

Landlocked Parcels

Community Planning & Transportation
Committee

October 27, 2022



Landlocked Parcels



Parcels that do not have direct access to a public street

- Not allowed in Subdivision Regulations Section 19-203 and 19-407

Section 19-203 - Except as permitted by article VI of this chapter, it shall be unlawful for any person, firm or corporation to sell to any other person, firm or corporation any lot, parcel, tract or block of land to be used for other than agricultural purposes, regardless of the size or shape of said lot, parcel, tract or block, unless such lot, parcel, tract or block of land abuts on a public street or road for the distance required by the zoning regulations pertaining to the zoning district in which such lot, parcel, tract or block of land is situated, provided, however, that for all deeds filed of record prior to October 26, 1965, it shall be lawful to convey title to the total area described in each of said deeds.

Section 19-407 - In subdivisions for commercial and industrial use, lots should be of appropriate size and arrangement to provide for appropriate sanitation service, adequate off-street parking, and loading facilities based on the intended use and such lots shall abut a public street, frontage or otherwise, on a minimum of one side.

- Oklahoma City and Edmond have similar language



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Empire Addition General Location



Empire Addition Final Plat

- Filed of Record in October 2007

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA
FILED FOR RECORD

RECORDED IN BOOK 122 PAGE 122

DATE RECORDED: 10/15/07

BY: [Signature]

FINAL PLAT OF EMPIRE ADDITION
A REPLAT OF THE MALONE ADDITION TO THE CITY OF NORMAN AND
A FINAL PLAT OF PART OF THE WEST 1/2, SECTION 9, T6N, R2W, I.M.
Norman, Cleveland County, Oklahoma

CERTIFICATE OF COUNTY TREASURER

I, County Auditor, do hereby certify that on the 15th day of October, 2007, and within County Treasurer of Cleveland County, State of Oklahoma, that the within plat of Empire Addition to the City of Norman, Oklahoma, was duly filed for record in the office of the County Treasurer of Cleveland County, Oklahoma, and that the same is a true and correct copy of the original plat of the same as the same appears on the records of the County Treasurer, Cleveland County, Oklahoma.

Witness my hand and the seal of said County Treasurer at Norman, Oklahoma, this 15th day of October, 2007.

[Signature]
 County Treasurer

SURVEYOR'S CERTIFICATE

I, [Name], Professional Land Surveyor No. 1383 in the State of Oklahoma, do hereby certify that the within plat of Empire Addition to the City of Norman, Oklahoma, was duly filed for record in the office of the County Treasurer of Cleveland County, Oklahoma, and that the same is a true and correct copy of the original plat of the same as the same appears on the records of the County Treasurer, Cleveland County, Oklahoma.

Witness my hand and the seal of said Surveyor at Norman, Oklahoma, this 15th day of October, 2007.

[Signature]
 Surveyor

BONDED ABSTRACTER'S CERTIFICATE

I, [Name], Abstractor, do hereby certify that the within plat of Empire Addition to the City of Norman, Oklahoma, was duly filed for record in the office of the County Treasurer of Cleveland County, Oklahoma, and that the same is a true and correct copy of the original plat of the same as the same appears on the records of the County Treasurer, Cleveland County, Oklahoma.

Witness my hand and the seal of said Abstractor at Norman, Oklahoma, this 15th day of October, 2007.

[Signature]
 Abstractor

CITY PLANNING COMMISSION APPROVAL

I, [Name], Chairman of the Planning Commission, do hereby certify that the within plat of Empire Addition to the City of Norman, Oklahoma, was duly filed for record in the office of the County Treasurer of Cleveland County, Oklahoma, and that the same is a true and correct copy of the original plat of the same as the same appears on the records of the County Treasurer, Cleveland County, Oklahoma.

Witness my hand and the seal of said Chairman at Norman, Oklahoma, this 15th day of October, 2007.

[Signature]
 Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

I, [Name], Mayor of the City of Norman, Oklahoma, do hereby certify that the within plat of Empire Addition to the City of Norman, Oklahoma, was duly filed for record in the office of the County Treasurer of Cleveland County, Oklahoma, and that the same is a true and correct copy of the original plat of the same as the same appears on the records of the County Treasurer, Cleveland County, Oklahoma.

Witness my hand and the seal of said Mayor at Norman, Oklahoma, this 15th day of October, 2007.

