



Your Civil Engineering Solution

Consulting Engineers, P.C.
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Oklahoma City, OK 73106
405-232-7715
FAX 405-232-7859
www.smcokc.com

Civil Engineering
Land Development
Storm Water Management

Tom L. McCaleb
Terence L. Haynes
Christopher D. Anderson
Ole M. Marcussen

November 8, 2012

Ms. Brenda Hall
City Clerk
City of Norman
P.O. Box 370
Norman, OK 73070

RE: Northridge Industrial Park 3 Final Plat
Closing Drainage Easement
SMC Project #5211.00

Dear Ms. Hall:

This request is to close an easement. The existing drainage easement and public improvement does not allow for the new design to be constructed. Our firm has redesigned the drainage and plans have been submitted to Public Works. The owner is Nick Caddell. Mr. Caddell owns both Lots 9 and 8A that presently have the easement shown. The attached documents illustrated the present condition and the proposed solution.

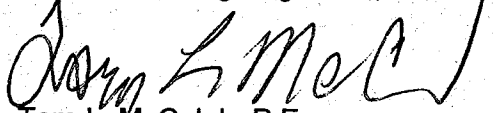
Enclosed are the following:

- 1) A petition requesting the closing signed by the owners of one half (1/2) the total front footage of the public way or easement proposed for closing.
- 2) A description of public way or easement proposed for closing.
- 3) Three (3) copies of an ownership list certified by a bonded abstractor. The ownership list shall reflect all owners of record whose property is within three hundred (300) feet in any direction from the public way or easement. The owners of record shall be taken from the current year's tax roll in the office of the County Treasurer.
- 4) A filing fee of \$400.00.
- 5) Three (3) copies of a map which indicates the public way or easement sought to be closed. This map shall also reflect the ownership lines for each owner of record whose name appears on the ownership list. See Ownership Map.
- 6) The legal description and exhibit for the drainage easement to be closed is attached.
- 7) The legal description and exhibit for the proposed drainage easement is attached.

Please review the data and place this item on the December 13, 2012 Planning Commission agenda.

Sincerely,

SMC Consulting Engineers, P.C.




Tom L. McCaleb, P.E.

