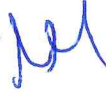




Date: January 2, 2025
To: Brenda Hall, City Clerk
From: Nathan Madenwald, Utilities Engineer 
Subject: Consent to Encroach 2425-01
(4202 Farm Hill Road – Block 4, Lot 5A, Fountain View Addition, Section I)

An existing platted utility easement lies along the south side of the subject property. The applicant is requesting encroachment into the east 10-foot utility easement for a stairway to the southern half of the property (formerly Lot 6).

An 8-inch waterline and an 8-inch sanitary sewer lines are located in the existing street right-of-way. No water or sewer facilities are located within the easement to be encroached upon.

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
November 14, 2024 Consent to Encroachment No. 2425-1 Memo from City Clerk
Final Plat – Fountain View Section I

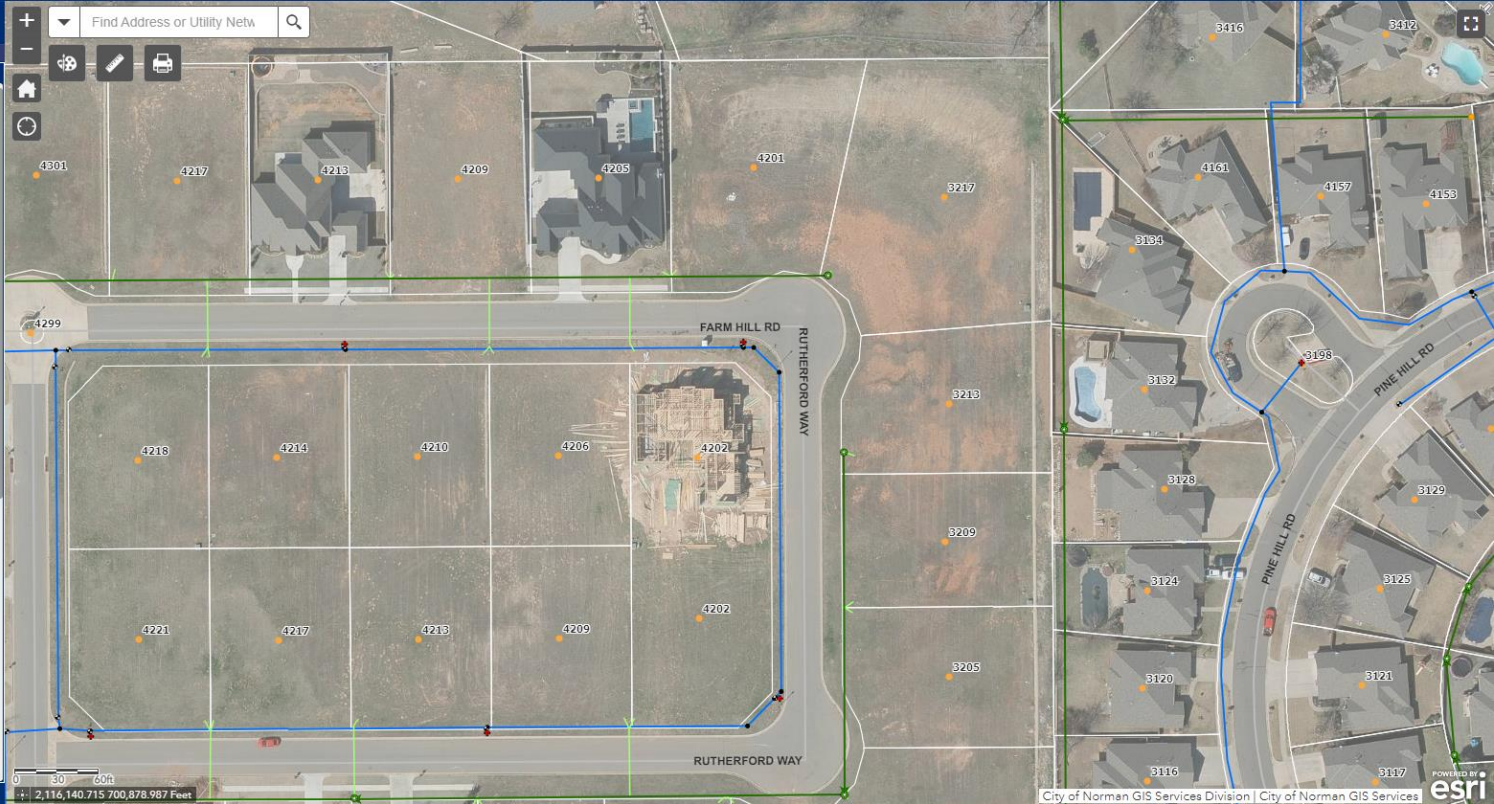
cc: Ken Danner
Kathryn Walker
Beth Muckala
Sarah Encinias
Chris Mattingly
Utilities Folder