[Signature]
 Mayor

OWNER'S CERTIFICATE AND DEDICATION

I, [Name], Owner, do hereby certify that the within plat of Empire Addition to the City of Norman, Oklahoma, was duly filed for record in the office of the County Treasurer of Cleveland County, Oklahoma, and that the same is a true and correct copy of the original plat of the same as the same appears on the records of the County Treasurer, Cleveland County, Oklahoma.

Witness my hand and the seal of said Owner at Norman, Oklahoma, this 15th day of October, 2007.

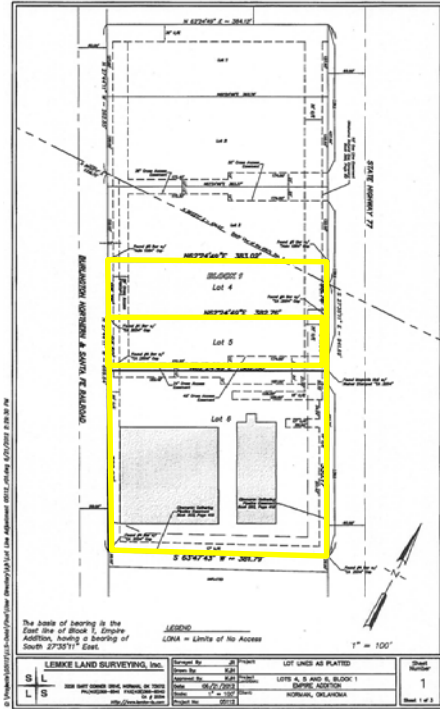
[Signature]
 Owner

EMPIRE ADDITION

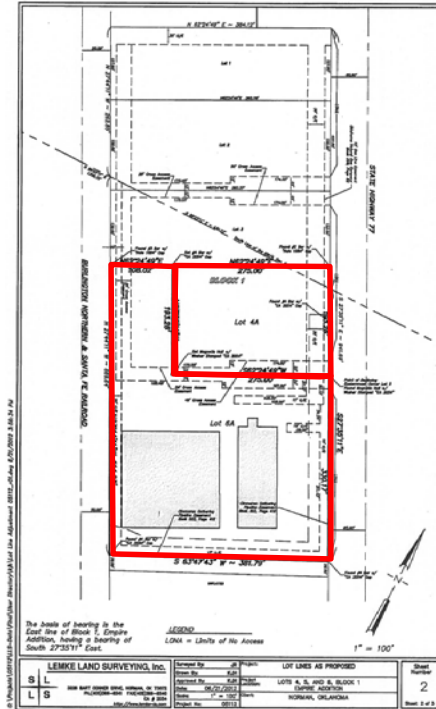
DEVELOPED BY: [Name]
 SURVEYOR: [Name]
 ABSTRACTOR: [Name]
 CITY OF NORMAN, OKLAHOMA

Empire Addition Lot Line Adjustment

(Filed of Record in 2012)

