



DATE: April 4, 2024

TO: Kathryn Walker, City Attorney  
Beth Muckala, Assistant City Attorney  
Rone Tromble, Administrative Technician IV  
Ken Danner, Subdivision Manager  
Chris Mattingly, Director of Utilities  
Jane Hudson, Director of Planning and Community Development

FROM: Brenda Hall, City Clerk

A handwritten signature in black ink, appearing to be 'BH', is written over the name 'Brenda Hall' in the 'FROM' field.

SUBJECT: Request to Vacate and Close a Portion of a Public Alley

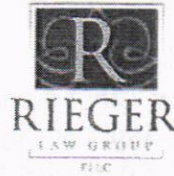
I am in receipt of a request to close a portion of a 20 foot public alley lying adjacent to Block 1, State University Addition, a/k/a 221 Eddington Street. The application fee has been paid.

In accordance with Resolution No. R-8182-66, I am forwarding the request, location map, radius map, and ownership list. Please send notice to the furnished list of property owners and have the necessary ordinance prepared. If further action is needed from my office, please notify me.

BH:smr  
attachments

office memorandum

Sean Paul Rieger  
Daniel L. Sadler  
Gunner B. Joyce



Keith A. Barrett  
Libby A. Smith  
Joe P. Krodel

April 1, 2024

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

**RE: Vacation & Closure of a Portion of Alley**

Dear Ms. Hall,

We submit this request to vacate and close the public interest in a certain portion of alleyway, as more particularly described in the attached application. Pursuant to 11 O.S. § 42-101 et seq., we submit this application on behalf of Katy Construction Co., the owner of the property located at 221 Eddington St., which directly abuts the portion of alleyway sought to be vacated herein. The legal description of the portion of alleyway sought to be vacated is attached. The applicant intends to subsequently seek a lot line adjustment on the property which is also attached. The applicant believes there may be one or more utilities located within this area and the applicant agrees to grant new easements or allow reservations of rights as may be necessary to ensure continued access and rights to existing utilities. This area has never been utilized as an alleyway and the applicant does not believe that the City has any plans to improve this area as a public street.

In addition to this request, we hereby submit the filing fee and a certified ownership list reflecting the property owners within 300 feet of the area sought to be vacated. Please let us 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.

