



9 November 2018

Ms. Brenda Hall, City Clerk
City of Norman
201 West Gray
Norman, OK 73069

RE: Application for vacation of public easement

Dear Ms. Hall:

We submit this request for vacation of public easement on behalf of the owner of the property located at 2520 W. Main St. (herein referred to as the "**Applicant**").

Specifically, pursuant to 11 O.S. § 42-101 et seq., the Applicant submits this formal request and application for a vacation of public easement. The legal description of the easement to be vacated is attached. In exchange for vacating the existing easement, the Applicant proposes to convey another utility easement to the City of Norman. Attached are multiple exhibits that further describe this proposal.

In addition to this letter request, we hereby submit the filing fee and a certified ownership list of all property owners within 300 feet. Please let me know if you need any additional information from us in order to place this item on the agenda for Planning Commission and City Council consideration. Thank you very much for your assistance and cooperation.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Gunner B. Joyce', written over a horizontal line.

Gunner B. Joyce
Rieger Law Group

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/13/18

Sean Paul Rieger
Attorney, Architect, Broker
sp@riegerllc.com

Daniel L. Sadler
Attorney at Law
dsadler@riegerlawgroup.com

Blair L. Sutter
Attorney at Law
bsutter@riegerlawgroup.com

Gunner B. Joyce
Attorney at Law
gjoyce@riegerlawgroup.com

UTILITY STATEMENT & CAUTION:

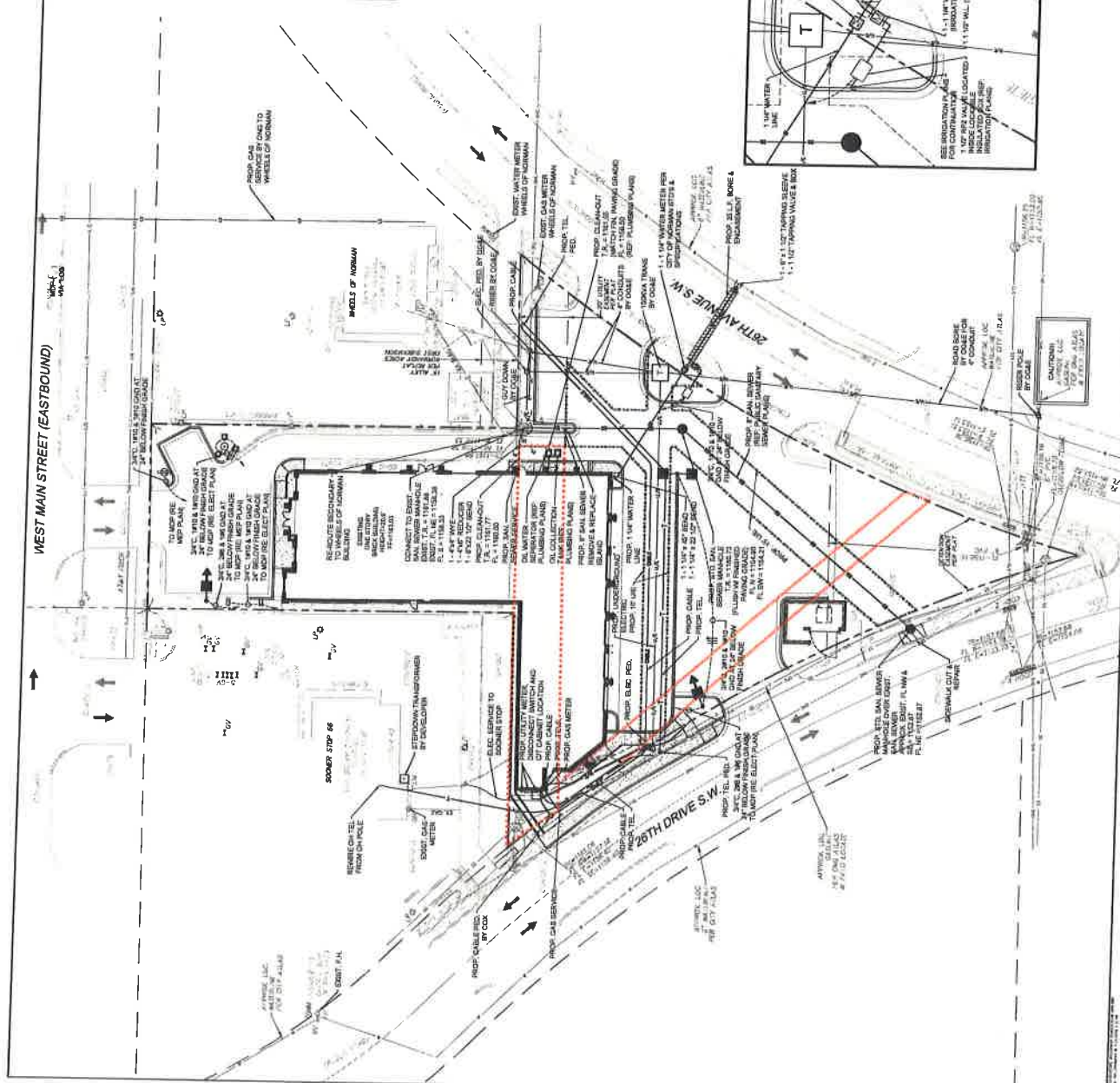
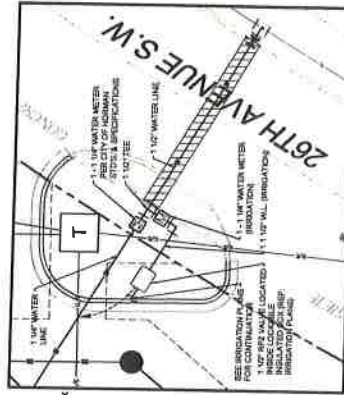
[illegible]

