

**File Attachments for Item:**

17. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2223-27: A PERMANENT PUBLIC UTILITY EASEMENT DONATED BY UNIVERSITY TOWN CENTER, L.L.C., TO SERVE UNIVERSITY NORTH PARK ADDITION, SECTION XX. (LOCATED EAST OF 24TH AVENUE N.W. BETWEEN ROBINSON STREET AND ROCK CREEK ROAD.)



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 05/09/2023

**REQUESTER:** Jack Burdett, Subdivision Development Coordinator

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2223-27: A PERMANENT PUBLIC UTILITY EASEMENT DONATED BY UNIVERSITY TOWN CENTER, L.L.C., TO SERVE UNIVERSITY NORTH PARK ADDITION, SECTION XX. (LOCATED EAST OF 24TH AVENUE N.W. BETWEEN ROBINSON STREET AND ROCK CREEK ROAD.)

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**BACKGROUND:**

The final plat for University North Park Section XX, a Planned Unit Development, was approved by City Council on January 10, 2023. The property is located east of 24<sup>th</sup> Ave. N.W. between Robinson Street and Rock Creek Road.

The owner of the property, University Town Center, LLC, has submitted off-site easements for utilities and drainage in connection with the adjacent filed platted addition.

**DISCUSSION:**

These utility and drainage easements will continue to serve the platted properties in this addition. Easements are planned to be incorporated into future University North Park Additions. The City Attorney and Public Works Staff have reviewed the easements as to form.

Copies of easements and location map are included in the Agenda Book.

**RECOMMENDATION:**

Based upon the fact the easements have been donated to the City of Norman for locating the off-site utilities in place; Staff recommends acceptance of Easements E-2223-27, E-2223-28, E-2223-29, E-2223-30, and E-2223-31; to be filed of record with the Cleveland County Clerk.

UTILITY EASEMENT  
E-2223-27

Know all men by these presents:

That University Town Center, LLC, in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for other good and valuable considerations, do hereby grant, bargain, sell, and convey unto the City of Norman, a municipal corporation, a public utility easement and right-of-way over, across, and under the following described premises situated in the City of Norman, Cleveland County, Oklahoma, shown on **Attachment "A"** ("**Subject Property**") for the use of **Grantees** with the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating the described easement shown on **Attachment "A"**.

UTILITY EASEMENT

To have and to hold the same unto the said city, its successors, and assigns forever.

Signed and delivered this 24<sup>th</sup> day of March, 2023

UNIVERSITY TOWN CENTER, LLC by:

Robert C. Collett Manager  
Title

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA, COUNTY OF BURKE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 24<sup>th</sup> day of March, 2023, personally appeared Robert C. Collett, to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that he executed the same as Manager free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

My Commission Expires: 06-16-2026 Notary Public: Shasta Rose Monr

Approved as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

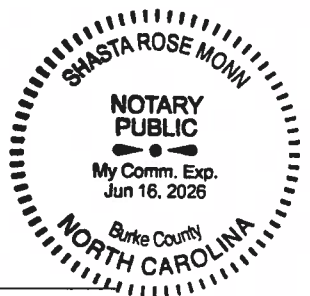
\_\_\_\_\_  
City Attorney

Approved and accepted by the Council of the City of Norman, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk  
SEAL:



## UTILITY EASEMENT DESCRIPTION

A strip tract of land lying in the Northeast Quarter and the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of Lot 1, Block 1, UNIVERSITY NORTH PARK XVIII recorded in Book 25 of Plats, Page 167, said point also being the northeast corner of Lot 4 of the plat of UNIVERSITY NORTH PARK SECTION XX recorded in Book 26 of Plats, Page 6;

THENCE South  $17^{\circ}23'52''$  West, along the east line of said Lot 4, a distance of 7.23 feet to the northwest corner of the Common Area A of said plat;

THENCE South  $72^{\circ}36'08''$  East, along the north line of said Common Area A, a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE North  $64^{\circ}24'07''$  East a distance of 4.24 feet to a point on a curve;

THENCE Southeasterly along a non tangent curve to the left having a radius of 5,008.29 feet (said curve subtended by a chord which bears South  $67^{\circ}00'40''$  East a distance of 6.93 feet) for an arc distance of 6.93 feet to a point on a curve;

THENCE Southerly along a non tangent curve to the left having a radius of 7,480.60 feet (said curve subtended by a chord which bears South  $17^{\circ}24'48''$  West a distance of 28.78 feet) for an arc distance of 28.78 feet;

THENCE South  $17^{\circ}23'52''$  West a distance of 253.62 feet to a point of curvature;

THENCE Southerly along a curve to the right having a radius of 535.00 feet (said curve subtended by a chord which bears South  $21^{\circ}38'35''$  West a distance of 79.21 feet) for an arc distance of 79.28 feet;

THENCE South  $25^{\circ}53'18''$  West a distance of 21.72 feet to a point of curvature;

THENCE Southerly along a curve to the left having a radius of 465.00 feet (said curve subtended by a chord which bears South  $19^{\circ}38'50''$  West a distance of 101.10 feet) for an arc distance of 101.30 feet;

THENCE South  $13^{\circ}24'21''$  West a distance of 173.83 feet;

THENCE North  $78^{\circ}33'01''$  West a distance of 10.01 feet to the southeast corner of Legacy Drive per the plat of said UNIVERSITY NORTH PARK SECTION XX;

THENCE along the east line of said plat the following six (6) courses;



1. North 13°24'21" East a distance of 174.17 feet to a point of curvature;
2. Northerly along a curve to the right having a radius of 475.00 feet (said curve subtended by a chord which bears North 19°38'50" East a distance of 103.28 feet) for an arc distance of 103.48 feet;
3. North 25°53'18" East a distance of 21.72 feet to a point of curvature;
4. Northerly along a curve to the left having a radius of 525.00 feet (said curve subtended by a chord which bears North 21°38'35" East a distance of 77.73 feet) for an arc distance of 77.80 feet;
5. North 17°23'52" East a distance of 253.61 feet to a point of curvature;
6. Northerly along a non tangent curve to the right having a radius of 7,490.60 feet (said curve subtended by a chord which bears North 17°24'17" East a distance of 26.57 feet) for an arc distance of 26.57 feet to the POINT OF BEGINNING.

Said described strip of land contains an area of 6,590 square feet or 0.1513 acres, more or less.

The basis of bearings for this legal description was South 17°23'52" West as the east line of Lot 4 of the plat of UNIVERSITY NORTH PARK SECTION XX recorded in Book 26 of Plats, Page 6.

Prepared by:

Randall A. Mansfield, Professional Land Surveyor No. 1613

Cowan Group Engineering

7100 N. Classen, Suite 500- OKC, OK 73116

March 20, 2023



# 10' UTILITY EASEMENT EXHIBIT E-2223-27

LOT 1  
BLOCK 1  
UNIVERSITY NORTH PARK XVIII  
BOOK 25 OF PLATS, PAGE 167

LOT 1, BLOCK 1  
UNIVERSITY NORTH PARK  
SECTION VII  
BOOK 22 OF PLATS  
PAGE 211

LOT 4

LOT 3

UNIVERSITY NORTH PARK SECTION XX  
BOOK 26 OF PLATS, PAGE 6

LOT 1

LOT 2

LEGACY PARK DRIVE

S. LINE OF THE NE/4, SEC. 23  
N. LINE OF THE SE/4, SEC. 23

P.O.C.  
S.E. CORNER  
LOT 1  
UNP XVIII

COMMON  
AREA A

P.O.B.

L1

L2

L3

C1

C2

L4

L5

L6

L7

L8

L9

L10

L11

L12

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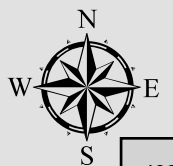
L280

L281





# University North Park Sec. XX Off-Site Easements



1 inch = 300'



# FINAL PLAT

## UNIVERSITY NORTH PARK SECTION XX

### A PLANNED UNIT DEVELOPMENT

#### A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.

#### NORMAN, CLEVELAND COUNTY, OKLAHOMA

#2  
STATE OF OKLAHOMA  
COUNTY OF CLEVELAND  
**FILED FOR RECORD**  
January 19, 2023 11:09:55am  
Book 163 Page 163  
By Tammy Beilinson County Clerk  
By Bob Stearns Deputy

Doc # P2023-2 BT: P B: 26 P: 6 PL  
01/19/2023 11:09:25 AM Pages: 3  
Cleveland County Clerk, OK - Tammy Beilinson  
File # 8-35-00  
b6  
b7c

#### OWNER'S CERTIFICATE AND DEDICATION

##### KNOW ALL MEN BY THESE PRESENTS:

That University Town Center, LLC, an Oklahoma limited liability company hereby certifies it is the owner of, and the only person, firm, corporation, or entity having any ownership rights, title or interest in and to the land shown on the annexed plat of UNIVERSITY NORTH PARK XX, a planned unit development to Norman, Cleveland County, Oklahoma, and has caused the same to be platted into lots, blocks, streets, and easements as shown on said annexed plat.

University Town Center, LLC hereby dedicates all rights of way and easements as shown on said annexed plat to the public for streets, fire protection, utility and drainage easements, for itself, its successors and assigns forever and has caused the same to be released from all rights, easements and encumbrances except as noted on the Bonded Abstractor's Certificate.

Covenants, Conditions and Restrictions for the annexed plat may subsequently be filed under separate instrument.

In witness whereof the undersigned having caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

University Town Center, LLC  
an Oklahoma limited liability company

Bob Stearns  
Bob Stearns, Manager

STATE OF OKLAHOMA SS:  
COUNTY OF OKLAHOMA

Before me, a Notary Public in and for said State, on the above stated date, personally appeared Bob Stearns, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for said corporation for the uses and purposes therein set forth.

Ryan Leslie Noble  
Notary Public

My Commission Expires: 09/16/23

My Commission Number: 11008471

#### CITY CLERK'S CERTIFICATE

I, Brenda Hall, City Clerk of the City of Norman, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat.

Signed by the City Clerk this 10th day of January, 2023

Brenda Hall  
City Clerk

#### CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, Shawn O'Leary, Chairman of the City of Norman Development Committee certify that the public improvement plans and annexed plat of UNIVERSITY NORTH PARK XX, a Planned Unit Development, comply with the standards and specifications of the City of Norman on this 22nd day of November, 2022.

Shawn O'Leary  
Development Committee Chairman

#### COUNTY TREASURER'S CERTIFICATE

I, Jim Reynolds, hereby certify that I am the duly qualified and acting County Treasurer of Cleveland County, Oklahoma, that the tax records of said county show that all taxes for the year 2022, and prior years are paid on the property outline on the annexed plat and the required statutory security has been deposited in the offices of the Oklahoma County Treasurer guaranteeing the payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed this 12 day of January, 2022 2023

Jim Reynolds by Amber Ballentine Deputy  
County Treasurer

#### ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the City Council of the City of Norman, Oklahoma, the dedications shown on the annexed plat are hereby accepted.

Adopted by the Council of the City of Norman, this 10th day of January, 2023

Brenda Hall City Clerk Andrew Mayor

#### BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Cleveland County and State of Oklahoma, hereby certifies the records of said county show that title to the land shown on the annexed plat is vested in University Town Center, LLC on this 8th day of December, 2022, and there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or owners thereof, and the taxes are paid for the year of 2022, and prior years, and there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any person, and there are no liens, or other encumbrances of any kind against the land included in the annexed plat, except, mortgages, rights of way, easements, and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 15th day of December, 2022.

Charles Francis  
By: Vice-President  
Chicago Title Oklahoma, Co.

#### LICENSED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Randall A. Mansfield, a Licensed Professional Land Surveyor in the State of Oklahoma, certify the annexed plat consisting of two (2) sheets, represents a survey made under my supervision on the 14th day of December, 2022, and the monuments shown thereon exist and their positions are correctly shown, and this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and the original media of said annexed plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Randall A. Mansfield  
Randall A. Mansfield, PLS No. 1613

STATE OF OKLAHOMA SS:  
COUNTY OF OKLAHOMA

This instrument was acknowledged before me on the 14th day of December, 2022, by Randall A. Mansfield.

Christa Handberg  
Notary Public

My Commission Expires: 10/10/2023

Commission Number: 19010230

#### LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter and the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of the Southeast Quarter of said Section 23;

THENCE South 89°24'39" West, along the south line of said Southeast Quarter, a distance of 1,114.88 feet to a point of intersection with the centerline of 24th Avenue NW as established by UNIVERSITY NORTH PARK SECTION I recorded in Book 21 of Plats, Page 7 and HIGHWAY EASEMENT recorded in Book 2552, Page 472;

THENCE along said centerline, the following Four (4) courses:

1. North 00°35'21" West a distance of 596.46 feet to a point of curvature;
2. Northerly along a curve to the left having a radius of 860.21 feet (said curve subtended by a chord which bears North 16°50'48" West a distance of 481.64 feet) for an arc distance of 488.16 feet;
3. North 33°06'14" West a distance of 200.00 feet to a point of curvature;
4. Northerly along a curve to the right having a radius of 2,002.19 feet (said curve subtended by a chord which bears North 10°38'08" West a distance of 1,530.37 feet) for an arc distance of 1570.30 feet;

THENCE South 78°33'01" East a distance of 60.00 feet to a point on a curve being on the easterly right of way line of said 24th Avenue NW and the POINT OF BEGINNING;

THENCE Northeasterly along said easterly right of way line on a non-tangent curve to the right having a radius of 1,942.19 feet (said curve subtended by a chord which bears North 23°23'56" East a distance of 778.03 feet) for an arc distance of 783.33 feet to the southwest corner of Lot 1, Block 1, UNIVERSITY NORTH PARK XVIII recorded in Book 25 of Plats, page 167;

THENCE South 58°00'19" East, along the south line of said Lot 1, a distance of 274.41 feet to the southeast corner of said Lot 1, also being a point on the west line of Common Area A of said plat;

THENCE South 17°23'52" West, along the west line of said Common Area A, a distance of 7.23 feet to the southwest corner of said Common Area A;

THENCE South 72°38'08" East, along the southerly line of said Common Area A, a distance of 50.00 feet to the southeast corner of said Common Area A and being a point on a curve;

THENCE Southerly along a non tangent curve to the left having a radius of 7,490.60 feet (said curve subtended by a chord which bears South 17°24'17" West a distance of 26.57 feet) for an arc distance of 26.57 feet;

THENCE South 17°23'52" West a distance of 253.61 feet to a point of curvature;

THENCE Southerly along a curve to the right having a radius of 525.00 feet (said curve subtended by a chord which bears South 21°38'35" West a distance of 77.73 feet) for an arc distance of 77.80 feet;

THENCE South 25°53'18" West a distance of 21.72 feet to a point of curvature;

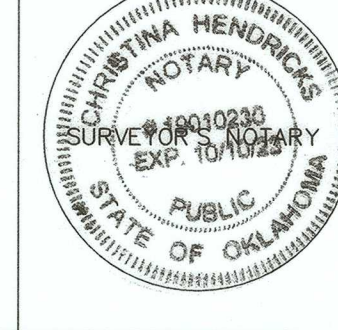
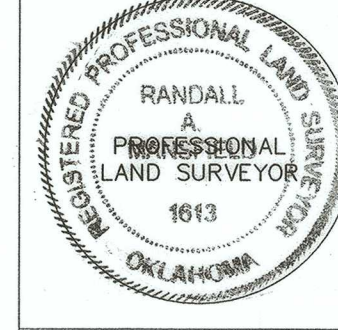
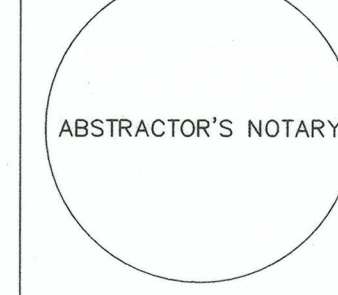
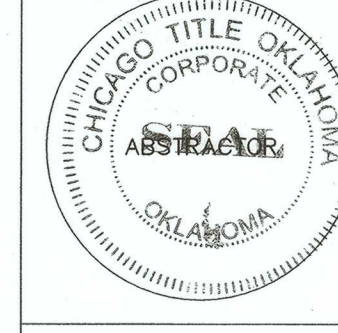
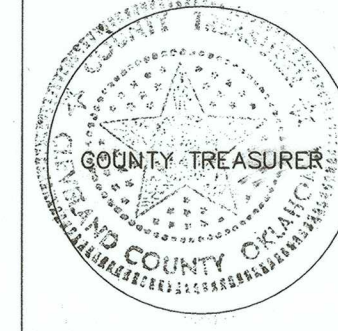
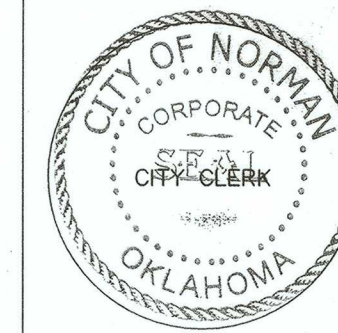
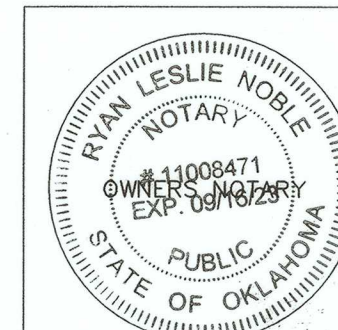
THENCE Southerly along a curve to the left having a radius of 475.00 feet (said curve subtended by a chord which bears South 19°38'50" West a distance of 103.28 feet) for an arc distance of 103.48 feet;

THENCE South 13°24'21" West a distance of 174.17 feet;

THENCE North 78°33'01" West a distance of 398.15 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 272,037 square feet or 6.2451 acres, more or less.

The basis of bearings for this legal description was South 89°24'39" West as the south line of the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian as shown on UNIVERSITY NORTH PARK REPLAT OF SECTION IV recorded in Book 22 of Plats, Page 82.



**DODSON - THOMPSON - MANSFIELD, PLLC**  
20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com  
Oklahoma City, OK 73105 Fax: 405-601-7421  
Surveying - Engineering - Earthwork  
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2024



# FINAL PLAT

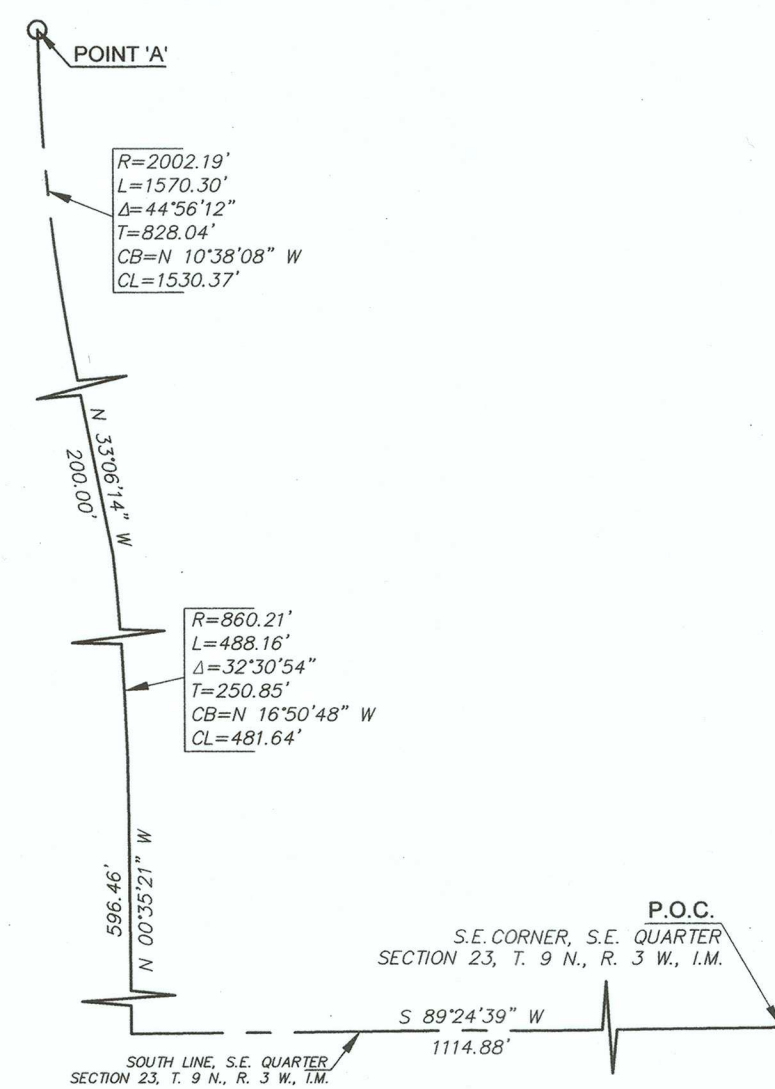
## UNIVERSITY NORTH PARK SECTION XX

A PLANNED UNIT DEVELOPMENT  
A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

Doc # P2023-2 BT: P B: 26 P: 6 PL  
01/19/2023 11:09:25 AM Pages: 3  
Cleveland County Clerk, OK - Tammy Bellinson  
Fee: \$ 55.00



#2  
STATE OF OKLAHOMA  
COUNTY OF CLEVELAND  
FILED FOR RECORD  
January 19, 2023 at 11:09:25am  
Book 22 Page 167  
By: [Signature] Deputy



### NOTES:

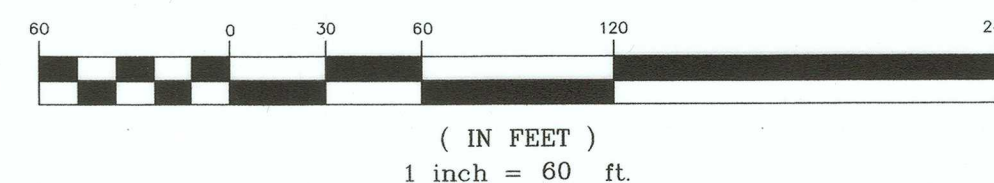
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- ALL LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT OF WAY DEDICATED AS A PART OF THIS PLAT SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED AS A PART OF THIS PLAT.
- UNLESS SHOWN OTHERWISE PROPERTY CORNERS ARE SET 12" IRON PINS WITH CA6391 CAPS OR SET MAG NAILS WITH CA6391 TAGS.

