

City of Norman  
City Clerk/ Brenda Hall

5/21/2024

Re: Bridgeview United Methodist Church

Hello Mrs. Hall.

Please accept this letter as my official protest for the zoning request from R-1 to SPUD requested by Bridgeview United Methodist Church.

Sewer was provided to this property at no charge thru a private sewer easement for the exclusive use of a church only, a filed copy of the easement is attached. The proposed use as a funeral home violates the easement agreement. Storm sewer and detention was also provided at no charge thru the same agreement and for the exclusive use of a church. This agreement was put in place to assure that the use will continue to be residential and not anything else. It was also to assure that we as a developers would have the first right of refusal to purchase this property if it ever became available for sale, again to assure that the use to the east would remain residential in order to comply with 2025 land use plan and to protect property values of residents in Windstone Addition. We made a tremendous investment to assure all of this only to see the applicant breach our agreement by trying to put a business in the middle of residential settings.



Sassan K. Moghadam (Manager)  
L&S Development II, LLC

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 5/21/24

19/I

**DRAINAGE AND ACCESS EASEMENT**

This Agreement made and entered into this 21<sup>st</sup> day of February, 2013, by the L & S DEVELOPMENT II, LLC, an Oklahoma limited liability company, the owner of the legal and equitable title to the Property covered by this private easement as such easement is described on **EXHIBIT A**, "Grantor," in consideration of the sum of TEN and NO/100THS DOLLARS (\$10.00) and other good and valuable consideration duly paid by the Grantee herein, the receipt of which is acknowledged, do grant and convey to BRIDGEVIEW UNITED METHODIST CHURCH, INC, "Grantee", an exclusive, non-assignable, perpetual private easement through, over, under and across the following described real property and premises situated in Norman, Cleveland County, State of Oklahoma as described and shown on the attached **EXHIBIT A** (the "Property").

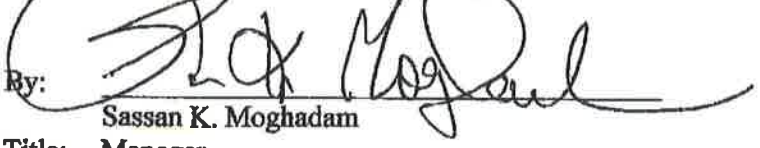
This private easement is for the purpose of permitting the Grantee exclusively in conjunction with Grantor and any other of Grantor's successors or assigns, the right to construct sanitary and storm sewer improvements and utilities through, over, under, and across the Property, together with all necessary and convenient appurtenances on the Property; and to use and maintain the same and of affording Grantee the right to enter upon the Property for the purpose of surveying, excavating for, laying, constructing, operating, repairing, relaying and maintaining, and for the further purpose of enabling the Grantee to do any and all convenient things incident to the construction, operation, repairing, and maintaining of said sanitary and storm sewer improvements and utilities.

It is the intent that this easement be exclusive to, and non-assignable by, Grantee. This easement is specifically non-assignable by Grantee and in the event that Grantee wishes to extend any rights or interest to this easement to any third parties, directly or indirectly, Grantee must prior written consent from Grantor for any such assignment. The intent is that only Grantee is being extended rights to connect into sanitary and storm water facilities through Grantor's Property and that if Grantee intends to extend facilities on to any properties beyond Grantee, then Grantee must obtain prior written consent of Grantor. This easement is a private grant only and is not intended to be a public easement. This easement is appurtenant only to Grantee's property that is described as follows:

3 9 2W 30.26AC PRT NW/4 BEG NE/C NW/4 W980' S1333.47' E980'  
N1333.47' POB; Cleveland County Assessor Account R0139063; Cleveland  
County Assessor Parcel SDC2 9 3W 3 014

TO HAVE AND TO HOLD the easement to Grantee forever. Executed on the day and year written above.

"Grantor"; L & S DEVELOPMENT II, LLC

By:   
Sassan K. Moghadam

Title: Manager

State of Oklahoma     )  
  )  
County of Cleveland    )            ss

This instrument was acknowledged before me on 02/21, 2013 by Sassan K. Moghadam as Manager of the L & S DEVELOPMENT II, LLC. Said person(s) personally appeared before me and the signature on this document is said persons' true signature. Said person acknowledged to me that he or she voluntarily executed this document and that he and/or she intends the document to be used for the purposes set forth herein.

