

1972 Properties, LLC

801 Parkside Road,
Norman, Oklahoma 73072
405 550-2440

December 26, 2014

City of Norman
201 W. Gray St
Norman, OK 73069

Attn. Ellen Usry

Re: Request for Release of Unplatted-Undefined Easement dated September 22, 1921 for 415 South Lahoma, Norman, Oklahoma. (also known as) Lot Twenty (20), Block One (1), of ROSS'S ADDITION, to the City of Norman, Cleveland County, Oklahoma according to the recorded plat thereof.

Dear Mrs. Usry,

Please accept this as a formal request for the release of a drainage easement filed September 22, 1921 in Book 60, Page 21 (Attachment "A")

The easement was filed as a blanket easement and described and has been determined by City of Norman staff (Ken Danner) to be of no usefulness since there are no drainage features installed or existing on the property. Further, the easement is not platted of record or otherwise identified on any City of Norman plat or record existing at this time.

Title attorney, Rita Flager, has indicated to Cleveland County Abstract Company that since the noted easement does not exist on the filed plat for the subject Lot and Block, and the easement is not specifically described, the requested release of easement may be executed by the appropriate City of Norman official without any County or State court action.

Attachments included as follows: (A) copy of the original blanket easement dated September 22, 1921, (B) current survey dated 12-1-2014 of the referenced property, (C) map indicating property location.

Thank you for your consideration and please inform me if there are any further steps that are required to resolve the matter as promptly as possible. 405 550-2440.

Sincerely,

For 1972 Properties, LLC

Cc: Jeff Bryant, City Attorney, City of Norman;
Ken Danner, Subdivision Development Manager, City of Norman
Susan F. Connors, Director of Planning

A

DEED OF EASEMENT

FROM
JASPER O. HASSELER
TO
CITY OF NORMAN

STATE OF OKLAHOMA, CLEVELAND COUNTY, SS
This instrument was filed for record
on Jun 12, 1923, at 10:00 o'clock
A.M., and duly recorded in book 60
on page 21,
E.B. Helms, County Clerk.
By Leora Hendrix (H) Deputy 1713.

THIS INDENTURE made and entered into this 22 day of Sept 1921, by and between
Jasper O. Hassler and Zetta Hassler parties of the first part, and the City of Norman,
Oklahoma, party of the second part, by its duly elected, qualified and acting officers;

WITNESSETH; That it is desired to construct a storm sewer from Chautauqua
Avenue to Lahoma Avenue in the City of Norman, Oklahoma, to convey the surface water
from Chautauqua Avenue to the natural watercourse west of Lahoma Avenue, by means of a
sewer pipe laid underground and extending across the property hereinafter mentioned, and
that for the construction and maintenance of said sewer it is necessary that said City
have an easement to, and upon a strip of land ten feet in width across said property.

THEREFORE: in consideration of the sum of One Dollar, (\$1.00) the receipt
of which is hereby acknowledged, the said parties of the first part grants and con-
veys to said party of the second part for said purpose a strip of land ten (10) feet in
width across

Lot 20, Block 1 Ross's Addition to Norman Oklahoma,
from the East line of said Lot to the West line thereof, and following the line of the
existing natural watercourse.

The said Party of the second part shall have the right of ingress and egress to
and on said strip of land for the construction maintenance and repair of said sewer, but
it is understood that any unnecessary damage done to the property of the party of the
first part in the course of such construction maintenance or repair shall be paid for by
said second party.

The said City of Norman shall at all times keep said sewer in good repair,
and shall continue to have and to hold said land hereby conveyed so long as used for the
purpose herein named, and for no other purpose.

IN WITNESS WHEREOF, the said Jasper O. Hassler and Zetta Hassler have hereunto
subscribed their names the day and year first above written.

Jasper O. Hassler

Zetta Hassler

STATE OF OKLAHOMA, COUNTY OF _____, SS.

Before me, F.O. Miller, a Notary Public in and for said County and State, on
this -- day of -- 1921, personally appeared Jasper O. Hassler and Zetta Hassler, to me
known to be the identical persons who executed the above and foregoing instrument and

acknowledged to me that they executed the same as their free and voluntary act and deed
for the uses and purposes therein set forth.

Witness my hand and seal this 22 day of Sept. 1921.

