



# CITY OF NORMAN, OK BOARD OF ADJUSTMENT MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Wednesday, April 22, 2026 at 4:30 PM

## AGENDA

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

### ROLL CALL

### MINUTES

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

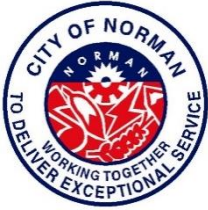
BOARD OF ADJUSTMENT MEETING MINUTES OF MARCH 25, 2026.

### DISCUSSION ITEMS

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-12: VICKSBURG AFFORDABLE LP REQUESTS FOUR VARIANCES TO SECTION 519(D) OF CHAPTER 36 (ZONING ORDINANCE): A) 4.8-FOOT VARIANCE TO THE REQUIRED 25-FOOT FRONT SETBACK, SECTION 36-519(D)(1), FOR A BUILDING ALONG VICKSBURG AVENUE, B) 5.03-FOOT VARIANCE TO THE REQUIRED 25-FOOT FRONT YARD SETBACK, SECTION 36-519(D)(1), FOR A BUILDING ALONG VICKSBURG AVENUE, C) 5.03-FOOT VARIANCE TO THE REQUIRED 25-FOOT FRONT YARD SETBACK, SECTION 36-519(D)(1), FOR A BUILDING ALONG VICKSBURG AVENUE, D) 1.8-FOOT VARIANCE TO THE REQUIRED 5-FOOT SIDE YARD SETBACK, SECTION 36-519(D)(2), FOR AN ACCESSORY BUILDING.

### MISCELLANEOUS COMMENTS

### ADJOURNMENT



# CITY OF NORMAN, OK BOARD OF ADJUSTMENT MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Wednesday, March 25, 2026 at 4:30 PM

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## MINUTES

The Board of Adjustment of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Wednesday, March 25, 2026 at 4:30 PM. Notice of the agenda of the meeting was posted at the Development Center at 225 N. Webster Ave, the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Curtis McCarty called the meeting to order at 4:36 p.m.

### ROLL CALL

#### PRESENT

Chairman Curtis McCarty  
Board Member Ben Bigelow  
Secretary Brad Worster  
Board Member Matt Graves  
Board Member Taylor Davis

#### ABSENT

Vice Chair James Howard  
Board Member Eric Williams

#### STAFF PRESENT

Lora Hoggatt, Planning Services Manager  
Beth Muckala, Assistant City Attorney III  
Laci Witcher, Permit Technician  
Logan Gray, Planner II

### MINUTES

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

BOARD OF ADJUSTMENT MEETING MINUTES OF JANUARY 28, 2026.

**Motion** made to approve by Secretary Worster, **Seconded** by Board Member Bigelow. Voting Yea: Chairman McCarty, Board Member Bigelow, Secretary Worster, Board Member Graves

***The motion was approved.***

**DISCUSSION ITEMS**

- 2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-2: HOME CREATIONS, INC., APPEALS THE DENIAL OF FLOODPLAIN PERMIT APPLICATION NO. 716 FOR THE PROPOSED BURN PIT IN THE BISHOP CREEK FLOODPLAIN NEAR EAGLE CLIFF WEST SUBDIVISION.

*The applicant has withdrawn this item.*

**MISCELLANEOUS COMMENTS**

Mr. McCarty welcomed new Board Member, Taylor Davis.

Beth Muckala, Assistant City Attorney III, stated Brad Ashford has filed an appeal following the January Board of Adjustment meeting. With the meeting minutes now approved, she will compile his pleadings and the City’s response and send a memo to Board members.

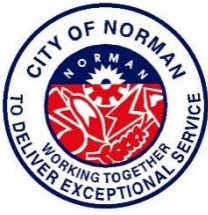
Lora Hoggatt, Planning Services Manager, informed the Board, since Mr. Webb is no longer serving as a certified Floodplain Trainee, she would send them an optional online training course for current Board members interested in becoming certified, ensuring the Board has at least three certified members.

**ADJOURNMENT**

The meeting was adjourned at 4:42 p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Secretary, Board of Adjustment \_\_\_\_\_



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 4/22/2026

**REQUESTER:** Vicksburg Affordable LP

**PRESENTER:** Logan Gray, Planner II

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-12: VICKSBURG AFFORDABLE LP REQUESTS FOUR VARIANCES TO SECTION 519(D) OF CHAPTER 36 (ZONING ORDINANCE): A) 4.8-FOOT VARIANCE TO THE REQUIRED 25-FOOT FRONT SETBACK, SECTION 36-519(D)(1), FOR A BUILDING ALONG VICKSBURG AVENUE, B) 5.03-FOOT VARIANCE TO THE REQUIRED 25-FOOT FRONT YARD SETBACK, SECTION 36-519(D)(1), FOR A BUILDING ALONG VICKSBURG AVENUE, C) 5.03-FOOT VARIANCE TO THE REQUIRED 25-FOOT FRONT YARD SETBACK, SECTION 36-519(D)(1), FOR A BUILDING ALONG VICKSBURG AVENUE, D) 1.8-FOOT VARIANCE TO THE REQUIRED 5-FOOT SIDE YARD SETBACK, SECTION 36-519(D)(2), FOR AN ACCESSORY BUILDING.

<b>APPLICANT</b>	Vicksburg Affordable LP
<b>LOCATION</b>	200 Vicksburg Ave
<b>ZONING</b>	RM-6, Medium-Density Apartment District
<b>REQUESTED ACTION</b>	Variances to Section 36-519(d)(1) of 4.8', 5.03' and 5.03' to the required 25' front yard setback for three apartment buildings, and a variance to Section 36-519(d)(2) of 1.8' to the required 5' side yard setback for an accessory building
<b>SUPPORTING DATA</b>	Property survey Location map with aerials

**SYNOPSIS:**

This application is for multiple variances to the area regulations of the RM-6, Medium-Density Apartment District, for three apartment buildings and one accessory building located at 200 Vicksburg Avenue.

The variances requested are as follows:

1. A variance to Section 36-519(d)(1) of 4.8' to the required 25' front yard setback for an apartment building.
2. A variance to Section 36-519(d)(1) of 5.03' to the required 25' front yard setback for an apartment building.
3. A variance to Section 36-519(d)(1) of 5.03' to the required 25' front yard setback for an apartment building.
4. A variance to Section 36-519(d)(2) of 1.8' to the required 5' side yard setback for an accessory building.

The application, variance justification form, and property survey provided by the applicant are attached for review. Also attached, and provided by City Staff, are available aerials relating to the property.

### **APPLICABLE ZONING ORDINANCE PROVISIONS:**

#### **Section 36-519(d)(1):**

*Front yard.*

The minimum depth of the front yard shall be 25 feet.