S. LINE OF THE NE 1/4, SEC. 23  
N. LINE OF THE SE 1/4, SEC. 23

BENCHMARK - BM  
ELEVATION 1183.56  
MONUMENT CUT "X" ON NOSE OF ISLAND  
LOCATION N: 694439.05  
E: 2123561.15

BM DATUM  
HORIZONTAL  
OKLAHOMA STATE PLANE  
COORDINATE SYSTEM (SOUTH ZONE)  
NAD 83  
VERTICAL  
NAVD 88  
SOURCE  
CITY OF NORMAN  
GPS CONTROL MONUMENT 372

### GRAPHIC SCALE



### LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter and the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of the Southeast Quarter of said Section 23;

THENCE South 89°24'39" West, along the south line of said Southeast Quarter, a distance of 1,114.88 feet to a point of intersection with the centerline of 24th Avenue NW as established by UNIVERSITY NORTH PARK SECTION I recorded in Book 21 of Plats, Page 7 and HIGHWAY EASEMENT recorded in Book 2552, Page 472;

THENCE along said centerline, the following Four (4) courses:

- North 00°35'21" West a distance of 596.46 feet to a point of curvature;
- Northerly along a curve to the left having a radius of 860.21 feet (said curve subtended by a chord which bears North 16°50'48" West a distance of 481.64 feet) for an arc distance of 488.16 feet;
- North 33°06'14" West a distance of 200.00 feet to a point of curvature;
- Northerly along a curve to the right having a radius of 2,002.19 feet (said curve subtended by a chord which bears North 10°38'08" West a distance of 1,530.37 feet) for an arc distance of 1570.30 feet;

THENCE South 78°33'01" East a distance of 60.00 feet to a point on a curve being on the easterly right of way line of said 24th Avenue NW and the POINT OF BEGINNING;

THENCE Northeasterly along said easterly right of way line on a non-tangent curve to the right having a radius of 1,942.19 feet (said curve subtended by a chord which bears North 23°23'56" East a distance of 778.03 feet) for an arc distance of 783.33 feet to the southwest corner of Lot 1, Block 1, UNIVERSITY NORTH PARK XVIII recorded in Book 25 of Plats, page 167;

THENCE South 58°00'19" East, along the south line of said Lot 1, a distance of 274.41 feet to the southeast corner of said Lot 1, also being a point on the west line of Common Area A of said plat;

THENCE South 17°23'52" West, along the west line of said Common Area A, a distance of 7.23 feet to the southwest corner of said Common Area A;

THENCE South 72°36'08" East, along the southerly line of said Common Area A, a distance of 50.00 feet to the southeast corner of said Common Area A and being a point on a curve;

THENCE Southerly along a non tangent curve to the left having a radius of 7,490.80 feet (said curve subtended by a chord which bears South 17°24'17" West a distance of 26.57 feet) for an arc distance of 26.57 feet;

THENCE South 17°23'52" West a distance of 253.61 feet to a point of curvature;

THENCE Southerly along a curve to the right having a radius of 525.00 feet (said curve subtended by a chord which bears South 21°38'35" West a distance of 77.73 feet) for an arc distance of 77.80 feet;

THENCE South 25°53'18" West a distance of 21.72 feet to a point of curvature;

THENCE Southerly along a curve to the left having a radius of 475.00 feet (said curve subtended by a chord which bears South 19°38'50" West a distance of 103.28 feet) for an arc distance of 103.48 feet;

THENCE South 13°24'21" West a distance of 174.17 feet;

THENCE North 78°33'01" West a distance of 398.15 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 272,037 square feet or 6.2451 acres, more or less.

The basis of bearings for this legal description was South 89°24'39" West as the south line of the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian as shown on UNIVERSITY NORTH PARK REPLAT OF SECTION IV recorded in Book 22 of Plats, Page 82.

Line #	Direction	Length
L1	S 71°00'57" E	50.07
L2	N 71°00'57" W	50.10
L3	S 71°00'57" E	50.16
L4	S 58°00'45" E	24.02
L5	N 71°00'57" W	24.03
L6	N 71°00'57" W	25.16
L7	S 73°15'20" E	175.81
L8	S 16°44'40" W	15.00
L9	N 73°15'20" W	178.18
L10	N 25°53'18" E	8.39
L11	N 58°00'45" W	69.59

Line #	Direction	Length
L12	N 31°59'08" E	15.00
L13	N 31°59'08" E	15.00
L14	S 58°00'45" E	71.15
L15	N 67°59'34" W	15.26
L16	N 22°00'26" E	14.37
L17	S 67°59'34" E	14.10
L18	N 78°33'01" W	15.00
L19	N 12°45'34" E	35.28
L20	S 78°33'01" E	15.00
L21	S 12°45'34" W	35.28

Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	1942.19'	10.03'	00°17'45"	5.01'	S 15°41'01" W	10.03'
C2	1892.19'	25.04'	00°45'30"	12.52'	S 22°21'18" W	25.04'
C3	1942.19'	30.08'	00°33'14"	15.04'	S 23°04'52" W	30.08'
C4	1892.19'	361.02'	10°55'54"	181.06'	S 29°06'39" W	360.47'
C5	1868.19'	410.70'	12°35'44"	206.18'	S 28°18'44" W	409.87'
C6	550.00'	0.61'	00°03'49"	0.31'	S 25°12'44" W	0.61'
C7	550.00'	6.18'	00°38'39"	3.09'	S 25°33'58" W	6.18'
C8	1942.19'	15.03'	00°26'36"	7.51'	N 34°43'54" E	15.03'
C9	1942.19'	15.01'	00°26'34"	7.51'	N 35°10'29" E	15.01'

### STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF UNIVERSITY NORTH PARK XX. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	1942.19'	125.12'	03°41'28"	62.58'	N 13°41'25" E	125.10'
C2	1942.19'	215.69'	06°21'47"	107.96'	N 18°43'02" E	215.58'
C3	1942.19'	167.73'	04°56'54"	83.92'	N 24°22'22" E	167.68'
C4	1942.19'	274.79'	08°06'23"	137.62'	N 30°54'00" E	274.56'
C5	5886.23'	26.61'	00°15'33"	13.31'	S 17°24'17" W	26.61'
C6	475.00'	70.39'	08°29'26"	35.26'	S 21°38'35" W	70.32'
C7	525.00'	3.16'	00°20'41"	1.58'	S 25°42'57" W	3.16'
C8	525.00'	111.22'	12°08'15"	55.82'	S 19°28'29" W	111.01'

**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, 2024

Sheet: 2 of 2



811 dlm-logo : DTM\_TitleLogo.jpg :  
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DRAWING PATH :  
DRAWING NAME : [ SDD-1 SITE DEVELOPMENT PLAN ]



**File Attachments for Item:**

18. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2223-28: A PERMANENT ACCESS AND PUBLIC UTILITY EASEMENT DONATED BY UNIVERSITY TOWN CENTER, L.L.C., TO SERVE UNIVERSITY NORTH PARK ADDITION, SECTION XX. (LOCATED EAST OF 24TH AVENUE N.W. BETWEEN ROBINSON STREET AND ROCK CREEK ROAD.)



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 05/09/2023

**REQUESTER:** Jack Burdett, Subdivision Development Coordinator

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2223-28: A PERMANENT ACCESS AND PUBLIC UTILITY EASEMENT DONATED BY UNIVERSITY TOWN CENTER, L.L.C., TO SERVE UNIVERSITY NORTH PARK ADDITION, SECTION XX. (LOCATED EAST OF 24TH AVENUE N.W. BETWEEN ROBINSON STREET AND ROCK CREEK ROAD.)

---

### **BACKGROUND:**

The final plat for University North Park Section XX, a Planned Unit Development, was approved by City Council on January 10, 2023. The property is located east of 24<sup>th</sup> Ave. N.W. between Robinson Street and Rock Creek Road.

The owner of the property, University Town Center, LLC, has submitted off-site easements for utilities and drainage in connection with the adjacent filed platted addition.

### **DISCUSSION:**

These utility and drainage easements will continue to serve the platted properties in this addition. Easements are planned to be incorporated into future University North Park Additions. The City Attorney and Public Works Staff have reviewed the easements as to form.

Copies of easements and location map are included in the Agenda Book.

### **RECOMMENDATION:**

Based upon the fact the easements have been donated to the City of Norman for locating the off-site utilities in place; Staff recommends acceptance of Easements E-2223-27, E-2223-28, E-2223-29, E-2223-30, and E-2223-31 to be filed of record with the Cleveland County Clerk.



UTILITY EASEMENT  
E-2223-28

Know all men by these presents:

That University Town Center, LLC, in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for other good and valuable considerations, do hereby grant, bargain, sell, and convey unto the City of Norman, a municipal corporation, a public utility easement and right-of-way over, across, and under the following described premises situated in the City of Norman, Cleveland County, Oklahoma, shown on **Attachment "A" ("Subject Property")** for the use of **Grantees** with the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating the described easement shown on **Attachment "A"**.

UTILITY EASEMENT

To have and to hold the same unto the said city, its successors, and assigns forever.

Signed and delivered this 24th day of March, 2023

UNIVERSITY TOWN CENTER, LLC by:

Robert C. Gillett Manager  
Title

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA, COUNTY OF BURKE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 24th day of March, 2023 personally appeared Robert C. Gillett, to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that he executed the same as Manager free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

My Commission Expires: 06-16-2026 Notary Public: Shasta Rose Monn



Approved as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Attorney

Approved and accepted by the Council of the City of Norman, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk  
SEAL:

## ACCESS AND UTILITY EASEMENT DESCRIPTION

A strip of land being a part of Northeast Quarter of Section 23. Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the southwest corner of Lot 1, Block 1, UNIVERSITY NORTH PARK SECTION VII, recorded in Book 22 of Plats, Page 211 and a point on a curve;

THENCE Easterly along the south line of said Lot 1 and along a curve to the left having a radius of 4933.29 feet (said curve being subtended by a chord which bears South  $69^{\circ}11'50''$  East a distance of 419.27 feet) and an arc length of 419.40 feet to the southeast corner of aforesaid Lot 1;

THENCE North  $18^{\circ}22'03''$  East, along the east line of said Lot 1, a distance of 240.00 feet to the northeast corner of said Lot 1 and a point on the southerly line of Conference Drive as established by the plat of UNIVERSITY NORTH PARK SECTION II recorded in Book 21 of Plats, Page 131 and a point on a curve;

THENCE Southerly along the southerly line of Conference Drive and a non tangent curve to the left having a radius of 4693.29 feet (said curve being subtended by a chord which bears South  $71^{\circ}56'14''$  East a distance of 49.99 feet) and an arc length of 49.99 feet to the northwest corner of Lot 1, Block 1, AMENDED FINAL PLAT UNIVERSITY NORTH PARK SECTION XIII recorded in Book 24 of Plats, Page 265;

THENCE South  $18^{\circ}22'03''$  West, along the west line of said Lot 1 and said line extended, a distance of 290.04 feet to a point on a curve.

THENCE Westerly along a non tangent curve to the right having a radius of 4983.29 feet (said curve being subtended by a chord which bears North  $69^{\circ}42'59''$  West a distance of 433.20) and an arc length of 433.33 feet;

THENCE North  $67^{\circ}03'58''$  West a distance of 27.65 feet;

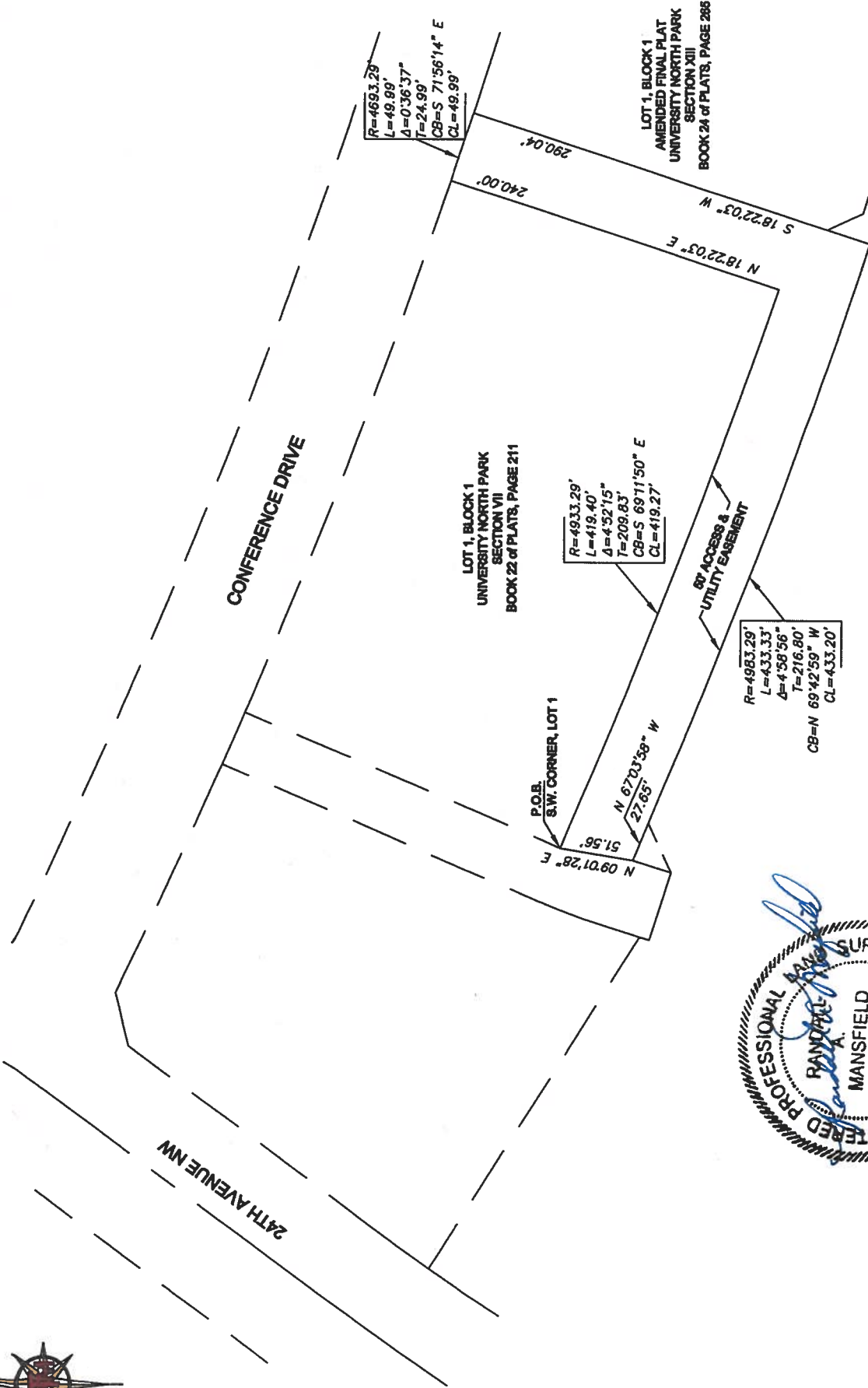
THENCE North  $09^{\circ}01'28''$  East a distance of 51.56 feet to the POINT OF BEGINNING.

Said described strip of land contains an area of 35,257 square feet or 0.8094 acres, more or less.

Randall A. Mansfield, PLS 1613  
Dodson Thompson Mansfield, PLLC  
20 NE 38th Street - OKC, OK  
June 14, 2021



ACCESS & UTILITY  
EASEMENT EXHIBIT  
E-2223-28



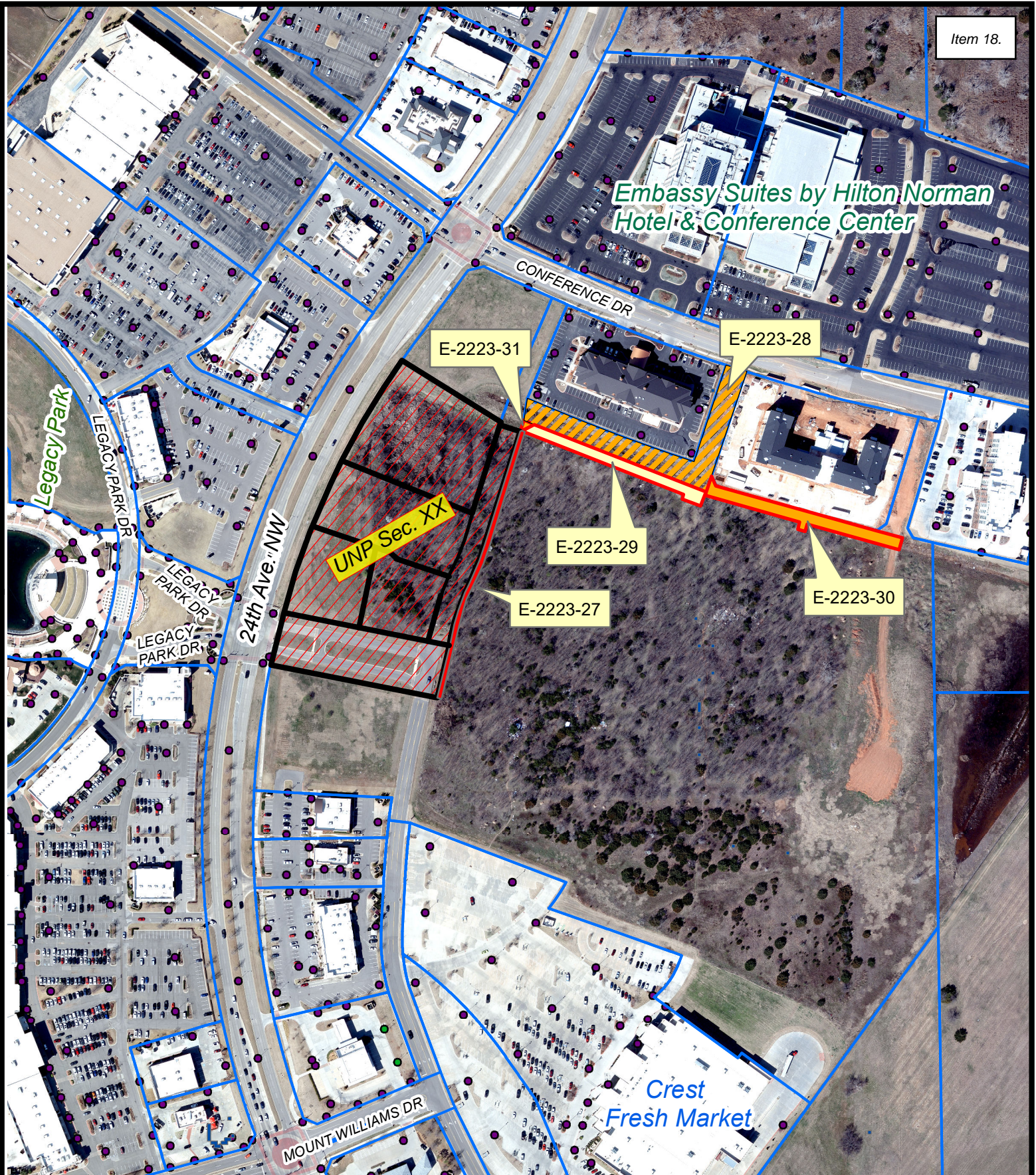
**DODSON - THOMPSON - MANSFIELD, PLLC**  
 20 NE 38th Street  
 Oklahoma City, OK 73105  
 Phone: 405-801-7402  
 Fax: 405-801-7421  
 email: randym@dtm-ok.co

**Surveying - Engineering - Earthwork**  
 CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2022

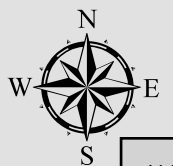


NOT TO SCALE





## University North Park Sec. XX Off-Site Easements



1 inch = 300'



# FINAL PLAT

## UNIVERSITY NORTH PARK SECTION XX

### A PLANNED UNIT DEVELOPMENT

#### A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.

#### NORMAN, CLEVELAND COUNTY, OKLAHOMA

#2  
STATE OF OKLAHOMA  
COUNTY OF CLEVELAND  
**FILED FOR RECORD**  
January 19, 2023 11:09:55am  
Book 163 Page 163  
By Tammy Beilinson County Clerk  
By Eric P. O'Leary Deputy

Doc # P2023-2 BT: P B: 26 P: 6 PL  
01/19/2023 11:09:25 AM Pages: 3  
Cleveland County Clerk, OK - Tammy Beilinson  
File: 8-25-03  
b6  
b7c

#### OWNER'S CERTIFICATE AND DEDICATION

##### KNOW ALL MEN BY THESE PRESENTS:

That University Town Center, LLC, an Oklahoma limited liability company hereby certifies it is the owner of, and the only person, firm, corporation, or entity having any ownership rights, title or interest in and to the land shown on the annexed plat of UNIVERSITY NORTH PARK XX, a planned unit development to Norman, Cleveland County, Oklahoma, and has caused the same to be platted into lots, blocks, streets, and easements as shown on said annexed plat.