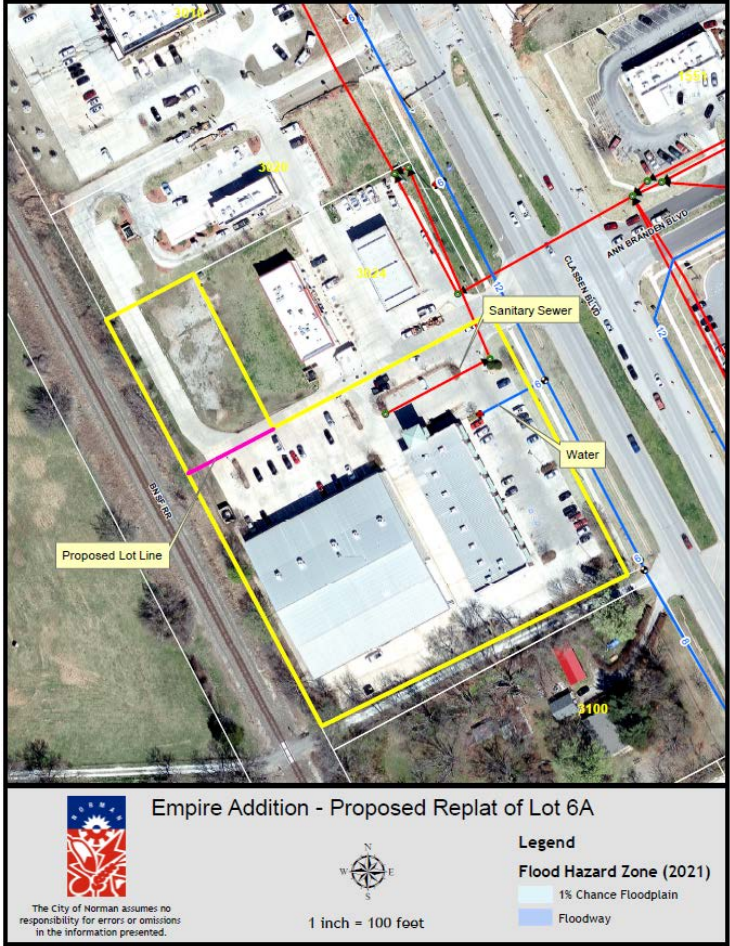


Lot Lines as Platted



Adjusted Lot Lines

Owner Seeking to Replat Lot 6A to Create 2 Lots



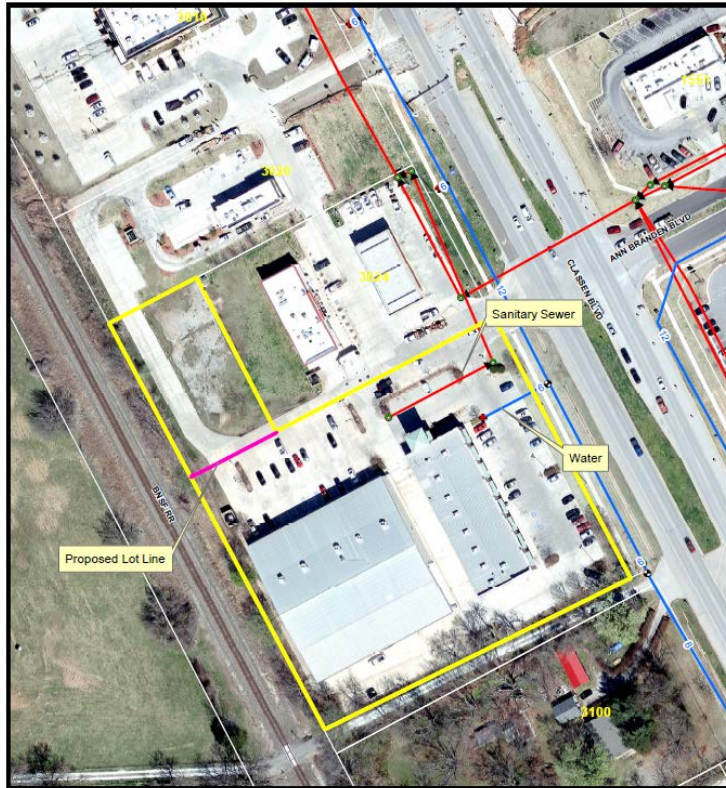


Empire Addition Replat Issues

- The proposed northwest lot does not have public water line or sanitary sewer available.
- The proposed northwest lot will not have frontage to a public street as required by Sections 19-203 and 19-407 of the subdivision regulations.



Possible Options Allowing Development



- Work with property owner to lease the property



Empire Addition - Proposed Replat of Lot 6A

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



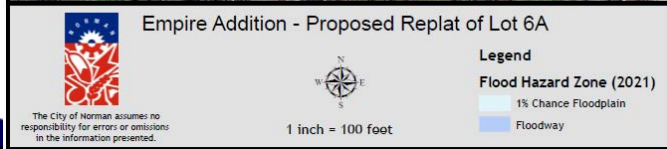
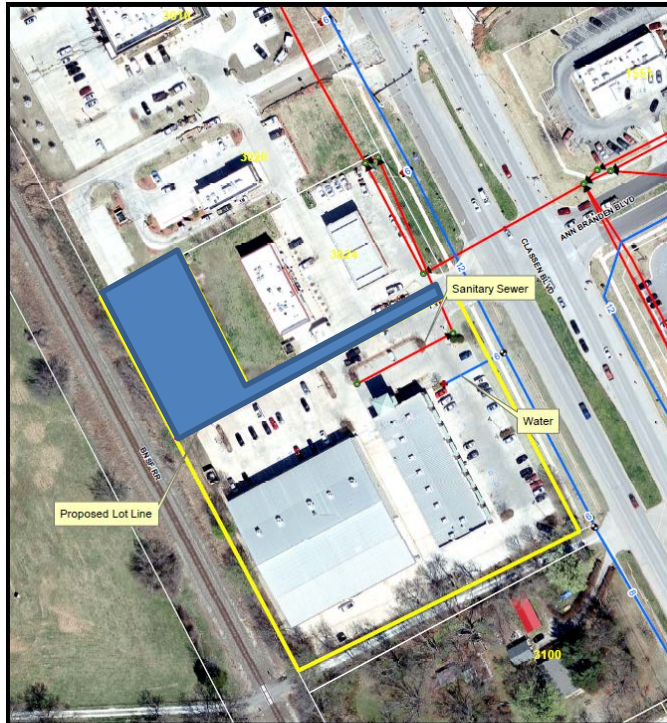
1 inch = 100 feet

