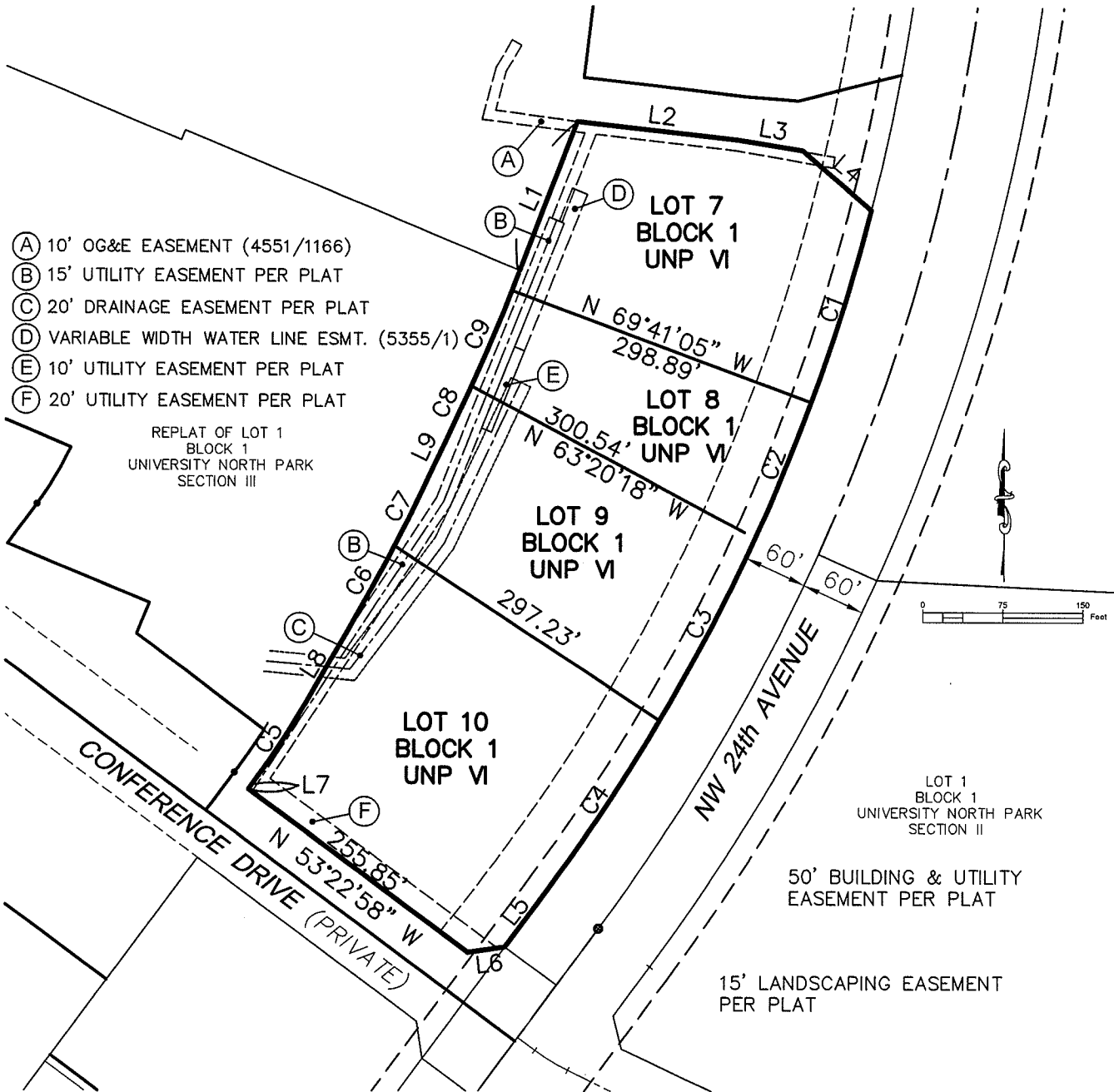
Subscribed and sworn to (or affirmed) before me this 24<sup>th</sup> day of April, in the year 2015



