



**Date:** November 8, 2018

**To:** **Brenda Hall**  
**Norman City Clerk**  
**201 West Gray**  
**Norman**

**From:** **Terri Massey**  
[tmassey@gc-okc.com](mailto:tmassey@gc-okc.com)

## TRANSMITTAL LETTER

**Via: Hand Deliver**

**Re: Easement Closing Application for Sam Tippens – 4020 Timberidge Drive**

---

**Attachments:**

- 1 Original Letter Requesting Partial Easement Closing
  - 1 Copy of Legal Description of Easement Area to be Closed
  - 1 Copy of Certified Ownership List
  - 3 Copies of Exhibit Depicting Easement Area to be Closed
  - 1 Check in the amount of \$400 for filing fee
- 

**Comments:** Please accept the enclosed documents for consideration by the Planning Commission at their December 13, 2018 meeting. Feel free to contact me if you have any questions or if additional information is needed.

Thank you,

**FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 11-8-18**

October 18, 2018

Brenda Hall, City Clerk  
City of Norman  
201 West Gray  
Norman, OK 73070

RE: Request to close a portion of a utility easement in Grandview Estates North Addition No. 2

Dear Ms. Hall,

As owner of the property located at 4020 Timberidge Drive I would like to submit this letter as petition to close a portion of a utility easement located along the west boundary of my lot; Lot 1, Block 2, Grandview Estates North Addition No. 2.

The utility easement in question is 30 feet wide along the entire west boundary of my lot and was platted as a utility easement and public access easement in 1975. The "public access" easement was originally intended for horseback riding trails which were never constructed. The "public access" portion of the easement within the entire subdivision was closed in 2010 by City Ordinance O-1011-26.

The subject easement contains only one utility; an electric line. I have contacted the owner of the electric line, OEC, who has indicated that they will not object to closing a portion of the easement.

The reason for requesting that a portion of the utility easement be closed is so that I can add on to my existing accessory building located in the rear of my property. If closing of that portion of the utility easement described on the attached exhibit is approved by the City Council, an application to vacate said portion via District Court will be pursued.

Attached are the documents required to be submitted with this petition:

Legal Description of Portion of Utility Easement to be Closed  
Certified List of Property Owners within 300 feet (3 copies)  
Check in the amount of \$~~400~~ for filing fee  
Exhibit depicting that portion of the easement to be closed (3 copies)

Please do not hesitate to contact me if you need additional information or if I can answer any questions.

Respectfully,



Sam Tippens

## EXHIBIT "A"

### LEGAL DESCRIPTION

Partial Release of the 30' U/E  
located on Lot 1, Block 1  
GRANDVIEW ESTATES NORTH ADDITION NO. 2  
Norman, Cleveland Co., Oklahoma

November 7, 2018

A portion of the 30' U/E and Public Access (said Public Access being vacated in Order Vacating Easements, Case No. CV-2011-160 L) being located on Lot 1, Block 2 of GRANDVIEW ESTATES NORTH ADDITION NO. 2, Norman, Cleveland County, Oklahoma, according to the plat recorded in Book 11 of Plats, page 105 filed in the offices of the County Clerk of Cleveland County, Oklahoma, and being particularly described as follows:

**COMMENCING** at the Northwest corner of said Lot 1;

THENCE along the North line of said Lot 1 and Easterly on a curve to the left, having a radius of 514.83 feet; central angle of  $01^{\circ}40'16''$ , chord bearing of North  $87^{\circ}08'20''$  East, chord distance of 15.02 feet, for an arc length of 15.02 feet to the **POINT OF BEGINNING**;

THENCE continuing along said North line and Easterly on a curve to the left, having a radius of 514.83 feet; central angle of  $01^{\circ}40'27''$ , chord bearing of North  $85^{\circ}27'58''$  East, chord distance of 15.04 feet, for an arc length of 15.04 feet to the point where said North line intersect the East line of the 30' U/E and Public Access;

THENCE South  $00^{\circ}13'13''$  East, along said East line and parallel with the West line of said Lot 1, a distance of 320.91 feet;

THENCE South  $89^{\circ}46'47''$  West, perpendicular to said West line, a distance of 15.00 feet;

THENCE North  $00^{\circ}13'13''$  West, parallel with said West line, a distance of 23.02 feet;

THENCE South  $89^{\circ}46'47''$  West, perpendicular to said West line, a distance of 5.00 feet;

THENCE North  $00^{\circ}13'13''$  West, parallel with said West line, a distance of 100.00 feet;

THENCE North  $89^{\circ}46'47''$  East, perpendicular to said West line, a distance of 5.00 feet;

THENCE North  $00^{\circ}13'13''$  West, parallel with said West line, a distance of 196.75 feet to the **POINT OF BEGINNING**.