Legend

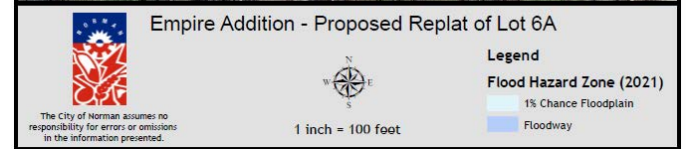
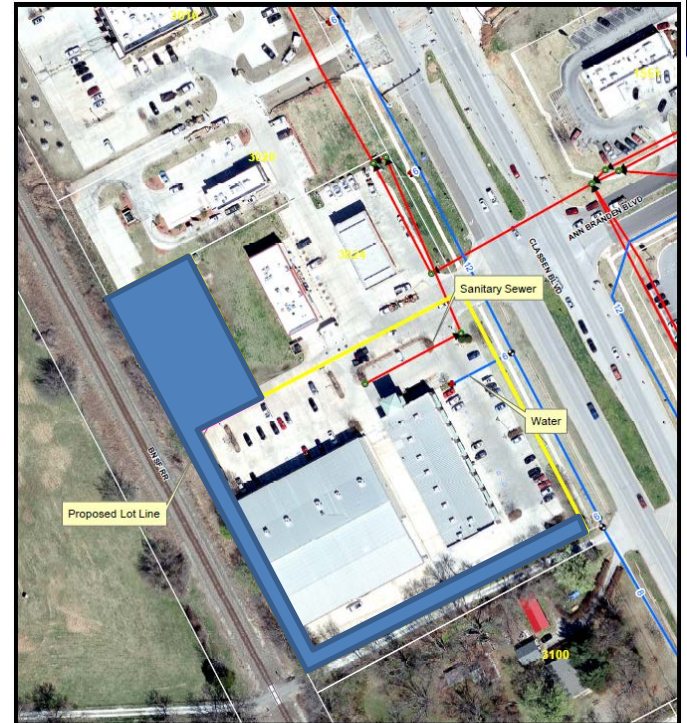
Flood Hazard Zone (2021)

- 1% Chance Floodplain
- Floodway

Possible Options Allowing Development



Create a frontage through subdividing the property (flag lot)



Flag Lots

24th AVENUE OFFICE PARK

BEING A PART OF THE SE/4 SECTION 26, T9N, R3W I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

The undersigned Westwood Mini Storage, Ltd and Westwood Bowling Center, Ltd, both Oklahoma limited partnerships hereby certify that they are the owners of the legal title and the only person, firm or corporation having any right, title or interest, in and to the land shown on the annexed map or plat and does further certify that:

- That the owners of the title to said land which is shown on the annexed map or plat of being a part of the SE/4 of Section 26, T9N, R3W, I.M., Norman, Cleveland County, Oklahoma hereby dedicate the streets, avenues and drives as shown on said plat or maps for the use of the public and its successors and assigns and guarantee a right title to the land so dedicated and has caused the same to be released of all encumbrances so that the title is clear except as shown on the Bonded Abstractor's Certificate.
- That the areas indicated on said plat or maps as "Utility Easements" are hereby reserved for the purpose of locating, constructing, installing, maintaining, conducting and performing any public or quasi-public utility or utility function or service, above or beneath the surface of the ground, with rights of ingress and egress at any time for the purpose of installation, repair, maintenance, operation and removal of any public or quasi-public utility.
- That said property covered by said plat or map and dedication is subject to certain restrictions, reservations, and covenants contained in a separate instrument, which will be filed for record in the office of the County Clerk of Cleveland County, Oklahoma subsequent to the filing of this plat.