[Signature]  
Notary Public Commission Number 07005523

# EXHIBIT "A"

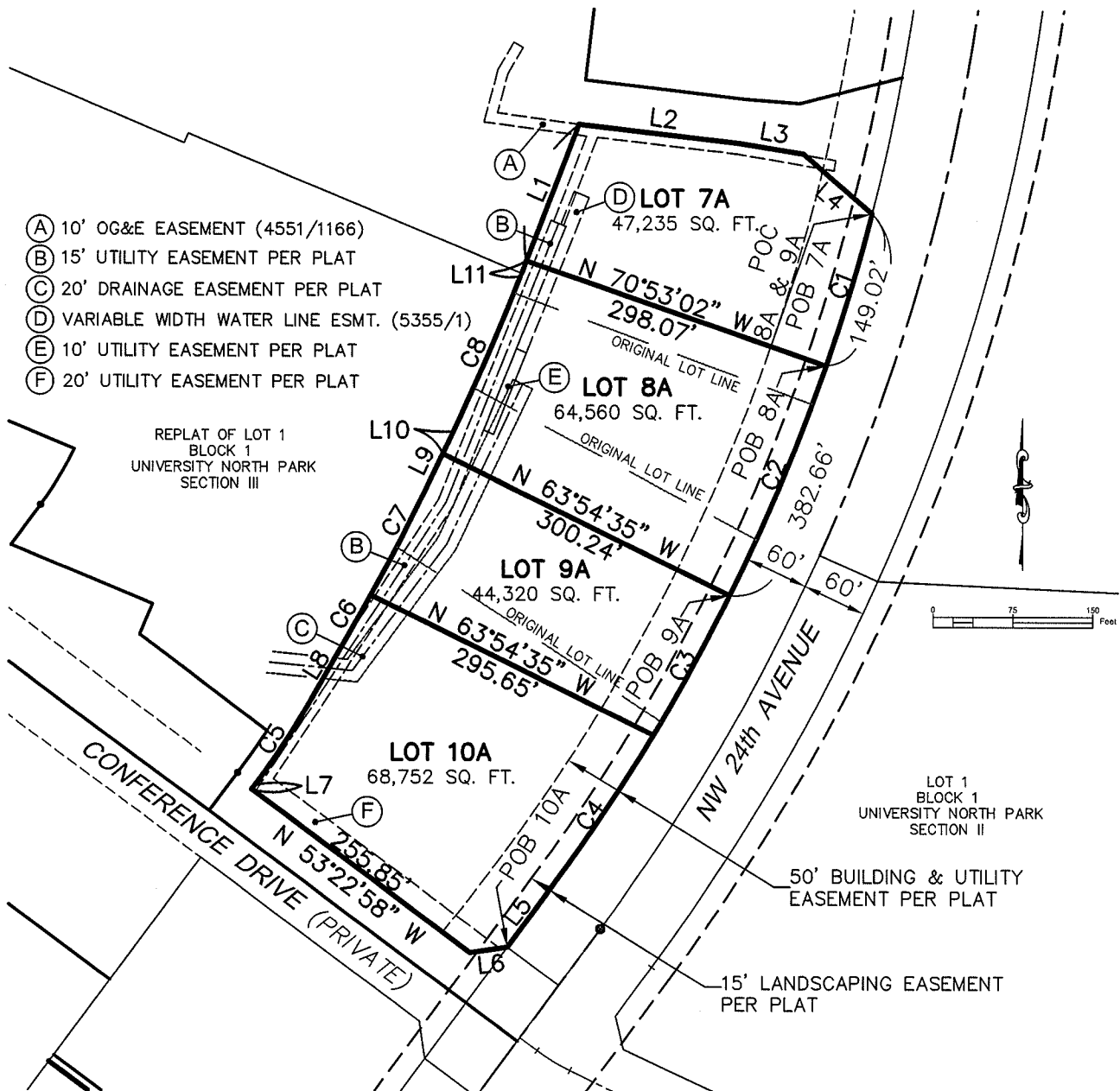
## LOT LINE ADJUSTMENT AS PLATTED



No.	BEARING	DISTANCE	No.	RADIUS	LENGTH	CHORD DIR.	CHORD
L1	N 21°03'45" E	152.88'	C1	1845.41'	187.52'	05°49'19"	187.44'
L2	S 83°29'27" E	151.53'	C2	1845.41'	133.38'	04°08'28"	133.35'
L3	S 80°52'16" E	61.36'	C3	1845.41'	196.09'	06°05'17"	196.00'
L4	S 49°00'00" E	85.25'	C4	1845.41'	190.83'	05°55'29"	190.74'
L5	N 36°28'10" E	65.78'	C5	805.67'	91.57'	06°30'43"	91.52'
L6	S 81°32'36" W	35.31'	C6	2005.67'	91.84'	02°37'25"	91.83'
L7	N 36°37'02" E	4.75'	C7	2005.67'	66.61'	01°54'11"	66.61'
L8	N 30°06'18" E	77.06'	C8	2005.67'	41.55'	01°11'13"	41.55'
L9	N 25°34'43" E	53.85'	C9	2005.67'	100.16'	02°51'41"	100.15'

## EXHIBIT "B"

### LOT LINE ADJUSTMENT AS PROPOSED



No.	BEARING	DISTANCE
L1	N 21°03'45" E	137.00'
L2	S 83°29'27" E	151.53'
L3	S 80°52'16" E	61.36'
L4	S 49°00'00" E	85.25'
L5	S 36°28'11" W	65.78'
L6	S 81°32'36" W	35.31'
L7	N 36°37'02" E	4.75'
L8	N 30°06'18" E	77.06'
L9	N 25°34'43" E	30.64'
L10	N 25°34'43" E	23.21'
L11	N 21°03'45" E	15.88'

No.	RADIUS	LENGTH	CHD. BRNG.	CHD. DIST.
C1	1845.41'	149.02'	S16°48'24"W	148.98'
C2	1845.41'	233.64'	S22°44'49"W	233.48'
C3	1845.41'	148.86'	S28°41'05"W	148.82'
C4	1845.41'	176.31'	S33°43'57"W	176.24'
C5	805.67'	91.57'	N33°21'40"E	91.52'