University Town Center, LLC hereby dedicates all rights of way and easements as shown on said annexed plat to the public for streets, fire protection, utility and drainage easements, for itself, its successors and assigns forever and has caused the same to be released from all rights, easements and encumbrances except as noted on the Bonded Abstractor's Certificate.

Covenants, Conditions and Restrictions for the annexed plat may subsequently be filed under separate instrument.

In witness whereof the undersigned having caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

University Town Center, LLC  
an Oklahoma limited liability company

Bob Stearns  
Bob Stearns, Manager

STATE OF OKLAHOMA SS:  
COUNTY OF OKLAHOMA

Before me, a Notary Public in and for said State, on the above stated date, personally appeared Bob Stearns, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for said corporation for the uses and purposes therein set forth.

Ryan Leslie Noble  
Notary Public

My Commission Expires: 09/16/23

My Commission Number: 11008471

#### CITY CLERK'S CERTIFICATE

I, Brenda Hall, City Clerk of the City of Norman, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat.

Signed by the City Clerk this 10th day of January, 2023

Brenda Hall  
City Clerk

#### CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, Shawn O'Leary, Chairman of the City of Norman Development Committee certify that the public improvement plans and annexed plat of UNIVERSITY NORTH PARK XX, a Planned Unit Development, comply with the standards and specifications of the City of Norman on this 22nd day of November, 2022.

Shawn O'Leary  
Development Committee Chairman

#### COUNTY TREASURER'S CERTIFICATE

I, Jim Reynolds, hereby certify that I am the duly qualified and acting County Treasurer of Cleveland County, Oklahoma, that the tax records of said county show that all taxes for the year 2022, and prior years are paid on the property outline on the annexed plat and the required statutory security has been deposited in the offices of the Oklahoma County Treasurer guaranteeing the payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed this 12 day of January, 2022 2023

Jim Reynolds by Eric P. O'Leary Deputy  
County Treasurer

#### ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the City Council of the City of Norman, Oklahoma, the dedications shown on the annexed plat are hereby accepted.

Adopted by the Council of the City of Norman, this 10th day of January, 2023

Brenda Hall City Clerk David Lee Mayor

#### BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Cleveland County and State of Oklahoma, hereby certifies the records of said county show that title to the land shown on the annexed plat is vested in University Town Center, LLC on this 8th day of December, 2022, and there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or owners thereof, and the taxes are paid for the year of 2022, and prior years, and there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any person, and there are no liens, or other encumbrances of any kind against the land included in the annexed plat, except, mortgages, rights of way, easements, and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 15th day of December, 2022.

Charles Francis  
By: Vice-President  
Chicago Title Oklahoma, Co.

#### LICENSED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Randall A. Mansfield, a Licensed Professional Land Surveyor in the State of Oklahoma, certify the annexed plat consisting of two (2) sheets, represents a survey made under my supervision on the 14th day of December, 2022, and the monuments shown thereon exist and their positions are correctly shown, and this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and the original media of said annexed plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Randall A. Mansfield  
Randall A. Mansfield, PLS No. 1613

STATE OF OKLAHOMA SS:  
COUNTY OF OKLAHOMA

This instrument was acknowledged before me on the 14th day of December, 2022, by Randall A. Mansfield.

Christa Handberg  
Notary Public

My Commission Expires: 10/10/2023

Commission Number: 19010230

#### LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter and the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of the Southeast Quarter of said Section 23;

THENCE South 89°24'39" West, along the south line of said Southeast Quarter, a distance of 1,114.88 feet to a point of intersection with the centerline of 24th Avenue NW as established by UNIVERSITY NORTH PARK SECTION I recorded in Book 21 of Plats, Page 7 and HIGHWAY EASEMENT recorded in Book 2552, Page 472;

THENCE along said centerline, the following Four (4) courses:

1. North 00°35'21" West a distance of 596.46 feet to a point of curvature;
2. Northerly along a curve to the left having a radius of 860.21 feet (said curve subtended by a chord which bears North 16°50'48" West a distance of 481.64 feet) for an arc distance of 488.16 feet;
3. North 33°06'14" West a distance of 200.00 feet to a point of curvature;
4. Northerly along a curve to the right having a radius of 2,002.19 feet (said curve subtended by a chord which bears North 10°38'08" West a distance of 1,530.37 feet) for an arc distance of 1570.30 feet;

THENCE South 78°33'01" East a distance of 60.00 feet to a point on a curve being on the easterly right of way line of said 24th Avenue NW and the POINT OF BEGINNING;

THENCE Northeasterly along said easterly right of way line on a non-tangent curve to the right having a radius of 1,942.19 feet (said curve subtended by a chord which bears North 23°23'56" East a distance of 778.03 feet) for an arc distance of 783.33 feet to the southwest corner of Lot 1, Block 1, UNIVERSITY NORTH PARK XVIII recorded in Book 25 of Plats, page 167;

THENCE South 58°00'19" East, along the south line of said Lot 1, a distance of 274.41 feet to the southeast corner of said Lot 1, also being a point on the west line of Common Area A of said plat;

THENCE South 17°23'52" West, along the west line of said Common Area A, a distance of 7.23 feet to the southwest corner of said Common Area A;

THENCE South 72°38'08" East, along the southerly line of said Common Area A, a distance of 50.00 feet to the southeast corner of said Common Area A and being a point on a curve;

THENCE Southerly along a non tangent curve to the left having a radius of 7,490.60 feet (said curve subtended by a chord which bears South 17°24'17" West a distance of 26.57 feet) for an arc distance of 26.57 feet;

THENCE South 17°23'52" West a distance of 253.61 feet to a point of curvature;

THENCE Southerly along a curve to the right having a radius of 525.00 feet (said curve subtended by a chord which bears South 21°38'35" West a distance of 77.73 feet) for an arc distance of 77.80 feet;

THENCE South 25°53'18" West a distance of 21.72 feet to a point of curvature;

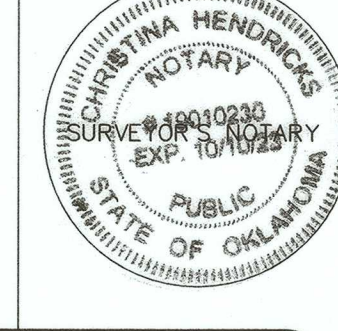
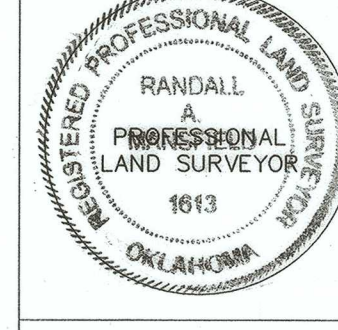
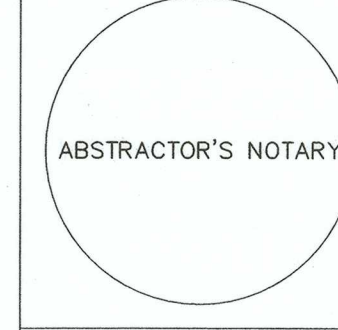
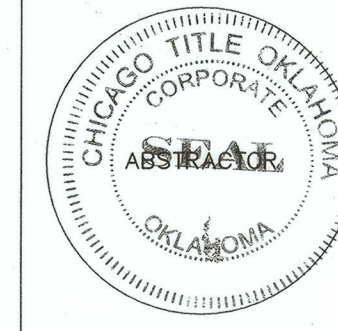
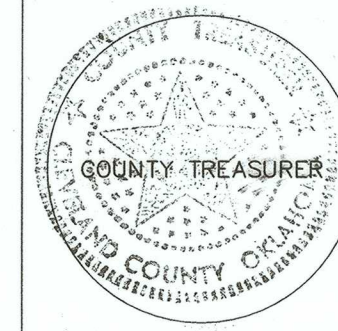
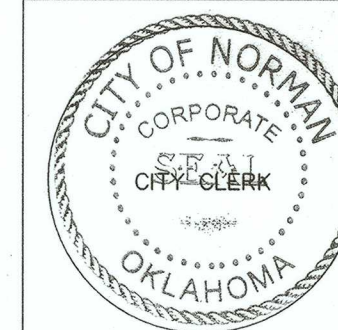
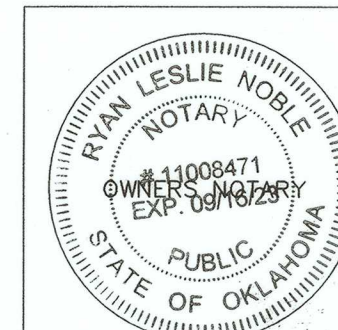
THENCE Southerly along a curve to the left having a radius of 475.00 feet (said curve subtended by a chord which bears South 19°38'50" West a distance of 103.28 feet) for an arc distance of 103.48 feet;

THENCE South 13°24'21" West a distance of 174.17 feet;

THENCE North 78°33'01" West a distance of 398.15 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 272,037 square feet or 6.2451 acres, more or less.

The basis of bearings for this legal description was South 89°24'39" West as the south line of the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian as shown on UNIVERSITY NORTH PARK REPLAT OF SECTION IV recorded in Book 22 of Plats, Page 82.



**DODSON - THOMPSON - MANSFIELD, PLLC**  
20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com  
Oklahoma City, OK 73105 Fax: 405-601-7421  
Surveying - Engineering - Earthwork  
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2024



# FINAL PLAT

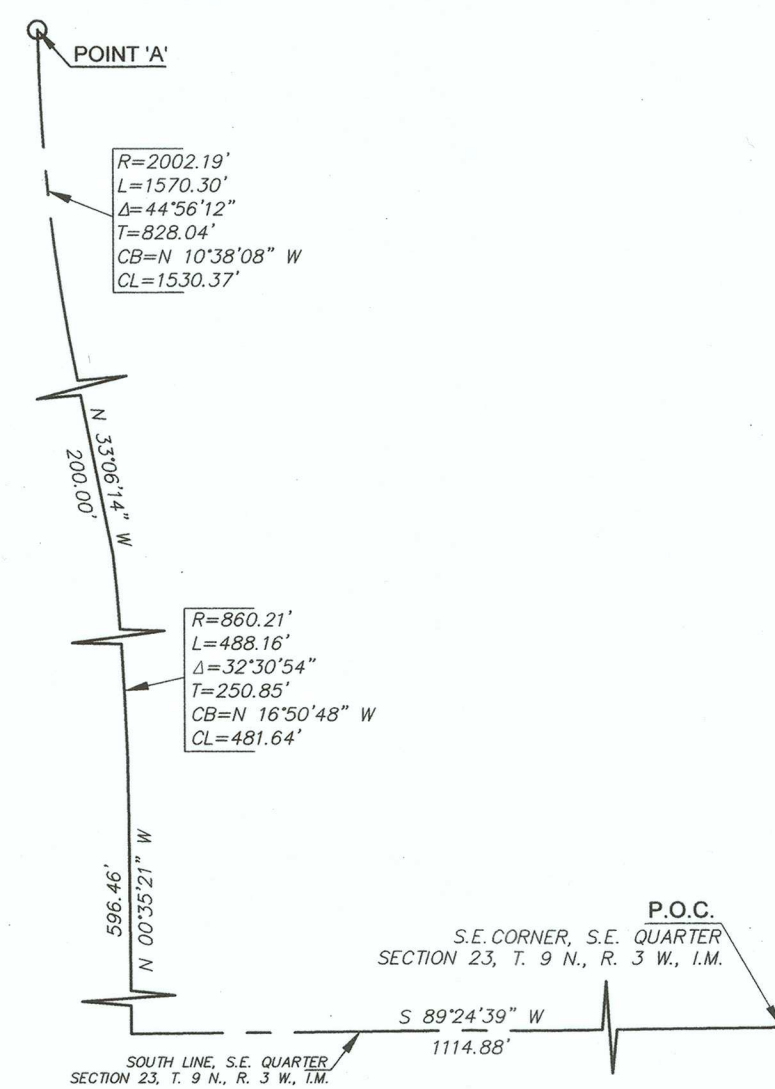
## UNIVERSITY NORTH PARK SECTION XX

A PLANNED UNIT DEVELOPMENT  
A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

Doc # P2023-2 BT: P B: 26 P: 6 PL  
01/19/2023 11:09:25 AM Pages: 3  
Cleveland County Clerk, OK - Tammy Bellinson  
Fee: \$ 55.00



#2  
STATE OF OKLAHOMA  
COUNTY OF CLEVELAND  
FILED FOR RECORD  
January 19, 2023 at 11:09:25am  
Book 22 Page 62  
By: [Signature] Deputy



LEGACY PARK DRIVE

R.O.W. PER  
UNP SECTION IX  
BK. 23 PG. 55

R.O.W. PER  
UNP SECTION I  
BK. 21 PG. 7

POINT 'A'

LEGACY PARK DRIVE  
(THIS AREA DEDICATED  
AS PUBLIC RIGHT OF WAY  
BY THIS PLAT)

S. LINE OF THE NE 1/4, SEC. 23  
N. LINE OF THE SE 1/4, SEC. 23

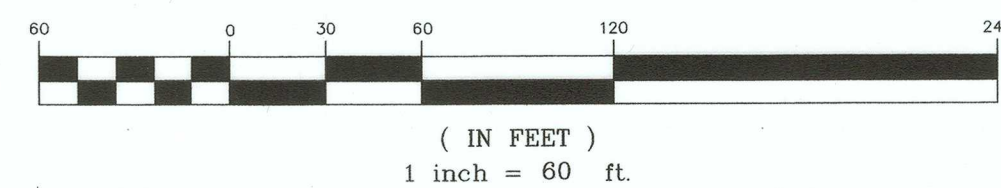
### NOTES:

- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- ALL LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT OF WAY DEDICATED AS A PART OF THIS PLAT SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED AS A PART OF THIS PLAT.
- UNLESS SHOWN OTHERWISE PROPERTY CORNERS ARE SET 12" IRON PINS WITH CA6391 CAPS OR SET MAG NAILS WITH CA6391 TAGS.

BENCHMARK - BM  
ELEVATION 1183.56  
MONUMENT CUT "X" ON NOSE OF ISLAND  
LOCATION N: 694439.05  
E: 2123561.15  
NAD 83

BM DATUM  
HORIZONTAL  
OKLAHOMA STATE PLANE  
COORDINATE SYSTEM (SOUTH ZONE)  
VERTICAL  
NAVD 88  
SOURCE  
CITY OF NORMAN  
GPS CONTROL MONUMENT 372

GRAPHIC SCALE



### LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter and the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of the Southeast Quarter of said Section 23;

THENCE South 89°24'39" West, along the south line of said Southeast Quarter, a distance of 1,114.88 feet to a point of intersection with the centerline of 24th Avenue NW as established by UNIVERSITY NORTH PARK SECTION I recorded in Book 21 of Plats, Page 7 and HIGHWAY EASEMENT recorded in Book 2552, Page 472;

THENCE along said centerline, the following Four (4) courses:

- North 00°35'21" West a distance of 596.46 feet to a point of curvature;
- Northerly along a curve to the left having a radius of 860.21 feet (said curve subtended by a chord which bears North 16°50'48" West a distance of 481.64 feet) for an arc distance of 488.16 feet;
- North 33°06'14" West a distance of 200.00 feet to a point of curvature;
- Northerly along a curve to the right having a radius of 2,002.19 feet (said curve subtended by a chord which bears North 10°38'08" West a distance of 1,530.37 feet) for an arc distance of 1570.30 feet;

THENCE South 78°33'01" East a distance of 60.00 feet to a point on a curve being on the easterly right of way line of said 24th Avenue NW and the POINT OF BEGINNING;

THENCE Northeasterly along said easterly right of way line on a non-tangent curve to the right having a radius of 1,942.19 feet (said curve subtended by a chord which bears North 23°23'56" East a distance of 778.03 feet) for an arc distance of 783.33 feet to the southwest corner of Lot 1, Block 1, UNIVERSITY NORTH PARK XVIII recorded in Book 25 of Plats, page 167;

THENCE South 58°00'19" East, along the south line of said Lot 1, a distance of 274.41 feet to the southeast corner of said Lot 1, also being a point on the west line of Common Area A of said plat;

THENCE South 17°23'52" West, along the west line of said Common Area A, a distance of 7.23 feet to the southwest corner of said Common Area A;

THENCE South 72°36'08" East, along the southerly line of said Common Area A, a distance of 50.00 feet to the southeast corner of said Common Area A and being a point on a curve;

THENCE Southerly along a non tangent curve to the left having a radius of 7,490.60 feet (said curve subtended by a chord which bears South 17°24'17" West a distance of 26.57 feet) for an arc distance of 26.57 feet;

THENCE South 17°23'52" West a distance of 253.61 feet to a point of curvature;

THENCE Southerly along a curve to the right having a radius of 525.00 feet (said curve subtended by a chord which bears South 21°38'35" West a distance of 77.73 feet) for an arc distance of 77.80 feet;

THENCE South 25°53'18" West a distance of 21.72 feet to a point of curvature;

THENCE Southerly along a curve to the left having a radius of 475.00 feet (said curve subtended by a chord which bears South 19°38'50" West a distance of 103.28 feet) for an arc distance of 103.48 feet;

THENCE South 13°24'21" West a distance of 174.17 feet;

THENCE North 78°33'01" West a distance of 398.15 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 272.037 square feet or 6.2451 acres, more or less.

The basis of bearings for this legal description was South 89°24'39" West as the south line of the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian as shown on UNIVERSITY NORTH PARK REPLAT OF SECTION IV recorded in Book 22 of Plats, Page 62.

