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CERTIFICATE OF SURVEY  
COS-2122-3

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ITEM NO. 3

**STAFF REPORT**

**ITEM:** Consideration of **NORMAN CERTIFICATE OF SURVEY NO. COS-2122-3 FOR CEDAR CREEK RANCH.**

**LOCATION:** Generally located on the east side of 132<sup>ND</sup> Avenue S.E. approximately ½ mile south of Post Oak Road.

**INFORMATION:**

1. Owners. Tony Waggoner.
2. Developer. Tony Waggoner.
3. Engineer/Surveyor. MacBax Land Surveying, PLLC.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City Limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

**IMPROVEMENT PROGRAM:**

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Easements. No additional roadway, drainage and utility easement is required for 132nd Avenue S.E. With the Comprehensive Transportation Plan, 132nd Avenue S.E. is classified as a rural collector street.

5. Acreage. There is a total of 30 acres. Tract 1 consists of 10 acres, Tract 2 consists of 10 acres and Tract 3 consists of 10.00 acres.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and Norman Rural Certificate of Survey No. COS-2122-3 are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The proposed three tracts will be used for single-family dwelling structures. Staff recommends approval of Certificate of Survey No. COS-2122-3 for Cedar Creek Ranch.

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey No. COS-2122-3 for Cedar Creek Ranch to City Council.

**ACTION TAKEN:** \_\_\_\_\_