NOTES

- [illegible]

LEGEND

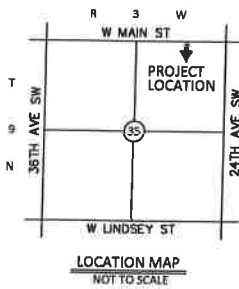
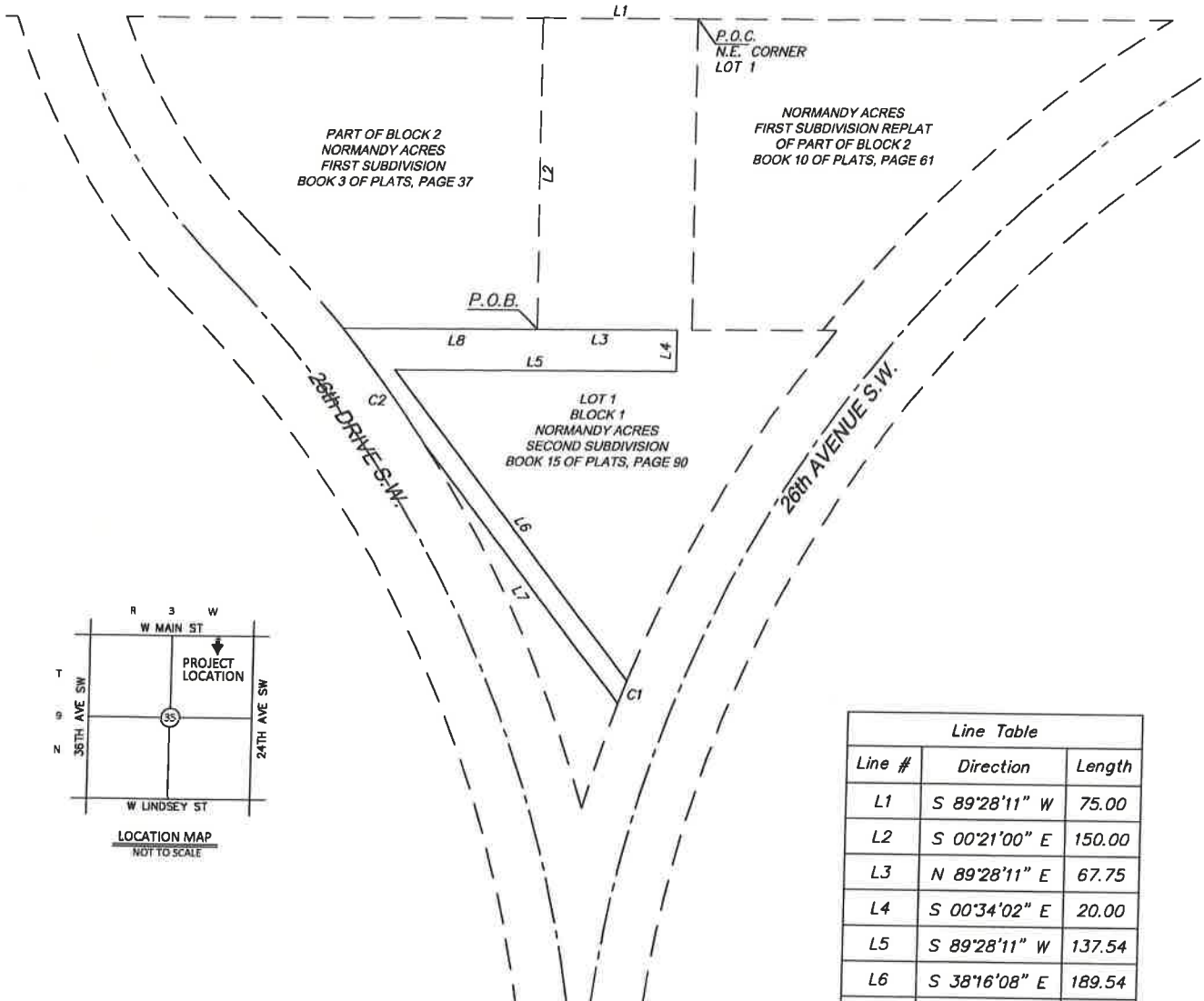
- [illegible]



EASEMENT TO BE RELEASED



WEST MAIN STREET (EASTBOUND)



Line Table		
Line #	Direction	Length
L1	S 89°28'11" W	75.00
L2	S 00°21'00" E	150.00
L3	N 89°28'11" E	67.75
L4	S 00°34'02" E	20.00
L5	S 89°28'11" W	137.54
L6	S 38°16'08" E	189.54
L7	N 38°16'08" W	158.18
L8	N 89°28'11" E	95.36

Curve Table						
Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	650.00'	11.68'	01°01'46"	5.84'	S 20°38'01" W	11.68'
C2	650.00'	68.93'	06°04'34"	34.50'	N 36°35'55" W	68.90'



DODSON - THOMPSON - MANSFIELD, PLLC

20 NE 38th Street
Oklahoma City, OK 73105

Phone: 405-601-7402
Fax: 405-601-7421

email: randym@dtm-ok.com

Surveying - Engineering - Earthwork

CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2020

NOT TO SCALE

Easement To Be Released Description

A strip of land lying in Lot 1, Block 1, NORMANDY ACRES SECOND SUBDIVISION, a replat of a part of Block 2, Normady Acres First Subdivision in the Northeast Quarter, Section 35, Township 9 North, Range 3 West, I.M. Norman, Cleveland County, Oklahoma, according to the plat recorded in Book 15 of Plats, Page 90, records of County Clerk of Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the northeast corner of said Lot 1;

THENCE South $89^{\circ}28'11''$ West, along the north line of said Lot 1, a distance of 75.00 feet to the northwest corner of said Lot 1;