#### **Section 36-519(d)(2):**

*Side yard.*

The minimum width of the side yard shall be five feet, except as required for tall or accessory building by the provisions of subsection (d)(5) of this section.

### **VARIANCE CRITERIA PER NCC SECTION 36-570(k):**

A variance is a "relaxation of the terms of" the Zoning Ordinance that may be allowed where it is not contrary to the public interest and literal enforcement would result in **unnecessary hardship** to the applicant. From the terms of this ordinance, a variance shall not be granted by the Board of Adjustment unless and until:

- (1) An applicant shall submit to the Board of Adjustment a written application indicating:
  - (a) That **special conditions and circumstances exist that are peculiar to the land, structure, or building** involved and are not applicable to other lands, structures, or buildings in the same district;
  - (b) That the literal interpretation of the provisions of this ordinance would deprive the applicant of **rights commonly enjoyed by other properties in the same district** under the terms of this ordinance;
  - (c) That the special conditions and circumstances **do not result from the actions of the applicant**;
  - (d) That granting the variances requested **will not confer on the applicant any special privilege** that is denied by this ordinance to other lands, structure, or buildings in the same district;

**No non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts, shall be considered grounds for the issuance of a variance.**

Where an applicant has demonstrated an unnecessary hardship, variances should be narrowly tailored by the Board of Adjustment so as to only alleviate the hardship and not confer special privileges upon the applicant.

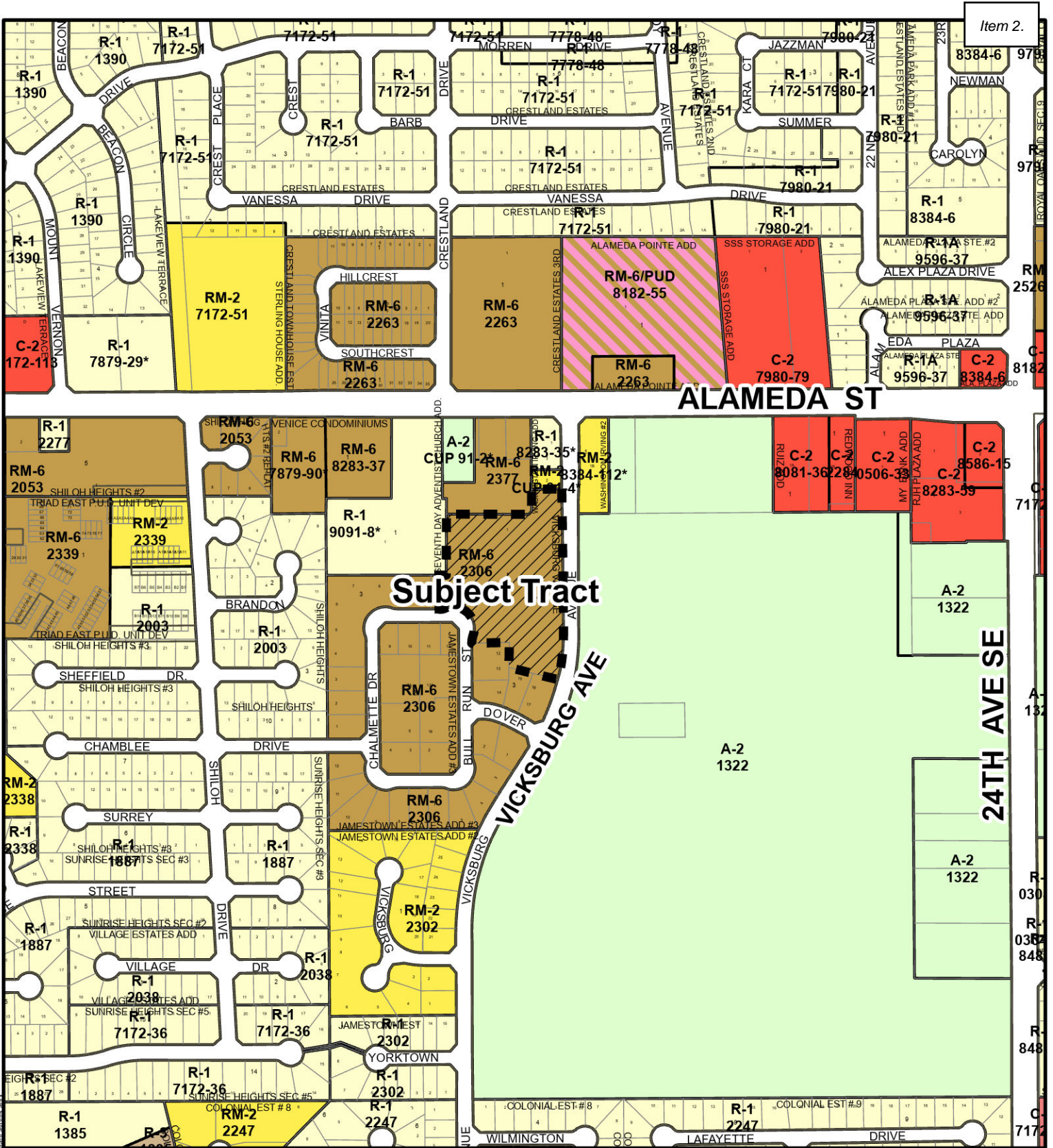
**DISCUSSION:**

The subject property, 200 Vicksburg Avenue, was platted as Vicksburg Village in 1981. The property is currently zoned RM-6, Medium-Density Apartment District and contains the Vicksburg Village apartment complex, constructed in 1981 with 22 apartment buildings, two accessory buildings, and one leasing office building. A recent survey of the property revealed that three apartment buildings (shown on the survey as buildings A, B, and C) encroach on the required 25' front yard setback, and one accessory building (shown on the survey as building F) encroach on the required 5' side yard setback of the RM-6 District. None of these buildings were placed by the property's current owner, Vicksburg Affordable LP. To bring these structures into compliance with the City's adopted zoning code, the applicant requests variances of 4.8', 5.03', and 5.03' to the required 25' front yard setback for buildings A, B, and C, respectively, and a variance of 1.8' to the required 5' side yard setback for building F.

As shown on the survey of the property, building F is located entirely within a 15' platted utility easement. Staff recommends closing and vacating the easement through City Council and District Court, respectively. The Board of Adjustment may grant a variance contingent on successful closure and vacation of the utility easement.

**CONCLUSION:**

Staff recommends approval of this request for the requested variances to Section 36-519(d)(1) and 36-519(d)(2), contingent on closure and vacation of the north utility easement, and BOA-2526-12. The apartment buildings in question have existed on the property for over 40 years, and their placement is not detrimental to the surrounding area.