C6	2005.67'	40.39'	N29°31'41"E	40.39'
C7	2005.67'	118.07'	N27°15'54"E	118.05'
C8	2005.67'	158.09'	N23°19'14"E	158.05'

LOT LINE ADJUSTMENT LOT 7A  
(OUTPARCEL 10)

LEGAL DESCRIPTION

A tract of land being a part of Lot Seven (7) of Block One (1) in UNIVERSITY NORTH PARK SECTION VI, a planned unit development to the City of Norman, Cleveland County, Oklahoma, according to the plat thereof recorded in Book 22 of Plats, Page 4, Cleveland County records, and being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 7;

THENCE southerly, along the easterly line of said Lot 7, on a non-tangent curve to the right having a radius of 1,845.41 feet (said curve subtended by a chord which bears South 16°48'24" West a distance of 148.98 feet) for an arc distance of 149.02 feet;

THENCE North 70°53'02" West a distance of 298.07 feet to a point on the westerly line of said Lot 7;

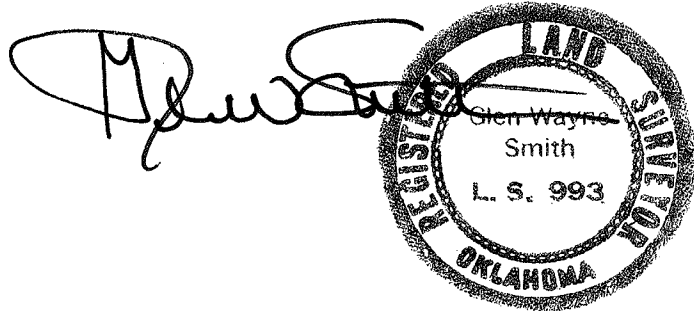
THENCE North 21°03'45" East, along said westerly line, a distance of 137.00 feet to the northwest corner of said Lot 7;

THENCE Easterly, along the northerly lines of said Lot 7, the following three (3) courses:

1. South 83°29'27" East a distance of 151.53 feet,
2. South 80°52'16" East a distance of 61.36 feet,
3. South 49°00'00" East a distance of 85.25 feet to the POINT OF BEGINNING.