THENCE South $00^{\circ}21'00''$ East, along a westerly line of said Lot 1, a distance of 150.00 feet to the POINT OF BEGINNING;

THENCE North $89^{\circ}28'11''$ East a distance of 67.75 feet;

THENCE South $00^{\circ}34'02''$ East a distance of 20.00 feet;

THENCE South $89^{\circ}28'11''$ West a distance of 137.54 feet;

THENCE South $38^{\circ}16'08''$ East a distance of 189.54 feet to a point on a easterly line of said Lot 1, also a point on the westerly right of way line of 26th Avenue S.W. and a point on a curve;

THENCE southwesterly along a easterly line of said Lot 1 and the westerly right of way line of said 26th Avenue S.W. along a non tangent curve to the left having a radius of 650.00 feet (said curve being subtended by a chord which bears South $20^{\circ}38'01''$ West a distance of 11.68 feet) and an arc length of 11.68 feet;

THENCE North $38^{\circ}16'08''$ West a distance of 158.18 feet to a point on a westerly line of said Lot 1, also being a point on the easterly right of way line of 26th Drive S.W. and a point on a curve;

THENCE northwesterly along a westerly line of said Lot 1 and the easterly right of way line of said 26th Drive S.W. along a non tangent curve to the left having a radius of 650.00 feet (said curve being subtended by a chord which bears North $36^{\circ}35'55''$ West a distance of 68.90 feet) and an arc length of 68.93 feet);

THENCE North $89^{\circ}28'11''$ East a distance of 95.36 feet to the POINT OF BEGINNING.

Said described strip of land contains an area of 5,010 square feet or 0.1150 acres, more or less.

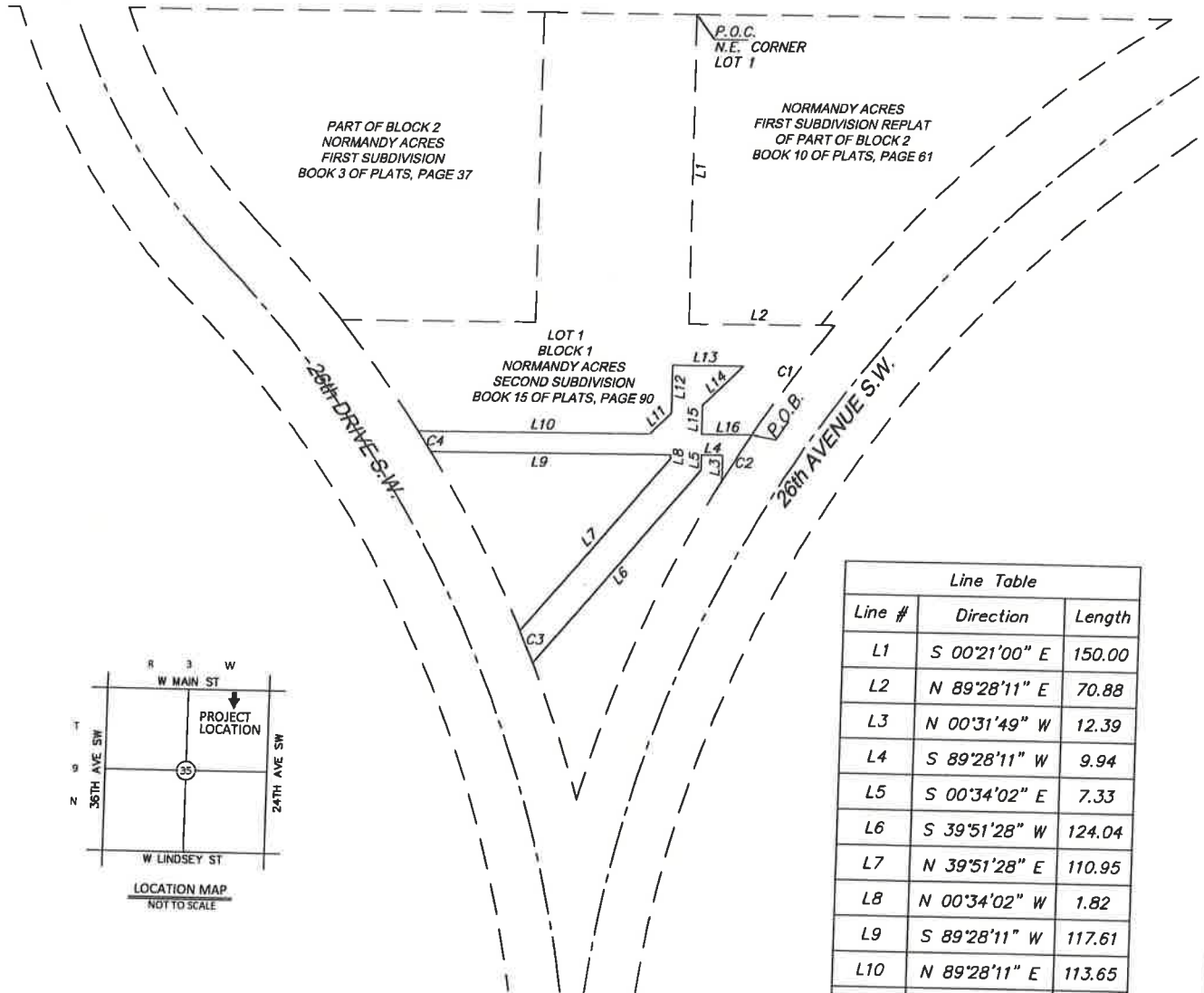
The Oklahoma State Plane Coordinate System South Zone using North $89^{\circ}28'11''$ East as the north line of Lot 1, Block 1, NORMANDY ACRES SECOND SUBDIVISION was used as the basis of bearings for this description. To achieve plat bearings a rotation of $00^{\circ}29'47''$ clockwise from the northwest corner of said Lot 1 will be required.