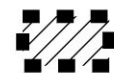
# Location Map



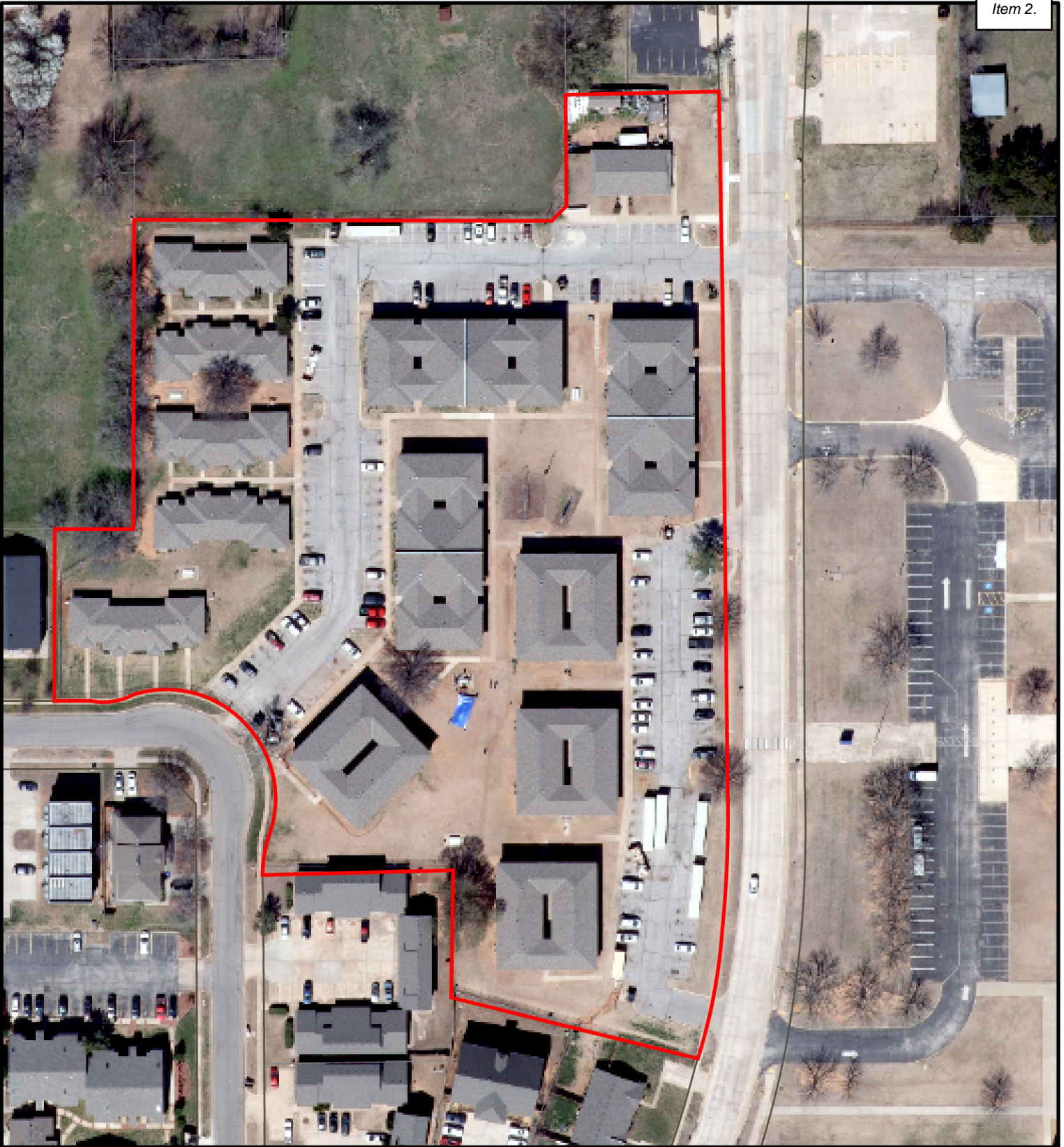
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



April 6, 2026



Subject Tract



# March 2025 Aerial Photography

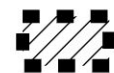


Map Produced by the City of Norman  
Geographic Information System.  
The City of Norman assumes no  
responsibility for errors or omissions  
in the information presented.



April 17, 2026

0 50 100 Ft.



Subject Tract

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# BOARD OF ADJUSTMENT

## FUNCTION AND REVIEW PROCEDURES

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 -- (405) 307-7112 Phone

### **FUNCTION**

The Board of Adjustment of the City of Norman is composed of five citizens of the community appointed by the Mayor for three-year terms. In the enforcement of the Zoning Ordinance, the powers of the Board are in three specific areas:

- Decide **APPEALS** where it is alleged that an administrative official has made an error in the enforcement of the Ordinance;
- Hear and decide **SPECIAL EXCEPTIONS** as provided in the Zoning Ordinance and Sign Code;
- Hear and authorize **VARIANCES** as provided in the Zoning Ordinance and Sign Code.

#### **APPEALS — 36-570(f)**

Appeals of Administrative Decisions are filed on a separate form which is available in the Planning Department.

#### **SPECIAL EXCEPTIONS — 36-570(g)-(i)**

The Board of Adjustment is empowered to grant special exceptions for certain uses that are specifically enumerated in the Zoning Code (Chapter 36), Section 570(g). The Board's power to grant Special Exceptions is limited to the following instances:

- To permit the extension of a zoning district boundary where a lot under one ownership is divided into more than one district;
- To interpret the provisions of the ordinance where the maps of an area do not agree with the actual street layout;
- To grant certain exceptions to the off-street parking requirements of the Ordinance;
- To permit new structures to be built in the designated floodway of the Flood Hazard District on lots which are surrounded by lots with existing structures below the base flood level (a Flood Plain Permit is also required);
- To allow the continued use of a legal non-conforming gravel driveway and/or parking area within the Central Core Area;
- To permit a mobile home to serve as a temporary second dwelling to relieve a medical hardship;
- To allow construction and maintenance of Residential Carports.

The Sign Regulations (Chapter 28) grants the Board of Adjustment power to grant special exceptions enumerated in Section 28-905.

#### **VARIANCES**

Under Chapter 36, in each zoning district the Zoning Ordinance makes certain requirements for the height of structures, lot area, open space, setbacks and landscaping.

Under Chapter 28, the Sign Regulations makes certain requirements for the height, setback, number and size of signs.

**MINOR VARIANCES** have a separate application form and requirements.

#### **Conditions for Justification of a Variance Request:**

The ordinance recognizes that in certain unique instances, the strict enforcement of the provisions of the ordinance would result in undue hardship to the property owner. Therefore, the Ordinance authorizes the Board of Adjustment to grant Variances (i.e., a relaxation of the strict provisions of the Zoning Ordinance that deal with the height of structures and the area and size of yards and open space, but not the maximum permitted sign area), if the property owner can show that:

- There are special conditions or circumstances peculiar to the land or structure involved;
- The literal interpretation of the provisions of the Ordinance would deprive the applicant of rights enjoyed by others in the same district;
- The special conditions or circumstances do not result from the actions of the applicant; and
- The granting of the Variance will not confer special privileges on the applicant that are denied to other lands and/or structures in the same district.