Line #	Direction	Length
L1	S 71°00'57" E	50.07
L2	N 71°00'57" W	50.10
L3	S 71°00'57" E	50.16
L4	S 58°00'45" E	24.02
L5	N 71°00'57" W	24.03
L6	N 71°00'57" W	25.16
L7	S 73°15'20" E	175.81
L8	S 16°44'40" W	15.00
L9	N 73°15'20" W	178.18
L10	N 25°53'18" E	8.39
L11	N 58°00'45" W	69.59

Line #	Direction	Length
L12	N 31°59'08" E	15.00
L13	N 31°59'08" E	15.00
L14	S 58°00'45" E	71.15
L15	N 67°59'34" W	15.26
L16	N 22°00'26" E	14.37
L17	S 67°59'34" E	14.10
L18	N 78°33'01" W	15.00
L19	N 12°45'34" E	35.28
L20	S 78°33'01" E	15.00
L21	S 12°45'34" W	35.28

Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	1942.19'	10.03'	00°17'45"	5.01'	S 15°41'01" W	10.03'
C2	1892.19'	25.04'	00°45'30"	12.52'	S 22°21'18" W	25.04'
C3	1942.19'	30.08'	00°33'14"	15.04'	S 23°04'52" W	30.08'
C4	1892.19'	361.02'	10°55'54"	181.06'	S 29°06'39" W	360.47'
C5	1868.19'	410.70'	12°35'44"	206.18'	S 28°18'44" W	409.87'
C6	550.00'	0.61'	00°03'49"	0.31'	S 25°12'44" W	0.61'
C7	550.00'	6.18'	00°38'39"	3.09'	S 25°33'58" W	6.18'
C8	1942.19'	15.03'	00°26'36"	7.51'	N 34°43'54" E	15.03'
C9	1942.19'	15.01'	00°26'34"	7.51'	N 35°10'29" E	15.01'

### STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF UNIVERSITY NORTH PARK XX. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	1942.19'	125.12'	03°41'28"	62.58'	N 13°41'25" E	125.10'
C2	1942.19'	215.69'	06°21'47"	107.96'	N 18°43'02" E	215.58'
C3	1942.19'	167.73'	04°56'54"	83.92'	N 24°22'22" E	167.68'
C4	1942.19'	274.79'	08°06'23"	137.62'	N 30°54'00" E	274.56'
C5	5886.23'	26.61'	00°15'33"	13.31'	S 17°24'17" W	26.61'
C6	475.00'	70.39'	08°29'26"	35.26'	S 21°38'35" W	70.32'
C7	525.00'	3.16'	00°20'41"	1.58'	S 25°42'57" W	3.16'
C8	525.00'	111.22'	12°08'15"	55.82'	S 19°28'29" W	111.01'

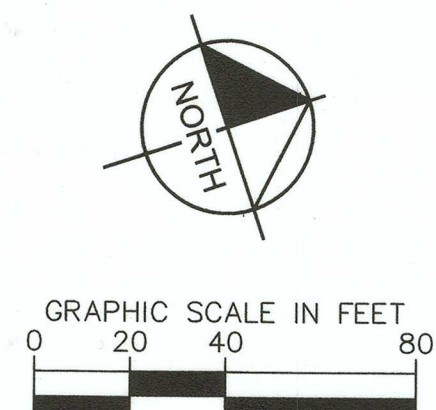
**DODSON - THOMPSON - MANSFIELD, PLLC**  
20 NE 38th Street  
Oklahoma City, OK 73105  
Phone: 405-601-7402  
Fax: 405-601-7421  
email: randym@dtm-ok.com  
Surveying - Engineering - Earthwork  
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2024

Sheet: 2 of 2

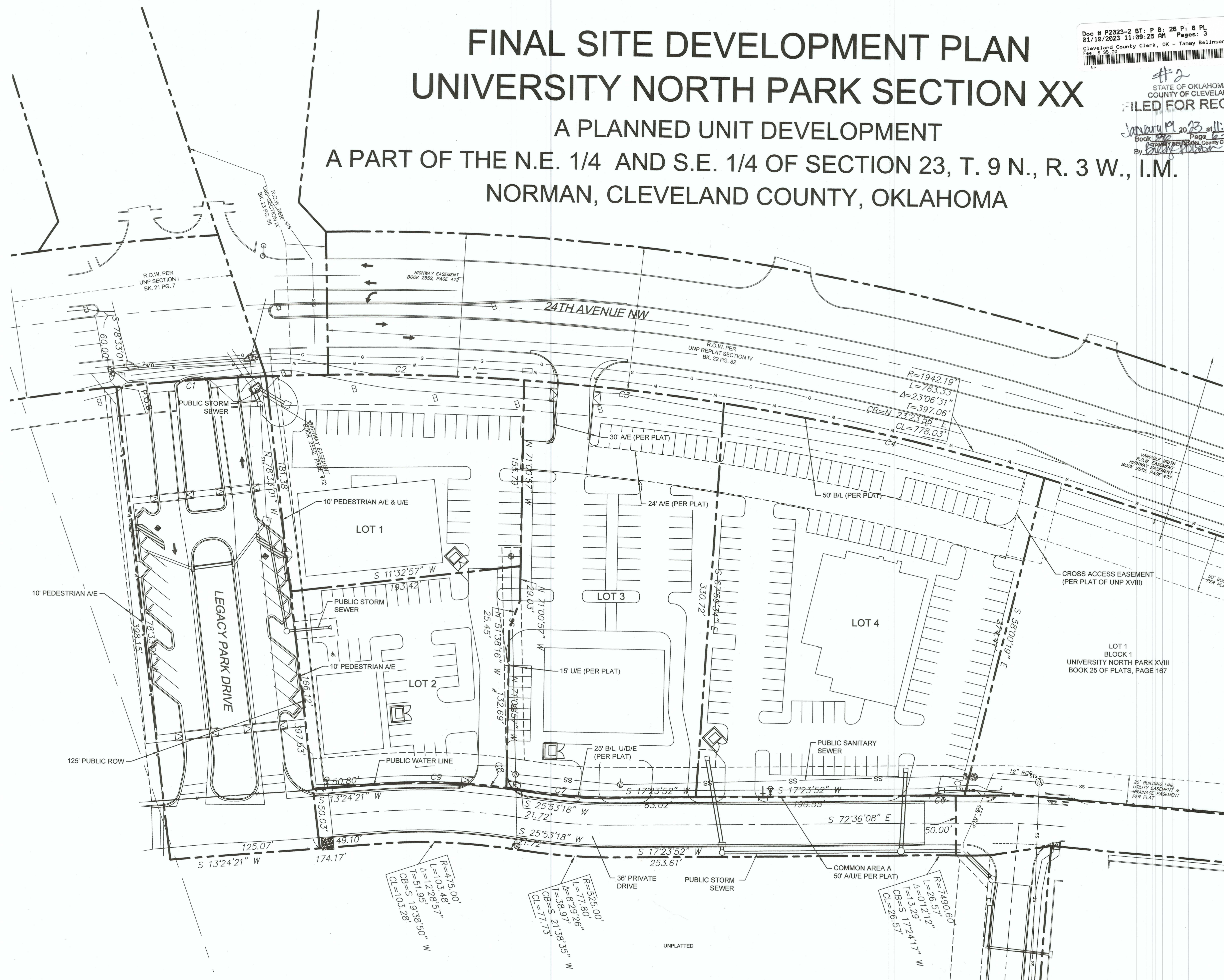


Doc # P2023-2 BT: P B: 26 P: 6 PL  
01/19/2023 11:09:25 AM Pages: 3  
Cleveland County Clerk, OK - Tammy Belinson  
Fee: \$ 35.00

#2  
STATE OF OKLAHOMA  
COUNTY OF CLEVELAND  
FILED FOR RECORD  
January 19 23 at 11:09:25  
Book 226 Page 63  
By [Signature] County Clerk  
[Signature] Deputy



A PLANNED UNIT DEVELOPMENT  
A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



**Kimley»»Horn**

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
4727 GALLARDIA PARKWAY, SUITE 250, OKLAHOMA CITY, OK 73142  
PHONE: 405-241-5423 FIRM NO. 2740; EXP. JUNE 30, 2023  
[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM)

**PRELIMINARY**

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

**Kimley»Horn**

Engineer STEVEN R. COOKSEY

P.E. No. 26161

KHA PROJECT 061313204	DATE NOVEMBER 21, 2022	SCALE AS SHOWN	DESIGNED BY JQP	DRAWN BY CMB	CHECKED BY SBC
--------------------------	---------------------------	-------------------	--------------------	-----------------	-------------------

UTC AREA 5 INFRASTRUCTURE

## SITE DEVELOPMENT PLAN

SHEET NUMBER  
SDP-1



**File Attachments for Item:**

19. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2223-29: A PERMANENT DRAINAGE AND PUBLIC UTILITY EASEMENT DONATED BY UNIVERSITY TOWN CENTER, L.L.C., TO SERVE UNIVERSITY NORTH PARK ADDITION, SECTION XX. (LOCATED EAST OF 24TH AVENUE N.W., BETWEEN ROBINSON STREET AND ROCK CREEK ROAD.)





## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 05/09/2023

**REQUESTER:** Jack Burdett, Subdivision Development Coordinator

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2223-29: A PERMANENT DRAINAGE AND PUBLIC UTILITY EASEMENT DONATED BY UNIVERSITY TOWN CENTER, L.L.C., TO SERVE UNIVERSITY NORTH PARK ADDITION, SECTION XX. (LOCATED EAST OF 24TH AVENUE N.W., BETWEEN ROBINSON STREET AND ROCK CREEK ROAD.)

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### **BACKGROUND:**

The final plat for University North Park Section XX, a Planned Unit Development, was approved by City Council on January 10, 2023. The property is located east of 24<sup>th</sup> Ave. N.W. between Robinson Street and Rock Creek Road.

The owner of the property, University Town Center, LLC, has submitted off-site easements for utilities and drainage in connection with the adjacent filed platted addition.

### **DISCUSSION:**

These utility and drainage easements will continue to serve the platted properties in this addition. Easements are planned to be incorporated into future University North Park Additions. The City Attorney and Public Works Staff have reviewed the easements as to form.

Copies of easements and location map are included in the Agenda Book.

### **RECOMMENDATION:**

Based upon the fact the easements have been donated to the City of Norman for locating the off-site utilities in place; Staff recommends acceptance of Easements E-2223-27, E-2223-28, E-2223-29, E-2223-30, and E-2223-31; to be filed of record with the Cleveland County Clerk.

UTILITY EASEMENT  
E-2223-29

Know all men by these presents:

That University Town Center, LLC, in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for other good and valuable considerations, do hereby grant, bargain, sell, and convey unto the City of Norman, a municipal corporation, a public utility easement and right-of-way over, across, and under the following described premises situated in the City of Norman, Cleveland County, Oklahoma, shown on **Attachment "A" ("Subject Property")** for the use of **Grantees** with the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating the described easement shown on **Attachment "A"**.

UTILITY EASEMENT

To have and to hold the same unto the said city, its successors, and assigns forever.

Signed and delivered this 24<sup>th</sup> day of March, 2023

UNIVERSITY TOWN CENTER, LLC by:

Robert C. Collett Manager  
Title

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA, COUNTY OF BURKE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 24<sup>th</sup> day of March, 2023, personally appeared Robert C. Collett, to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that he executed the same as Manager free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

My Commission Expires: 06-16-2026 Notary Public: Shasta Rose Monn

Approved as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Attorney

Approved and accepted by the Council of the City of Norman, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk  
SEAL:



**ATTACHMENT A**  
E-2223-29

Item 19.

**BUILDING LINE, DRAINAGE AND UTILITY EASEMENT DESCRIPTION**

A strip of land lying in the Northeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the most northerly southwest corner of Lot 1, Block 1, AMENDED FINAL PLAT OF UNIVERSITY NORTH PARK SECTION XIII recorded in Book 24 of Plats, Page 265;

THENCE South 18°22'03" West ,along the westerly line of said Lot 1 extended, a distance of 31.34 feet to the POINT OF BEGINNING;

THENCE continuing South 18°22'03" West, along said extended line, a distance of 35.00 feet to a point on a curve;

THENCE Westerly along a non tangent curve to the right parallel with the southerly line of Lot 1, Block 1, UNIVERSITY NORTH PARK SECTION VII recorded in Book 22 of Plats, Page 211, having a radius of 5,018.29 feet (said curve subtended by a chord which bears North 71°53'51" West a distance of 53.63 feet) for an arc distance of 53.63 feet;

THENCE North 18°22'03" East a distance of 10.00 feet to a point on a curve;

THENCE Westerly along a non tangent curve to the right parallel with the southerly line of said Lot 1, having a radius of 5,008.29 feet (said curve subtended by a chord which bears North 69°16'53" West a distance of 403.67 feet) for an arc distance of 403.78 feet;

THENCE North 64°24'07" East a distance of 33.38 feet to a point on a curve;

THENCE Easterly along a non tangent curve to the left parallel with the southerly line of said Lot 1, having a radius of 4,983.29 feet (said curve subtended by a chord which bears South 69°42'59" East a distance of 433.18 feet) for an arc distance of 433.32 feet to the POINT OF BEGINNING.

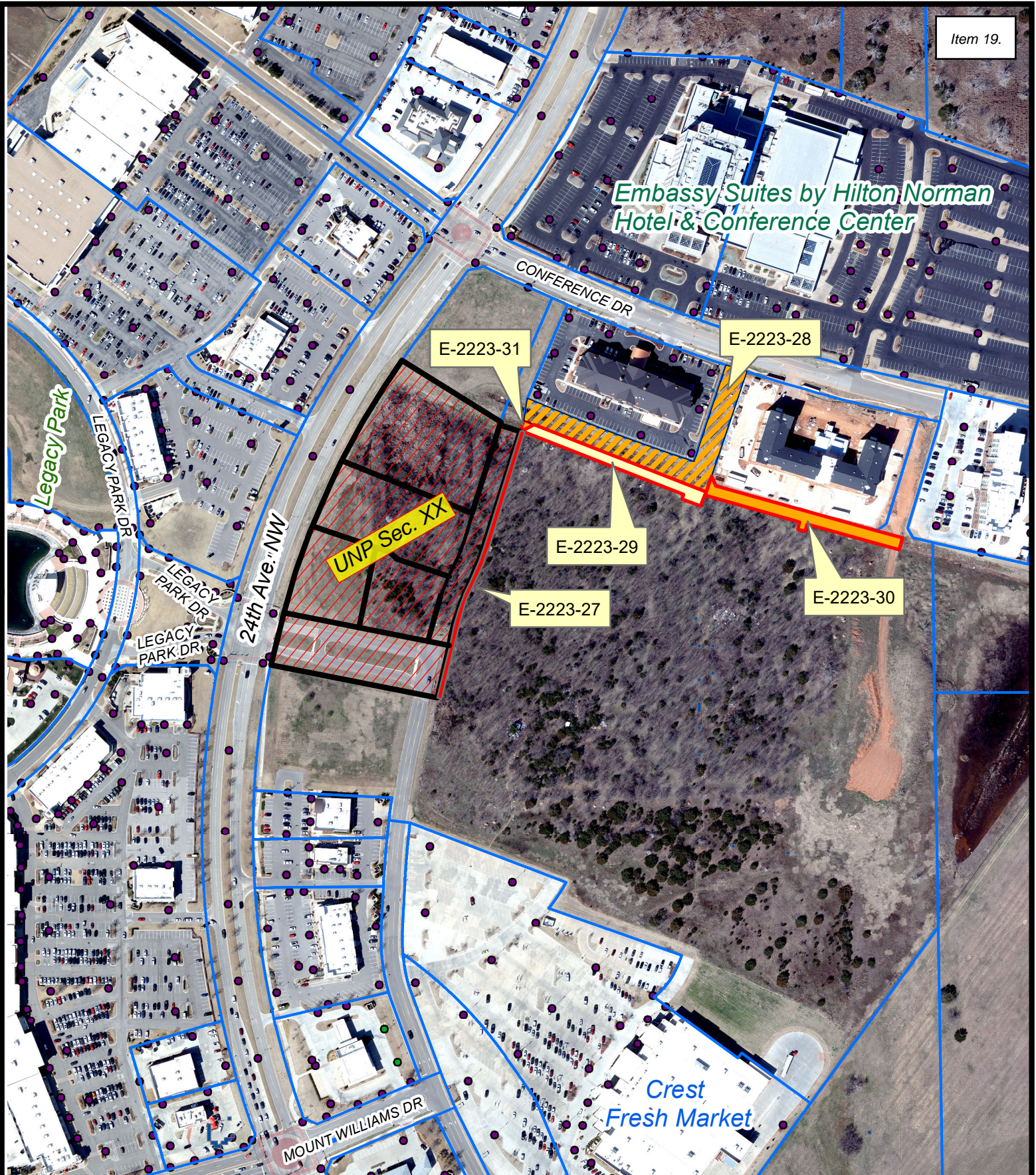
Said described strip of land contains an area of 11,671 square feet or 0.2679 acres, more or less.

Prepared by: Randall A. Mansfield, Professional Land Surveyor No. 1613  
Dodson-Thompson-Mansfield PLLC  
20 N.E. 38th Street - OKC, OK 73105  
September 29, 2022

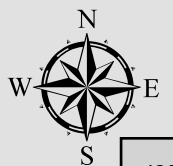








## University North Park Sec. XX Off-Site Easements



1 inch = 300'

420



# FINAL PLAT

## UNIVERSITY NORTH PARK SECTION XX

### A PLANNED UNIT DEVELOPMENT

#### A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.

#### NORMAN, CLEVELAND COUNTY, OKLAHOMA

#2  
STATE OF OKLAHOMA  
COUNTY OF CLEVELAND  
**FILED FOR RECORD**  
January 19, 2023 11:09:55am  
Book 163 Page 163  
By Tammy Beilinson County Clerk  
By Chris Handberg Deputy

Doc # P2023-2 BT: P B: 26 P: 6 PL  
01/19/2023 11:09:25 AM Pages: 3  
Cleveland County Clerk, OK - Tammy Beilinson  
File # 8-35-00  
b6  
b7c

#### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That University Town Center, LLC, an Oklahoma limited liability company hereby certifies it is the owner of, and the only person, firm, corporation, or entity having any ownership rights, title or interest in and to the land shown on the annexed plat of UNIVERSITY NORTH PARK XX, a planned unit development to Norman, Cleveland County, Oklahoma, and has caused the same to be platted into lots, blocks, streets, and easements as shown on said annexed plat.

University Town Center, LLC hereby dedicates all rights of way and easements as shown on said annexed plat to the public for streets, fire protection, utility and drainage easements, for itself, its successors and assigns forever and has caused the same to be released from all rights, easements and encumbrances except as noted on the Bonded Abstractor's Certificate.

Covenants, Conditions and Restrictions for the annexed plat may subsequently be filed under separate instrument.

In witness whereof the undersigned having caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

University Town Center, LLC  
an Oklahoma limited liability company

Bob Stearns  
Bob Stearns, Manager

STATE OF OKLAHOMA      SS:  
COUNTY OF OKLAHOMA

Before me, a Notary Public in and for said State, on the above stated date, personally appeared Bob Stearns, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for said corporation for the uses and purposes therein set forth.

Ryan Leslie Noble  
Notary Public

My Commission Expires: 09/16/23

My Commission Number: 11008471

#### CITY CLERK'S CERTIFICATE

I, Brenda Hall, City Clerk of the City of Norman, hereby certify that I have examined the records of said City and find that all deferred payments on unmatred installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat.

Signed by the City Clerk this 10th day of January, 2023

Brenda Hall  
City Clerk

#### CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, Shawn O'Leary, Chairman of the City of Norman Development Committee certify that the public improvement plans and annexed plat of UNIVERSITY NORTH PARK XX, a Planned Unit Development, comply with the standards and specifications of the City of Norman on this 22nd day of November, 2022.

Shawn O'Leary  
Development Committee Chairman

#### COUNTY TREASURER'S CERTIFICATE

I, Jim Reynolds, hereby certify that I am the duly qualified and acting County Treasurer of Cleveland County, Oklahoma, that the tax records of said county show that all taxes for the year 2022, and prior years are paid on the property outline on the annexed plat and the required statutory security has been deposited in the offices of the Oklahoma County Treasurer guaranteeing the payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed this 12 day of January, 2022 2023

Jim Reynolds by Chris Beilinson Deputy  
County Treasurer

#### ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the City Council of the City of Norman, Oklahoma, the dedications shown on the annexed plat are hereby accepted.

Adopted by the Council of the City of Norman, this 10th day of January, 2023

Brenda Hall City Clerk David Lee Mayor

#### BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Cleveland County and State of Oklahoma, hereby certifies the records of said county show that title to the land shown on the annexed plat is vested in University Town Center, LLC on this 8th day of December, 2022, and there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or owners thereof, and the taxes are paid for the year of 2022, and prior years, and there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any person, and there are no liens, or other encumbrances of any kind against the land included in the annexed plat, except, mortgages, rights of way, easements, and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 15th day of December, 2022.

Charles Francis  
By: Vice-President  
Chicago Title Oklahoma, Co.

#### LICENSED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Randall A. Mansfield, a Licensed Professional Land Surveyor in the State of Oklahoma, certify the annexed plat consisting of two (2) sheets, represents a survey made under my supervision on the 14th day of December, 2022, and the monuments shown thereon exist and their positions are correctly shown, and this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and the original media of said annexed plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Randall A. Mansfield  
Randall A. Mansfield, PLS No. 1613

STATE OF OKLAHOMA      SS  
COUNTY OF OKLAHOMA

This instrument was acknowledged before me on the 14th day of December, 2022, by Randall A. Mansfield.

