

DATE: November 4, 2025

TO: Rick Knighton, City Attorney
Beth Muckala, Assistant City Attorney
Kathryn Walker, Assistant City Attorney
Whitney Kline, Administrative Technician IV
Ken Danner, Subdivision Manager
Chris Mattingly, Director of Utilities
Jane Hudson, Director of Planning and Community Development
Sarah Encinias, Legal Administrative Technician

FROM: Brenda Hall, City Clerk

SUBJECT: Request to Close Platted Utility Easements (36th North Business Park)

I am in receipt of a request to close platted utility easements, being part of the SW/4 of Section 14, T9N, R3W of the Indian Meridian in Cleveland County from 36 North, LLC (applicant) being represented by Rieger Sadler Joyce law firm. They submit this request to close and vacate the public interest in certain platted utility easements show on the Final Plat of 36th North Business Park. The legal descriptions and depictions of the platted utility easements sought to be closed are attached as Exhibit A & Exhibit B. The Applicant believes there may be 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. If the closing of the platted utility easements described and shown in the Exhibits attached hereto is approved by the City Council, an application to vacate said easements via District Court will be pursued.

This item will be scheduled as an agenda item on January 13, 2026, and the information must be received in my office by December 31, 2025. If there is a problem in meeting that timeframe, please advise.

llw

attachments: Exhibit A
Exhibit B – Maps
Receipt



office memorandum



November 3, 2025

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/04/25-LW

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

RE: Request to close platted utility easements, being part of the SW/4 of Section 14, T9N, R3W of the Indian Meridian in Cleveland County

Dear Ms. Hall,

On behalf of 36 North, LLC (the “Applicant”), we submit this request to close and vacate the public interest in certain platted utility easements shown on the Final Plat of 36th North Business Park, as more particularly described herein. The legal descriptions and depictions of the platted utility easements sought to be closed are attached as Exhibit A & Exhibit B. 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. If the closing of the platted utility easements described and shown in the Exhibits attached hereto is approved by the City Council, an application to vacate said easements via District Court will be pursued.

Pursuant to 11 O.S. § 42-101 et seq., we would like to submit this letter as a petition to close the utility easements as described herein. We’ve attached the (i) Legal Description and Depiction of Platted Utility Easements to be Closed, (ii) Certified List of Property Owners within 300 feet, and (iii) Filing Fee. Please do not hesitate to contact us if you need additional information or if we can answer any questions.

Very Truly Yours,
RIEGER SADLER JOYCE

ELIZABETH SMITH
Attorney at Law

EXHIBIT A

LEGAL DESCRIPTION
TO VACATE PLATTED UTILITY EASEMENTS
36TH NORTH BUSINESS PARK
NORMAN, CLEVELAND COUNTY, OK

A tract of land lying in the Southwest Quarter (SW/4) of Section fourteen (14), Township Nine (9) North (T9N), Range Three (3) West (R3W) of the Indian Meridian (I.M.), Cleveland County, Oklahoma being more particularly described as follows:

UTILITY EASEMENT 01

COMMENCING at the southeast corner of Lot One (1), in Block One (1), of 36TH NORTH BUSINESS PARK, a Replat of Lot 1 of S.C.M.C. Addition and Lot 6, Block 1, of Broce Industrial Park, a Planned Unit Development and a part of the SW/4 of Section 14, T9N, R3W, I.M., Norman, Cleveland County, Oklahoma according to the recorded Plat thereof;

THENCE S 88°12'52" W along the south line of said Lot 1, a distance of 157.88 feet;
THENCE N 01°47'08" W a distance of 105.21 feet to a point on the south line of a 15-foot-wide Utility Easement according to said recorded Plat and the POINT OF BEGINNING 01 (P.O.B. 01).

THENCE along said 15-foot-wide Utility Easement, the following thirteen (13) courses:

- 1) N 00°45'48" W a distance of 15.00 feet (L1);
- 2) N 89°14'12" E a distance of 46.87 feet (L2);
- 3) N 47°28'42" E a distance of 33.88 feet (L3);
- 4) N 45°42'43" W a distance of 123.35 feet (L4);
- 5) N 00°45'48" W a distance of 6.21 feet (L5);
- 6) N 89°14'12" E a distance of 15.00 feet (L6);
- 7) S 45°42'43" E a distance of 133.01 feet (L7);
- 8) S 47°28'42" W a distance of 55.46 feet (L8);
- 9) S 89°14'12" W a distance of 2.00 feet (L9);
- 10) S 00°45'48" E a distance of 15.59 feet (L10);
- 11) S 89°14'12" W a distance of 15.00 feet (L11);
- 12) N 00°45'48" W a distance of 15.59 feet (L12);
- 13) S 89°14'12" W a distance of 35.59 feet (L13) to the P.O.B. 01.