Witness our hand on this 7th day of February 1984

Westwood Bowling Center, Ltd, an Oklahoma limited partnership
 Attest Secretary By: FIRST FINANCIAL PLANNERS, INC.
 General Partner
Don Armstrong, President

The foregoing instrument was acknowledged before me this 7th day of February 1984, by Don Armstrong, President of First Financial Planners, Inc, an Oklahoma corporation, as the General Partner of Westwood Mini Storage, Ltd, an Oklahoma limited partnership, on behalf of the partnership.

My commission expires: _____ Notary Public

The foregoing instrument was acknowledged before me this 7th day of February 1984, by Don Armstrong, President of First Financial Planners, Inc, an Oklahoma corporation, as the General Partner of Westwood Bowling Center, Ltd, an Oklahoma limited partnership, on behalf of the partnership.

My commission expires: _____ Notary Public

COUNTY TREASURER'S CERTIFICATE

I, Margaret Smith, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Cleveland County, State of Oklahoma; that the tax records of said County show all taxes are paid for the year 1983 and prior years on the land shown on the annexed plat, and the required notary security has been deposited in the office of the County Treasurer, upon payment of the current year's taxes. In witness where, said County Treasurer has caused this instrument to be executed on this 13 day of February 1984.

CITY PLANNING COMMISSION APPROVAL

I, Dave Loy, Chairman of the Norman, Oklahoma Planning Commission certify that the commission duly approved this plat on the 14th day of June 1983.

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

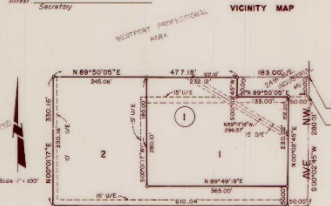
Be it resolved by the City Council of Norman, Oklahoma, that the aforesaid dedication shown hereon are accepted. Approved by the Council of the City of Norman, Oklahoma, this 14th day of February 1984.

Westwood Mini Storage, Ltd
 or Oklahoma limited partnership

By: FIRST FINANCIAL PLANNERS, INC.
 General Partner

By: Don Armstrong, President

Attest Secretary



LEGAL DESCRIPTION
 A tract of land located in the SE/4 of Section 26, T9N, R3W of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:
 Commencing at the NE Corner of said SE/4;
 thence S 00°02'45\"/>

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully Bonded Abstractor of titles in and for the County of Cleveland, State of Oklahoma, hereby certifies that the records of said County show that the title to the land shown on the annexed plat is vested in Westwood Mini Storage, Ltd and Westwood Bowling Center, Ltd, both Oklahoma limited partnerships and that on the 7th day of February 1984 there are no actions pending or judgments of any nature in any court or on file with Clerk of any court in said County against said land or the owner thereof, that the taxes are paid for the year 1983 and prior years, that there are no outstanding fire sales certificates against said land and no foreclosures, liens, mortgages, judgments, mortgages or encumbrances of any kind against the land included in annexed plat except mortgages, easements, and mineral consequences of record.

In witness whereof said Bonded Abstractor has caused this instrument to be executed this 7th day of February 1984

James Cole
 Abstractor
Stephen Carter
 Vice-Abstractor

State of Oklahoma
 County of Cleveland
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stephen Carter, known to be the identical person who executed the above 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 said Corporation for the uses and purposes herein set forth. Given under my hand this 7th day of February 1984.
 My commission expires: 10-11-84
Richard L. Smith
 Notary Public

LAND SURVEYOR'S CERTIFICATE

I, Phil Clain, a duly Licensed Land Surveyor, hereby certify the annexed map or plat of 24th Avenue Office Park to Norman, Cleveland County, Oklahoma, represents a correct survey thereof, made under my supervision and that the monuments shown actually exist and their positions are as shown.