Chris Handberg  
Notary Public

My Commission Expires: 10/10/2023

Commission Number: 19010230

#### LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter and the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of the Southeast Quarter of said Section 23;

THENCE South 89°24'39" West, along the south line of said Southeast Quarter, a distance of 1,114.88 feet to a point of intersection with the centerline of 24th Avenue NW as established by UNIVERSITY NORTH PARK SECTION I recorded in Book 21 of Plats, Page 7 and HIGHWAY EASEMENT recorded in Book 2552, Page 472;

THENCE along said centerline, the following Four (4) courses:

1. North 00°35'21" West a distance of 596.46 feet to a point of curvature;
2. Northerly along a curve to the left having a radius of 860.21 feet (said curve subtended by a chord which bears North 16°50'48" West a distance of 481.64 feet) for an arc distance of 488.16 feet;
3. North 33°06'14" West a distance of 200.00 feet to a point of curvature;
4. Northerly along a curve to the right having a radius of 2,002.19 feet (said curve subtended by a chord which bears North 10°38'08" West a distance of 1,530.37 feet) for an arc distance of 1570.30 feet;

THENCE South 78°33'01" East a distance of 60.00 feet to a point on a curve being on the easterly right of way line of said 24th Avenue NW and the POINT OF BEGINNING;

THENCE Northeasterly along said easterly right of way line on a non-tangent curve to the right having a radius of 1,942.19 feet (said curve subtended by a chord which bears North 23°23'56" East a distance of 778.03 feet) for an arc distance of 783.33 feet to the southwest corner of Lot 1, Block 1, UNIVERSITY NORTH PARK XVIII recorded in Book 25 of Plats, page 167;

THENCE South 58°00'19" East, along the south line of said Lot 1, a distance of 274.41 feet to the southeast corner of said Lot 1, also being a point on the west line of Common Area A of said plat;

THENCE South 17°23'52" West, along the west line of said Common Area A, a distance of 7.23 feet to the southwest corner of said Common Area A;

THENCE South 72°38'08" East, along the southerly line of said Common Area A, a distance of 50.00 feet to the southeast corner of said Common Area A and being a point on a curve;

THENCE Southerly along a non tangent curve to the left having a radius of 7,490.60 feet (said curve subtended by a chord which bears South 17°24'17" West a distance of 26.57 feet) for an arc distance of 26.57 feet;

THENCE South 17°23'52" West a distance of 253.61 feet to a point of curvature;

THENCE Southerly along a curve to the right having a radius of 525.00 feet (said curve subtended by a chord which bears South 21°38'35" West a distance of 77.73 feet) for an arc distance of 77.80 feet;

THENCE South 25°53'18" West a distance of 21.72 feet to a point of curvature;

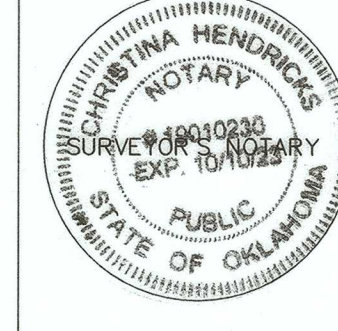
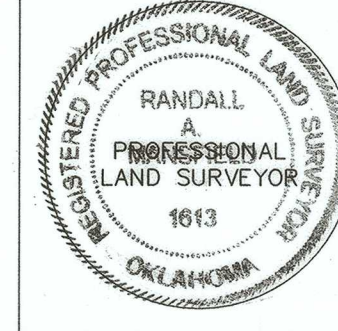
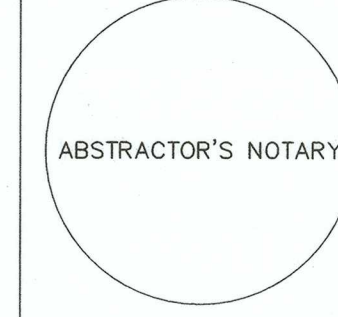
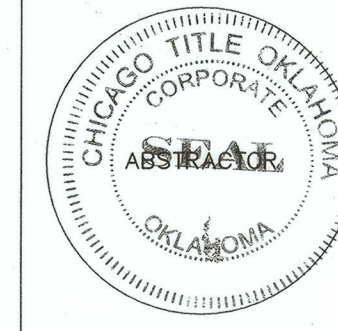
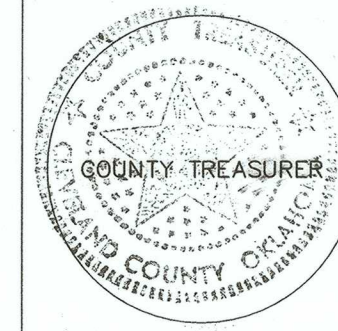
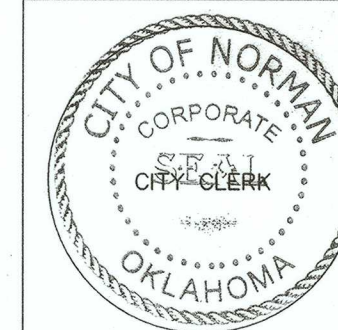
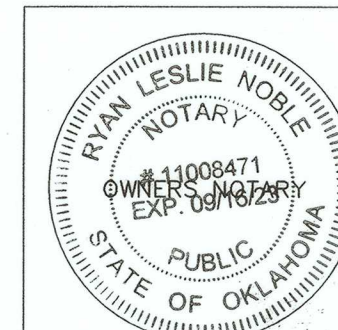
THENCE Southerly along a curve to the left having a radius of 475.00 feet (said curve subtended by a chord which bears South 19°38'50" West a distance of 103.28 feet) for an arc distance of 103.48 feet;

THENCE South 13°24'21" West a distance of 174.17 feet;

THENCE North 78°33'01" West a distance of 398.15 feet to the POINT OF BEGINNING.

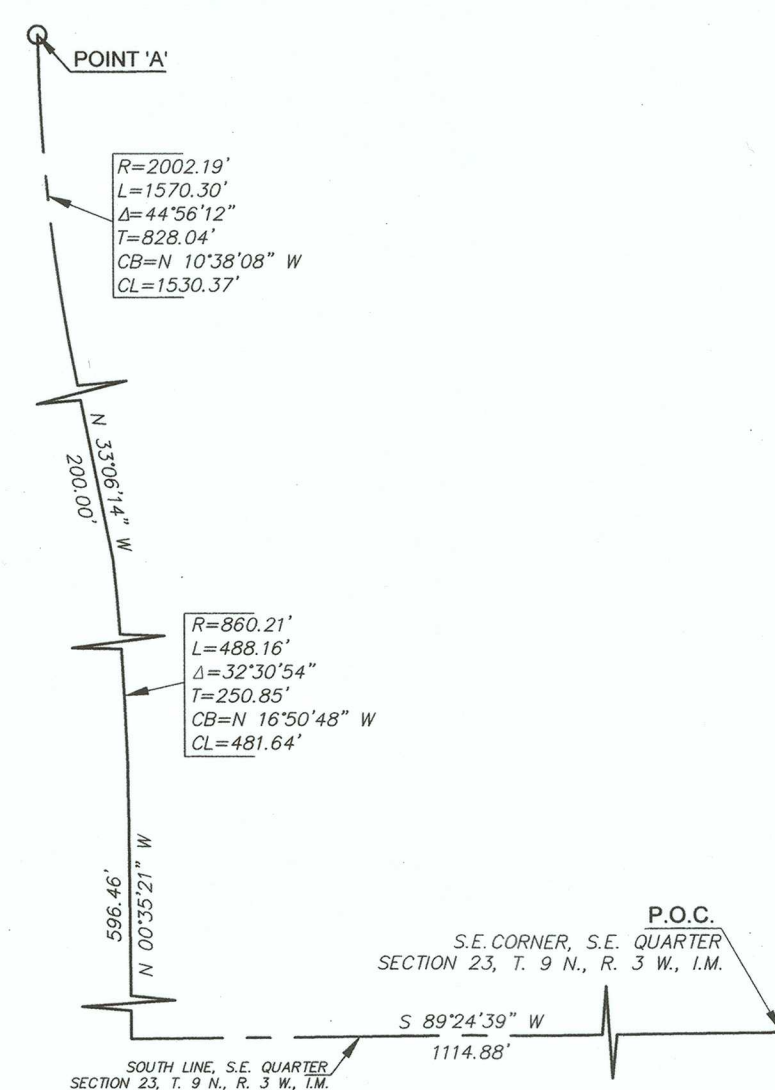
Said described tract of land contains an area of 272,037 square feet or 6.2451 acres, more or less.

The basis of bearings for this legal description was South 89°24'39" West as the south line of the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian as shown on UNIVERSITY NORTH PARK REPLAT OF SECTION IV recorded in Book 22 of Plats, Page 82.



**DODSON - THOMPSON - MANSFIELD, PLLC**  
20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com  
Oklahoma City, OK 73105 Fax: 405-601-7421  
Surveying - Engineering - Earthwork  
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2024





	<i>BM DATUM</i>
	<i>HORIZONTAL</i>
	<i>OKLAHOMA STATE PLANE</i>
	<i>COORDINATE SYSTEM (SOUTH ZONE)</i>
	<i>NAD 83</i>
	<i>VERTICAL</i>
	<i>NAVD 88</i>
	<i>SOURCE</i>
	<i>CITY OF NORMAN</i>
	<i>GPS CONTROL MONUMENT 372</i>

Sheet: 2 of 2



811 dlm-logo : DTM\_TitleLogo.jpg  
xBorder (24x36) : xSurvey : xSDP : xStrm : xStte : xDPFG : xRdr  
11/21/2022 2:35 PM  
11/21/2022 2:35 PM  
BQ\_CALEB 11/21/2022 5:08 PM  
WINKLEY-HORN.COM\TX\_OC\OCNC, CIVIL\061312024-UTC AREA 5 INFRASTRUCTURE\CAD\PLANS\SHEETS  
SITE DEVELOPMENT PLAN\DWG -1 SITE DEVELOPMENT PLAN]  
DWG NAME



**File Attachments for Item:**

20. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2223-30: A PERMANENT DRAINAGE AND PUBLIC UTILITY EASEMENT DONATED BY UNIVERSITY TOWN CENTER, L.L.C., TO SERVE UNIVERSITY NORTH PARK ADDITION, SECTION XX. (LOCATED EAST OF 24TH AVENUE N.W., BETWEEN ROBINSON STREET AND ROCK CREEK ROAD)



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 05/09/2023

**REQUESTER:** Jack Burdett, Subdivision Development Coordinator

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2223-30: A PERMANENT DRAINAGE AND PUBLIC UTILITY EASEMENT DONATED BY UNIVERSITY TOWN CENTER, L.L.C., TO SERVE UNIVERSITY NORTH PARK ADDITION, SECTION XX. (LOCATED EAST OF 24TH AVENUE N.W., BETWEEN ROBINSON STREET AND ROCK CREEK ROAD)

### **BACKGROUND:**

The final plat for University North Park Section XX, a Planned Unit Development, was approved by City Council on January 10, 2023. The property is located east of 24<sup>th</sup> Ave. N.W. between Robinson Street and Rock Creek Road.

The owner of the property, University Town Center, LLC, has submitted off-site easements for utilities and drainage in connection with the adjacent filed platted addition.

### **DISCUSSION:**

These utility and drainage easements will continue to serve the platted properties in this addition. Easements are planned to be incorporated into future University North Park Additions. The City Attorney and Public Works Staff have reviewed the easements as to form.

### **RECOMMENDATION:**

Based upon the fact the easements have been donated to the City of Norman for locating the off-site utilities in place; Staff recommends acceptance of Easements E-2223-27, E-2223-28, E-2223-29, E-2223-30, and E-2223-31 to be filed of record with the Cleveland County Clerk.





# University North Park Sec. XX Off-Site Easements



1 inch = 300'



UTILITY EASEMENT  
E-2223-30

Know all men by these presents:

That University Town Center, LLC, in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for other good and valuable considerations, do hereby grant, bargain, sell, and convey unto the City of Norman, a municipal corporation, a public utility easement and right-of-way over, across, and under the following described premises situated in the City of Norman, Cleveland County, Oklahoma, shown on **Attachment "A"** ("**Subject Property**") for the use of **Grantees** with the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating the described easement shown on **Attachment "A"**.

UTILITY EASEMENT

To have and to hold the same unto the said city, its successors, and assigns forever.

Signed and delivered this 24th day of March, 2023

UNIVERSITY TOWN CENTER, LLC by:

Robert C. Gillett Manager  
Title

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA, COUNTY OF BURKE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 24th day of March, 2023, personally appeared Robert C. Gillett, to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that he executed the same as Manager free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

My Commission Expires: 06-16-2026 Notary Public: Shasta Rose Monn

Approved as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

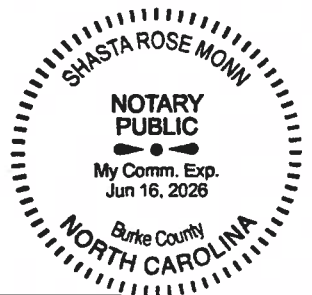
\_\_\_\_\_  
City Attorney

Approved and accepted by the Council of the City of Norman, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk  
SEAL:



**ATTACHMENT A**  
E-2223-30

Item 20.

**DRAINAGE AND UTILITY EASEMENT DESCRIPTION**

A strip of land lying in the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

BEGINNING at the most northerly southwest corner of Lot 1, Block 1, AMENDED FINAL PLAT OF UNIVERSITY NORTH PARK SECTION XIII recorded in Book 24 of Plats, Page 265;

THENCE along the southerly line of said Lot 1, the following Two (2) courses:

1. South 25°07'22" East a distance of 27.26 feet to a point on a curve;
2. Easterly along a non tangent curve to the left having a radius of 4,971.96 feet (said curve subtended by a chord which bears South 74°40'48" East a distance of 391.29 feet) for an arc distance of 391.39 feet;

THENCE South 78°14'32" East a distance of 87.41 feet to the most southerly southwest corner of Lot 1, Block 1, UNIVERSITY NORTH PARK SECTION XV recorded in Book 24 of Plats, Page 154;

THENCE South 77°11'34" East, along the south line of said Lot 1 and said south line extended, a distance of 305.35 feet;

THENCE South 12°48'26" West a distance of 25.00 feet;

THENCE North 77°11'34" West, parallel with and 25 feet distant from the south line of said Lot 1, a distance of 306.58 feet;

THENCE North 78°14'32" West a distance of 85.99 feet to a point of curvature;

THENCE Westerly along a curve to the right parallel with the south line of said Lot 1 of the Amended Section XIII plat, having a radius of 4,996.96 feet (said curve subtended by a chord which bears North 76°03'29" West a distance of 153.55 feet) for an arc distance of 153.56 feet;

THENCE South 14°54'48" West a distance of 15.00 feet to a point on a curve;

THENCE Westerly along a non tangent curve to the right parallel with the south line of said Lot 1 of the Amended Section XIII plat, having a radius of 5,011.96 feet (said curve subtended by a chord which bears North 75°05'10" West a distance of 16.00 feet) for an arc distance of 16.00 feet;

THENCE North 14°54'48" East a distance of 15.00 feet to a point on a curve;

THENCE Westerly along a non tangent curve to the right parallel with the south line of said Lot 1 of the Amended Section XIII plat, having a radius of 4,996.96 feet (said curve subtended by a chord which bears North 73°36'00" West a distance of 243.17 feet) for an arc distance of 243.19 feet to a point of intersection with the west line of said Lot 1 extended;

THENCE North 18°22'03" East, along said extended line, a distance of 45.00 feet to the POINT OF BEGINNING.

Said described strip of land contains an area of 20,534 square feet or 0.4714 acres, more or less.

Prepared by: Randall A. Mansfield, Professional Land Surveyor No. 1613  
Dodson-Thompson-Mansfield PLLC  
20 N.E. 38th Street - OKC, OK 73105  
September 29, 2022





**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, 2024



# FINAL PLAT

## UNIVERSITY NORTH PARK SECTION XX

### A PLANNED UNIT DEVELOPMENT

#### A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.

#### NORMAN, CLEVELAND COUNTY, OKLAHOMA

#2  
STATE OF OKLAHOMA  
COUNTY OF CLEVELAND  
**FILED FOR RECORD**  
January 19, 2023 11:09:55am  
Book 163 Page 163  
By Tammy Beilinson County Clerk  
By Bob Stearns Deputy

Doc # P2023-2 BT: P B: 26 P: 6 PL  
01/19/2023 11:09:25 AM Pages: 3  
Cleveland County Clerk, OK - Tammy Beilinson  
File: 8-25-03  
b6  
b7c

#### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That University Town Center, LLC, an Oklahoma limited liability company hereby certifies it is the owner of, and the only person, firm, corporation, or entity having any ownership rights, title or interest in and to the land shown on the annexed plat of UNIVERSITY NORTH PARK XX, a planned unit development to Norman, Cleveland County, Oklahoma, and has caused the same to be platted into lots, blocks, streets, and easements as shown on said annexed plat.

University Town Center, LLC hereby dedicates all rights of way and easements as shown on said annexed plat to the public for streets, fire protection, utility and drainage easements, for itself, its successors and assigns forever and has caused the same to be released from all rights, easements and encumbrances except as noted on the Bonded Abstractor's Certificate.

Covenants, Conditions and Restrictions for the annexed plat may subsequently be filed under separate instrument.

In witness whereof the undersigned having caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

University Town Center, LLC  
an Oklahoma limited liability company

Bob Stearns  
Bob Stearns, Manager

STATE OF OKLAHOMA SS:  
COUNTY OF OKLAHOMA

Before me, a Notary Public in and for said State, on the above stated date, personally appeared Bob Stearns, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for said corporation for the uses and purposes therein set forth.

Ryan Leslie Noble  
Notary Public

My Commission Expires: 09/16/23

My Commission Number: 11008471

#### CITY CLERK'S CERTIFICATE

I, Brenda Hall, City Clerk of the City of Norman, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat.

Signed by the City Clerk this 10th day of January, 2023

Brenda Hall  
City Clerk

#### CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, Shawn O'Leary, Chairman of the City of Norman Development Committee certify that the public improvement plans and annexed plat of UNIVERSITY NORTH PARK XX, a Planned Unit Development, comply with the standards and specifications of the City of Norman on this 22nd day of November, 2022.

Shawn O'Leary  
Development Committee Chairman

#### COUNTY TREASURER'S CERTIFICATE

I, Jim Reynolds, hereby certify that I am the duly qualified and acting County Treasurer of Cleveland County, Oklahoma, that the tax records of said county show that all taxes for the year 2022, and prior years are paid on the property outline on the annexed plat and the required statutory security has been deposited in the offices of the Oklahoma County Treasurer guaranteeing the payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed this 12 day of January, 2022 2023

Jim Reynolds by Amber Ballentine Deputy  
County Treasurer

#### ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the City Council of the City of Norman, Oklahoma, the dedications shown on the annexed plat are hereby accepted.

Adopted by the Council of the City of Norman, this 10th day of January, 2023

Brenda Hall City Clerk Andrew Mayor

#### BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Cleveland County and State of Oklahoma, hereby certifies the records of said county show that title to the land shown on the annexed plat is vested in University Town Center, LLC on this 8th day of December, 2022, and there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or owners thereof, and the taxes are paid for the year of 2022, and prior years, and there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any person, and there are no liens, or other encumbrances of any kind against the land included in the annexed plat, except, mortgages, rights of way, easements, and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 15th day of December, 2022.

Charles Francis  
By: Vice-President  
Chicago Title Oklahoma, Co.

#### LICENSED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Randall A. Mansfield, a Licensed Professional Land Surveyor in the State of Oklahoma, certify the annexed plat consisting of two (2) sheets, represents a survey made under my supervision on the 14th day of December, 2022, and the monuments shown thereon exist and their positions are correctly shown, and this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and the original media of said annexed plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Randall A. Mansfield  
Randall A. Mansfield, PLS No. 1613

STATE OF OKLAHOMA SS:  
COUNTY OF OKLAHOMA

This instrument was acknowledged before me on the 14th day of December, 2022, by Randall A. Mansfield.