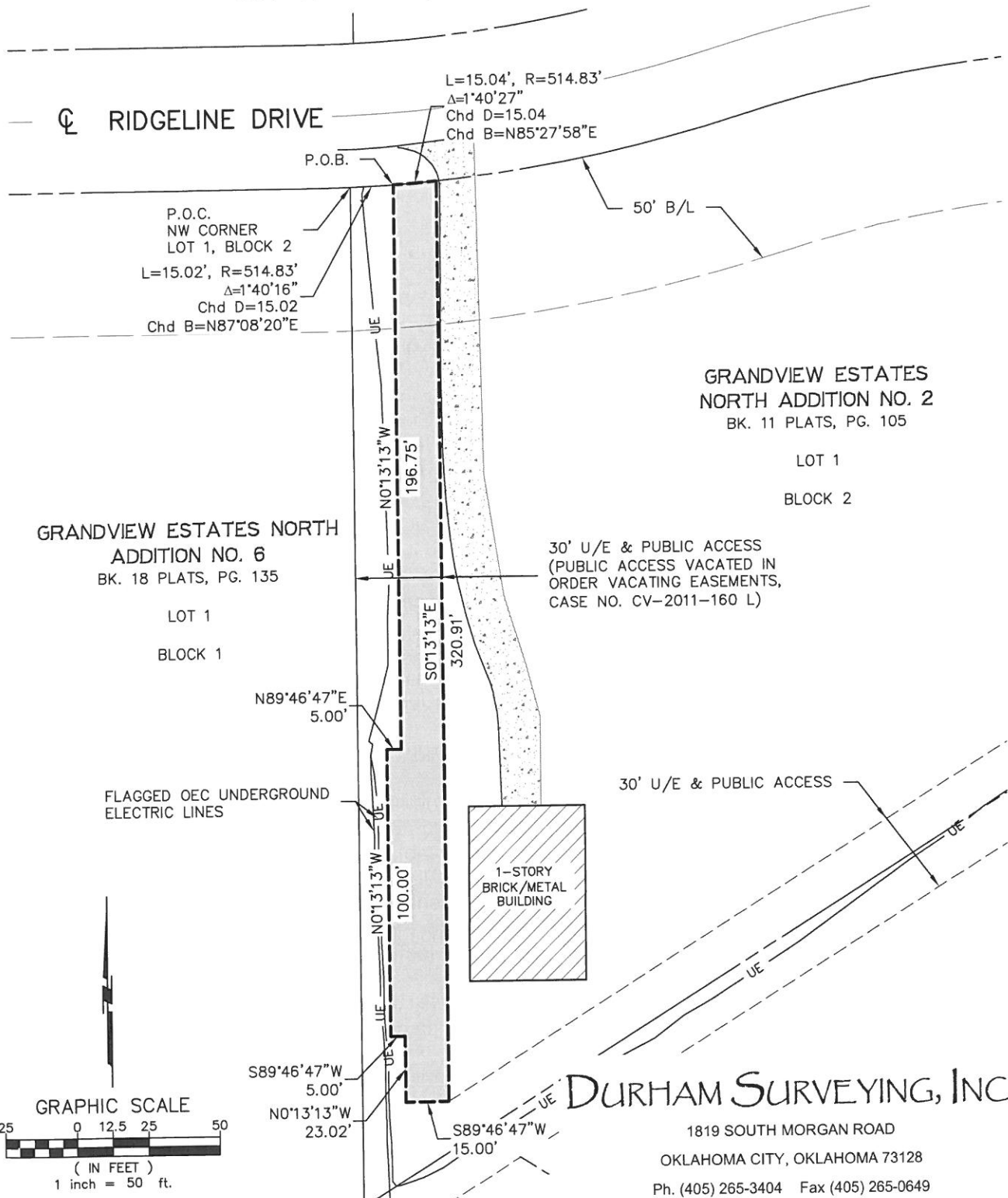
Said tract of land containing 5,305 square feet or 0.1218 acres, more or less.

The basis of bearings for the above-described tract of land is a platted bearing of South  $00^{\circ}13'13''$  East along the West line of said Lot 1.

Prepared by Durham Surveying, Inc.  
Matt C. Barnum, PLS No. 1742

# Exhibit 'B'

A PART OF LOT 1, BLOCK 2  
GRANDVIEW ESTATES NORTH, ADDITION NO. 2  
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



**DURHAM SURVEYING, INC.**

1819 SOUTH MORGAN ROAD  
OKLAHOMA CITY, OKLAHOMA 73128  
Ph. (405) 265-3404 Fax (405) 265-0649

CERTIFICATE OF AUTHORIZATION NO. 5313, EXP. DATE 06/30/2020

11/7/2018