Said described tract of land contains an area of 3,619 square feet or 0.083 acres, more or less.

AND

UTILITY EASEMENT 02

COMMENCING at the southeast corner of Lot One (1), in Block One (1), of 36TH NORTH BUSINESS PARK, a Replat of Lot 1 of S.C.M.C. Addition and Lot 6, Block 1, of Broce Industrial Park, a Planned Unit Development and a part of the SW/4 of Section 14, T9N, R3W, I.M., Norman, Cleveland County, Oklahoma according to the recorded Plat thereof;

THENCE S 88°12'52" W along the south line of said Lot 1, a distance of 196.07 feet;
THENCE S 89°14'22" W continuing along the south line of said Lot 1, a distance of 37.62 feet;

THENCE N 01°45'38" W a distance of 123.74 feet to a point on the east line of a 15-foot-wide Utility Easement according to said recorded Plat and the POINT OF BEGINNING 02 (P.O.B. 02).

THENCE along said 15-foot-wide Utility Easement, the following eight (8) courses:

- 1) S 88°50'57" W a distance of 15.00 feet (L14);
- 2) N 00°45'48" W a distance of 34.68 feet (L15);
- 3) N 45°45'48" W a distance of 33.94 feet (L16);
- 4) N 00°45'48" W a distance of 41.75 feet (L17);
- 5) N 89°14'12" E a distance of 15.00 feet (L18);
- 6) S 00°45'48" E a distance of 35.54 feet (L19);
- 7) S 45°45'48" E a distance of 33.94 feet (L20);
- 8) S 00°45'48" E a distance of 40.79 feet (L21) to the P.O.B. 02.

Said described tract of land contains an area of 1,655 square feet or 0.038 acres, more or less.

AND

UTILITY EASEMENT 03

COMMENCING at the southwest corner of Lot One (1), in Block One (1), of 36TH NORTH BUSINESS PARK, a Replat of Lot 1 of S.C.M.C. Addition and Lot 6, Block 1, of Broce Industrial Park, a Planned Unit Development and a part of the SW/4 of Section 14, T9N, R3W, I.M., Norman, Cleveland County, Oklahoma according to the recorded Plat thereof;

THENCE along the south line of said Lot 1, the following three (3) courses:

1. N 89°31'22" E a distance of 250.00 feet;
2. N 00°28'38" W a distance of 1.48 feet;
3. N 89°14'22" E a distance of 79.89 feet;

THENCE N 00°45'38" W a distance of 54.40 feet to a point on the west line of a 15-foot-wide Utility Easement according to said recorded Plat and the POINT OF BEGINNING 03

(P.O.B. 03).

THENCE along said 15-foot-wide Utility Easement, the following four (4) courses:

- 1) N 00°45'48" W a distance of 91.78 feet (L22);
- 2) N 89°14'12" E a distance of 15.00 feet (L23);
- 3) S 00°45'48" E a distance of 91.78 feet (L24);
- 4) S 89°14'12" W a distance of 15.00 feet (L25) to the P.O.B. 03.

Said described tract of land contains an area of 1377 square feet or 0.032 acres, more or less.

The bearing of North 00°28'38" West as shown on the plat of 36TH NORTH BUSINESS PARK recorded in Book 24 of Plats, Page 37 as the west line of the Southwest Quarter of Section 14, Township 9 North, Range 3 West of the Indian Meridian was used as the basis of bearings for the legal descriptions.

Prepared by: Terence L. Haynes, P.E. OK16820
SMC Consulting Engineers, P.C.
815 West Main Street
Oklahoma City, OK 73106
October 29, 2025