office memorandum

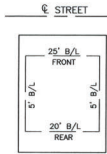
Layer List

Layers

- Sewer Manholes
- Sewer Lift Stations
- Sewer Other Points
- Sewer Gravity Mains
- Sewer Force Mains
- Sewer Service Laterals
- Fire Hydrants
- Water Valves
- Water Fittings
- Water Storage
- Water Wells
- Water Meters
- Water Mains
- Stormwater Points All
- Stormwater Lines All



TYPICAL BUILDING SETBACKS



NUMBER	DELTA ANGLE	BEARINGS	ARC LENGTH	CHORD	CHORD DIRECTION	CHORD LENGTH
C1	22°28'12"	S200.00	78.44	30.75	N 79°23'28" W	77.63
C2	22°28'12"	S204.44	133.23	71.49	N 79°23'28" W	131.99
C3	22°28'12"	S230.00	80.83	48.07	S 11°39'54" E	80.34
C4	22°28'12"	S255.56	81.55	41.56	N 11°39'54" E	80.33
C5	22°28'12"	S255.56	150.82	51.88	N 11°39'54" E	150.18
C6	26°52'12"	S255.56	18.09	8.33	N 88°58'48" E	18.09
C7	163°44'24"	S50.00	142.89	300.00	N 49°20'28" E	88.89
C8	36°52'12"	S25.00	18.09	8.33	N 71°34'24" E	18.09
C9	36°52'12"	S25.00	18.09	8.33	N 71°34'24" E	18.09
C10	163°44'24"	S50.00	142.89	300.00	S 44°39'40" E	88.89
C11	36°52'12"	S25.00	18.09	8.33	N 18°50'48" E	18.09
C12	48°51'18"	S18.00	14.48	7.68	N 67°17'41" E	14.49
C13	36°52'12"	S25.00	18.09	8.33	N 18°50'48" E	18.09
C14	48°51'18"	S18.00	14.48	7.68	S 69°37'11" E	14.49
C15	36°52'12"	S25.00	18.09	8.33	N 71°34'24" E	18.09
C16	163°44'24"	S50.00	142.89	300.00	S 44°39'40" E	88.89
C17	36°52'12"	S25.00	18.09	8.33	N 18°50'48" E	18.09
C18	36°52'12"	S25.00	18.09	8.33	N 18°50'48" E	18.09
C19	163°44'24"	S50.00	142.89	300.00	N 49°20'28" E	88.89
C20	36°52'12"	S25.00	18.09	8.33	N 71°34'24" E	18.09
C21	18°19'02"	S100.00	17.72	8.88	N 84°30'09" W	17.89
C22	17°21'18"	S18.45	86.45	49.45	N 72°39'09" W	86.27
C23	22°28'12"	S170.00	68.87	33.77	N 79°23'28" W	68.24