Christina Hendricks  
Notary Public

My Commission Expires: 10/10/2023

Commission Number: 19010230

#### LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter and the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of the Southeast Quarter of said Section 23;

THENCE South 89°24'39" West, along the south line of said Southeast Quarter, a distance of 1,114.88 feet to a point of intersection with the centerline of 24th Avenue NW as established by UNIVERSITY NORTH PARK SECTION I recorded in Book 21 of Plats, Page 7 and HIGHWAY EASEMENT recorded in Book 2552, Page 472;

THENCE along said centerline, the following Four (4) courses:

1. North 00°35'21" West a distance of 596.46 feet to a point of curvature;
2. Northerly along a curve to the left having a radius of 860.21 feet (said curve subtended by a chord which bears North 16°50'48" West a distance of 481.64 feet) for an arc distance of 488.16 feet;
3. North 33°06'14" West a distance of 200.00 feet to a point of curvature;
4. Northerly along a curve to the right having a radius of 2,002.19 feet (said curve subtended by a chord which bears North 10°38'08" West a distance of 1,530.37 feet) for an arc distance of 1570.30 feet;

THENCE South 78°33'01" East a distance of 60.00 feet to a point on a curve being on the easterly right of way line of said 24th Avenue NW and the POINT OF BEGINNING;

THENCE Northeasterly along said easterly right of way line on a non-tangent curve to the right having a radius of 1,942.19 feet (said curve subtended by a chord which bears North 23°23'56" East a distance of 778.03 feet) for an arc distance of 783.33 feet to the southwest corner of Lot 1, Block 1, UNIVERSITY NORTH PARK XVIII recorded in Book 25 of Plats, page 167;

THENCE South 58°00'19" East, along the south line of said Lot 1, a distance of 274.41 feet to the southeast corner of said Lot 1, also being a point on the west line of Common Area A of said plat;

THENCE South 17°23'52" West, along the west line of said Common Area A, a distance of 7.23 feet to the southwest corner of said Common Area A;

THENCE South 72°38'08" East, along the southerly line of said Common Area A, a distance of 50.00 feet to the southeast corner of said Common Area A and being a point on a curve;

THENCE Southerly along a non tangent curve to the left having a radius of 7,490.60 feet (said curve subtended by a chord which bears South 17°24'17" West a distance of 26.57 feet) for an arc distance of 26.57 feet;

THENCE South 17°23'52" West a distance of 253.61 feet to a point of curvature;

THENCE Southerly along a curve to the right having a radius of 525.00 feet (said curve subtended by a chord which bears South 21°38'35" West a distance of 77.73 feet) for an arc distance of 77.80 feet;

THENCE South 25°53'18" West a distance of 21.72 feet to a point of curvature;

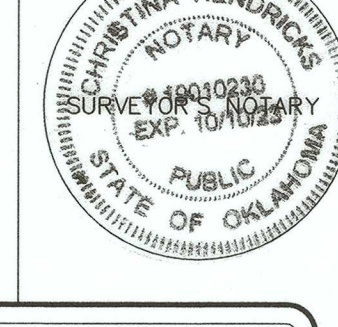
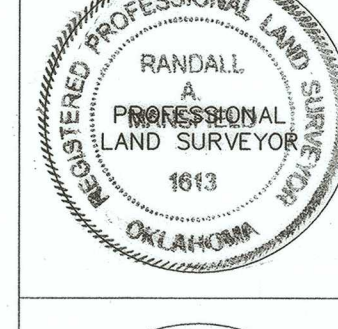
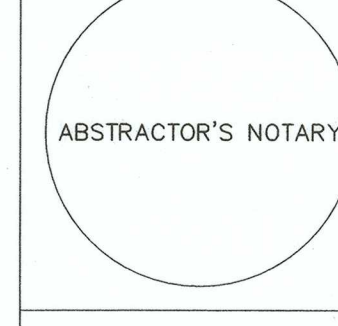
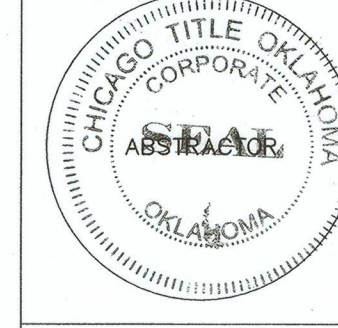
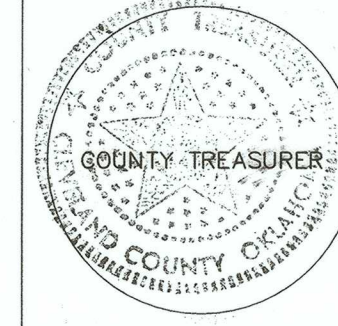
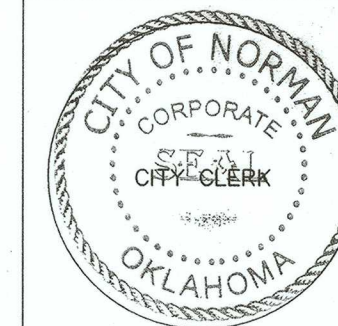
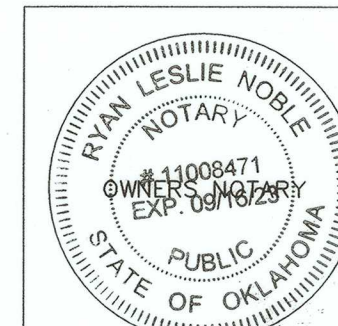
THENCE Southerly along a curve to the left having a radius of 475.00 feet (said curve subtended by a chord which bears South 19°38'50" West a distance of 103.28 feet) for an arc distance of 103.48 feet;

THENCE South 13°24'21" West a distance of 174.17 feet;

THENCE North 78°33'01" West a distance of 398.15 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 272,037 square feet or 6.2451 acres, more or less.

The basis of bearings for this legal description was South 89°24'39" West as the south line of the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian as shown on UNIVERSITY NORTH PARK REPLAT OF SECTION IV recorded in Book 22 of Plats, Page 82.



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CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2024



# FINAL PLAT

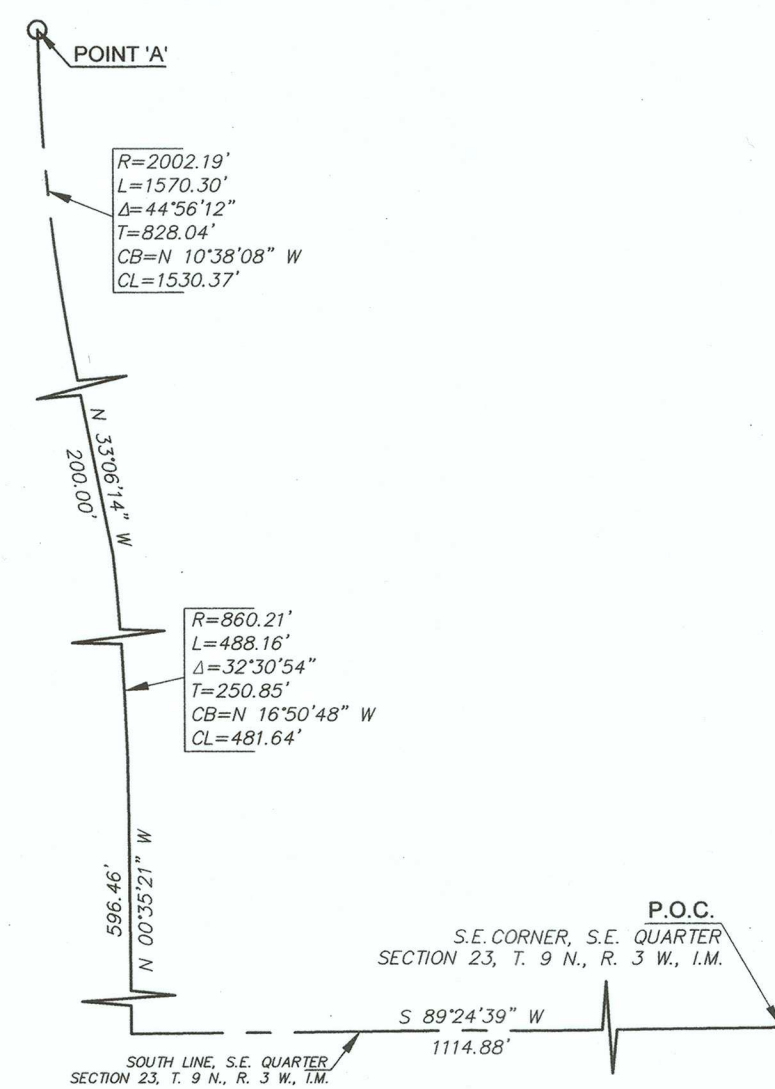
## UNIVERSITY NORTH PARK SECTION XX

A PLANNED UNIT DEVELOPMENT  
A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

Doc # P2023-2 BT: P B: 26 P: 6 PL  
01/19/2023 11:09:25 AM Pages: 3  
Cleveland County Clerk, OK - Tammy Bellinson  
Fee: \$ 55.00

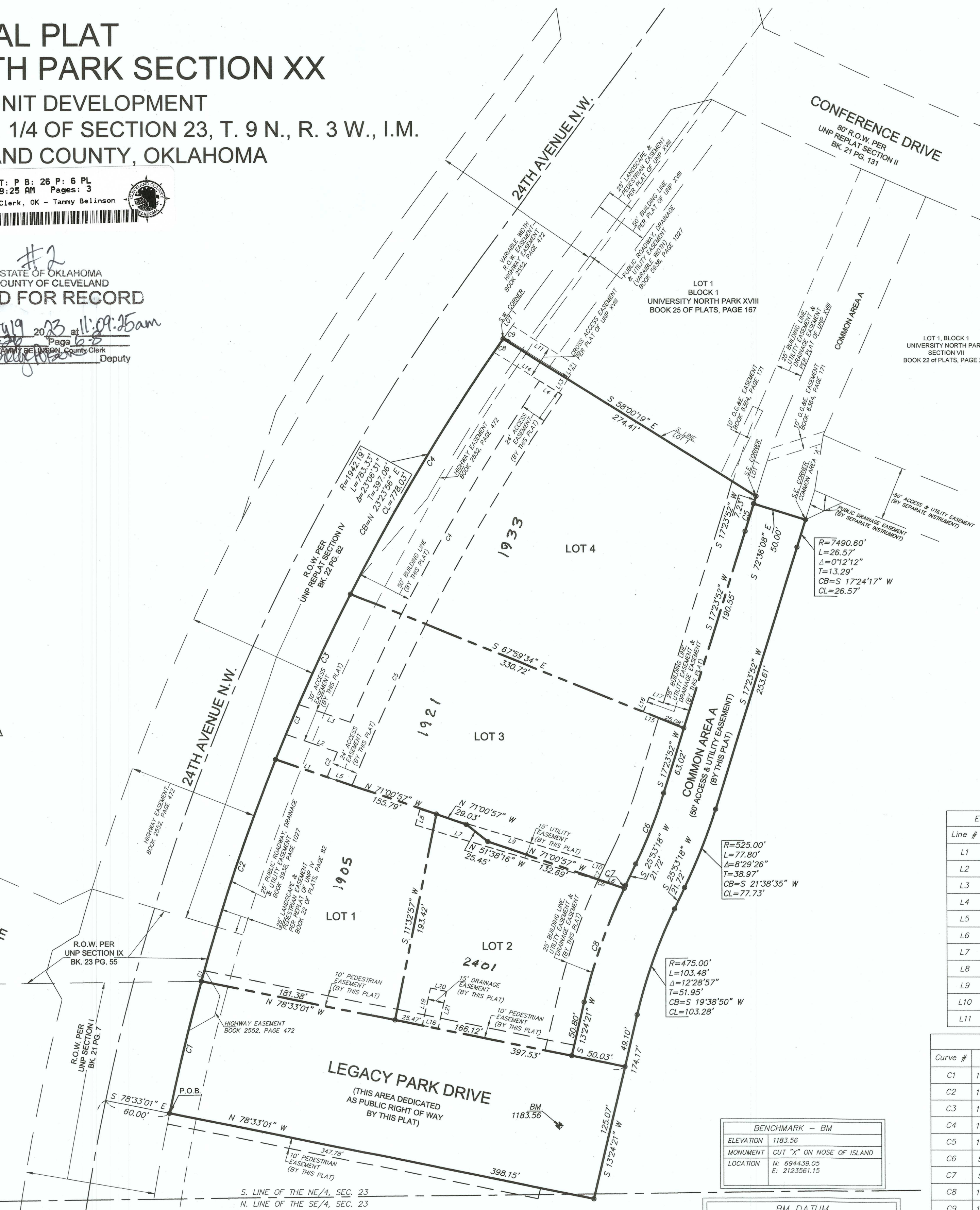


#2  
STATE OF OKLAHOMA  
COUNTY OF CLEVELAND  
FILED FOR RECORD  
January 19, 2023 at 11:09:25am  
Book 22 Page 167  
By: [Signature] Deputy



### NOTES:

- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- ALL LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT OF WAY DEDICATED AS A PART OF THIS PLAT SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED AS A PART OF THIS PLAT.
- UNLESS SHOWN OTHERWISE PROPERTY CORNERS ARE SET 12" IRON PINS WITH CA6391 CAPS OR SET MAG NAILS WITH CA6391 TAGS.



BENCHMARK - BM  
ELEVATION 1183.56  
MONUMENT CUT "X" ON NOSE OF ISLAND  
LOCATION N: 694439.05  
E: 2123561.15  
NAD 83

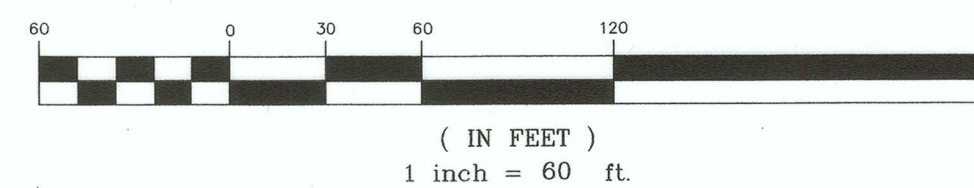
BM DATUM  
HORIZONTAL  
OKLAHOMA STATE PLANE  
COORDINATE SYSTEM (SOUTH ZONE)  
NAVD 83  
VERTICAL  
NAVD 88  
SOURCE  
CITY OF NORMAN  
GPS CONTROL MONUMENT 372

Line #	Direction	Length
L1	S 71°00'57" E	50.07
L2	N 71°00'57" W	50.10
L3	S 71°00'57" E	50.16
L4	S 58°00'45" E	24.02
L5	N 71°00'57" W	24.03
L6	N 71°00'57" W	25.16
L7	S 73°15'20" E	175.81
L8	S 16°44'40" W	15.00
L9	N 73°15'20" W	178.18
L10	N 25°53'18" E	8.39
L11	N 58°00'45" W	69.59

Line #	Direction	Length
L12	N 31°59'08" E	15.00
L13	N 31°59'08" E	15.00
L14	S 58°00'45" E	71.15
L15	N 67°59'34" W	15.26
L16	N 22°00'26" E	14.37
L17	S 67°59'34" E	14.10
L18	N 78°33'01" W	15.00
L19	N 12°45'34" E	35.28
L20	S 78°33'01" E	15.00
L21	S 12°45'34" W	35.28

Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	1942.19'	10.03'	0°01'74"	5.01'	S 15°41'01" W	10.03'
C2	1892.19'	25.04'	0°04'53"	12.52'	S 22°21'18" W	25.04'
C3	1942.19'	30.08'	0°03'31"	15.04'	S 23°04'52" W	30.08'
C4	1892.19'	361.02'	10°55'54"	181.06'	S 29°06'39" W	360.47'
C5	1868.19'	410.70'	12°35'44"	206.18'	S 28°18'44" W	409.87'
C6	550.00'	0.61'	0°03'49"	0.31'	S 25°12'44" W	0.61'
C7	550.00'	6.18'	0°38'39"	3.09'	S 25°33'58" W	6.18'
C8	1942.19'	15.03'	0°26'36"	7.51'	N 34°43'54" E	15.03'
C9	1942.19'	15.01'	0°26'34"	7.51'	N 35°10'29" E	15.01'

### GRAPHIC SCALE



### LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter and the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of the Southeast Quarter of said Section 23;

THENCE South 89°24'39" West, along the south line of said Southeast Quarter, a distance of 1,114.88 feet to a point of intersection with the centerline of 24th Avenue NW as established by UNIVERSITY NORTH PARK SECTION I recorded in Book 21 of Plats, Page 7 and HIGHWAY EASEMENT recorded in Book 2552, Page 472;

THENCE along said centerline, the following Four (4) courses:

- North 00°35'21" West a distance of 596.46 feet to a point of curvature;
- Northerly along a curve to the left having a radius of 860.21 feet (said curve subtended by a chord which bears North 16°50'48" West a distance of 481.64 feet) for an arc distance of 488.16 feet;
- North 33°06'14" West a distance of 200.00 feet to a point of curvature;
- Northerly along a curve to the right having a radius of 2,002.19 feet (said curve subtended by a chord which bears North 10°38'08" West a distance of 1,530.37 feet) for an arc distance of 1570.30 feet;

THENCE South 78°33'01" East a distance of 60.00 feet to a point on a curve being on the easterly right of way line of said 24th Avenue NW and the POINT OF BEGINNING;

THENCE Northeasterly along said easterly right of way line on a non-tangent curve to the right having a radius of 1,942.19 feet (said curve subtended by a chord which bears North 23°23'56" East a distance of 778.03 feet) for an arc distance of 783.33 feet to the southwest corner of Lot 1, Block 1, UNIVERSITY NORTH PARK XVIII recorded in Book 25 of Plats, page 167;

THENCE South 58°00'19" East, along the south line of said Lot 1, a distance of 274.41 feet to the southeast corner of said Lot 1, also being a point on the west line of Common Area A of said plat;

THENCE South 17°23'52" West, along the west line of said Common Area A, a distance of 7.23 feet to the southwest corner of said Common Area A;

THENCE South 72°36'08" East, along the southerly line of said Common Area A, a distance of 50.00 feet to the southeast corner of said Common Area A and being a point on a curve;

THENCE Southerly along a non tangent curve to the left having a radius of 7,490.60 feet (said curve subtended by a chord which bears South 17°24'17" West a distance of 26.57 feet) for an arc distance of 26.57 feet;

THENCE South 17°23'52" West a distance of 253.61 feet to a point of curvature;

THENCE Southerly along a curve to the right having a radius of 525.00 feet (said curve subtended by a chord which bears South 21°38'35" West a distance of 77.73 feet) for an arc distance of 77.80 feet;

THENCE South 25°53'18" West a distance of 21.72 feet to a point of curvature;

THENCE Southerly along a curve to the left having a radius of 475.00 feet (said curve subtended by a chord which bears South 19°38'50" West a distance of 103.28 feet) for an arc distance of 103.48 feet;

THENCE South 13°24'21" West a distance of 174.17 feet;

THENCE North 78°33'01" West a distance of 398.15 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 272,037 square feet or 6.2451 acres, more or less.

The basis of bearings for this legal description was South 89°24'39" West as the south line of the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian as shown on UNIVERSITY NORTH PARK REPLAT OF SECTION IV recorded in Book 22 of Plats, Page 82.

### STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF UNIVERSITY NORTH PARK XX. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	1942.19'	125.12'	0°34'128"	62.58'	N 13°41'25" E	125.10'
C2	1942.19'	215.69'	0°21'47"	107.96'	N 18°43'02" E	215.58'
C3	1942.19'	167.73'	0°45'56"	83.92'	N 24°22'22" E	167.68'
C4	1942.19'	274.79'	0°06'23"	137.62'	N 30°54'00" E	274.56'
C5	5886.23'	26.61'	0°05'33"	13.31'	S 17°24'17" W	26.61'
C6	475.00'	70.39'	0°29'26"	35.26'	S 21°38'35" W	70.32'
C7	525.00'	3.16'	0°20'41"	1.58'	S 25°42'57" W	3.16'
C8	525.00'	111.22'	12°08'15"	55.82'	S 19°28'29" W	111.01'

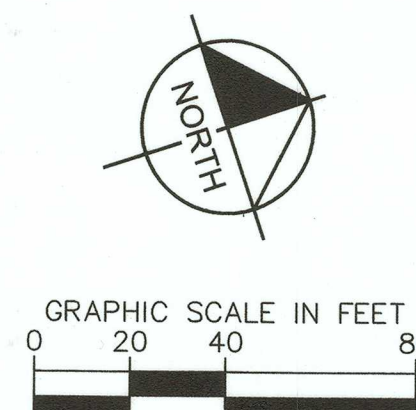
**DODSON - THOMPSON - MANSFIELD, PLLC**  
20 NE 38th Street  
Oklahoma City, OK 73105  
Phone: 405-601-7402  
Fax: 405-601-7421  
email: randym@dtm-ok.com  
Surveying - Engineering - Earthwork  
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2024

Sheet: 2 of 2

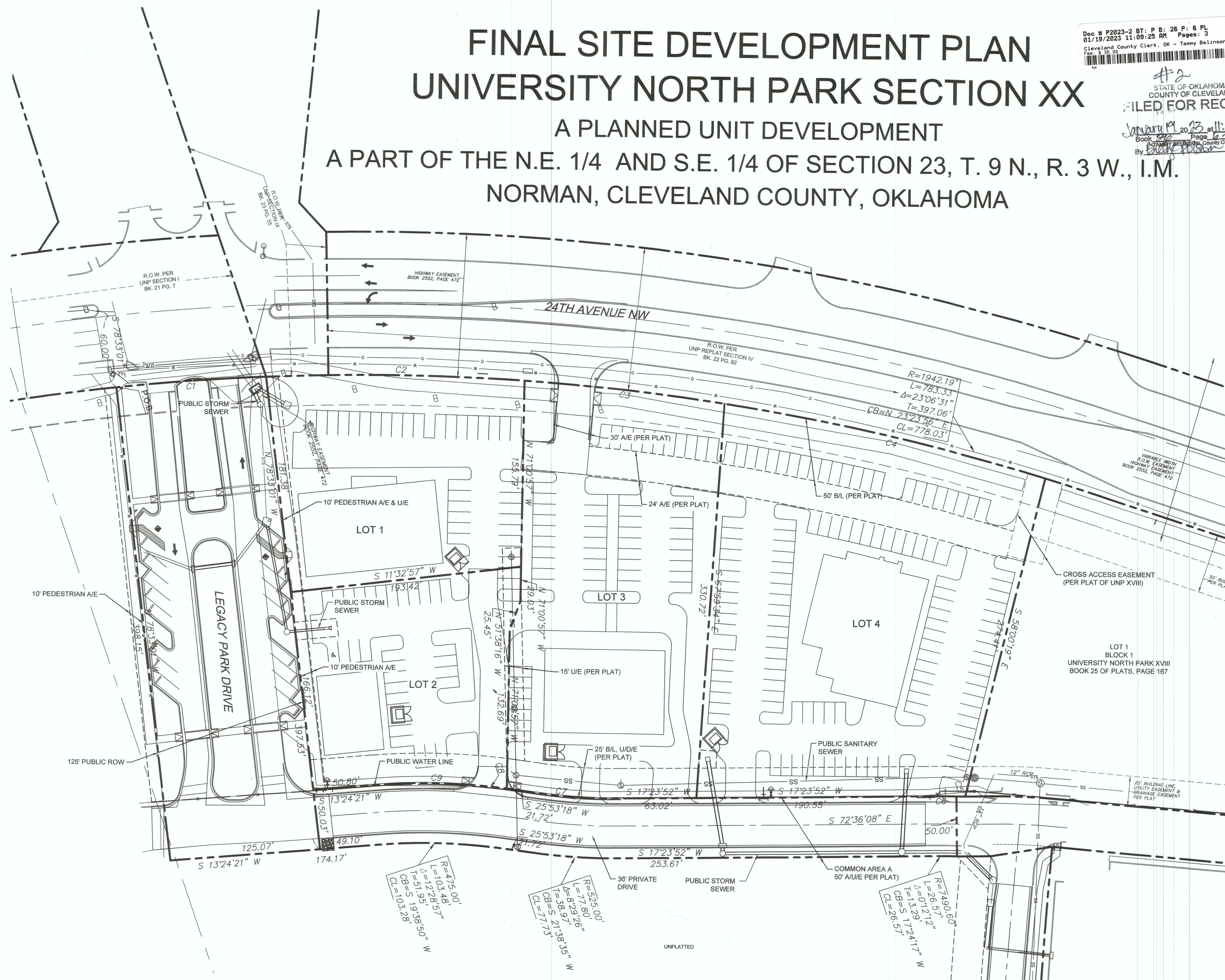


Doc # P2023-2 BT: P B: 26 P: 6 PL  
01/19/2023 11:09:25 AM Pages: 3  
Cleveland County Clerk, OK - Tammy Belinson  
Fee: \$ 35.00

#2  
STATE OF OKLAHOMA  
COUNTY OF CLEVELAND  
FILED FOR RECORD  
January 19 2013 at 11:09:25  
Book 26 Page 68  
TAMMY BEILSON County Clerk  
By [Signature] Deputy



A PLANNED UNIT DEVELOPMENT  
A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



**Kimley»»Horn**

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
4777 GALLARDA PARKWAY, SUITE 250, OKLAHOMA CITY, OK 73142  
PHONE: 405-241-5423 FAX: 405-241-5423  
WWW.KIMLEY-HORN.COM

PRELIMINARY

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

**Kimley»Horn**

Engineer STEVEN R. COOKSEY

P.E. No. 26161

KHA PROJECT 061313204	DATE NOVEMBER 21, 2022	SCALE AS SHOWN	DESIGNED BY JQP	DRAWN BY CMB	CHECKED BY SBC
--------------------------	---------------------------	-------------------	--------------------	-----------------	-------------------

UTC AREA 5 INFRASTRUCTURE

## SITE DEVELOPMENT PLAN

SHEET NUMBER  
SDP-1



**File Attachments for Item:**

21. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2223-31: A PERMANENT DRAINAGE EASEMENT DONATED UNIVERSITY TOWN CENTER TO SERVE UNIVERSITY NORTH PARK ADDITION, SECTION XX (LOCATED EAST OF 24TH AVENUE N.W., BETWEEN ROBINSON STREET AND ROCK CREEK ROAD.)





## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 05/09/2023

**REQUESTER:** Jack Burdett, Subdivision Development Coordinator

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2223-31: A PERMANENT DRAINAGE EASEMENT DONATED UNIVERSITY TOWN CENTER TO SERVE UNIVERSITY NORTH PARK ADDITION, SECTION XX (LOCATED EAST OF 24TH AVENUE N.W., BETWEEN ROBINSON STREET AND ROCK CREEK ROAD.)

---

**BACKGROUND:**

The final plat for University North Park Section XX, a Planned Unit Development was approved by City Council on January 10, 2023. The property is located east of 24<sup>th</sup> Ave. N.W. between Robinson Street and Rock Creek Road.

The owner of the property, University Town Center, LLC, has submitted off-site easements for utilities and drainage in connection with the adjacent filed platted addition.

**DISCUSSION:**

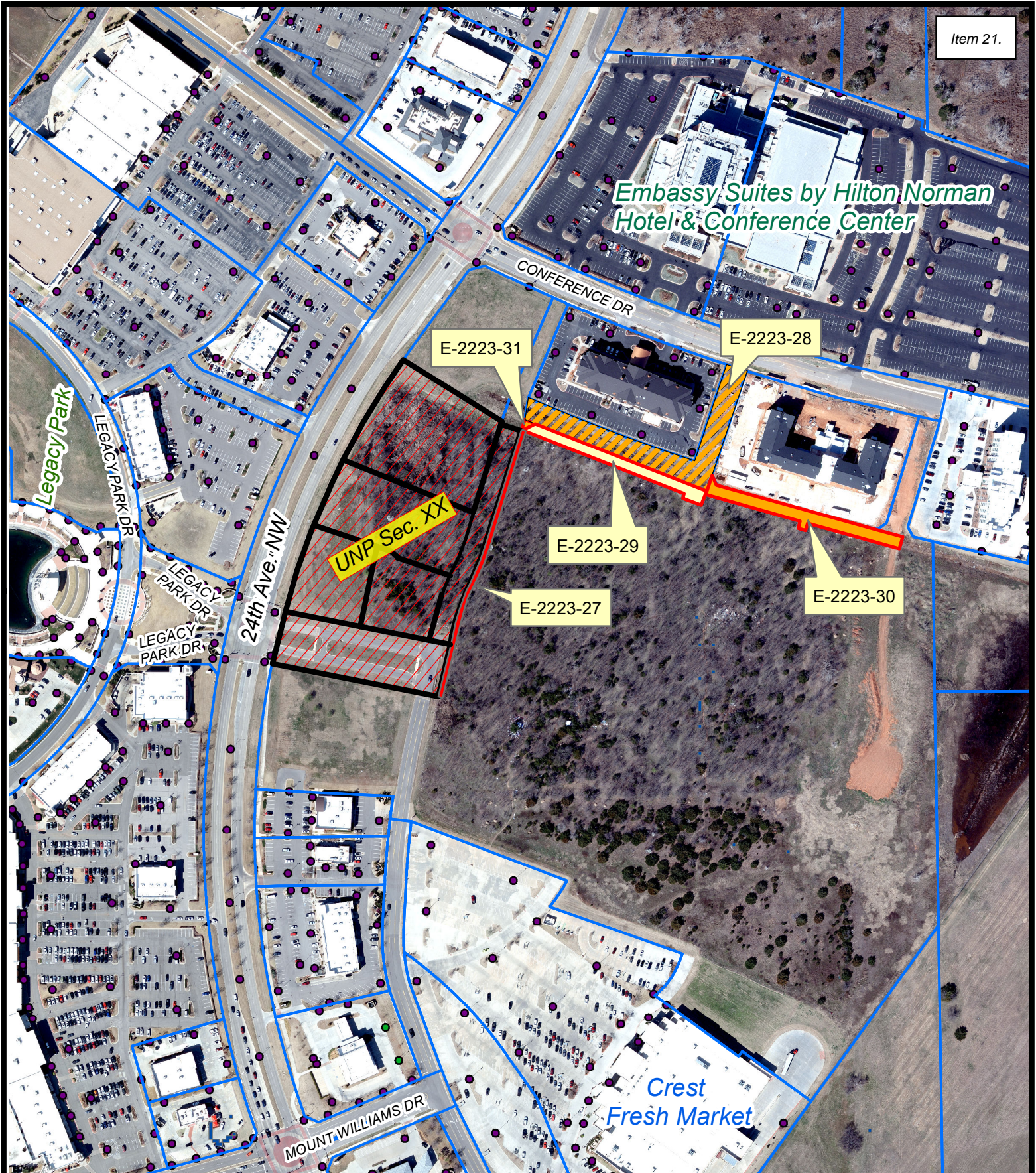
These utility and drainage easements will continue to serve the platted properties in this addition. Easements are planned to be incorporated into future University North Park Additions. The City Attorney and Public Works Staff have reviewed the easements as to form.

Copies of easements and location map are included in the Agenda Book.

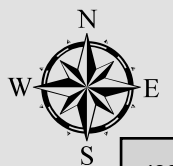
**RECOMMENDATION:**

Based upon the fact the easements have been donated to the City of Norman for locating the off-site utilities in place; Staff recommends acceptance of Easement E-2223-27, E-2223-28, E-2223-29, E-2223-30, and E-2223-31; to be filed of record with the Cleveland County Clerk.





## University North Park Sec. XX Off-Site Easements



1 inch = 300'



UTILITY EASEMENT  
E-2223-31

Know all men by these presents:

That University Town Center, LLC, in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for other good and valuable considerations, do hereby grant, bargain, sell, and convey unto the City of Norman, a municipal corporation, a public utility easement and right-of-way over, across, and under the following described premises situated in the City of Norman, Cleveland County, Oklahoma, shown on **Attachment "A" ("Subject Property")** for the use of **Grantees** with the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating the described easement shown on **Attachment "A"**.

UTILITY EASEMENT

To have and to hold the same unto the said city, its successors, and assigns forever.

Signed and delivered this 24th day of March, 2023

UNIVERSITY TOWN CENTER, LLC by:

Robert C. Collett Manager  
Title

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA, COUNTY OF BURKE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 24th day of March, 2023, personally appeared Robert C. Collett, to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that he executed the same as Manager free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

My Commission Expires: 06-16-2026 Notary Public: Shasta Rose Monn

Approved as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

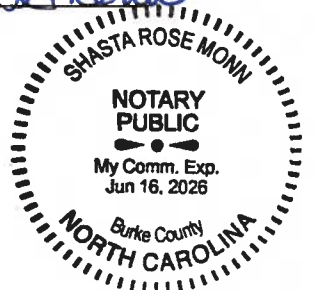
\_\_\_\_\_  
City Attorney

Approved and accepted by the Council of the City of Norman, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk  
SEAL:





**ATTACHMENT A**  
E-2223-31

Item 21.

**DRAINAGE EASEMENT DESCRIPTION**

A strip of land being a part of Northeast Quarter of Section 23. Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the southwest corner of Lot 1, Block 1, UNIVERSITY NORTH PARK SECTION VII, recorded in Book 22 of Plats, Page 211;

THENCE South 09°01'28" West a distance of 51.56 feet to the POINT OF BEGINNING;

THENCE South 67°03'58" East a distance of 27.65 feet;

THENCE South 64°24'07" West a distance of 37.62 feet;

THENCE North 17°23'52" East a distance of 28.32 feet to the POINT OF BEGINNING.

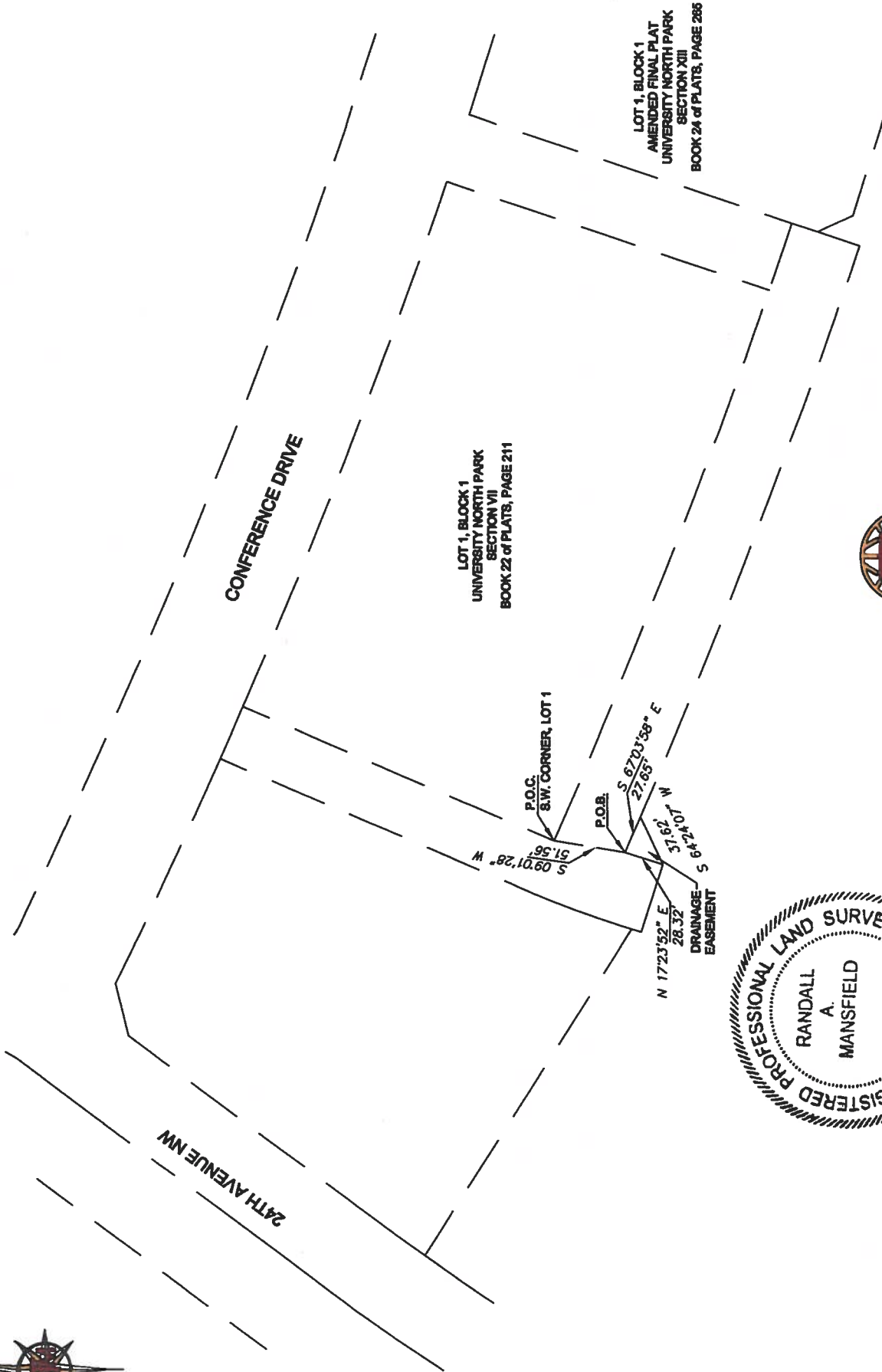
Said described strip of land contains an area of 390 square feet or 0.0090 acres, more or less.

Randall A. Mansfield, PLS 1613  
Dodson Thompson Mansfield, PLLC  
20 NE 38th Street - OKC, OK  
June 14, 2021





DRAINAGE  
EASEMENT EXHIBIT  
E-2223-31



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, 2022

NOT TO SCALE



# FINAL PLAT

## UNIVERSITY NORTH PARK SECTION XX

### A PLANNED UNIT DEVELOPMENT

#### A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.

#### NORMAN, CLEVELAND COUNTY, OKLAHOMA

#2  
STATE OF OKLAHOMA  
COUNTY OF CLEVELAND  
**FILED FOR RECORD**  
January 19, 2023 11:09:55am  
Book 163 Page 163  
By Tammy Beilinson County Clerk  
By Bob Stearns Deputy

Doc # P2023-2 BT: P B: 26 P: 6 PL  
01/19/2023 11:09:25 AM Pages: 3  
Cleveland County Clerk, OK - Tammy Beilinson  
File: 8-25-23  
b6  
b7c

#### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That University Town Center, LLC, an Oklahoma limited liability company hereby certifies it is the owner of, and the only person, firm, corporation, or entity having any ownership rights, title or interest in and to the land shown on the annexed plat of UNIVERSITY NORTH PARK XX, a planned unit development to Norman, Cleveland County, Oklahoma, and has caused the same to be platted into lots, blocks, streets, and easements as shown on said annexed plat.

University Town Center, LLC hereby dedicates all rights of way and easements as shown on said annexed plat to the public for streets, fire protection, utility and drainage easements, for itself, its successors and assigns forever and has caused the same to be released from all rights, easements and encumbrances except as noted on the Bonded Abstractor's Certificate.

Covenants, Conditions and Restrictions for the annexed plat may subsequently be filed under separate instrument.

In witness whereof the undersigned having caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

University Town Center, LLC  
an Oklahoma limited liability company

Bob Stearns  
Bob Stearns, Manager

STATE OF OKLAHOMA SS:  
COUNTY OF OKLAHOMA

Before me, a Notary Public in and for said State, on the above stated date, personally appeared Bob Stearns, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for said corporation for the uses and purposes therein set forth.

Ryan Leslie Noble  
Notary Public

My Commission Expires: 09/16/23

My Commission Number: 11008471

#### CITY CLERK'S CERTIFICATE

I, Brenda Hall, City Clerk of the City of Norman, hereby certify that I have examined the records of said City and find that all deferred payments on unmatred installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat.

Signed by the City Clerk this 10th day of January, 2023

Brenda Hall  
City Clerk

#### CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, Shawn O'Leary, Chairman of the City of Norman Development Committee certify that the public improvement plans and annexed plat of UNIVERSITY NORTH PARK XX, a Planned Unit Development, comply with the standards and specifications of the City of Norman on this 22nd day of November, 2022.

Shawn O'Leary  
Development Committee Chairman

#### COUNTY TREASURER'S CERTIFICATE

I, Jim Reynolds, hereby certify that I am the duly qualified and acting County Treasurer of Cleveland County, Oklahoma, that the tax records of said county show that all taxes for the year 2022, and prior years are paid on the property outline on the annexed plat and the required statutory security has been deposited in the offices of the Oklahoma County Treasurer guaranteeing the payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed this 12 day of January, 2022 2023

Jim Reynolds by Amber Ballentine Deputy  
County Treasurer

#### ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the City Council of the City of Norman, Oklahoma, the dedications shown on the annexed plat are hereby accepted.

Adopted by the Council of the City of Norman, this 10th day of January, 2023

Brenda Hall City Clerk Andrew Mayor

#### BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Cleveland County and State of Oklahoma, hereby certifies the records of said county show that title to the land shown on the annexed plat is vested in University Town Center, LLC on this 8th day of December, 2022, and there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or owners thereof, and the taxes are paid for the year of 2022, and prior years, and there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any person, and there are no liens, or other encumbrances of any kind against the land included in the annexed plat, except, mortgages, rights of way, easements, and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 15th day of December, 2022.

Charles Francis  
By: Vice-President  
Chicago Title Oklahoma, Co.

#### LICENSED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Randall A. Mansfield, a Licensed Professional Land Surveyor in the State of Oklahoma, certify the annexed plat consisting of two (2) sheets, represents a survey made under my supervision on the 14th day of December, 2022, and the monuments shown thereon exist and their positions are correctly shown, and this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and the original media of said annexed plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Randall A. Mansfield  
Randall A. Mansfield, PLS No. 1613

STATE OF OKLAHOMA SS:  
COUNTY OF OKLAHOMA

This instrument was acknowledged before me on the 14th day of December, 2022, by Randall A. Mansfield.

