



office memorandum

Date: June 30, 2023
To: Brenda Hall, City Clerk
From: Rachel Croft, Staff Engineer *RC*
Subject: Consent to Encroach 2324-2
(4410 Escalon Drive – Block 4, Lot 6, Las Colinas Addition, Section 1)

An existing platted utility easement lies along the south side of the subject property. The applicant is requesting encroachment into this south 15-foot utility easement for a pergola.

A 6-inch waterline and an 8-inch sanitary sewer line are located in the existing right-of-way.

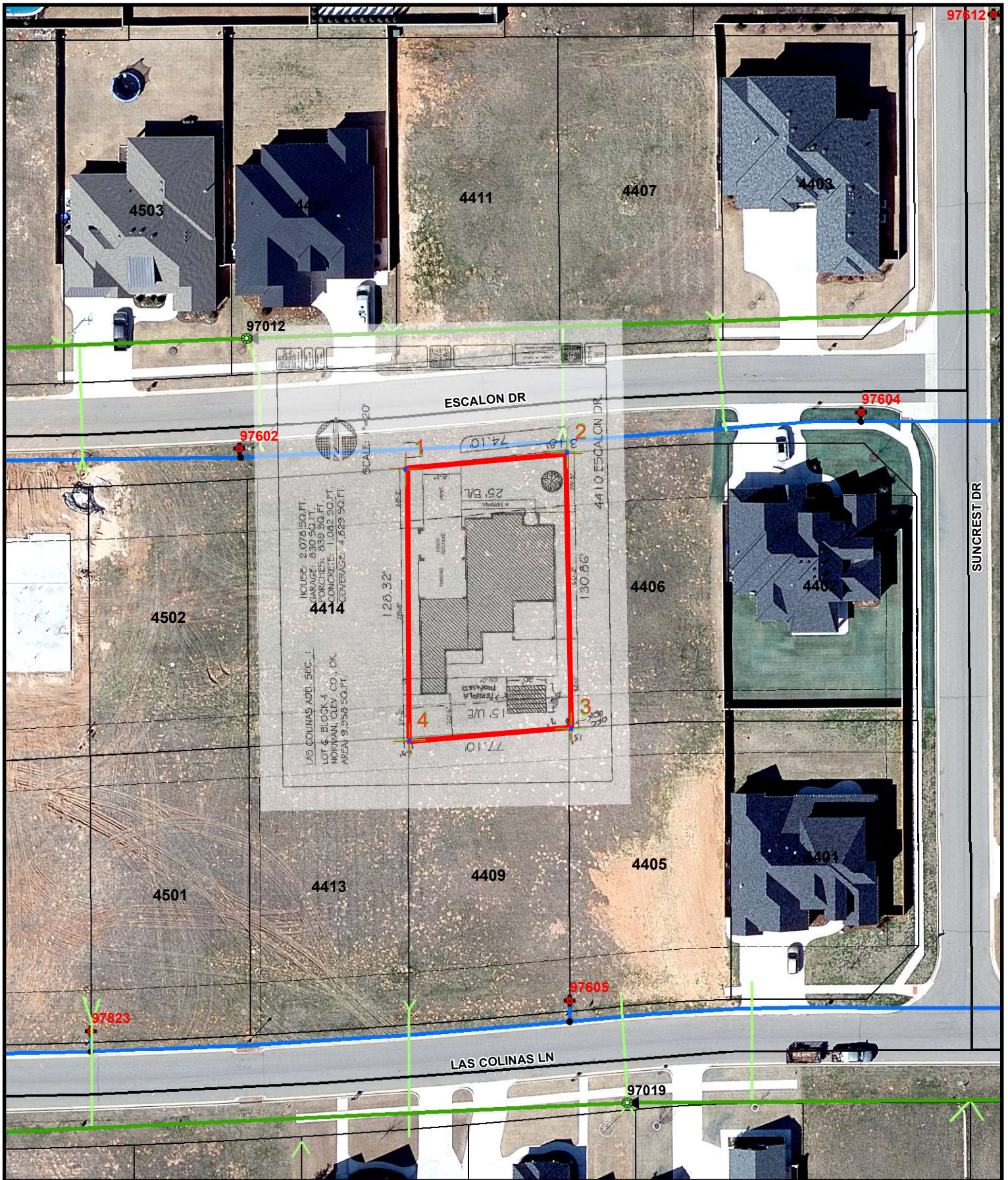
The Norman Utilities Authority (NUA) objects to all encroachments in utility easements. However, if the applicant agrees to the following requirements with consent document filed of record on the property for the duration that the encroachment is in place, NUA staff will not oppose a recommendation for approval:

1. The property owner will be responsible for the cost to repair any damages to the City's utilities caused by any excavation or other construction activities conducted by the property owner or his agents.
2. The property owner will be responsible for the cost the City incurs to remove any improvements or structure if needed to maintain, repair, or install NUA facilities.
3. The property owner will be responsible for the cost to repair or replace any improvements or structure after such repairs.
4. The property owner will waive and release any claims against the City for any damages to the residence and related improvements caused by failure or repair, maintenance, and installation of the City's utilities within the easement area.

Please advise if questions arise.