Phil Clain
 Phil Clain L.S. 1160

State of Oklahoma
 County of Cleveland
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Phil Clain, known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes herein set forth.
 Given under my hand this 24th day of March 1983. My commission expires: Oct 7, 1985

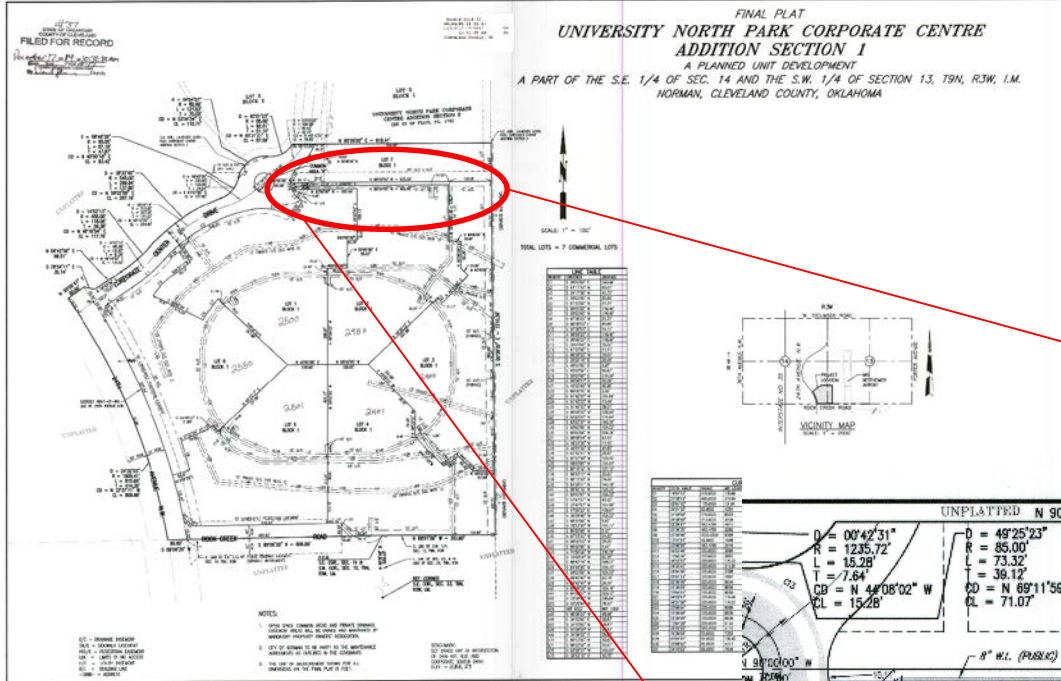
Carl A. Hark
 Notary Public

#4825
 STATE OF OKLAHOMA
 FILED FOR RECORD
 IN THE PUBLIC RECORDS
 OF CLEVELAND COUNTY
 NORMAN, OKLAHOMA
 FEBRUARY 14, 1984
 BY Steph L. Chapman

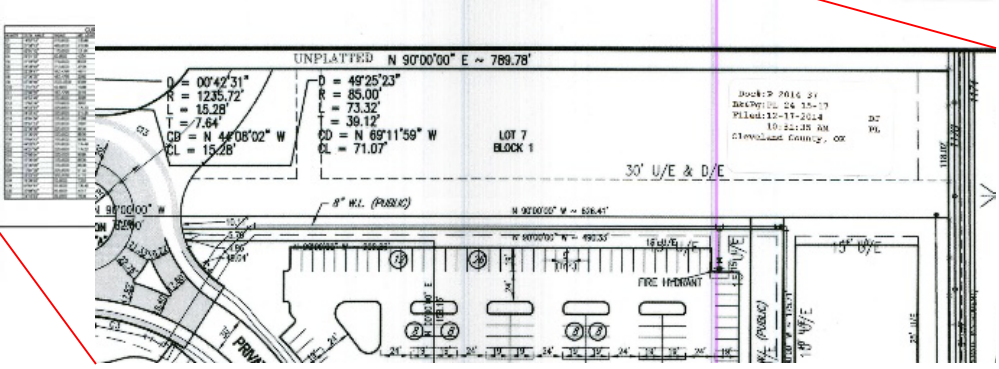
Official seals for various entities: County Clerk, County Treasurer, Bonded Abstractor's Seal, Abstractor's Seal, Land Surveyor's Seal, Notary Seal, City of Norman.

CLCOUR
 Engineering & Surveying Co., Inc.
 24th AVENUE OFFICE PARK
 OUR OFFICE: 532-0000
 Sheet 1 of 1 P-272

Flag Lots



10' flag to Private road



Flag Lots



QUESTIONS?

