

April 4, 2022

City of Norman
Engineering Services Division
201 W. Gray St., Bldg. A
Norman, OK 73069

Attention: Ken Danner

RE: The Villages: Preliminary Plat Application

Dear Ken:

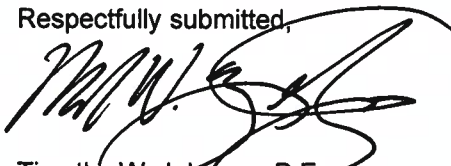
On behalf of our client, Lennar Homes, we are submitting a request for a Preliminary Plat application for property located northwest of E Imhoff Rd. & Oakhurst Ave. in south Norman. The subject site is currently zoned as PUD 1112-20 with base zonings of RM-6, "Medium Density Apartment District" and CO, "Suburban Office Commercial District". The property is currently undeveloped. The proposed development includes 109 lots. This application seeks to plat the property, totaling 18.45 acres, to develop as single-family residential.

Please find attached the following submittal documents for the above referenced project:

- Preliminary Plat Application
- Letter of Authorization
- Warranty Deed
- Legal Description
- Preliminary Plat (5 full size copies)
- Drainage Report
- Traffic Impact Report
- Filing Fee: \$334.50

Please review the following information for its completeness and place this application on the Planning Commission docket for **May 12, 2022**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, Johnson & Associates
[5228 000/ PA]

**Villages at Oakhurst Land, LLC
11902 S Granite Ave.
Tulsa, OK 74137
918-409-9206**

March 30, 2022

City of Norman
Planning and Community Development
201-A West Gray
Norman, OK 73070

Attn: Ms. Jane Hudson, Planning and Community Development Director

RE: Letter of Authorization for Submittal to the City

Dear Jane,

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Preliminary Plat application and all subsequent applications to the City of Norman. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'C. Rice', written in a cursive style.

Curtis L Rice - Manager

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5228/PA

Doc# R 2012 42421
Bk&Pg RB 5073 1464
Filed 10-29-2012
04:19:11 PM
Cleveland County, OK

AD
WD

OR 12136460
1492.50
13.00

SPECIAL WARRANTY DEED
(Statutory Form - Corporation)

KNOW ALL MEN BY THESE PRESENTS:

That RCB BANK, an Oklahoma Corporation, a corporation, party of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto VILLAGE AT OAKHURST LAND, LLC, an Oklahoma Limited Liability Co., party(IES) of the second part, the following described real property and premises situated in Cleveland County, State of Oklahoma, to-wit

A part of the Southeast Quarter (SE/4) of Section FOUR (4), Township EIGHT (8) North, Range TWO (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Beginning at the Southwest corner of said Southeast Quarter (SE/4); thence North 01°03'37" West on the West line of said Southeast Quarter (SE/4) a distance of 690.98 feet to the Southwest corner of Lot 22, Block 32 of Oakhurst Addition Section 12; thence South 90°00'00" East on the South line of Oakhurst Addition Section 12 a distance of 1249.28 feet to the West line of Oakhurst Avenue; thence South 00°00'00" West a distance of 590.11 feet; thence South 44°51'52" West a distance of 36.86 feet; thence South 01°09'54" East a distance of 50.00 feet to the South line of said Southeast Quarter (SE/4); thence South 88°50'06" West on said South line a distance of 1211.76 feet to the Point of Beginning, Less and except: Lot ONE (1), in Block ONE (1), of CRIMSON CREEK ADDITION SECTION 1, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of records and subject to easements, restrictive covenants and rights of way of record.

RETURN TO:
VILLAGE AT OAKHURST LAND, LLC
11902 S. GRANITE AVE
TULSA, OK 74137

State of Oklahoma
Cleveland County
Documentary Stamps

\$ 1,492.50

TAXES TO:
VILLAGE AT OAKHURST LAND, LLC,
11902 S. GRANITE AVE
TULSA, OK 74137

together with all the improvements thereon, and the appurtenances thereunto belonging

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances created by or through the undersigned, and no other.

Signed and delivered this 24 th day of October, 2012.

RCB BANK, an Oklahoma Corporation

BY: Tim Cutsinger

TIM CUTSINGER, EXECUTIVE VICE PRESIDENT,
on behalf of the corporation

STATE OF OKLAHOMA }
COUNTY OF Rogers } ss

Before me, a Notary Public in and for this state, on this 24 th day of October, 2012, personally appeared TIM CUTSINGER, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its EXECUTIVE VICE PRESIDENT, of RCB BANK, an Oklahoma Corporation, and acknowledged to me that he executed the same as his free and voluntary act and deed, of such corporation, for the uses and purposes therein set forth.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

File # 12136460



805¹²

Legal Description

A part of the Southeast Quarter (SE/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

Beginning at the Southwest Corner of said Southeast Quarter (SE/4); Thence North $01^{\circ}03'37''$ West on the West line of said Southeast Quarter (SE/4) a distance of 690.98 feet to the Southwest Corner of Lot 22, Block 32 of Oakhurst Addition Section 12; Thence South $90^{\circ}00'00''$ East on the South line of Oakhurst Addition Section 12 a distance of 1249.28 feet to the West line of Oakhurst Avenue; Thence South $00^{\circ}00'00''$ West a distance of 590.11 feet; Thence South $44^{\circ}51'52''$ West a distance of 36.86 feet; Thence South $01^{\circ}09'54''$ East a distance of 50.00 feet to the South line of said Southeast Quarter (SE/4); Thence South $88^{\circ}50'06''$ West on said South line a distance of 1211.76 feet to the point of beginning.

LESS AND EXCEPT

Lot One (1) Block One (1), of CRIMSON CREEK ADDITION SECTION 1, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

The Villages Norman TRIP GENERATION 3/31/2022																		
Description, ITE Code (Unit Type) Trip Generation Details	Number of Units	Trip Generation Rates			Distribution Percentages					Total Trips			Trip Distribution					
		Weekday	AM	PM	Pass-By	AM Entering	AM Exiting	PM Entering	PM Exiting	Daily	AM Peak Hour	PM Peak Hour	AM Entering	AM Exiting	AM Pass-By	PM Entering	PM Exiting	PM Pass-By
Single Family Detached Housing 210 (D.U.) AM & PM Peak of Adjacent Street	109	9.52	0.75	1.00	NA	25%	75%	63%	37%	1,038	82	109	21	61	NA	69	40	NA

TABLE 1