The Ordinance authorizes the Board of Adjustment to grant variances from the Sign Regulations (Chapter 28) if the applicant can, in addition to the items above, also show the following:

- There are special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structure or other matters on right-of-way, which would substantially restrict the effectiveness of the sign in question; provided, however, that such special circumstances or conditions must be peculiar to the particular business or enterprise to which the applicant desired to draw attention and do not apply generally to all businesses or enterprises;
- The variance would be in general harmony with the purposes of the code, and specifically would not be injurious to the neighborhood in which the business or enterprise to which the applicant desired to draw attention is located;
- The variance is the minimum one necessary to permit the applicant to reasonably draw attention to his business or enterprise.

In the granting of a variance, the burden is upon the applicant to show that he meets each of the requirements listed above.

Applications for appeals, special exceptions, and variances are available in the Planning Department office. Assistance for completing these applications will be provided by the Planning staff.



# BOARD OF ADJUSTMENT

## FUNCTION AND REVIEW PROCEDURES

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 - (405) 307-7112 Phone

Applications for appeals, special exceptions, and variances are available in the Planning Department office. Assistance for completing these applications will be provided by the Planning staff.

### REVIEW PROCEDURES

Formal application for review by the Norman Board of Adjustment is accomplished by presenting the following to the Planning Department twenty-one (21) days prior to the meeting date (fourth Wednesday of each month, except November and December):

- completed Application form (copies attached)
- copy of Deed to land, or executed Certificate of Ownership
- Plot Plan
- Filing Fee
 

Appeals	\$150.00
Special Exceptions and Variances	\$200.00
- Certified Ownership List containing names and addresses of all property owners of record within three hundred (300) feet of the applicant's property. (Sample forms are attached.) A Radius Map will be furnished to the applicant by the Planning Department GIS office (366-5316) delineating the three hundred foot notice area after a deed has been presented. That radius should be increased in one hundred (100) foot increments until fifteen (15) separate parcels are notified, or 1,000 feet, whichever comes first. *The list must be current and certified by a registered professional engineer, an attorney, a bonded abstractor, or a registered land surveyor.*

After the Application and required materials are filed, Legal Notice of the application will be published in the NORMAN TRANSCRIPT, not less than fifteen (15) days before the scheduled meeting of the Board of Adjustment. Planning staff will prepare the Legal Notice and provide you with a copy, as well as emailing the Notice to the NORMAN TRANSCRIPT. **YOU ARE RESPONSIBLE FOR THE COST OF PUBLICATION.** Also at that time every property owner within three hundred (300) feet of the property under review will be notified by letter of the application. These owners and any other citizen may protest the application if they so desire.

The Planning Department staff will research and analyze the application and prepare a Staff Report with recommendation, which will be provided to members of the Board and to each applicant or their agent.

The regular meeting of the Board of Adjustment is usually held on the fourth Wednesday of each month in the Norman Municipal Building Conference Room (201-A West Gray) at 4:30 p.m. (No meeting is scheduled during November, and the December meeting is moved earlier in the month to accommodate the holidays.)

At the public hearing on the application which is held by the Board, the Planning staff will introduce the application, and the applicant and any interested citizens will have the opportunity to speak to the Board concerning the application.

The concurring vote of three (3) members of the Board is necessary to decide in favor of an application. Minutes of the Board meeting are kept as a public record filed in the office of the City Clerk. Minutes are normally approved at the next regular meeting of the Board of Adjustment. **Recourse from the decision of the Board of Adjustment must be taken by appeal to the District court within ten (10) days after the meeting at which the Board's decision was rendered.** If no appeal is filed within ten days of the meeting, the Board's decision is considered final.



Application for Variance or Special Exception  
**BOARD OF ADJUSTMENT**

Case No. BOA \_\_\_\_\_

City of Norman Planning & Community Development - 225 N Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

<b>APPLICANT(S)</b> Box Law Group, PLLC on behalf of Applicant	<b>ADDRESS OF APPLICANT</b> 525 NW 11th St., Suite 205 Oklahoma City, OK 73103
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<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> McKenna Hoppe 405-652-1411 Kaitlyn Turner	<b>EMAIL ADDRESS</b> mckenna@boxlawgroup.com, kaitlyn@boxlawgroup.com, david@boxlawgroup.com
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**Legal Description of Property:** (UNLESS THE LEGAL DESCRIPTION IS A SIMPLE LOT AND BLOCK, THE LEGAL DESCRIPTION MUST BE PROVIDED IN A WORD DOCUMENT EMAILED TO CURRENT.PLANNING@NORMANOK.GOV)

See attached


**Requests Hearing for:**

- VARIANCE from Chapter 36, Section 519(d)
- SPECIAL EXCEPTION to \_\_\_\_\_

**Detailed Justification for above request** (refer to attached Review Procedures and justify request according to classification and essential requirements therefor):

See attached Statutory Conditions.

(Attach additional sheets for your justification, as needed.)

**SIGNATURE OF PROPERTY OWNER(S):**  
  
 \_\_\_\_\_  
 Thomas A. Gorman  
 President of Milestone Holdings, Inc., which is the sole member of Vicksburg GMC GP, LLC, which is the General Partner of Vicksburg Affordable LP

**ADDRESS AND TELEPHONE:**  
 398060 W 2200 Road  
 Bartlesville, OK 74006  
 (918) 333-2244

OFFICE USE ONLY

- Application
- Proof of Ownership
- Certified Ownership List and Radius Map
- Site Plan
- Filing Fee of \$ \_\_\_\_\_
- Emailed Legal Description in Word Document

- VARIANCE from Chapter \_\_\_\_\_, Section \_\_\_\_\_
- SPECIAL EXCEPTION TO \_\_\_\_\_

Date Submitted: \_\_\_\_\_  
 Checked by: \_\_\_\_\_



# CERTIFICATION OF OWNERSHIP

Case No. BOA \_\_\_\_\_

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

President of Milestone Holdings, Inc., which is the sole member of Vicksburg GMC GP, LLC, which is the GP of Vicksburg Affordable LP

DATE: 4/17/26

I, Thomas A. Gorman (title above), hereby certify and attest that I am the owner, or that I have an option to purchase the following described property in the City of Norman:

See attached survey/legal description.

AND, I further certify and attest that this legal description describes accurately the property requested for rezoning.

AND, I accept billing for the cost of publishing legal notice in the NORMAN TRANSCRIPT.