Said tract of land containing 47,235 square feet or 1.0844 acres more or less.

Prepared by:  
Glen W. Smith PLS 993  
Smith Roberts Baldischwiler LLC  
February 23, 2015



LOT LINE ADJUSTMENT LOT 8A  
(OUTPARCEL 9B)

LEGAL DESCRIPTION

A tract of land being a part of Lot Seven (7), all of Lot Eight (8) and part of Lot Nine (9) of Block One (1) in UNIVERSITY NORTH PARK SECTION VI, a planned unit development to the City of Norman, Cleveland County, Oklahoma, according to the plat thereof recorded in Book 22 of Plats, Page 4, Cleveland County records, and being more particularly described as follows:

COMMENCING at the northeast corner of said Lot 7;

THENCE southerly, along the easterly line of said Lot 7, on a non-tangent curve to the right having a radius of 1,845.41 feet (said curve subtended by a chord which bears South 16°48'24" West a distance of 148.98 feet) for an arc distance of 149.02 feet to the POINT OF BEGINNING;

THENCE continuing southerly, along the easterly line of said Lots 7, 8 and 9, on curve to the right having a radius of 1,845.41 feet (said curve subtended by a chord which bears South 22°44'49" West a distance of 233.48 feet) for an arc distance of 233.64 feet;

THENCE North 63°54'35" West a distance of 300.24 feet to a point on the northwesterly line of said Lot 9;

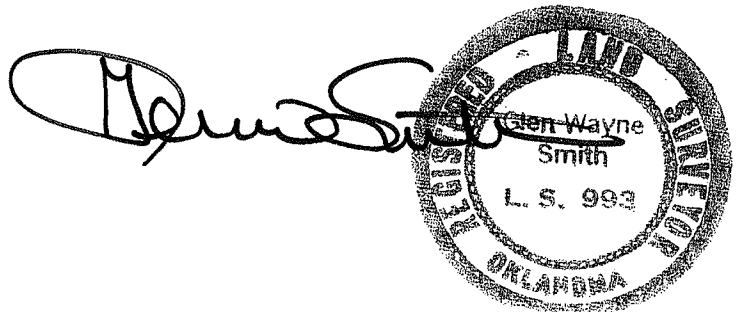
THENCE northeasterly, along the northwesterly lines of said Lot 9, 8 and 7, the following three (3) courses:

1. North 25°34'43" East a distance of 23.21 feet to a point of curvature,
2. Northeasterly along a curve to the left having a radius of 2,005.67 feet (said curve subtended by a chord which bears North 23°19'14" East a distance of 158.05 feet) for an arc distance of 158.09 feet to a point of tangent,
3. North 21°03'45" East a distance of 15.88 feet;

THENCE South 70°53'02" East a distance of 298.07 feet to the POINT OF BEGINNING.

Said tract of land containing 64,560 square feet or 1.4821 acres more or less.

Prepared by:  
Glen W. Smith PLS 993  
Smith Roberts Baldischwiler LLC  
February 23, 2015



LOT LINE ADJUSTMENT LOT 9A  
(OUTPARCEL 9A)

LEGAL DESCRIPTION

A tract of land being a part of Lots Nine (9) and Ten (10) of Block One (1) in UNIVERSITY NORTH PARK SECTION VI, a planned unit development to the City of Norman, Cleveland County, Oklahoma, according to the plat thereof recorded in Book 22 of Plats, Page 4, Cleveland County records, and being more particularly described as follows:

COMMENCING at the northeast corner of Lot 7 of Block 1, UNIVERSITY NORTH PARK SECTION VI;

THENCE southerly, along the easterly line of Lots 7, 8 and 9 of Block 1, UNIVERSITY NORTH PARK SECTION VI, on a non-tangent curve to the right having a radius of 1,845.41 feet (said curve subtended by a chord which bears South 20°26'01" West a distance of 381.97 feet) for an arc distance of 382.66 feet to the POINT OF BEGINNING;