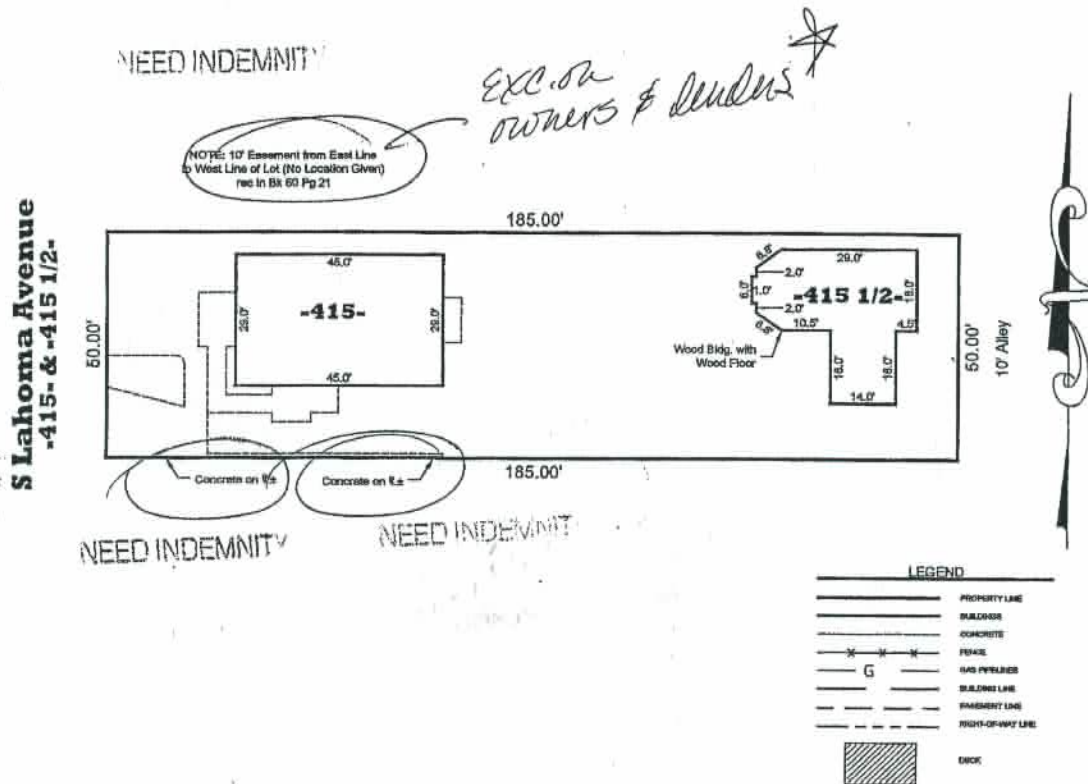
(SEAL)

My commission expires on the 27 day of Jan., 1924.

F.O. Miller, Notary Public.

NOTE: According to the Flood Insurance Rate Map (FIRM) Community Panel Number 40027C0280 H, dated September 26, 2008, the subject property is located in ZONE X, which is not in a flood hazard area...

NOTE: The Easements of record filed in Book 6, Page 256, Book 7, Page 526 and in Book 1190, Page 232 do not cross the subject property.....The Blanket Assignment recorded in Book 5257, Page 1337 affects the entire Quarter Section.....



Mortgage Inspection Report

I, Curtis Lee Hale, a Registered Land Surveyor, do hereby state that a careful inspection has been made under my supervision on the following described property, to wit:

Lot Twenty (20) in Block One (1) of ROSS'S ADDITION to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof. Known as 415 & 415 1/2 S. Lahoma Avenue...

SURVEY APPROVED

BY *Dorothy 12-1-14*

as shown on the annexed sketch hereto and there are no encroachments of dwelling structures except if shown hereon. This Mortgage Inspection report has been prepared for identification purposes for the Mortgagee in connection with a new loan and mortgage and is not intended or represented to be a land or property line survey. No corners were set. Do not use this sketch for establishing fence or building lines. The accompanying sketch is a true representation of the conditions that were found at the time of inspection, and the linear and angular values shown on the sketch, if any, are based on record or deed information and have not been verified unless noted. This inspection was made for loan purposes only and no other responsibility is hereby extended to the land owner or occupant. Dated at Oklahoma City, Oklahoma on this 30th of September 2014.

Inspection Number: 20146320

Title Company: CCA

Buyer: 1972 Properties, 4142504



Land Surveying and Planning
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C.A.: 819 - Exp: June 30, 2015
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NOTE →



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