Owner's Signature: [Signature]

Address: See above

Agent's Signature: \_\_\_\_\_

Address: \_\_\_\_\_

### NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 17<sup>th</sup> day of April, 2026, personally appeared Thomas A. Gorman, the President of Milestone Holdings, Inc., which is the sole member of Vicksburg GMC GP, LLC, which is the GP of Vicksburg Affordable LP, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.



[Signature]  
Notary Public

I hereby accept this Certification of Ownership in lieu of a deed or other legal document showing proof of ownership.

Signature: \_\_\_\_\_  
Title: \_\_\_\_\_

CITY OF NORMAN

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT ME, THE UNDERSIGNED, GORMAN INC., DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF AND THE ONLY PERSON OR PERSONS, CORPORATION OR CORPORATIONS, HAVING ANY RIGHT TITLE OR INTEREST IN THE LAND SHOWN ON THE ANNEXED PLAT OF VICKSBURG VILLAGE, A SUBDIVISION BEING A REPLAT OF LOT 11, BLOCK 3, JAMESTOWN ESTATES NO. 3 ADDITION, NORMAN AND BEING A PART OF NE 1/4 SECTION 33, T9N, R2W, NORMAN, CLEVELAND COUNTY, OKLAHOMA, AND HAVE CAUSED THE SAID PREMISES TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN ON SAID ANNEXED PLAT. WHICH SAID ANNEXED PLAT REPRESENTS A CORRECT SURVEY OF ALL PROPERTY INCLUDED THEREIN AND IS HEREBY ADOPTED AS THE PLAT OF LAND UNDER THE NAME OF VICKSBURG VILLAGE, DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON SAID ANNEXED PLAT: TO THE PUBLIC FOR PUBLIC HIGHWAYS, STREETS AND EASEMENTS, FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL RIGHTS, EASEMENTS AND ENCUMBRANCES EXCEPT AS SHOWN ON THE BONDED ABSTRACTS CERTIFICATE.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 16th DAY OF January, 1981.

GORMAN, INC.  
 PRESIDENT - ARTHUR P. GORMAN

ATTEST:  
 Secretary  
 SECRETARY

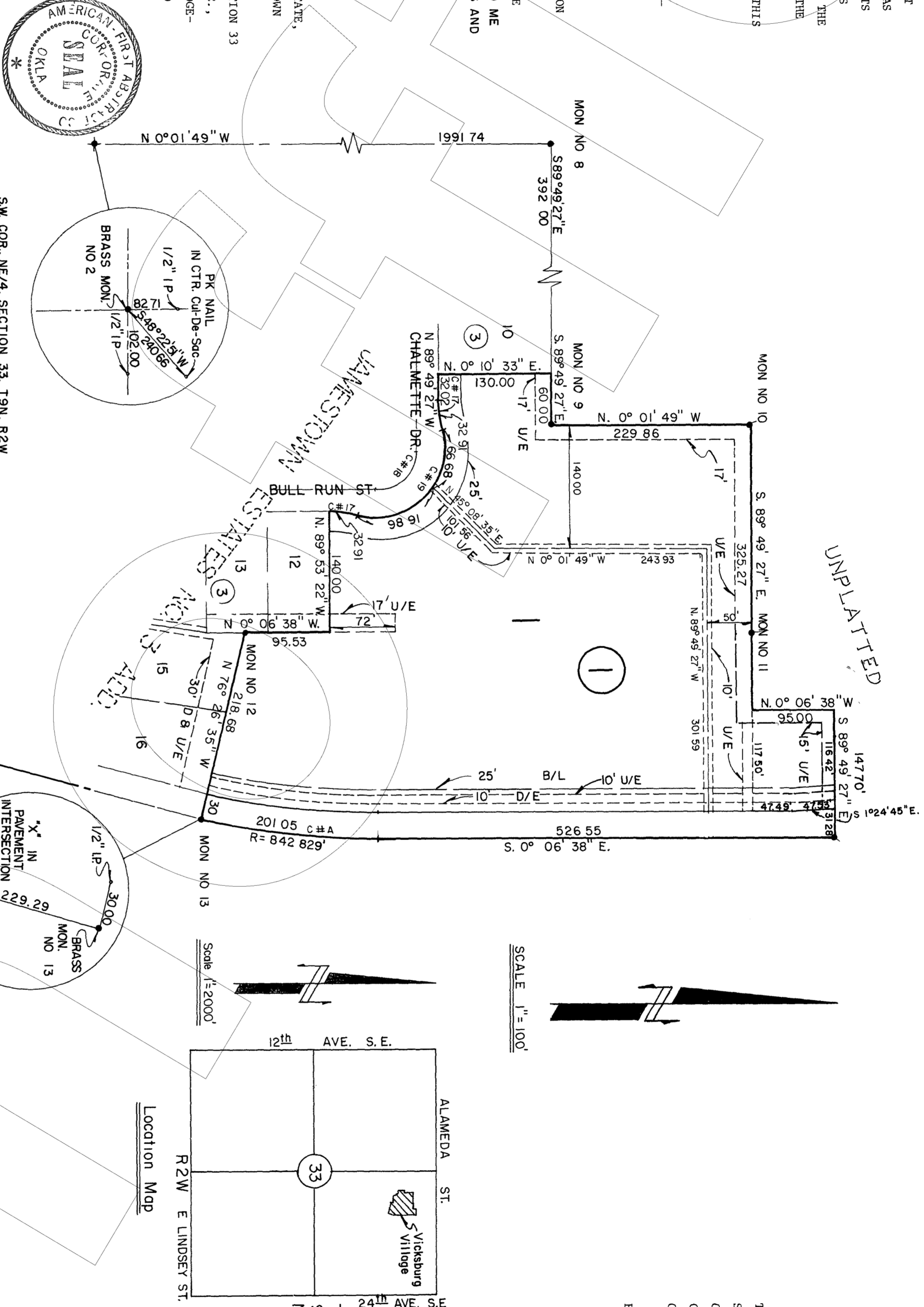
STATE OF OKLAHOMA  
 COUNTY CLEVELAND SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 16th DAY OF January, 1981, PERSONALLY APPEARED ARTHUR P. GORMAN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER TO THE WITHIN AND FOREGOING INSTRUMENT, AS ITS PRESIDENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME A 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: \_\_\_\_\_

NOTARY PUBLIC  
 \_\_\_\_\_

FINAL PLAT  
**VICKSBURG VILLAGE**  
 Being A Replat of Lot 11, Block 3, JAMESTOWN ESTATES NO. 3 ADDITION, NORMAN and Being a Part of NE 1/4 Section 33, T9N, R2W  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



AMERICAN FIRST ABSTRACT COMPANY  
 OKLA. SEAL

Ed C. Saxon  
 VICE - PRESIDENT

CERTIFICATE OF PLANNING COMMISSION APPROVAL

I, David R. Morgan, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF NORMAN, HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION APPROVED THE FINAL PLAT OF VICKSBURG VILLAGE TO THE CITY OF NORMAN, OKLAHOMA AT A MEETING ON THE 12th DAY OF February, 1981.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA THAT THE DEDICATIONS SHOWN ON THE ANNEXED PLAT OF VICKSBURG VILLAGE, NORMAN, OKLAHOMA ARE HEREBY ACCEPTED, SIGNED BY THE Mayor OF THE CITY OF NORMAN, OKLAHOMA, THIS 12th DAY OF May, 1981.