Number	Account #	Owner	Address	Mailing Address
1	25101	YANDELL, VERNON R L & DEBORAH A	2717 CHELSEA CT	YANDELL, VERNON R L & DEBORAH A 2717 CHELSEA CT NORMAN OK 73072
2	25102	THORNTON, LINDA THERESA	2709 CHELSEA CT	THORNTON, LINDA THERESA 2709 CHELSEA CT NORMAN OK 73072
3	25103	LONGORIA, YENDRI I	2701 CHELSEA CT	LONGORIA, YENDRI I 2701 CHELSEA CT NORMAN OK 73072
4	25105	YOUNG, MARILYN & ROBERT	2708 CHELSEA CT	YOUNG, MARILYN & ROBERT 2708 Chelsea CT Norman OK 73072-2234
5	25106	HILL, SCOTT E	2716 CHELSEA CT	HILL, SCOTT E 2716 Chelsea CT Norman OK 73072-2234
6	25120	BURKL, NIKKI	2800 CHELSEA DR	BURKL, NIKKI 2800 CHELSEA DR NORMAN OK 73072
7	25121	HALLEY, ANNE C	2804 CHELSEA DR	HALLEY, ANNE C 3100 Puget Sound DR Edmond OK 73034-6891
8	25122	WHITWORTH, DON H JR & VICKY L	2808 CHELSEA DR	WHITWORTH, DON H JR & VICKY L 2808 Chelsea DR Norman OK 73072-2235
9	25123	FRETWELL, CHARLES L	2812 CHELSEA DR	FRETWELL, CHARLES L PO BOX 622 MAYSVILLE OK 73057

10	25124 WATKINS, JACKIE	2816 CHELSEA DR	WATKINS, JACKIE 2816 Chelsea DR Norman OK 73072-2235
11	25377 ORR, KENNETH E & CINDY S	2820 CHELSEA DR	ORR, KENNETH E & CINDY S 2820 Chelsea DR Norman OK 73072-2235
12	25116 THE GRAM LIVING TRUST	2801 CHELSEA DR	THE GRAM LIVING TRUST 2801 CHELSEA DR NORMAN OK 73072
13	25117 KEYES, JACOB	2807 CHELSEA DR	KEYES, JACOB 2807 CHELSEA DR NORMAN OK 73072
14	25118 CAC IN CHRIST TRUST (THE)	2813 CHELSEA DR	CAC IN CHRIST TRUST (THE) 2813 Chelsea DR Norman OK 73072-2235
15	25119 MILLER, KIRK A & SHARON	2819 CHELSEA DR	MILLER, KIRK A & SHARON 2819 CHELSEA DR NORMAN OK 73072
16	88172 FLOURNOY, DIANNE L	2823 CHELSEA DR	FLOURNOY, DIANNE L 2823 Chelsea DR Norman OK 73072-2235
17	88173 MUMIUKHA, FRANCIS & KRISTIN	2827 CHELSEA DR	MUMIUKHA, FRANCIS & KRISTIN 2827 Chelsea DR Norman OK 73072-2235
18	25375 VERA, JOHN B & SHERI L	2831 CHELSEA DR	VERA, JOHN B & SHERI L 2831 Chelsea DR Norman OK 73072-2235
19	25374 POBM PROPERTIES III, LLC	2835 CHELSEA DR	POBM PROPERTIES III, LLC PO Box 720024 Norman OK 73070-4018

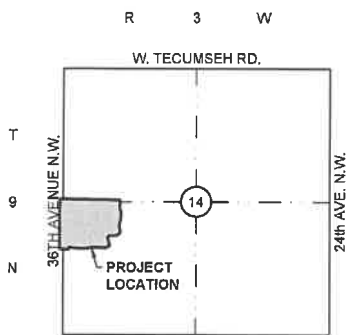
20	88177 PARAMORE, JERRY B III & JEKATHERINE	3612 CRAIL DR	PARAMORE, JERRY B III & JEKATHERINE 9515 BLUE BONNET BLVD EDMOND OK 73025 HOWELL, DUSTIN T & SARAH E
21	88176 HOWELL, DUSTIN T & SARAH E	3608 CRAIL DR	3608 Crail DR Norman OK 73072-2252
22	88175 LI, YAN	3604 CRAIL DR	LI, YAN 3604 CRAIL DR NORMAN OK 73072
23	88174 INNOVATION DISTRICT, LLC	3600 CRAIL DR	INNOVATION DISTRICT, LLC PO Box 720583 Norman OK 73070-4435
24	88189 DEMEL, J KATHLEEN-LIV TRT-TRTEE	3601 CRAIL DR	DEMEL, J KATHLEEN-LIV TRT- TRTEE 3601 Crail DR Norman OK 73072-2253
25	91882 BROWN, KENNETH DEAN & KARRI LYNN	3605 CRAIL DR	BROWN, KENNETH DEAN & KARRI LYNN 3605 Crail DR Norman OK 73072-2253
26	91881 WOODWARD, WARREN L & VICKI E	3609 CRAIL DR	WOODWARD, WARREN L & VICKI E 3609 Crail DR Norman OK 73072-2253
27	91880 GREEN, TERRY L-LIV TRT TRTEE	3613 CRAIL DR	GREEN, TERRY L-LIV TRT TRTEE 3613 CRAIL DR NORMAN OK 73072