Attachments: Map of Water and Sewer Infrastructure and Proposed Encroachment
June 28, 2023 Consent to Encroachment No. 2324-2 Memo from City Clerk
Engineering Plans for Las Colinas Addition, Sec. 1 – Sewer
Engineering Plans for Las Colinas Addition, Sec. 1 – Water
Final Plat – Las Colinas Addition, Sec. 1

cc: Ken Danner
Kathryn Walker
Beth Muckala
Sarah Encinias
Chris Mattingly
Nathan Madenwald
Utilities Folder



2324-2 Consent to Encroach



Map Produced by the City of Norman
Geographic Information System.

The City of Norman assumes no
responsibility for errors or omissions
in the information presented.

0 15 30 60 Feet

June 30, 2023



Legend

- SG Gravity Mains
- WM Mains
- Storm Lines

OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

[illegible]

In Witness Whereof the undersigned have caused this instrument to be executed this 27 day of FEB, 2012.
SUNSET HILLS, L.L.C.

STATE OF OKLAHOMA s.s.
COUNTY OF CLEVELAND

Before me, the undersigned, a Notary Public in and for said County and State, on this 24th day of January, 2012, personally appeared Anthony Mirzoe, Manager of SUNSET HILLS, L.L.C., 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 and as the free and voluntary act and deed of SUNSET HILLS, L.L.C., for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Anthony Mirzoe, Manager

NOTARY PUBLIC

The undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of LAS CULINAS ADDITION SECTION 1, a subdivision of a part of the S. 1/2 Section 19, Township 19N., Range 10W., of the 1M. to Norman, Cleveland County, Oklahoma appears to have been conveyed by ROBERT HILLS, LLC., on the 17 day of February, 2012.
The above described lands are now owned by said ROBERT HILLS, LLC., as heirs, taxes or other encumbrances except minerals previously conveyed and unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and unencumbered by record.

Executed this 27 day of February 20/2

First American Title & Trust Company

CERTIFICATE OF APPROVAL

I, Jim Gaskew Vice-Chairman of the Planning Commission of the City of Norman, Oklahoma, hereby certify that the said Planning Commission have approved the final plat of LAS COLINAS ADDITION SECTION 1, Norman, Oklahoma, this 9th day of SEPTEMBER, 20 10.

ACCEPTANCE OF DEDICATIONS

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

15

May 1950

CERTIFICATE OF CITY CLERK

Brenda Hall, City Clerk of the City of Norman, Oklahoma, hereby certify that I have examined the records of the City and find that all delinquent payments on unimproved installments have been paid in full and that there is no assessment procedure now pending against the land on the annexed plat of L&S COLINAS ADDITION SECTION 1 of the City of Norman, Oklahoma.

Signed by the City Clerk on this 15th day of May, 2012.

COUNTY TREASURER'S CERTIFICATE

I, Jim Reynolds, hereby certify that I am the duly elected and acting County Treasurer of Cleveland County, State of Oklahoma, that the tax records of said County show all taxes paid for the year 2011, on addition to the land shown on the OKS CLAIMS AUDITION SECTION 1, that the required statutory deposit in the office of the County Treasurer, guaranteeing payment of current taxes, was deposited in the office of the County Treasurer, guaranteeing payment of current taxes, on 28th day of February, 2012. WHEREOF, said County Treasurer has caused this instrument to be executed at Norman, Oklahoma on this 28th day of February, 2012.

CENSED LAND SURVEYOR

Doug C. Ward, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat Book containing the plat for SECTION 1, an addition to the City of Norman, Oklahoma, consisting of two (2) sheets, represents a survey conducted in accordance with the provisions of the Oklahoma Statutes, Title 10, § 10-101, and that monuments thereon actually exist and their positions on the earth are as shown on the plat. This survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Land Surveyors, Oklahoma Engineers and Land Surveyors, and that said Final Plat complies with the requirements of Title 10, Oklahoma Statutes, § 10-108, of the Oklahoma Statutes.

ACCURATE POINTS SURVEYING
2119 Riverwalk Dr. #162
Moore, OK 73160
(405) 735-2810

STATE OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State on this 21st day, of February 1911, personally appeared Doug R. Allard, 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 the uses and purposes therein set forth.

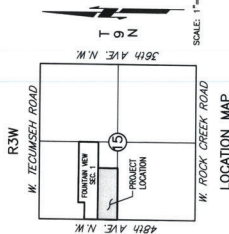
Given under my hand and seal the day and year last above written.
My Commission Expires: 10/1/15

Call Center

NOTARY PUBLIC

Date: February 23, 2012

LAS COLINAS ADDITION SECTION 1
FINAL PLAT
SHEET 1 OF 2



LEGAL DESCRIPTION

A parcel of land being a part of the South half of the Northwest quarter, of Section Fifteen (15) Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest quarter of Section 15; Thence South 00°22'28" West, along the West line of said Northwest quarter for a distance of 180.13 feet to the POINT OF BEGINNING.

[illegible]

Doc# : P 2012 17
Bk4Pg: PL 23 31-32
Filed: 06-07-2012
01:16:02 PM
Cleveland County,

FILED FOR RECORD
June 7 2012 at 1:16pm
73 Page 3-33
TERRY HOWARD, County Clerk
Spencer, Deputy

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS SURVEY FEET.