ACCEPTANCE OF DEDICATIONS

ATTEST:  
 Mayor  
 City Clerk

AMERICAN FIRST ABSTRACT COMPANY  
 OKLA. SEAL

Ed C. Saxon  
 VICE - PRESIDENT

AMERICAN FIRST ABSTRACT COMPANY  
 OKLA. SEAL

Ed C. Saxon  
 VICE - PRESIDENT

AMERICAN FIRST ABSTRACT COMPANY  
 OKLA. SEAL

Ed C. Saxon  
 VICE - PRESIDENT

AMERICAN FIRST ABSTRACT COMPANY  
 OKLA. SEAL

Ed C. Saxon  
 VICE - PRESIDENT

LEGAL DESCRIPTION

Being a part of the NE 1/4, Section 33, T9N, R2W, of the 1M described as follows: Commencing at the S.W. corner of said NE 1/4, thence N 00° 01' 49" W, 1991.74', thence S 89° 49' 27" E, 332.00' to the point of beginning; said point of beginning being the NE corner of Lot 10, Block 3, of the recorded plat of JAMESTOWN ESTATE NO. 3 ADDITION:

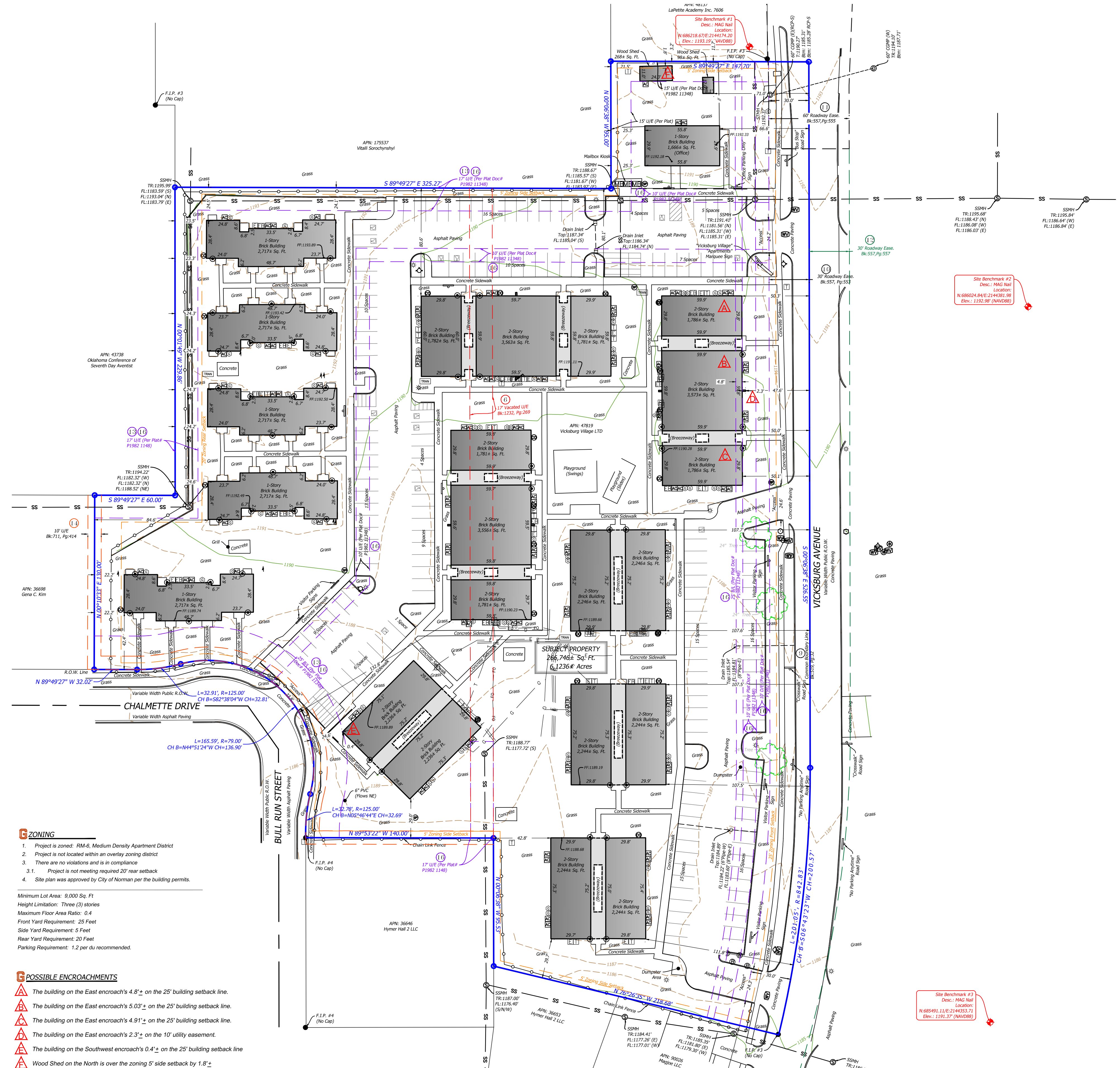
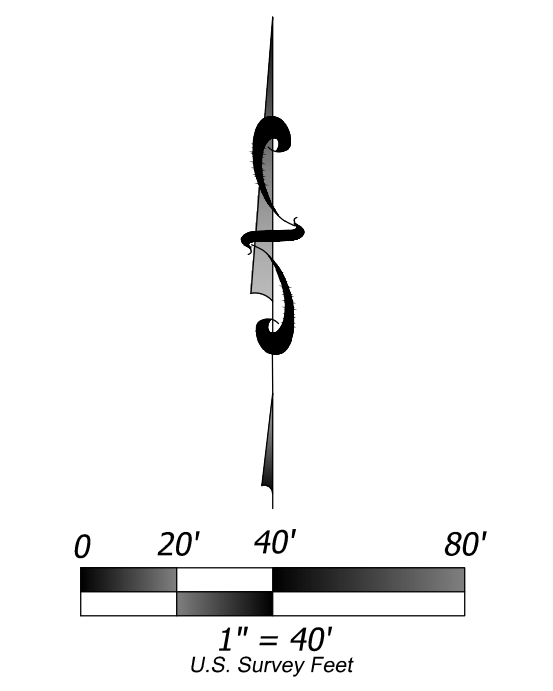
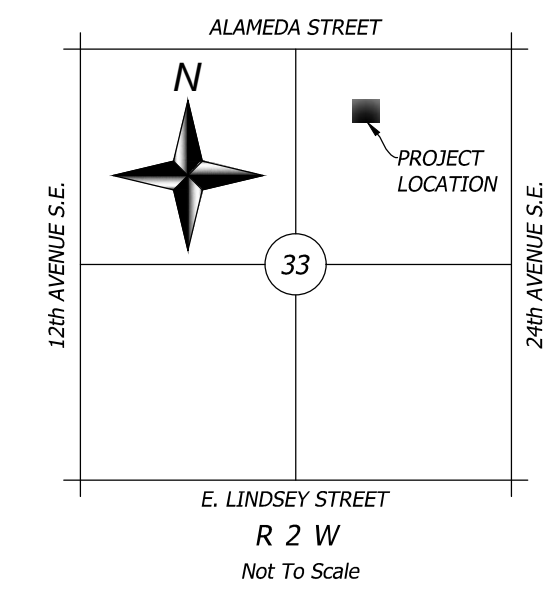
S 89° 49' 27" E 60.00'  
 Thence N 00° 01' 49" W 229.86'  
 Thence S 89° 49' 27" E 325.27'  
 Thence N 00° 06' 38" W 95.00'  
 Thence S 89° 49' 27" E 147.50'  
 Thence S 00° 06' 38" E 526.55' to a point of curvature;  
 Thence on a curve to the right (R=842.829) a distance of 201.05';  
 Thence N 00° 06' 38" W 181.68'  
 Thence N 00° 06' 38" W 95.53'  
 Thence on a curve to the right (R=140.00') a distance of 32.91' to a point of curvature;  
 Thence on a curve to the left (L=78.997) a distance of 32.91' to a point of reverse curvature;  
 Thence on a curve to the right (R=125.00') a distance of 165.589' to a point of reverse curvature;  
 Thence N 89° 49' 27" W 32.02'  
 Thence N 00° 10' 33" E 130.00'  
 to the point of beginning, containing 6.22 acres more or less.