Randall A. Mansfield, Professional Land Surveyor No. 1613
Dodson Thompson Mansfield, PLLC
20 NE 38th Street - OKC, OK
November 6, 2018

UTILITY EASEMENT (PROPOSED NEW EASEMENT)



WEST MAIN STREET (EASTBOUND)



Line Table		
Line #	Direction	Length
L1	S 00°21'00" E	150.00
L2	N 89°28'11" E	70.88
L3	N 00°31'49" W	12.39
L4	S 89°28'11" W	9.94
L5	S 00°34'02" E	7.33
L6	S 39°51'28" W	124.04
L7	N 39°51'28" E	110.95
L8	N 00°34'02" W	1.82
L9	S 89°28'11" W	117.61
L10	N 89°28'11" E	113.65
L11	N 44°28'11" E	14.68
L12	N 00°34'02" W	23.07
L13	N 89°28'11" E	34.40
L14	S 44°28'11" W	27.42
L15	S 00°34'02" E	14.06
L16	N 89°28'11" E	23.99

Curve Table						
Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	650.00'	66.26'	05°50'26"	33.16'	S 35°39'23" W	66.23'
C2	650.00'	26.43'	02°19'46"	13.22'	S 31°34'17" W	26.43'
C3	650.00'	16.80'	01°28'51"	8.40'	N 23°23'19" W	16.80'
C4	650.00'	11.89'	01°02'53"	5.94'	N 33°16'20" W	11.89'



DODSON - THOMPSON - MANSFIELD, PLLC

20 NE 38th Street
Oklahoma City, OK 73105
Phone: 405-601-7402
Fax: 405-601-7421
email: randym@dtm-ok.com

Surveying - Engineering - Earthwork

CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2020

NOT TO SCALE

Proposed New Utility Easement Description

A strip of land lying in Lot 1, Block 1, NORMANDY ACRES SECOND SUBDIVISION, a replat of a part of Block 2, Normady Acres First Subdivision in the Northeast Quarter, Section 35, Township 9 North, Range 3 West, I.M. Norman, Cleveland County, Oklahoma, according to the plat recorded in Book 15 of Plats, Page 90, records of County Clerk of Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the northeast corner of said Lot 1;