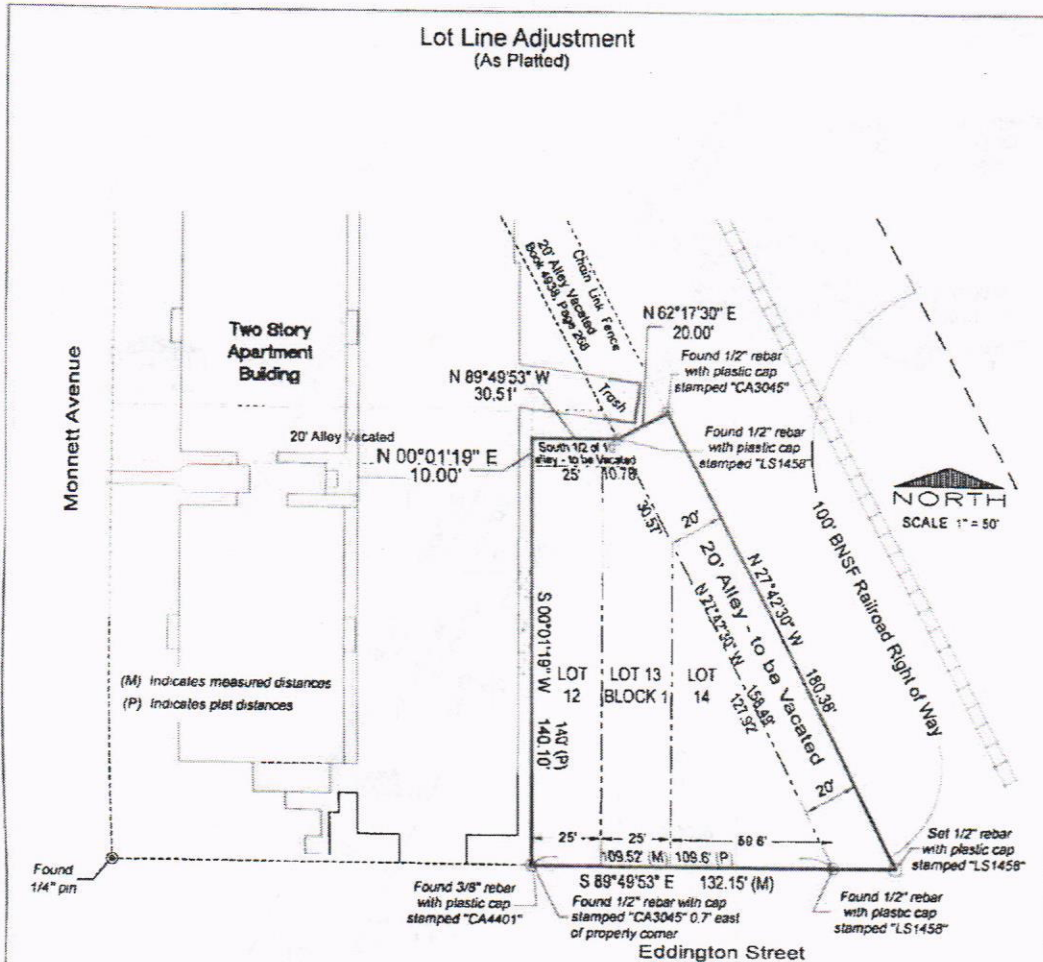
Respectfully Submitted,  
**RIEGER LAW GROUP PLLC**

A handwritten signature in cursive script that reads 'Libby Smith'.

**LIBBY SMITH**  
*Attorney at Law*

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 4-3-24

Lot Line Adjustment  
(As Platted)



**LEGAL DESCRIPTION:**

Lots Twelve (12), Thirteen (13) and Fourteen (14), in Block One (1), of STATE UNIVERSITY ADDITION to the City of Norman, Cleveland County, Oklahoma, and the South 10 feet of the alley lying north of Lots 12 and 13 in Block 1 of STATE UNIVERSITY ADDITION, and all of the 20 foot alley lying east of Lot 14 in Block 1 of State University Addition, and south of the alley vacation recorded in Book 4938, Page 268 in the Cleveland County Clerk and Recorder's office, and west of the Burlington Northern Santa Fe railroad right of way, and north of the north right of way line of Eddington Street.

**NOTES:**

1. This Boundary Survey Plat meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
2. Basis of bearings for this Boundary Survey plat are based on the bearings as shown on Lot 1A, Block 1 of the Lot Line Adjustment as recorded at Book 4679, Page 4 in the Offices of the Cleveland County Clerk and Recorder.
3. This survey was prepared without the benefit of a title commitment or opinion, and therefore may be subject to easements and other matters of record not shown hereon.