28	115539 CASCADE ESTATES HOMEOWNER ASSOC	1 UNKNOWN	CASCADE ESTATES HOMEOWNER ASSOC C/O ARIA REAL ESTATE GROUP NORMAN OK 73070
29	115565 ARGO, DEBORAH L	3606 LADYBANK LN	ARGO, DEBORAH L 3606 Ladybank LN Norman OK 73072-1952
30	115564 HOSSAIN, MOHAMMED	3604 LADYBANK LN	HOSSAIN, MOHAMMED 3604 Ladybank LN Norman OK 73072-1952
31	115563 SMITH, LAUREN ASHLEY	3602 LADYBANK LN	SMITH, LAUREN ASHLEY 3602 Ladybank LN Norman OK 73072-1952
32	115562 JACOBSON-FAM-REV-TRT	3600 LADYBANK LN	JACOBSON-FAM-REV-TRT 3600 Ladybank LN Norman OK 73072-1952
33	115561 MANDEL, KATY & TRAVIS	3001 LADYBANK LN	MANDEL, KATY & TRAVIS 3001 LADYBANK LN NORMAN OK 73072
34	115560 NORASIMILANI, SHADNAM	3003 LADYBANK LN	NORASIMILANI, SHADNAM 2905 Blue Fish RD Norman OK 73069-5473
35	115559 SWANK, E EDWARD & VICKIE L	3005 LADYBANK LN	SWANK, E EDWARD & VICKIE L 3005 Ladybank LN Norman OK 73072-1955
36	38559 36TH NW, LLC	3001 36TH AVE NW	36TH NW, LLC 751 36th AVE SE Norman OK 73026-4114

37	42156 OKLAHOMA GAS & ELECTRIC CO	3101 36TH AVE NW	OKLAHOMA GAS & ELECTRIC CO 3101 36TH AVE NW Norman OK 73072
38	162076 SANCTUARY LTC, LLC	3110 HEALTHPLEX DR	SANCTUARY LTC, LLC 1500 WATERS RIDGE DR, 200 LEWISVILLE TX 75057 DRABEK & HILL, INC 3737 NW 36th ST Oklahoma City OK 73112- 2984
39	26026 DRABEK & HILL, INC	3309 BROCE CT	MAVERICK REALTY LLC 2300 Open Trail RD Edmond OK 73034-5556 NEW LIFE BIBLE CHURCH PO BOX 720445 NORMAN OK 73070
40	26025 MAVERICK REALTY LLC	3203 BROCE CT	
41	26028 NEW LIFE BIBLE CHURCH	3308 BROCE CT	
42	26030 C A A DEVELOPMENT CORP	3200 BROCE DR	C A A DEVELOPMENT CORP 1400 E Imhoff RD Norman OK 73071-4050 NMI, LLC PO Box 1087 Norman OK 73070-1087 MASSIVE GRAPHICS, INC 2895 Broce DR Norman OK 73072-2405 KOETTER PROPERTY MANAGEMENT, LLC PO BOX 722383 NORMAN OK 73070
43	175582 NMI, LLC	2901 BROCE DR	
44	175581 MASSIVE GRAPHICS, INC	2895 BROCE DR	
45	26040 KOETTER PROPERTY MANAGEMENT, LLC	2845 BROCE DR	

46	26041 2805 BROCE DR, LLC	2805 BROCE DR	2805 BROCE DR, LLC 2805 BROCE DR NORMAN OK 73072
47	26042 BRIGHT START EARLY EDUCATION, INC	2795 BROCE DR	BRIGHT START EARLY EDUCATION, INC 2795 Broce DR, Ste A Norman OK 73072-2459
48	26043 CASA BLANCA LLC	2745 BROCE DR	CASA BLANCA LLC PO Box 1087 Norman OK 73070-1087
49	26034 STOIC STRENGTH AND FITNESS, LLC	2896 BROCE DR	STOIC STRENGTH AND FITNESS, LLC 2896 BROCE DR NORMAN OK 73072
50	186876 COWBOYS OF THE WEST, LLC	2856 BROCE DR	COWBOYS OF THE WEST, LLC 600 NW 23RD ST, STE 200 OKLAHOMA CITY OK 73103
51	186877 CAMPBELL, ROBERT A	2806-2810 BROCE DR	CAMPBELL, ROBERT A 3111 BROCE DR Norman OK 73072
52	26037 KOETTER PROPERTY MANAGEMENT, LLC	2796 BROCE DR	KOETTER PROPERTY MANAGEMENT, LLC PO BOX 722383 NORMAN OK 73070
53	144562 KOETTER PROPERTY MANAGEMENT, LLC	2746 BROCE DR, Unit 112	KOETTER PROPERTY MANAGEMENT, LLC PO BOX 722383 NORMAN OK 73070
54	26072 SISTER BAY, LLC	2701 BART CONNER CT	SISTER BAY, LLC 704 WATERWOOD DR NORMAN OK 73072