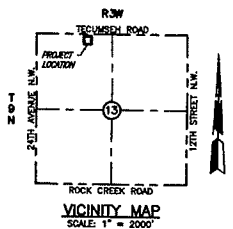
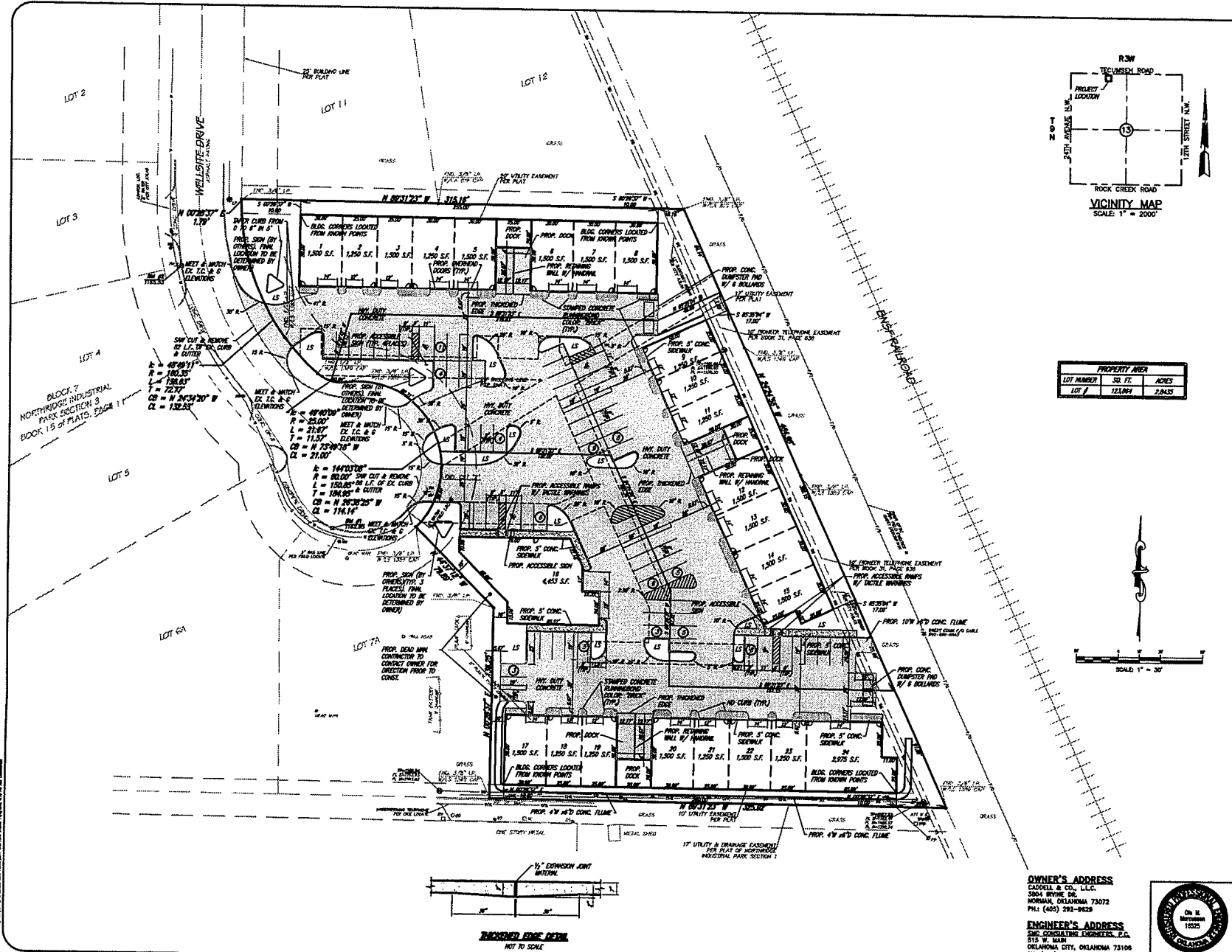
cc: Nick Caddell
File

WE, THE UNDERSIGNED, HEREBY REQUEST THE CITY OF NORMAN TO _____
CLOSE THE DRAINAGE EASEMENT ADJACENT TO LOTS 9 & 10, BLOCK 7

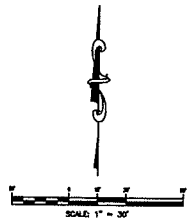
LOCATED IN NORTHRIDGE INDUSTRIAL PARK SECTION 3

WE OWN BOTH SIDES OF LAND AFFECTED BY THE DRAINAGE EASEMENT

Printed Name	Address(of residence)	Signature
1. Nick Caddell, 3804 Irvine Drive, Norman, OK		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		