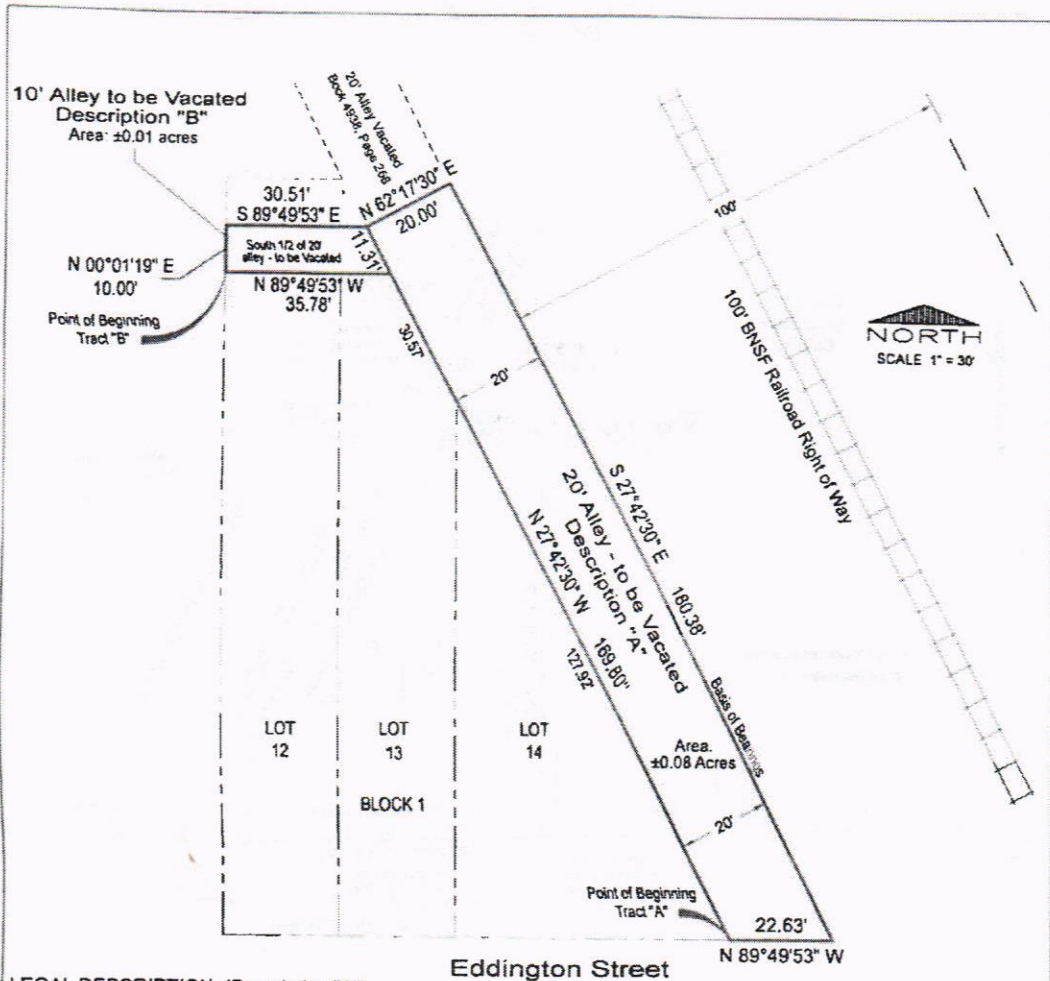
**CERTIFICATION:**

I, Greg P. Skinner, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that this Boundary Survey Plat was prepared by me or under my direct responsibility, supervision and checking and that it is correct to the best of my knowledge, belief and opinion.

*Greg P. Skinner*  
 Greg P. Skinner Date 3/20/2024  
 Oklahoma L.S. 1458



Job No. 47271	Greg P. Skinner, PLS 11600 County Road 3630 Ada, Oklahoma 74820 (405) 255-6161 - cornerstonesurveying@gmail.com	Sheet No:
Field Date: 09/25/2023		1 of 2
Drawing Revised:		



**LEGAL DESCRIPTION: (Description "A")**  
A parcel of land being a 20 foot alley lying adjacent to Block One (1) of STATE UNIVERSITY ADDITION, to the City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

Beginning at the southeast corner of Lot Fourteen (14) of Block One (1), of STATE UNIVERSITY ADDITION; Thence North 27°42'30" West, along the west side of said alley, a distance of 169.80 feet to a point on south line of that vacated portion of said alley as recorded in Book 4938 at Page 268 in the offices of the Cleveland County Clerk and Recorder; Thence North 62°17'30" East, along said south line a distance of 20.00 feet to a point on the east line of said alley; Thence South 27°42'30" East, along said east line, a distance of 180.38 feet to the intersection of the north line of Eddington Street (if extended) and the east line of said alley; Thence North 89°49'53" West, along the said north line of Eddington Street (if extended) a distance of 22.63 feet to the Point of Beginning. Containing 0.08 acres, more or less.