55	144563 KOETTER PROPERTY MANAGEMENT, LLC	2709 BART CONNER CT	KOETTER PROPERTY MANAGEMENT, LLC PO BOX 722383 NORMAN OK 73070
56	26070 STIRING WENDEL, LLC	2719 BART CONNER CT	STIRING WENDEL, LLC 600 NW 23RD ST, STE 200 OKLAHOMA CITY OK 73103
57	104312 SS BART CONNOR DRIVE, LLC	1 UNKNOWN	SS BART CONNOR DRIVE, LLC PO BOX 25025 GLENDALE CA 91221
58	100468 FOWLER HOLDING CO	2701 36TH AVE NW	FOWLER HOLDING CO 2721 36th AVE NW Norman OK 73072-2411
59	128486 FOWLER HOLDING CO	2721 36TH AVE NW	FOWLER HOLDING CO 2721 36th AVE NW Norman OK 73072-2411
60	171995 36 NORTH, LLC	2741-2999 36TH AVE NW	36 NORTH, LLC 2721 36th AVE NW Norman OK 73072-2411
61	115558 MONK, KARON K	3007 LADYBANK LN	MONK, KARON K 3007 LADYBANK LN NORMAN OK 73072



VICINITY MAP
NOT TO SCALE

LOT 1, BLOCK 1
36TH NORTH
BUSINESS PARK
BOOK 24 of PLATS,
PAGE 37

U/E 02

P.O.B. 02

P.O.B. 01

U/E 01

LINE	BEARING	DISTANCE
L1	N 00°45'48" W	15.00'
L2	N 89°14'12" E	46.87'
L3	N 47°28'42" E	33.88'
L4	N 45°42'43" W	123.35'
L5	N 00°45'48" W	6.21'
L6	N 89°14'12" E	15.00'
L7	S 45°42'43" E	133.01'
L8	S 47°28'42" W	55.46'
L9	S 89°14'12" W	2.00'
L10	S 00°45'48" E	15.59'
L11	S 89°14'12" W	15.00'
L12	N 00°45'48" W	15.59'
L13	S 89°14'12" W	35.59'

P.O.C.
S.E. CORNER LOT 1, BLOCK 1
36TH NORTH BUSINESS PARK

157.88'
S 88°12'52" W

20' UTILITY EASEMENT
PER PLAT OF
BROCE INDUSTRIAL PARK
SECTION 2

BLOCK 1
BROCE INDUSTRIAL PARK
SECTION 2
BOOK 12 OF PLATS, PAGE 168

20' UTILITY EASEMENT
PER PLAT OF
BROCE INDUSTRIAL PARK
SECTION 2

10' UTILITY EASEMENT
PER PLAT OF
BROCE INDUSTRIAL PARK
SECTION 4

20' UTILITY EASEMENT
PER PLAT OF
BROCE INDUSTRIAL PARK
SECTION 4

SMC PROJECT NO. 6638.00
DATE: OCTOBER 27, 2025

SMC

SMC Consulting Engineers, P.C.
815 West Main - Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7859