PROPERTY AREA		
LOT NUMBER	SQ. FT.	ACRES
LOT #	123,891	2.8433



- NOTES:**
- UPON COMPLETION OF PAVING OPERATIONS THE CONTRACTOR SHALL INSTALL THE PRESENT STRIPES AND PAVEMENT MARKINGS AS SHOWN HEREON. ON-SITE PAVING STRIPES SHALL BE 4" WIDE AND WHITE IN COLOR. PAVEMENT SHALL BE PAINTED AND SIGNED PER FEDERAL, STATE, AND LOCAL REQUIREMENTS.
 - UNLESS OTHERWISE NOTED, ALL PAINT ON PAVING STRIPES SHALL BE 3".
 - UNPAVED PAVING AREAS PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED UNIFORM BUILDING CODE.
 - MEZANINE UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF NORMAN ZONING ORDINANCE.
 - ALL WORK SHALL BE COMPLETED UPON APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
 - ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF THE CITY OF NORMAN.
 - FIRE LANE STRIPES: NO PARKING FIRE LANE MARKING SHALL CONSIST OF A SIX (6) INCH WIDE RED STRIPE ALONG THE CURB ON ALL SIDES OF THE BUILDING. THE WORDS "NO PARKING FIRE LANE" SHALL BE MARKED ON THE STRIPES IN FOUR (4) INCH HIGH WHITE LETTERS AT 25-FT. MAXIMUM INTERVALS. STRIPES AND LETTERS SHALL BE APPLIED ACCORDING TO THE CITY OF NORMAN FIRE LANE & FIRE PROTECTION MUST BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO BUILDING FINISH BEING ISSUED. CONTRACTOR TO COORDINATE ALL FIRE LANE MARKINGS WITH THE Norman FIRE DEPARTMENT.
 - SHOW OWNERS ASSUME ALL LIABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO SOCS PLACED IN UTILITY EASEMENTS. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE. SIGN SIZE, SHAPE, COLOR, DETAILS, ETC., BY OTHERS. EXACT LOCATION OF SIGNS TO BE DETERMINED BY OWNER.
 - PROPERTY OWNERS ASSUMES ALL LIABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO LIGHT FIXES PLACED IN UTILITY EASEMENTS.
 - CURRENT ZONING IS I-1.
 - ALL DIMENSIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF NORMAN AND OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - DOORS ARE OPEN INREARWAYS.

- PROPOSED SITE LEGEND**
- HEAVY DUTY CONCRETE (SEE DETAIL SH. C-11)
 - STAMPED CONCRETE
 - CONCRETE SEWER (SEE DETAIL SH. C-11)
 - LANDSCAPING
 - PARKING COUNT
 - SITE LIGHTING (BY OTHERS)

SITE PLAN

WELLSITE INDUSTRIAL PARK

S. OF TECUMSEH RD. OFF WELLSITE DRIVE
NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
975 First Street - Norman, OK 73101
PH: (405) 232-7713 Fax: (405) 232-7609
CONVENT OF ARCHBISHOP JO. M. DE LOUVREUX

