
CERTIFICATE OF SURVEY

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of Norman Rural Certificate of Survey No. COS-1213-4 for NICKSAND ACRES.

LOCATION: Generally located at the southwest corner of the intersection of 120th Avenue N.E. and Mary Lane (Private Road).

INFORMATION:

1. Owners. Johnny Mertens and Harold Nicholson
2. Developer. Johnny Mertens and Harold Nicholson
3. Surveyor. James S. Yager

HISTORY:

1. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2 , Rural Agricultural District.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing structure on Tract A-1 served by a septic system with lateral field. A proposed private system will be installed on Tract A-2.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. Tract A-1 is served by an existing water well. A proposed water well will be installed on Tract A-2.

4. Easements. The owner of Tract A-1 has submitted an easement for roadway, drainage and utilities to connect with 120th Avenue N.E.
5. Acreage. Tract A-1 is approximately 10.001 acres and Tract A-2 is approximately 10.006 acres.
6. Streets. One Hundred Twentieth Avenue N.E. is existing. Mary Lane is an existing private road.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-1213-4 for Nicksand Acres are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: These two tracts were created as a twenty acre tract in 1985. Tract A-2 is served by a private road, Mary Lane, that was created in 1971. This road will serve as access to this tract and has provided access to several tracts to the north and west. Tract A-1 has an existing structure on it. Staff recommends approval of COS-1213-4 for Nicksand Acres.

ACTION NEEDED: Approve or disapprove Certificate of Survey No. COS-1213-4 for Nicksand Acres.

ACTION TAKEN: _____