**LEGAL DESCRIPTION: (Description "B")**  
A parcel of land being the south half of a 20 foot alley lying adjacent to Block One (1) of STATE UNIVERSITY ADDITION, to the City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

Beginning at the northwest corner of Lot Twelve (12) of Block One (1), of STATE UNIVERSITY ADDITION; Thence North 00°01'19" East, along the west line of said Lot 12 (if extended) a distance of 10.00 feet to a point on the centerline of said 20' alley; Thence South 89°49'53" East, along said centerline, a distance of 30.51 feet to a point on the east line of Lot Fourteen (14) of Block One (1) of said addition, (if extended); Thence South 27°42'30" East, along the east line of said Lot 14 (if extended) a distance of 11.31 feet to a point on the north line of said Block 1; Thence North 89°49'53" West, along said north line, a distance of 35.78 feet to the Point of Beginning. Containing 0.01 acres, more or less.

Descriptions "A" and "B" were prepared by Greg P. Skinner, Oklahoma PLS 1458 on March 19, 2024 and have a basis of bearings holding the westerly right of way line of the BNSF railroad as bearing South 27°42'30" East as determined by Oklahoma State Plane - South zone grid bearings as shown on the record Lot Line Adjustment for Lots 12-14 in Block 1 of STATE UNIVERSITY ADDITION.

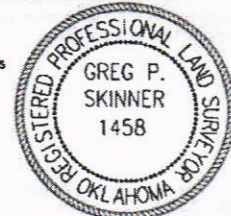
**NOTES:**

- This Legal Description meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

**CERTIFICATION:**

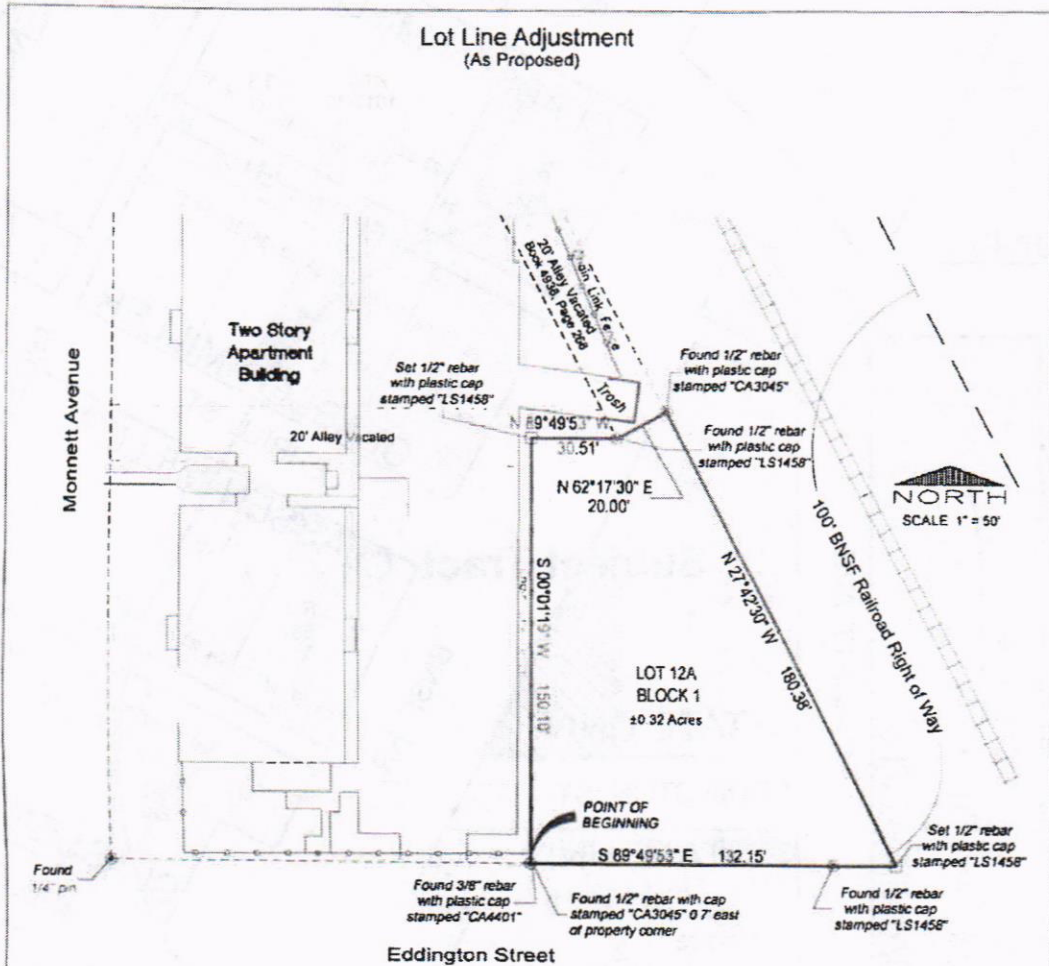
I, Greg P. Skinner, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that these Legal Descriptions were prepared by me or under my direct responsibility, supervision and check and that it is correct to the best of my knowledge, belief and opinion.