SMC

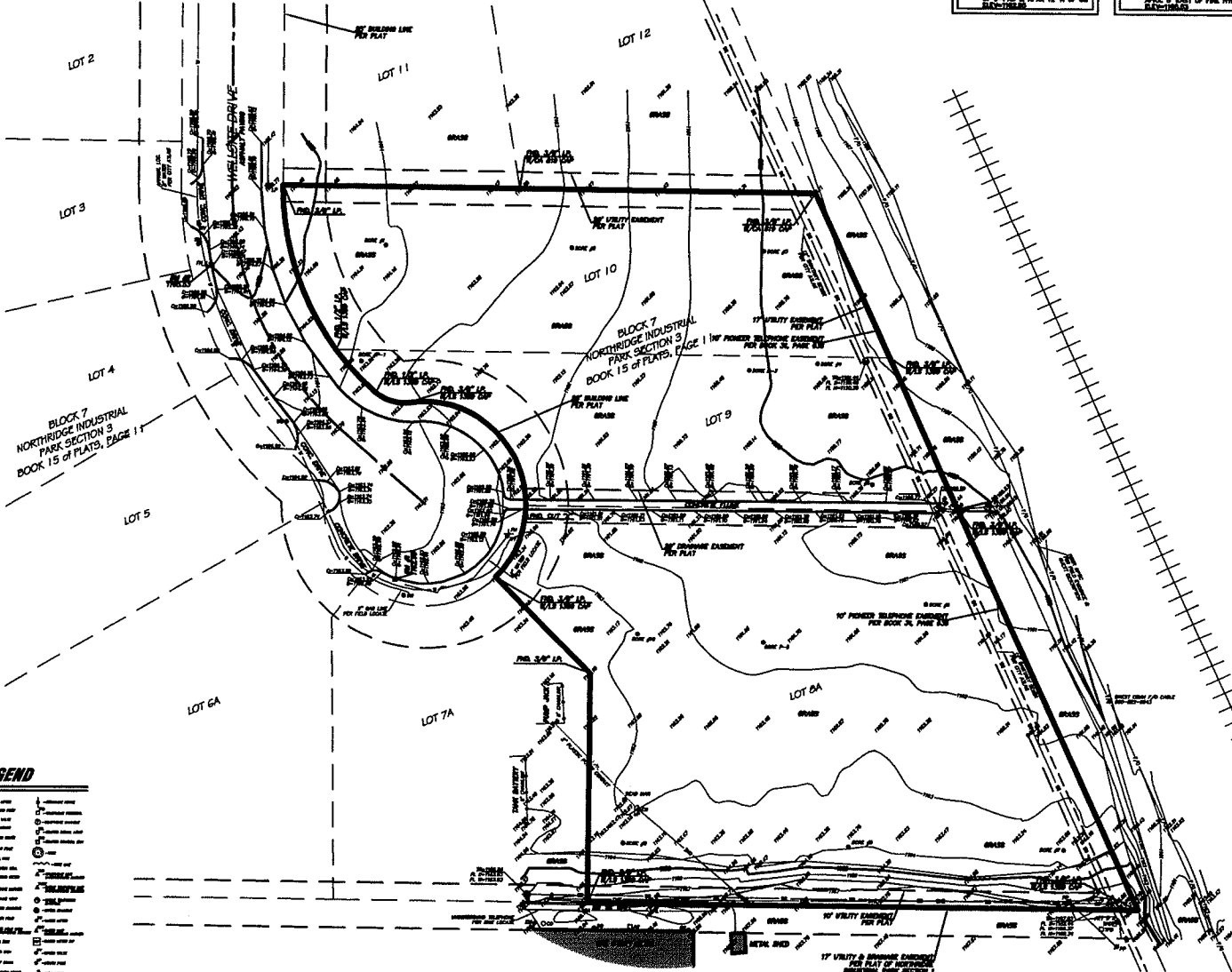
DATE: 11/7/11	SCALE: 1" = 30'	SHEET NO.:
DRAWN BY: SMC	PROJECT NO. 081140	C-7
DESIGNED BY: SMC	DATE: 11/7/11	

OWNER'S ADDRESS
CANNON & CO., L.L.C.
2804 IRVINE DR.
NORMAN, OKLAHOMA 73072
PH: (405) 292-9629

ENGINEER'S ADDRESS
SMC CONSULTING ENGINEERS, P.C.
975 W. MAIN
NORMAN, OKLAHOMA 73106
PH: (405) 232-7715

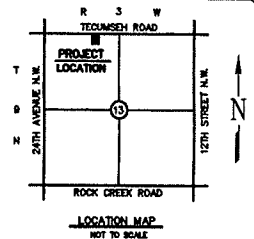


EXPANSION JOINT DETAIL
NOT TO SCALE



BY #1 CUT "C" ON TOP OF CURB @ S.W. CORNER OF O.A. BE BAG AT S.W. CORNER OF E. EAST OF THE UTILITY RACEWAYS.

BY #2 CUT "C" ON TOP OF CURB WEST SIDE OF WELLSITE DRIVE AT S.W. CORNER OF E. EAST OF THE UTILITY RACEWAYS.



