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CERTIFICATE OF SURVEY  
COS-2021-8

ITEM NO. 3

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**STAFF REPORT**

**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2021-8, INDIAN HILLS RIDGE ESTATES.**

**LOCATION:** Generally located one-half mile north of Indian Hills Road and on the west side of 144<sup>th</sup> Avenue N.E.

**INFORMATION:**

1. Owners. Oklahoma Wildlife Properties.
2. Developer. Oklahoma Wildlife Properties.
3. Engineer/Surveyor. Pollard and Whited Surveying.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1317 annexing this property into the Norman Corporate City limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. 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.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Easements. A private roadway, drainage and utility easement is included in the documents for Indian Hills Ridge Estates. Covenants will address the maintenance responsibility for the owners.

There is a 100' width Oklahoma City water line easement located on Tract 5.

5. Private Road. There is a proposed private road to serve the property. City Standards require a private road with a width of twenty-feet.
6. Acreage. Tract 1 consist of 10.002 acres, Tract 2 consist of 10.004, Tract 3 consist of 10.001, Tract 4 consist of 10.001, Tract 5 consist of 10.005, Tract 6 consist of 10.001, Tract 7 consist of 10.001 and Tract 8 consist of 10.001 acres. The property consist of a total of 80.016 acres.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, Norman Rural Certificate of Survey No. COS-2021-8 are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** All of the tracts will be served by a private road. Access to all of the tracts will be from the private road. Staff recommends approval of Certificate of Survey No. COS-2021-8 for Indian Hills Ridge Estates.

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey No. COS-2021-8 for Indian Hills Ridge Estates to City Council.

**ACTION TAKEN:** \_\_\_\_\_