Christa Handberg  
Notary Public

My Commission Expires: 10/10/2023

Commission Number: 19010230

#### LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter and the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of the Southeast Quarter of said Section 23;

THENCE South 89°24'39" West, along the south line of said Southeast Quarter, a distance of 1,114.88 feet to a point of intersection with the centerline of 24th Avenue NW as established by UNIVERSITY NORTH PARK SECTION I recorded in Book 21 of Plats, Page 7 and HIGHWAY EASEMENT recorded in Book 2552, Page 472;

THENCE along said centerline, the following Four (4) courses:

1. North 00°35'21" West a distance of 596.46 feet to a point of curvature;
2. Northerly along a curve to the left having a radius of 860.21 feet (said curve subtended by a chord which bears North 16°50'48" West a distance of 481.64 feet) for an arc distance of 488.16 feet;
3. North 33°06'14" West a distance of 200.00 feet to a point of curvature;
4. Northerly along a curve to the right having a radius of 2,002.19 feet (said curve subtended by a chord which bears North 10°38'08" West a distance of 1,530.37 feet) for an arc distance of 1570.30 feet;

THENCE South 78°33'01" East a distance of 60.00 feet to a point on a curve being on the easterly right of way line of said 24th Avenue NW and the POINT OF BEGINNING;

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THENCE South 58°00'19" East, along the south line of said Lot 1, a distance of 274.41 feet to the southeast corner of said Lot 1, also being a point on the west line of Common Area A of said plat;

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THENCE South 72°38'08" East, along the southerly line of said Common Area A, a distance of 50.00 feet to the southeast corner of said Common Area A and being a point on a curve;

THENCE Southerly along a non tangent curve to the left having a radius of 7,490.60 feet (said curve subtended by a chord which bears South 17°24'17" West a distance of 26.57 feet) for an arc distance of 26.57 feet;

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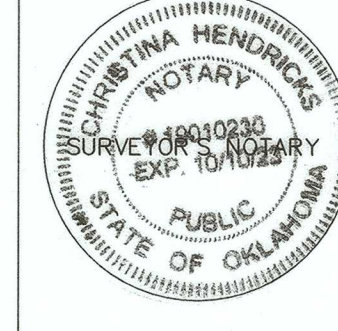
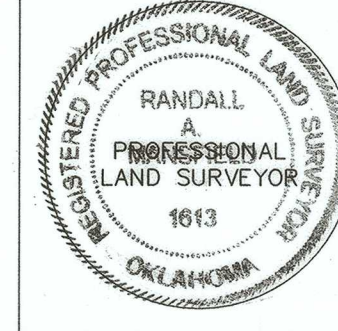
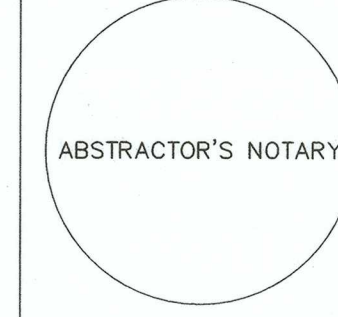
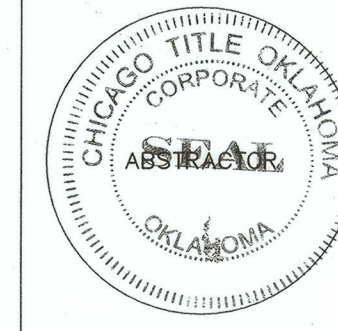
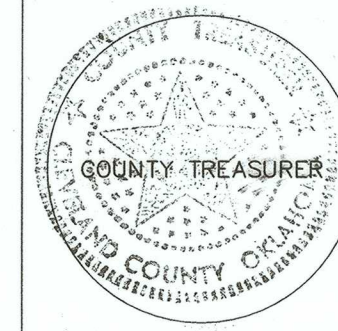
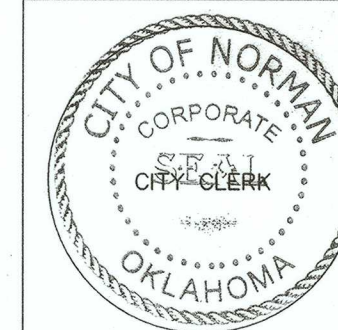
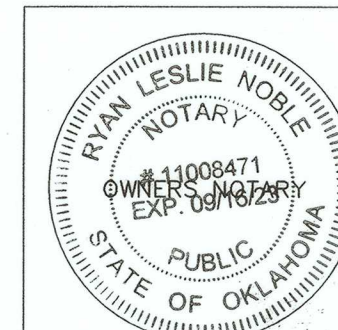
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THENCE South 13°24'21" West a distance of 174.17 feet;

THENCE North 78°33'01" West a distance of 398.15 feet to the POINT OF BEGINNING.

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The basis of bearings for this legal description was South 89°24'39" West as the south line of the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian as shown on UNIVERSITY NORTH PARK REPLAT OF SECTION IV recorded in Book 22 of Plats, Page 82.



**DODSON - THOMPSON - MANSFIELD, PLLC**  
20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com  
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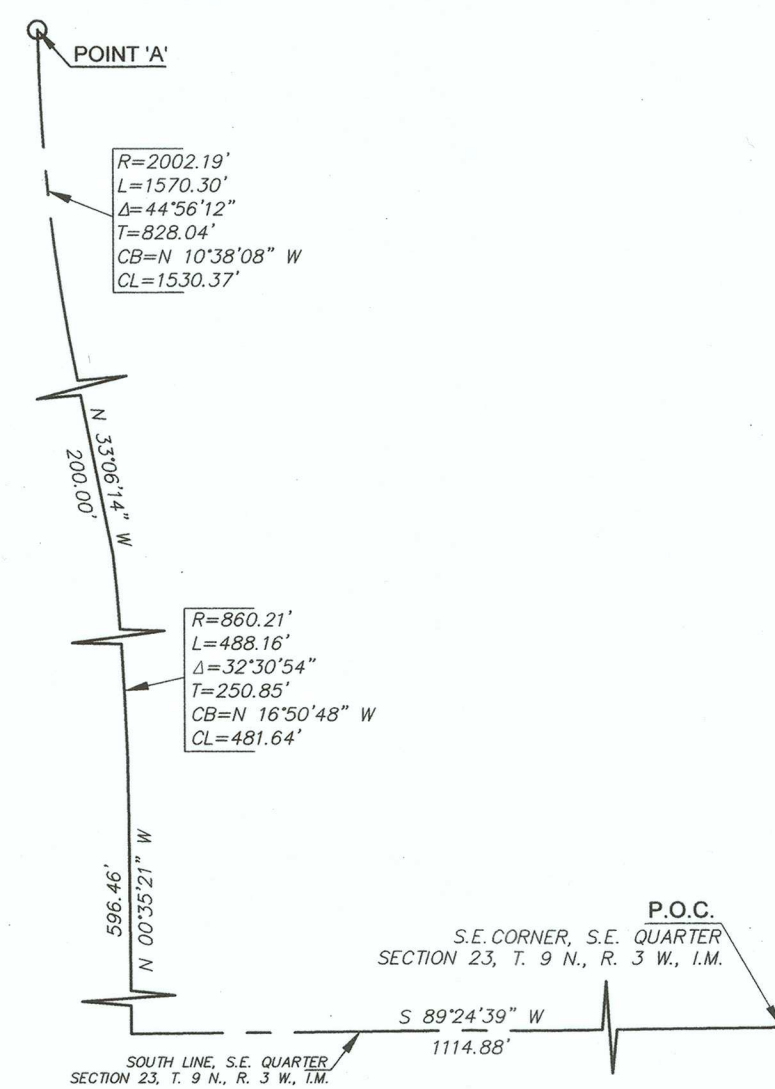
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A PLANNED UNIT DEVELOPMENT  
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#2  
STATE OF OKLAHOMA  
COUNTY OF CLEVELAND  
FILED FOR RECORD  
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Book 22 Page 167  
By [Signature] Deputy



LEGACY PARK DRIVE

R.O.W. PER  
UNP SECTION IX  
BK. 23 PG. 55

R.O.W. PER  
UNP SECTION I  
BK. 21 PG. 7

POINT 'A'

POINT 'A'

LEGACY PARK DRIVE  
(THIS AREA DEDICATED  
AS PUBLIC RIGHT OF WAY  
BY THIS PLAT)

BENCHMARK - BM  
ELEVATION 1183.56  
MONUMENT CUT "X" ON NOSE OF ISLAND  
LOCATION N: 694439.05  
E: 2123561.15

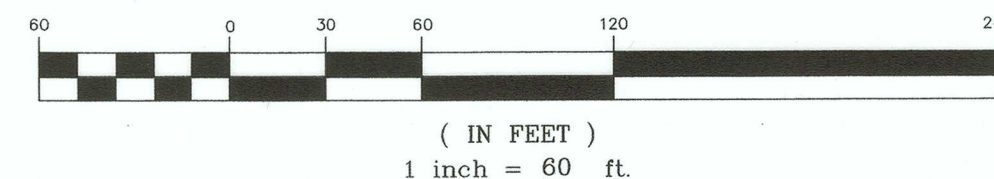
BM DATUM  
HORIZONTAL  
OKLAHOMA STATE PLANE  
COORDINATE SYSTEM (SOUTH ZONE)  
NAVD 83  
VERTICAL  
NAVD 88  
SOURCE  
CITY OF NORMAN  
GPS CONTROL MONUMENT 372

Line #	Direction	Length
L1	S 71°00'57" E	50.07
L2	N 71°00'57" W	50.10
L3	S 71°00'57" E	50.16
L4	S 58°00'45" E	24.02
L5	N 71°00'57" W	24.03
L6	N 71°00'57" W	25.16
L7	S 73°15'20" E	175.81
L8	S 16°44'40" W	15.00
L9	N 73°15'20" W	178.18
L10	N 25°53'18" E	8.39
L11	N 58°00'45" W	69.59

Line #	Direction	Length
L12	N 31°59'08" E	15.00
L13	N 31°59'08" E	15.00
L14	S 58°00'45" E	71.15
L15	N 67°59'34" W	15.26
L16	N 22°00'26" E	14.37
L17	S 67°59'34" E	14.10
L18	N 78°33'01" W	15.00
L19	N 12°45'34" E	35.28
L20	S 78°33'01" E	15.00
L21	S 12°45'34" W	35.28

Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	1942.19'	10.03'	0°01'74"	5.01'	S 15°41'01" W	10.03'
C2	1892.19'	25.04'	0°04'53"	12.52'	S 22°21'18" W	25.04'
C3	1942.19'	30.08'	0°03'31"	15.04'	S 23°04'52" W	30.08'
C4	1892.19'	361.02'	10°55'54"	181.06'	S 29°06'39" W	360.47'
C5	1868.19'	410.70'	12°35'44"	206.18'	S 28°18'44" W	409.87'
C6	550.00'	0.61'	0°03'49"	0.31'	S 25°12'44" W	0.61'
C7	550.00'	6.18'	0°38'39"	3.09'	S 25°33'58" W	6.18'
C8	1942.19'	15.03'	0°26'36"	7.51'	N 34°43'54" E	15.03'
C9	1942.19'	15.01'	0°26'34"	7.51'	N 35°10'29" E	15.01'

GRAPHIC SCALE



## LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter and the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of the Southeast Quarter of said Section 23;

THENCE South 89°24'39" West, along the south line of said Southeast Quarter, a distance of 1,114.88 feet to a point of intersection with the centerline of 24th Avenue NW as established by UNIVERSITY NORTH PARK SECTION I recorded in Book 21 of Plats, Page 7 and HIGHWAY EASEMENT recorded in Book 2552, Page 472;

THENCE along said centerline, the following Four (4) courses:

1. North 00°35'21" West a distance of 596.46 feet to a point of curvature;
2. Northerly along a curve to the left having a radius of 860.21 feet (said curve subtended by a chord which bears North 16°50'48" West a distance of 481.64 feet) for an arc distance of 488.16 feet;
3. North 33°06'14" West a distance of 200.00 feet to a point of curvature;
4. Northerly along a curve to the right having a radius of 2,002.19 feet (said curve subtended by a chord which bears North 10°38'08" West a distance of 1,530.37 feet) for an arc distance of 1570.30 feet;

THENCE South 78°33'01" East a distance of 60.00 feet to a point on a curve being on the easterly right of way line of said 24th Avenue NW and the POINT OF BEGINNING;

THENCE Northeasterly along said easterly right of way line on a non-tangent curve to the right having a radius of 1,942.19 feet (said curve subtended by a chord which bears North 23°23'56" East a distance of 778.03 feet) for an arc distance of 783.33 feet to the southwest corner of Lot 1, Block 1, UNIVERSITY NORTH PARK XVIII recorded in Book 25 of Plats, page 167;

THENCE South 58°00'19" East, along the south line of said Lot 1, a distance of 274.41 feet to the southeast corner of said Lot 1, also being a point on the west line of Common Area A of said plat;

THENCE South 17°23'52" West, along the west line of said Common Area A, a distance of 7.23 feet to the southwest corner of said Common Area A;

THENCE South 72°36'08" East, along the southerly line of said Common Area A, a distance of 50.00 feet to the southeast corner of said Common Area A and being a point on a curve;

THENCE Southerly along a non tangent curve to the left having a radius of 7,490.60 feet (said curve subtended by a chord which bears South 17°24'17" West a distance of 26.57 feet) for an arc distance of 26.57 feet;

THENCE South 17°23'52" West a distance of 253.61 feet to a point of curvature;

THENCE Southerly along a curve to the right having a radius of 525.00 feet (said curve subtended by a chord which bears South 21°38'35" West a distance of 77.73 feet) for an arc distance of 77.80 feet;

THENCE South 25°53'18" West a distance of 21.72 feet to a point of curvature;

THENCE Southerly along a curve to the left having a radius of 475.00 feet (said curve subtended by a chord which bears South 19°38'50" West a distance of 103.28 feet) for an arc distance of 103.48 feet;

THENCE South 13°24'21" West a distance of 174.17 feet;

THENCE North 78°33'01" West a distance of 398.15 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 272.037 square feet or 6.2451 acres, more or less.

The basis of bearings for this legal description was South 89°24'39" West as the south line of the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian as shown on UNIVERSITY NORTH PARK REPLAT OF SECTION IV recorded in Book 22 of Plats, Page 62.

## STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF UNIVERSITY NORTH PARK XX. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	1942.19'	125.12'	0°34'128"	62.58'	N 13°41'25" E	125.10'
C2	1942.19'	215.69'	0°62'147"	107.96'	N 18°43'02" E	215.58'
C3	1942.19'	167.73'	0°45'564"	83.92'	N 24°22'22" E	167.68'
C4	1942.19'	274.79'	0°08'233"	137.62'	N 30°54'00" E	274.56'
C5	5886.23'	26.61'	0°01'533"	13.31'	S 17°24'17" W	26.61'
C6	475.00'	70.39'	0°29'26"	35.26'	S 21°38'35" W	70.32'
C7	525.00'	3.16'	0°20'41"	1.58'	S 25°42'57" W	3.16'
C8	525.00'	111.22'	12°08'15"	55.82'	S 19°28'29" W	111.01'

## NOTES:

1. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
2. ALL LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT OF WAY DEDICATED AS A PART OF THIS PLAT SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
3. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED AS A PART OF THIS PLAT.
4. UNLESS SHOWN OTHERWISE PROPERTY CORNERS ARE SET 12" IRON PINS WITH CA6391 CAPS OR SET MAG NAILS WITH CA6391 TAGS.



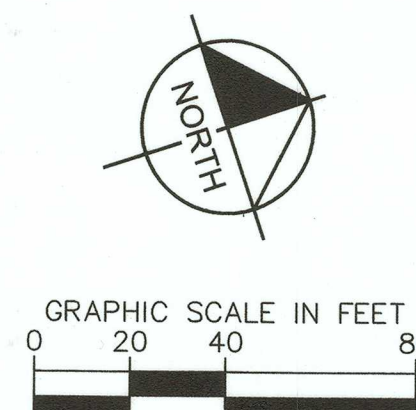
**DODSON - THOMPSON - MANSFIELD, PLLC**  
20 NE 38th Street  
Oklahoma City, OK 73105  
Phone: 405-601-7402  
Fax: 405-601-7421  
email: randym@dtm-ok.com  
Surveying - Engineering - Earthwork  
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2024

Sheet: 2 of 2

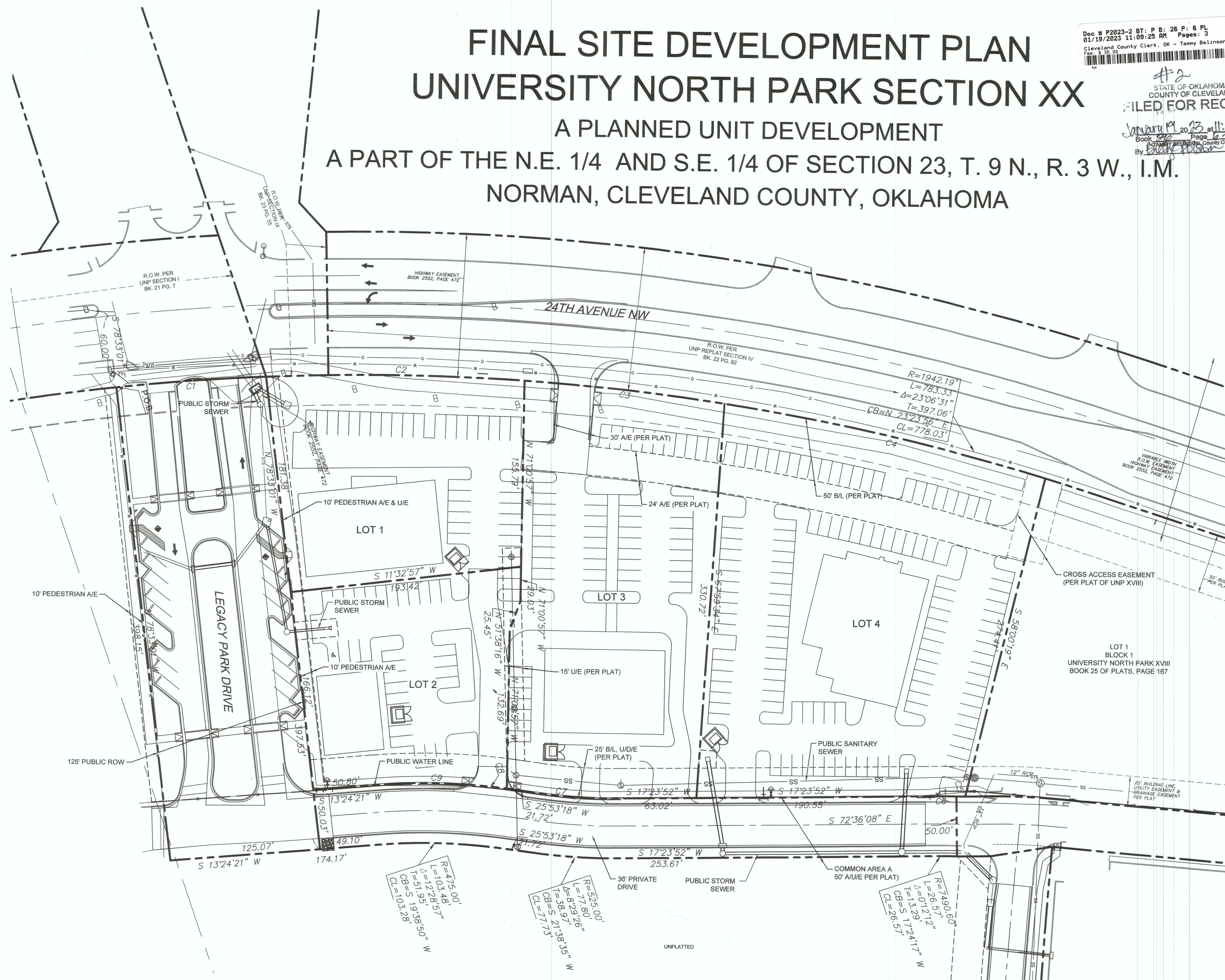


Doc # P2023-2 BT: P B: 26 P: 6 PL  
01/19/2023 11:09:25 AM Pages: 3  
Cleveland County Clerk, OK - Tammy Belinson  
Fee: \$ 35.00

#2  
STATE OF OKLAHOMA  
COUNTY OF CLEVELAND  
FILED FOR RECORD  
January 19 2013 at 11:09:25  
Book 26 Page 68  
TAMMY BEHRENS County Clerk  
By [Signature] Deputy



A PLANNED UNIT DEVELOPMENT  
A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



**Kimley»»Horn**

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727 GALLARDIA PARKWAY, SUITE 250, OKLAHOMA CITY, OK 73142  
PHONE: 405-241-5423 FIRM NO. 2740; EXP. JUNE 30, 2023  
[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM)

**PRELIMINARY**  
THIS DOCUMENT IS PRELIMINARY IN  
NATURE AND IS NOT A FINAL, SIGNED AND  
SEALED DOCUMENT  
**Kimley»Horn**  
Engineer STEVEN R. COOKSEY  
P.E. No. 26161

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY
061313204	NOVEMBER 21, 2022	AS SHOWN	JQP	CMB

UTC AREA 5 INFRASTRUCTURE

## SITE DEVELOPMENT PLAN

SHEET NUMBER  
SDP-1