

**Jividen
And
Company**

Tel: (405) 740-3226
Fax: (405) 478-3272

Tuesday, July 02, 2013

Re: **Request for a variance
to lot size requirements
Caddell Estates**

To whom it may concern,

This letter is a request for variance of the City of Norman ordinance to allow Caddell Estates to construct on three lots having 5.47 acres (Tract 1), 9.06 acres (Tract 2) and 9.98 acres (Tract 3) instead of the 10 acres required.

These shortages arise from the following :

- 1) In 1873 the General Land Office surveyed the Northwest Quarter (NW1/4) of Section Nine (9), Township Eight North (T8N), Range One West of the Indian Meridian (R1W.I.M.) as being 160 acres. Today it measures 158.71 acres. (This affects Tract 1, Tract 2 and Tract 3)
- 2) The Oklahoma Department of Transportation has Warranty Deeds (recorded in Book 5109, Page 1468 & Book 5137, Page 347) filed in 2013 containing a total of 4.72 acres. The Area adjacent to the Tract 1 that is now part of the right-of-way contains 3.30, the area adjacent to Tract 2 that is now part of the right-of-way contains 1.42 acres.
- 3) Because errors in the deeds for the subject property the listed acreage for the property was 30.3 acres, when this property was actually surveyed the property was determined to only be 29.4 acres. Because of the history of the deeds the error in this acreage was acquired by Tract 1.

The tracts are short in acres but are still considered 10 acre tracts.

See attached exhibit for the layout of the lots including the highway R/W.


Tracy Jividen
Professional Land Surveyor
OK-TX-KS-AR