CERTIFICATE OF SURVEY

Date of Last Plat: April 26, 2011
I, Frank A. Steinle, Professional Land Surveyor do hereby certify on of the date and to be true and correct a certain survey of a tract of land described as follows:
Lot 10 (7) and Lot 10 (9) in Block Seven (7), of NORTHEDGE INDUSTRIAL PARK SECTION 3, in Norman, Cleveland County Oklahoma, according to the recorded plat thereof in Book 15 of Plats, Page 71.
AND
A part of Lot Seven (7) and Lot Four (9), in Block Seven (7), of NORTHEDGE INDUSTRIAL PARK SECTION 3, in Norman, Cleveland County Oklahoma, according to the recorded plat thereof in Book 15 of Plats, Page 71, being more particularly described as follows:
BEGINNING at the southeast corner of platlet Lot 7, Block 7;
THENCE North 89°32'57" East a distance of 362.07 feet;
THENCE North 89°32'57" East a distance of 362.06 feet;
THENCE around a curve to the right having a radius of 362.05 feet, a length of 47.03 feet;
THENCE South 44°32'57" East a distance of 78.09 feet;
THENCE South 89°32'57" East a distance of 138.89 feet;
THENCE South 89°32'57" East a distance of 362.06 feet to the POINT OF BEGINNING.
A/A LOT 9A, BLOCK 7, NORTHEDGE INDUSTRIAL PARK SECTION 3, according to Lot Line Adjustment recorded in Book 3066, Page 654.
Said surveyed tract of land contains an area of 123,880 square feet or 2.8263 acres, more or less.

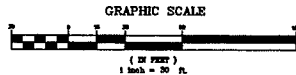
Frank A. Steinle, Professional Land Surveyor No. 3033
Date of Signature: _____

- GENERAL NOTES:
- No bearing of North 89°32'57" East on the south line of Block Seven (7), of NORTHEDGE INDUSTRIAL PARK SECTION 3, in Norman, Cleveland County Oklahoma, according to the recorded plat thereof in Book 15 of Plats, Page 71 was used on the south of bearing for this survey.
 - All area measurements, including applicable acrements, have not been provided. Numerous measurements may not be shown herein.
 - This survey made or created the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Supervisors for Professional Engineers and Land Surveyors.

LEGEND

Symbol	Description
Circle with center	Survey Station
Solid line	Property Boundary
Dashed line	Utility Line
Circle with dot	Water Meter
Circle with cross	Water Valve
Circle with X	Water Well
Circle with triangle	Water Tank
Circle with square	Water Pump
Circle with diamond	Water Collector
Circle with asterisk	Water Inlet
Circle with plus	Water Outlet
Circle with dot	Water Mains
Circle with cross	Water Lateral
Circle with X	Water Service
Circle with triangle	Water Sewer
Circle with square	Water Storm
Circle with diamond	Water Gas
Circle with asterisk	Water Electric
Circle with plus	Water Telephone
Circle with dot	Water Cable
Circle with cross	Water Fiber
Circle with X	Water Other

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH UTILITIES IN THE AREA, EITHER IN KIND OR IN DEPTH. THE SURVEYOR FURTHER NOTES AND WARRANTS THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE CORRECT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



Project Number 116260
Scale 1"=30'

DesignReady SURVEY
NORTHBRIDGE INDUSTRIAL PARK 3
WELLSITE DRIVE and TECUMSEH ROAD
NORMAN, CLEVELAND COUNTY
STATE OF OKLAHOMA

SMITH, ROBERTS, BALDSCHELLER, LLC
2512 W. N. 23th St., Suite 200
Norman, Oklahoma 73061
Tel: (405) 866-7827
Fax: (405) 866-7828
www.srbllc.com
ENGINEERS & SURVEYORS
Oklahoma State Board of Supervisors for Professional Engineers and Land Surveyors

REVISIONS		
NO.	DATE	DESCRIPTION

EXHIBIT "A"
(SHEET 1 OF 2)

**LEGAL DESCRIPTION FOR
NEW DRAINAGE EASEMENT
NORTHRIDGE INDUSTRIAL PARK SECTION 3
PART OF THE N/2 OF SEC. 13, T9N, R3W, OF THE I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA
NOVEMBER 9, 2012**

A new drainage easement lying in a part of Lots Nine (9) and Ten (10), Block Seven (7), of NORTHRIDGE INDUSTRIAL PARK SECTION 3, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof in Book 15 of Plats, Page 11 being more particularly described as follows:

COMMENCING at the southeast corner of platted Lot 7, Block 7, A/K/A LOT 8A, BLOCK 7, NORTHRIDGE INDUSTRIAL PARK SECTION 3, according to Lot Line Adjustment recorded in Book 2890, Page 604.