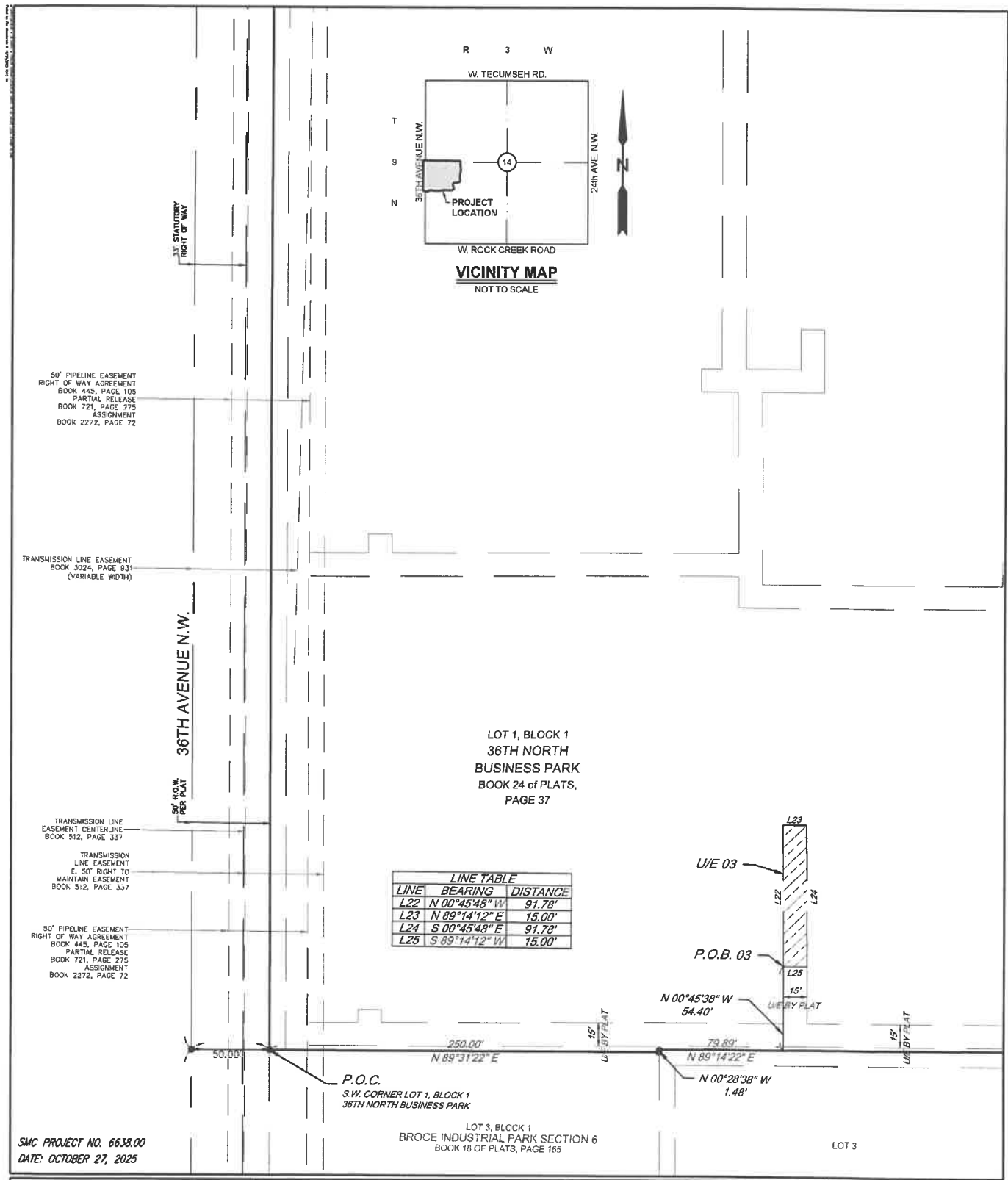
36TH NORTH BUSINESS PARK
NORMAN, CLEVELAND COUNTY
OKLAHOMA

VACATE 15' U/E - 01
EXHIBIT B-1



NOT TO SCALE

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SMC PROJECT NO. 6638.00
DATE: OCTOBER 27, 2025

SMC
SMC Consulting Engineers, P.C.
815 West Main - Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7859

36TH NORTH BUSINESS PARK
NORMAN, CLEVELAND COUNTY
OKLAHOMA

VACATE 15' U/E - 03
EXHIBIT B-3



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City of Norman

225 N. Webster Ave.
Norman, OK 73069
Ph (405) 366-5339



201 W Gray
Norman, OK 73070
405-366-5386

RECEIPT OF PAYMENT

Receipt Number:	2025010883
Receipt Date:	November 03, 2025
Date Paid:	November 03, 2025
Full Amount:	\$400.00

Payment Details:	Payment Method	Amount Tendered	Check Number
	Credit Card	\$400.00	
Amount Tendered:	\$400.00		
Change / Overage:	\$0.00		
Convenience Fee:	\$11.80		
Contact:	Gunner Joyce, Address:136 THOMPSON DR		
Job Address:			

FEE DETAILS

Fee Description	Reference Number	Amount Due	Amount Paid
Right of way closure	PLRC20250176	\$400.00	\$400.00