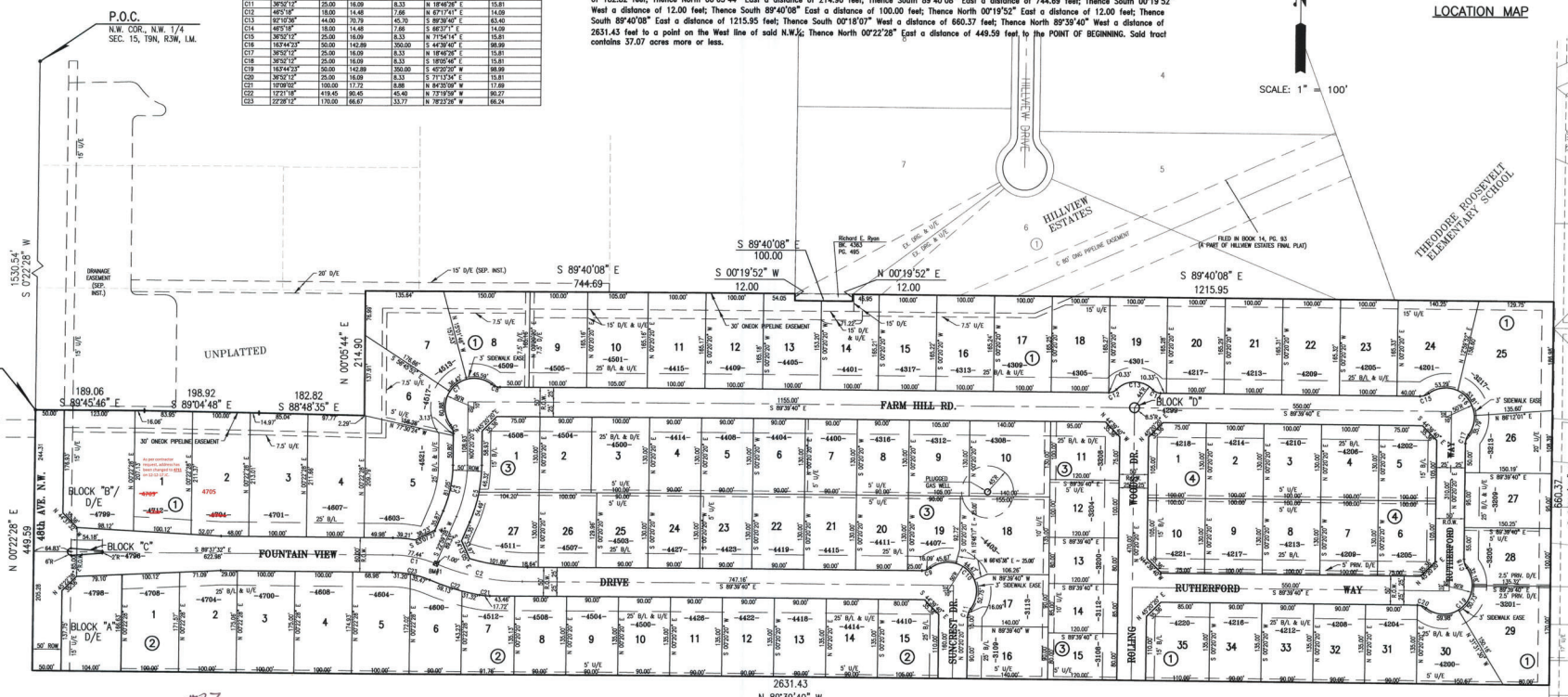
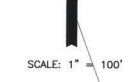
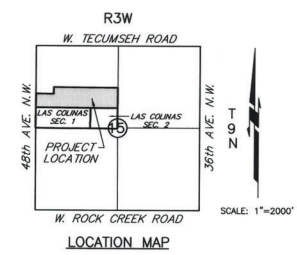
FINAL PLAT
FOUNTAIN VIEW ADDITION SECTION 1
 A PART OF THE N 1/2 OF THE S 1/2 OF THE N.W. 1/4, SECTION 15, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A parcel of land being a part of the North half 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 1530.54 feet to the POINT OF BEGINNING;

Thence South 89°45'46" East a distance of 189.06 feet; Thence South 89°44'48" East a distance of 198.92 feet; Thence South 89°44'35" East a distance of 182.82 feet; Thence North 00°05'44" East a distance of 214.90 feet; Thence South 89°40'08" East a distance of 744.69 feet; Thence South 00°19'52" West a distance of 12.00 feet; Thence South 89°40'08" East a distance of 100.00 feet; Thence North 00°19'52" East a distance of 12.00 feet; Thence South 89°40'08" East a distance of 1215.95 feet; Thence South 00°19'52" West a distance of 860.37 feet; Thence North 89°39'40" West a distance of 2631.43 feet to a point on the West line of said N.W. 1/4; Thence North 00°22'28" East a distance of 449.59 feet to the POINT OF BEGINNING. Said tract contains 37.07 acres more or less.



Doc# 19 2012 27
 BK# 19 23 49-50
 Filed: 08-29-2012
 09:57:37 AM
 Cleveland County, OK

FILED FOR RECORD
 Aug 29 10 12 AM '12
 23 Page 48-50
 County Clerk
 Christine Huddleston

- LEGEND**
- R.O.W. = RIGHT OF WAY
 - U/E = UTILITY EASEMENT
 - D/E = DRAINAGE EASEMENT
 - B/L = BUILDING SETBACK LINE
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - 0000- = ADDRESS

NOTE: OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION. (INCLUDING BLOCKS A, B, C, & D)

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

COORDINATES OF PLUGGED GAS WELL (STATE PLANE)
 NORTHING 700662.68
 EASTING 2115866.86

BENCHMARK: BRASS CAP AT INTERSECTION OF FOUNTAIN VIEW DR. & FARM HILL RD.
 ELEV. = 4133.54

TOTAL LOTS = 87 RESIDENTIAL LOTS

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