FILED FOR RECORD  
 11348  
 STATE OF OKLAHOMA  
 COUNTY OF CLEVELAND

Notary Seal: Ed C. Saxon, Notary Public, American First Abstract Company, Oklahoma.

Settle & Spear Engineers, Inc.  
 1010 NW 45th Street Oklahoma City, Okla  
 VICKSBURG VILLAGE  
 January 14, 1981  
 FINAL PLAT  
 VICKSBURG VILLAGE

# ALTA/NSPS LAND TITLE SURVEY OF 188-200 VICKSBURG AVENUE, NORMAN, OK 73071



**LEGAL DESCRIPTION**  
LOT ONE (1), IN BLOCK ONE (1), OF VICKSBURG VILLAGE, A REPLAT OF LOT 11, BLOCK 3, JAMESTOWN ESTATES NO. 3 ADDITION TO NORMAN, AND BEING A PART OF THE NE/4, SECTION 33, T9N, R2W, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.  
Containing 266,746± Sq. Ft. or 6.1236± Acres, more or less.  
The property described herein is located completely within the property described in First American Title Insurance Company's Commitment No. 20231134537/1006191 v2 dated August 5, 2024 at 7:30 AM.

- SCHEDULE B-II EXCEPTIONS**
- 5. Restrictive Covenants filed 02/14/1980 in Book 706 at Page 127 which do not provide for forfeiture or reversion of title. Not shown, affects blanket in nature.
  - 6. Easements reserved in the Journal Entry of Judgment in the District Court of Cleveland County Case No. C-81-203 in Book 1232 at Page 269. Vacated Easement; Shown Hereon.
  - 7. Right-of-way in favor of Interstate Oil Pipe Line Company filed 10/14/1947 in Book 112 of Misc Records at Page 59. Not shown, affects blanket in nature.
  - 8. Intentionally deleted.
  - 9. Boundary line agreement filed 06/11/1971 in Book 519 at Page 32. Shown Hereon.
  - 10. Easement in favor of City of Norman for roadway purposes filed 07/25/1973 in Book 557 at Page 553. Shown Hereon.
  - 11. Easement in favor of City of Norman for roadway purposes filed 07/25/1973 in Book 557 at Page 555. Shown Hereon.
  - 12. Easement in favor of City of Norman for roadway purposes filed 07/25/1973 in Misc Book 557 at Page 557. Shown Hereon.
  - 13. Easements as shown on plat filed 02/14/1980 in Plat Book 12 at Pages 141 and 142. Shown Hereon.
  - 14. Easement in favor of Oklahoma Electric Cooperative filed 04/15/1980 in Book 711 at Page 414. Shown Hereon.
  - 15. Regulatory Agreement filed 03/11/1982 in Book 1221 at Page 26. Not shown, affects blanket in nature.
  - 16. Easements as shown on plat filed 04/07/1982 in Book 13 of Plats at Page 44. Shown Hereon.
  - 17. Right-of-way Agreement in favor of Oklahoma Natural Gas Company filed 11/09/1982 in Book 1263 at Page 368. Not shown, affects blanket in nature.
  - 18. Rules and Regulations for Central Oklahoma Master Conservancy District filed 12/06/1985 in Book 1897 at Page Re-recorded 12/13/1985 in Book 1899 at Page 30. Not shown, affects blanket in nature.
  - 19. Intentionally deleted.
  - 20. Amended Regulatory Agreement filed 01/10/1997 in Book 2797 at Page 185. Not shown, affects blanket in nature.
  - 21. Plat Ratification filed 01/29/2003 in Book 3543 at Page 308. Not shown, affects blanket in nature.
  - 22. Regulatory Agreement filed 01/29/2003 in Book 3543 at Page 321. Not shown, affects blanket in nature.
  - 23. Affidavit of Agreement with Cox Communications, Inc., and property owners filed 01/26/2006 in Book 4125 at Page 861. Not shown, affects blanket in nature.
  - 24. Consent to Encroachment filed 09/09/2009 in Book 4664 at Page 554. Not shown, affects blanket in nature.
  - 25. Memorandum of Agreement with Cox Communications Oklahoma City, Inc., filed 10/15/2010 in Book 4798 at Page 380. Not shown, affects blanket in nature.
  - 26. Regulatory Agreement filed 01/12/2011 in Book 4830 at Page 488. Not shown, affects blanket in nature.
  - 27. UCC Financing Statement filed 01/12/2011 in Book 4830 at Page 498. Not shown, survey item.
  - 28. Rules and Regulations for the District filed 12/17/2018 in Book 5873 at Page 1469. Not shown, affects blanket in nature.
  - 29. Easement in favor of CoxCom, LLC, filed 12/02/2021 in Book 6351 at Page 619. Not shown, affects blanket in nature.