*Greg P. Skinner* 3/20/2024  
Greg P. Skinner Date  
Oklahoma, L.S. 1458



Job No. 47273	<b>Greg P. Skinner, PLS</b> 11600 County Road 3630 Ada, Oklahoma 74820 (405) 255-6161 - cornerstonesurveying@gmail.com	Sheet No:
Field Date: 03/19/2024		1 of 1
Drawing Revised:		

Lot Line Adjustment  
(As Proposed)



LEGAL DESCRIPTION: Lot 12A, Block 1

A tract of land being all of Lots Twelve (12), Thirteen (13) and Fourteen (14) all in Block One (1) of STATE UNIVERSITY ADDITION to the City of Norman, Cleveland County, Oklahoma; and the south 10 feet of the alley lying north of Lots 12 and 13 and all of the 20 alley lying east of said Lot 14, south of the alley vacation recorded in Book 4938, Page 268 in the Cleveland County Clerk and Recorders office and west of the Burlington Northern Santa Fe (BNSF) railroad right of way and north of the north right of way line of Eddington Street, all of which being more particularly described as follows:

Beginning at the southwest corner of said Lot 12, Block 1; Thence South 89°49'53" East, a distance of 132.15 feet to a point on the westerly right of way line of the BNSF railroad, Thence North 27°42'30" West, along said westerly right of way, a distance of 180.38 feet to the southeast corner of a 20 foot Alley vacation recorded in Book 4938, Page 268; Thence South 62°17'30" West, a distance of 20.00 feet to the southwest corner of said Alley vacation said point also being on the north line of the south 10 feet of the alley lying north of said Lots 12 through 14; Thence North 89°49'53" West, along said north line of south 10 feet of alley, a distance of 30.51 feet; Thence South 00°01'19" West, a distance of 150.10 feet to the Point of Beginning. Containing 0.32 acres, more or less.

CERTIFICATION:

I, Greg P. Skinner, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that this Boundary Survey Plat was prepared by me or under my direct responsibility, supervision and checking and that it is correct to the best of my knowledge, belief and opinion.

*Greg P. Skinner*  
 Greg P. Skinner Date  
 Oklahoma L.S. 1458



Job No. 47271	Greg P. Skinner, PLS 11600 County Road 3630 Ada, Oklahoma 74820 (405) 255-6161 - cornerstonesurveying@gmail.com	Sheet No:
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