THENCE North 24°24'56" West a distance of 398.68 feet to the POINT OF BEGINNING:

THENCE South 57°55'52" West a distance of 233.93 feet to a point on a curve;

THENCE around a curve to the left having a radius of 60.00 feet (said curve subtended by a chord which bears North 08°07'54" West a distance of 16.41 feet) and an arc length of 16.46 feet;

THENCE North 57°55'52" East a distance of 229.29 feet;

THENCE South 24°24'56" East a distance of 15.13 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 3,468 square feet or 0.0796 acres, more or less.

EXHIBIT "A"
(SHEET 2 OF 2)

**LEGAL DESCRIPTION FOR
NEW DRAINAGE EASEMENT
NORTHRIDGE INDUSTRIAL PARK SECTION 3
PART OF THE N/2 OF SEC. 13, T9N, R3W, OF THE I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA
NOVEMBER 9, 2012**

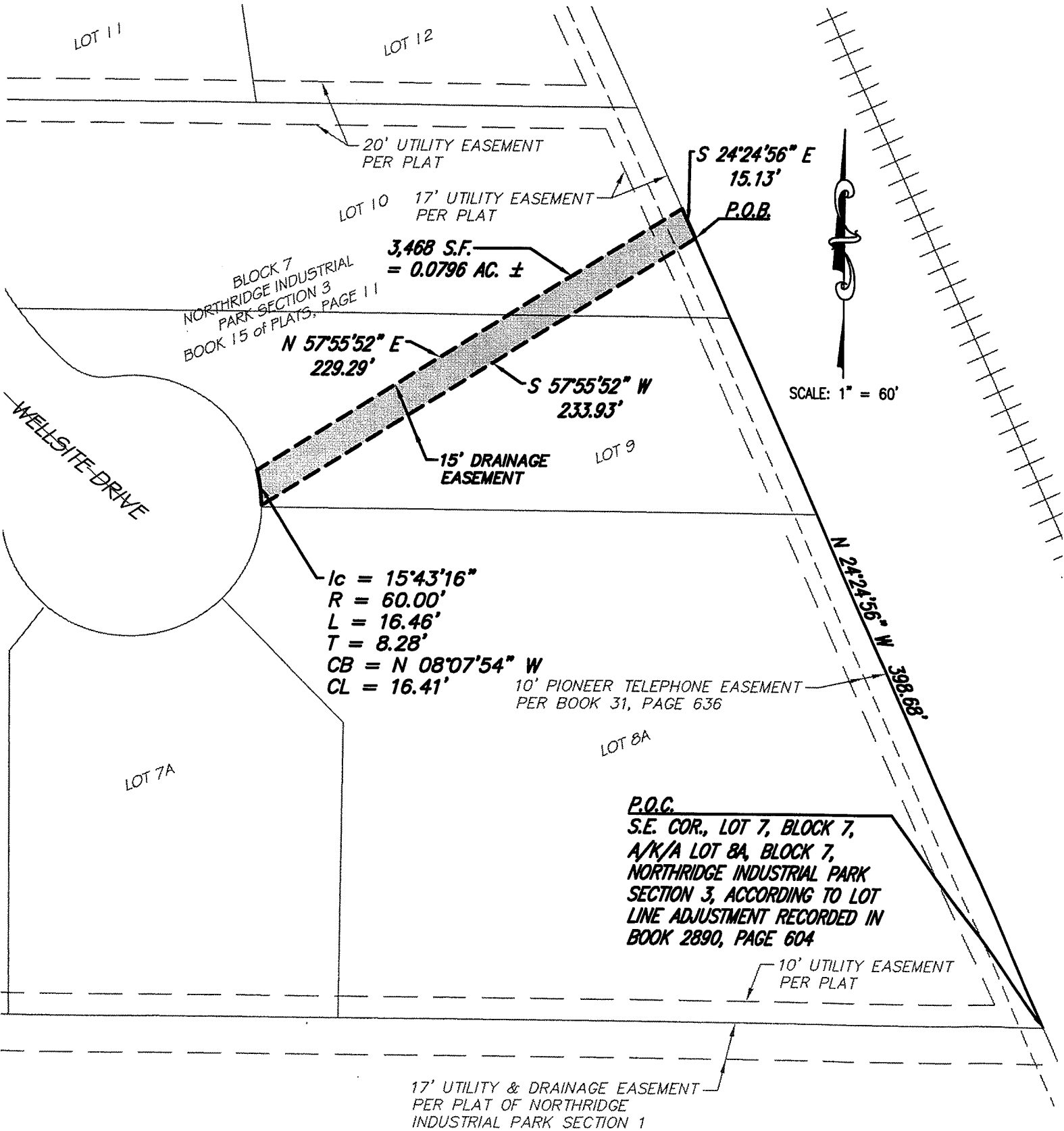


EXHIBIT "A"
(SHEET 1 OF 2)

**LEGAL DESCRIPTION FOR
DRAINAGE EASEMENT TO BE VACATED
NORTHRIDGE INDUSTRIAL PARK SECTION 3
PART OF THE N/2 OF SEC. 13, T9N, R3W, OF THE I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA
NOVEMBER 9, 2012**

A drainage easement to be vacated lying in part of Lots Eight (8) and Nine (9), Block Seven (7), of NORTHRIDGE INDUSTRIAL PARK SECTION 3, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof in Book 15 of Plats, Page 11. being more particularly described as follows:

COMMENCING at the southeast corner of platted Lot 7, Block 7, A/K/A LOT 8A, BLOCK 7, NORTHRIDGE INDUSTRIAL PARK SECTION 3, according to Lot Line Adjustment recorded in Book 2890, Page 604.

THENCE North 24°24'56" West a distance of 248.05 feet to the POINT OF BEGINNING:

THENCE North 89°31'23" West a distance of 261.43 feet to a point on a curve;

THENCE around a curve to the left having a radius of 60.00 feet (said curve subtended by a chord which bears North 00°28'45" East a distance of 20.00 feet) and an arc length of 20.09 feet;

THENCE South 89°31'23" East a distance of 252.15 feet;