N.P. Seal:



N.P. signature: Marlene Hoyt

N.P. commission expires: 05/22/16

N.P. commission number: 7176

**EXHIBIT A**

Legal description of Easement area being granted herein.

OFF-SITE UTILITY EASEMENT  
BRIDGEVIEW UNITED METHODIST CHURCH ADDITION  
NORMAN, OKLAHOMA

A utility easement lying in the Northwest Quarter (N.W.1/4) of Section Three (3), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said N.W. ¼; THENCE South 89°43'17" West along the North line of said N.W. ¼ a distance of 980.00 feet to the Northwest corner of the filed final plat of BRIDGEVIEW UNITED METHODIST CHURCH ADDITION (as filed in Book 23 of Plats, Page 46); THENCE South 00°30'54" East a distance of 50.00 feet to the POINT OF BEGINNING;

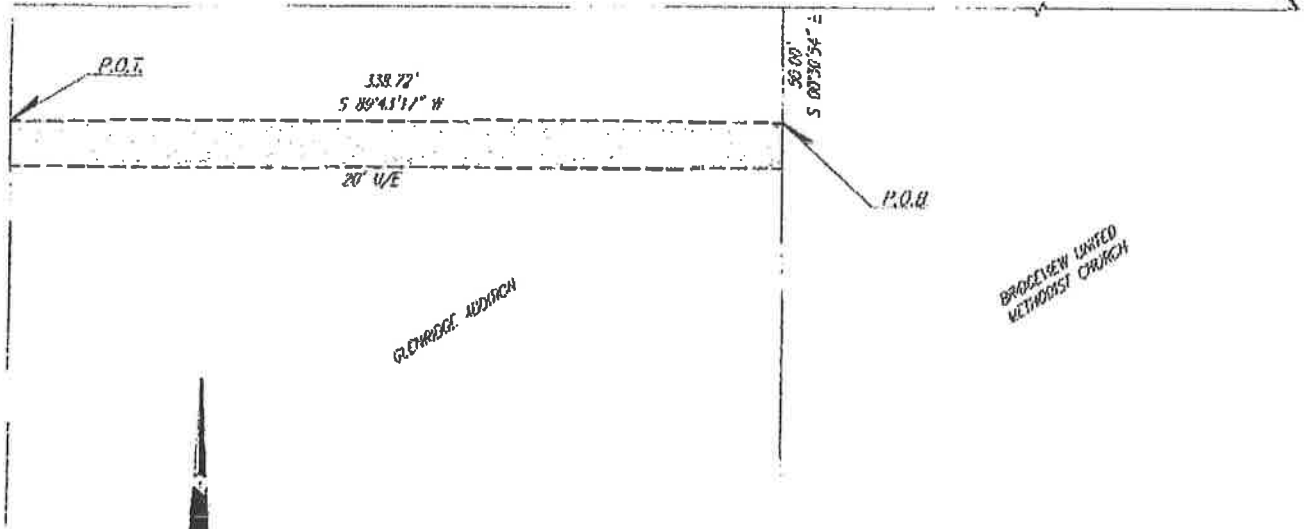
Said easement being a 20.00 feet wide utility easement being 20.00 feet left of and parallel to the following described line:

THENCE South 89°43'17" West a distance of 338.72 feet to the POINT OF TERMINATION.

Sides of said easement being lengthened or foreshortened so as to terminate at their intersection with easement or parcel lines.

P.O.C.  
N.E. COR. N.W. 1/4, SEC  
1, T2N, R3W, L4E

980.00'  
S 89°43'12" W



P.O.T.

338.72'  
S 89°43'12" W

20' W/E

56.00'  
S 00°50'54" E

P.O.B.

CLEWISSE AVENUE

BRIDGEVIEW UNITED  
METHODIST CHURCH



SCALE: 1" = 80'

LEGAL DESCRIPTION  
OFF-SITE UTILITY EASEMENT  
BRIDGEVIEW UNITED METHODIST CHURCH ADDITION  
NORMAN, OKLAHOMA