THENCE continuing southwesterly, along the southeasterly lines of said Lot 9 and Lot 10, on curve to the right having a radius of 1,845.41 feet (said curve subtended by a chord which bears South 28°41'05" West a distance of 148.82 feet) for an arc distance of 148.86 feet;

THENCE North 63°54'35" West a distance of 295.65 feet to a point on the northwesterly line of said Lot 10;

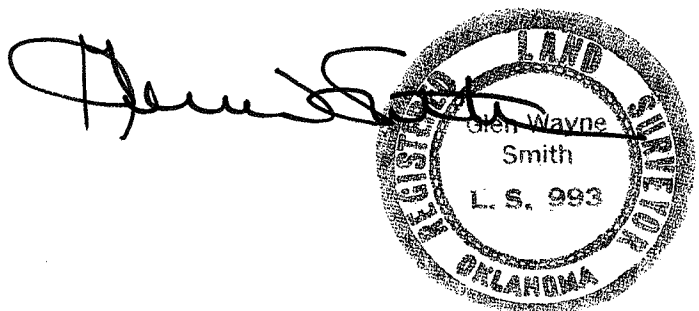
THENCE northeasterly, along the northwesterly lines of said Lots 10 and 9, the following two courses:

1. Northeasterly on a non-tangent curve to the left having a radius of 2,005.67 feet (said curve subtended by a chord which bears North 27°15'54" East a distance of 118.05 feet) for an arc distance of 118.07 feet to a point of tangent,
2. North 25°34'43" East a distance of 30.64 feet;

THENCE South 63°54'35" East a distance of 300.24 feet to the POINT OF BEGINNING.

Said tract of land containing 44,320 square feet or 1.0175 acres more or less.

Prepared by:  
Glen W. Smith PLS 993  
Smith Roberts Baldischwiler LLC  
February 23, 2015



LOT LINE ADJUSTMENT LOT 10A  
(OUTPARCEL 8)

LEGAL DESCRIPTION

A tract of land being a part of Lot Ten (10) of Block One (1) in UNIVERSITY NORTH PARK SECTION VI, a planned unit development to the City of Norman, Cleveland County, Oklahoma, according to the plat thereof recorded in Book 22 of Plats, Page 4, Cleveland County records, and being more particularly described as follows:

BEGINNING at the most easterly southeast corner of said Lot 10;

THENCE northwesterly, along the southwesterly lines of said Lot 10, the following two courses:

1. South 81°32'36" West a distance of 35.31 feet,
2. North 53°22'58" West a distance of 255.85 feet to the southwest corner of said Lot 10;

THENCE northeasterly, along the northwesterly lines of said Lot 10, the following four (4) courses:

1. North 36°37'02" East a distance of 4.75 feet to a point of curvature,
2. Northeasterly along a curve to the left having a radius of 805.67 feet (said curve subtended by a chord which bears North 33°21'40" East a distance of 91.52 feet) for an arc distance of 91.57 feet to a point of tangent,
3. North 30°06'18" East a distance of 77.06 feet to a point of curvature,
4. Northeasterly along a curve to the left having a radius of 2,005.67 feet (said curve subtended by a chord which bears North 29°31'41" East a distance of 40.39 feet) for an arc distance of 40.39 feet;

THENCE South 63°54'35" East a distance of 295.65 feet to a point on the southeasterly line of said Lot 10;

THENCE southwesterly, along the southeasterly lines of said Lot 10, the following two (2) courses:

1. Southwesterly on a non-tangent curve to the right having a radius of 1,845.41 feet (said curve subtended by a chord which bears South 33°43'57" West a distance of 176.24 feet) for an arc distance of 176.31 feet to a point of tangent,
2. South 36°28'11" West a distance of 65.78 feet to the POINT OF BEGINNING.

Said tract of land containing 68,752 square feet or 1.5783 acres more or less.

Prepared by:  
Glen W. Smith PLS 993  
Smith Roberts Baldischwiler LLC  
February 23, 2015