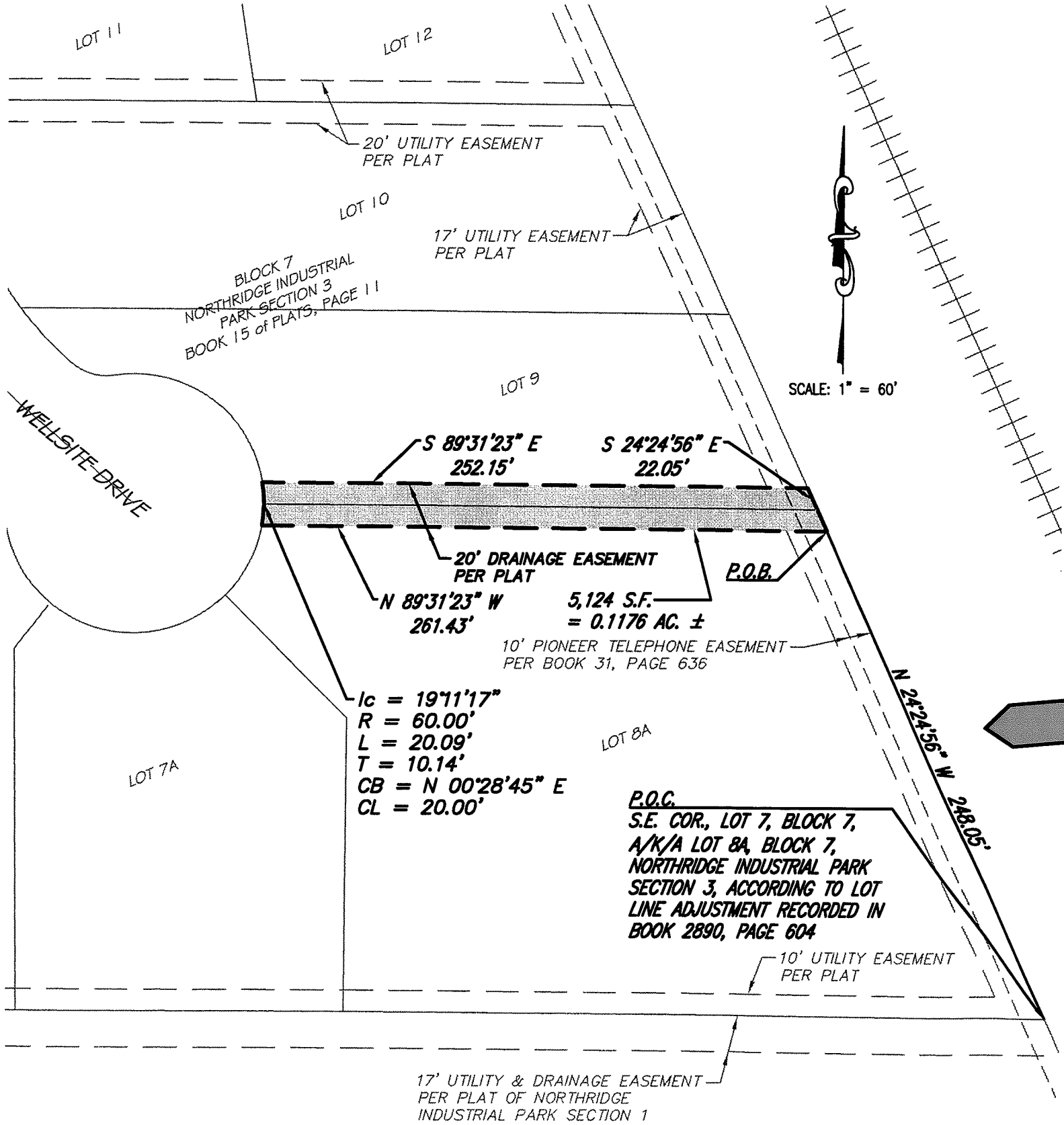
THENCE South 24°24'56" East a distance of 22.05 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 5,124 square feet or 0.1176 acres, more or less.

A/K/A the south 10 feet of Lot Eight (8) and the north 10 feet of Lot Nine (9), in Block Seven (7), of NORTHRIDGE INDUSTRIAL PARK SECTION 3.

EXHIBIT "A"
(SHEET 2 OF 2)

**LEGAL DESCRIPTION FOR
DRAINAGE EASEMENT TO BE VACATED
NORTHRIDGE INDUSTRIAL PARK SECTION 3
PART OF THE N/2 OF SEC. 13, T9N, R3W, OF THE I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA
NOVEMBER 9, 2012**



SCALE: 1" = 60'

$I_c = 1911'17''$
 $R = 60.00'$
 $L = 20.09'$
 $T = 10.14'$
 $CB = N 00^{\circ}28'45'' E$
 $CL = 20.00'$

P.O.C.
S.E. COR., LOT 7, BLOCK 7,
A/K/A LOT 8A, BLOCK 7,
NORTHRIDGE INDUSTRIAL PARK
SECTION 3, ACCORDING TO LOT
LINE ADJUSTMENT RECORDED IN
BOOK 2890, PAGE 604

17' UTILITY & DRAINAGE EASEMENT
PER PLAT OF NORTHRIDGE
INDUSTRIAL PARK SECTION 1