THENCE South $00^{\circ}21'00''$ East, along a easterly line of said Lot 1, a distance of 150.00 feet;

THENCE North $89^{\circ}28'11''$ East, along a easterly line of said Lot 1, a distance of 70.88 feet to a point on a easterly line of said Lot 1, also being a point on the westerly right of way line of 26th Avenue S.W. and a point on a curve;

THENCE along a easterly line of said Lot 1 and the westerly right of way line of said 26th Avenue S.W. the following two (2) courses;

1. southwesterly along a non tangent curve to the left having a radius of 650.00 feet (said curve subtended by a chord which bears South $35^{\circ}39'23''$ West a distance of 66.23 feet) for an arc distance of 66.26 feet to a point of curvature and the POINT OF BEGINNING;
2. continuing southwesterly along a curve to the left having a radius of 650.00 feet (said curve subtended by a chord which bears South $31^{\circ}34'17''$ West a distance of 26.43 feet) for an arc distance of 26.43 feet;

THENCE North $00^{\circ}31'49''$ West a distance of 12.39 feet;

THENCE South $89^{\circ}28'11''$ West a distance of 9.94 feet;

THENCE South $00^{\circ}34'02''$ East a distance of 7.33 feet;

THENCE South $39^{\circ}51'28''$ West a distance of 124.04 feet to a point on a westerly line of said Lot 1, also being a point on the easterly right of way line of 26th Drive S.W. and a point on a curve;

THENCE northwesterly along a westerly line of said Lot 1 and the easterly right of way line of said 26th Drive S.W. along a non tangent curve to the left having a radius of 650.00 feet (said curve subtended by a chord which bears North $23^{\circ}23'19''$ West a distance of 16.80 feet) for an arc distance of 16.80 feet;

THENCE North $39^{\circ}51'28''$ East a distance of 110.95 feet;

THENCE North $00^{\circ}34'02''$ West a distance of 1.82 feet;

THENCE South $89^{\circ}28'11''$ West a distance of 117.61 feet to a point on a westerly line of said Lot 1, also being a point on the easterly right of way line of 26th Drive S.W. and a point on a curve;

THENCE northwesterly along a westerly line of said Lot 1 and the easterly right of way line of said 26th Drive S.W. along a non tangent curve to the left having a radius of 650.00 feet (said curve subtended by a chord which bears North $33^{\circ}16'20''$ West a distance of 11.89 feet) for an arc distance of 11.89 feet;

THENCE North $89^{\circ}28'11''$ East a distance of 113.65 feet;

THENCE North $44^{\circ}28'11''$ East a distance of 14.68 feet;

THENCE North $00^{\circ}34'02''$ West a distance of 23.07 feet;

THENCE North $89^{\circ}28'11''$ East a distance of 34.40 feet;

THENCE South $44^{\circ}28'11''$ West a distance of 27.42 feet;

THENCE South $00^{\circ}34'02''$ East a distance of 14.06 feet;

THENCE North $89^{\circ}28'11''$ East a distance of 23.99 feet to the POINT OF BEGINNING.

Said described strip of land contains an area of 4,187 square feet or 0.0961 acres, more or less.

The Oklahoma State Plane Coordinate System South Zone using North $89^{\circ}28'11''$ East as the north line of Lot 1, Block 1, NORMANDY ACRES SECOND SUBDIVISION was used as the basis of bearings for this description. To achieve plat bearings a rotation of $00^{\circ}29'47''$ clockwise from the northwest corner of said Lot 1 will be required.

Randall A. Mansfield, Professional Land Surveyor No. 1613
Dodson Thompson Mansfield, PLLC
20 NE 38th Street - OKC, OK
November 6, 2018