- GENERAL NOTES**
- Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" (Unshaded) by FEMA, on Flood Insurance Rate Map No. 4002C0285H, dated 09/26/2008.
  - The Property has direct access to Vicksburg Avenue and Chalmette Drive/Bull Run Street, all being a dedicated public street.
  - Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 167, including 12 designated handicapped spaces.
  - Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
  - Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of current street or sidewalk construction or repairs.
  - There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
  - The bearing of South 00° 06' 38" East as shown on the East line of the subject property per Oklahoma State Plane Grid South and recorded Plat was used as the basis of bearing for this survey.
  - All unit of measurements are US Survey feet (Grid).
  - No observed party walls were observed at the time of survey.
  - There are no offsite plottable easements, unless shown hereon.
  - Pursuant to Table A Item 2, The address of 200 Vicksburg Ave, Norman, Ok 73071 and was in the documents provided.
  - Pursuant to Table A Item 6(a) and 6(b), The surveyor was provided with a zoning letter dated March 3, 2024 from The City of Norman, Melissa Navarro, 405-307-7112.
  - Pursuant to Table A Item 10, There are no division or party walls with respect to adjoining properties.
  - The surveyor was not provided with a specified street from the client pursuant to Table A Item 14. The intersection of E Alameda St. and Vicksburg Ave. is located 340 feet from the NE corner of subject property.
  - Pursuant to Table A Item 16, the surveyor was not provided any offsite easements or servitude's burdening or benefiting the subject property unless shown hereon.
  - Pursuant to Table A Item 19, A Professional Liability Insurance policy has been obtained by the Surveyor and the Certificate of Insurance is available upon request.

**UTILITY NOTE**  
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Shown located utilities were marked in reference to Call 811 #23111007560142



**LEGEND**

⊙ POWER POLE	⊙ GAS METER
⊙ LIGHT POLE	⊙ GAS VALVE
⊙ GUY ANCHOR	⊙ GAS MASKER
⊙ ELECTRIC METER	⊙ OIL PIPELINE MARKER
⊙ ELECTRIC BOX	⊙ MAIL BOX
⊙ ELEC. TRANSFORMER	⊙ SIGN
⊙ ELEC. MANHOLE	⊙ FLAG POLE
⊙ ELEC. PEDESTAL	⊙ FIRE HYDRANT
⊙ ELEC. PULL BOX	⊙ WATER MANHOLE
⊙ SPOT LIGHT	⊙ WATER VALVE
⊙ SANITARY SEWER MANHOLE	⊙ WATER METER
⊙ SANITARY SEWER CLEANOUT	⊙ DOWN SPOUT
⊙ STORM SEWER MANHOLE	⊙ AIR CONDENSER
⊙ TELEPHONE RISER	⊙ TELEPHONE RISER
⊙ TELEPHONE MANHOLE	⊙ TELEPHONE MANHOLE
⊙ TELEPHONE MARKER	⊙ TELEPHONE MARKER
⊙ TELEPHONE PULL BOX	⊙ TELEPHONE PULL BOX
⊙ FIBER OPTIC MARKER	⊙ FIBER OPTIC MARKER
⊙ FIBER OPTIC PULL BOX	⊙ FIBER OPTIC PULL BOX
⊙ CABLE TV PEDESTAL	⊙ CABLE TV PEDESTAL
⊙ CABLE MARKER	⊙ CABLE MARKER
⊙ CABLE TV PULL BOX	⊙ CABLE TV PULL BOX
⊙ IRRIGATION CONTROL VALVE	⊙ IRRIGATION CONTROL VALVE
⊙ SPRINKLER HEAD	⊙ SPRINKLER HEAD
⊙ ROLLER	⊙ ROLLER
⊙ FIRE DEPARTMENT CONNECT	⊙ FIRE DEPARTMENT CONNECT
⊙ PROPANE TANK	⊙ PROPANE TANK
⊙ SATellite DISH	⊙ WELLHEAD
⊙ CHAIN LINK FENCE	⊙ CHAIN LINK FENCE
⊙ WOOD PANEL FENCE	⊙ WOOD PANEL FENCE
⊙ MASONRY FENCE	⊙ MASONRY FENCE
⊙ IRON FENCE	⊙ IRON FENCE
⊙ FIBER OPTIC LINE	⊙ FIBER OPTIC LINE
⊙ PROPERTY LINE	⊙ PROPERTY LINE
⊙ LOT LINE	⊙ LOT LINE
⊙ EASEMENT LINE	⊙ EASEMENT LINE
⊙ SECTION LINE	⊙ SECTION LINE
⊙ S.P.-SET IRON PIN	⊙ S.P.-SET IRON PIN
⊙ I.P.-IRON PIN	⊙ I.P.-IRON PIN
⊙ C.CP-CORRUGATED METAL PIPE	⊙ C.CP-CORRUGATED METAL PIPE
⊙ B.V.-BUILDING LIGHT LINE	⊙ B.V.-BUILDING LIGHT LINE
⊙ F.P.-FOUND IRON PIN	⊙ F.P.-FOUND IRON PIN
⊙ H.C.-HANDICAP	⊙ H.C.-HANDICAP
⊙ R.CP-REINFORCED CONCRETE PIPE	⊙ R.CP-REINFORCED CONCRETE PIPE
⊙ U.E-UTILITY EASEMENT	⊙ U.E-UTILITY EASEMENT

- ZONING**
- Project is zoned: RM-6, Medium Density Apartment District
  - Project is not located within an overlay zoning district
  - There are no violations and is in compliance
  - Project is not meeting required 20' rear setback
  - Site plan was approved by City of Norman per the building permits.

Minimum Lot Area: 5,000 Sq. Ft.  
Height Limitation: Three (3) stories  
Maximum Floor Area Ratio: 0.4  
Front Yard Requirement: 25 Feet  
Side Yard Requirement: 5 Feet  
Rear Yard Requirement: 20 Feet  
Parking Requirement: 1.2 per car recommended.

- POSSIBLE ENCROACHMENTS**
- The building on the East encroach's 4.8'± on the 25' building setback line.
  - The building on the East encroach's 5.03'± on the 25' building setback line.
  - The building on the East encroach's 4.91'± on the 25' building setback line.
  - The building on the East encroach's 2.3'± on the 10' utility easement.
  - The building on the Southwest encroach's 0.4'± on the 25' building setback line
  - Wood Shed on the North is over the zoning 5' side setback by 1.8'±



Prepared By  
**GOLDEN**  
LAND SURVEYING  
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120  
C.A.# 7263 / Exp. Date =6/30/2026  
Telephone: (405) 849-6010 Email: troy@goldens.com  
Created by: SP  
Plot Date: August 14, 2024 Paper Size: 24"x36"  
Sheet 1 of 1