



# CITY OF NORMAN, OK BOARD OF ADJUSTMENT MEETING - SPECIAL MEETING

Development Center, Room A, 225 N. Webster Ave., Norman, OK 73069  
Wednesday, December 10, 2025 at 4:30 PM

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## 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

### DISCUSSION ITEMS

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-7: ALLISON BASDEN & LAWRENCE BASDEN JR. REQUESTS A VARIANCE TO SECTION 36-513(D)(1)(A) OF 2.85' TO THE REQUIRED 50' FRONT YARD SETBACK FOR THE PROPERTY LOCATED AT 7338 BRENDA (BERENDA) CIRCLE.

### MISCELLANEOUS COMMENTS

### ADJOURNMENT



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 12/10/2025

**REQUESTER:** Allison Basden & Lawrence Basden Jr.

**PRESENTER:** Justin Fish, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-7: ALLISON BASDEN & LAWRENCE BASDEN JR. REQUESTS A VARIANCE TO SECTION 36-513(D)(1)(A) OF 2.85' TO THE REQUIRED 50' FRONT YARD SETBACK FOR THE PROPERTY LOCATED AT 7338 BRENDA (BERENDA) CIRCLE.

<b>APPLICANT</b>	Allison Basden & Lawrence Basden Jr.
<b>LOCATION</b>	7338 Brenda Circle
<b>ZONING</b>	RE, Residential Estate Dwelling District
<b>REQUESTED ACTION</b>	Variance to Section 36-513(d)(1)(a) of 2.85' to the required 50' front yard setback
<b>SUPPORTING DATA</b>	Location Map Application with Attachments Variance Request Survey Cleveland County Clerk Ownership Certification 1973 Plat of East Oaks No. 1 Addition

### **SYNOPSIS:**

This application concerns a single-family dwelling that was constructed in 1974. The dwelling was constructed 22.15' from the street right-of-way line; however, the applicable front setback for this parcel is 50' from the street right-of-way line. The placement of the dwelling has resulted in an encroachment of 27.85' from the street right-of-way line. The dwelling has changed owners several times since construction in 1974, and at least 4 times since 2007, as demonstrated by available public county records. To bring the dwelling into conformity with the Zoning Ordinance, the applicant has requested a variance from the Board of Adjustment.

The requested variances as advertised are as follows:

1. A variance to Section 36-513(d)(1)(a) of 2.85' to the required 50' front yard setback.

However, upon further review of this application, it was discovered that the original advertisement was incorrectly based on the dwellings' location from the property line, rather than from the street right-of-way line located 25' deep into the northern portion of the subject lot (see Survey). Thus, in order to address the correct setback line, staff is recommending the BOA consider a variance as follows:

1. A variance to Section 36-513(d)(1)(a) of 27.85' to the required 50' front yard setback.

The application, site plan, and the variance justification form provided by the applicant are attached for your review.

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

#### **Section 36-513(d)(1)(a):**

(d)(1) *Front yard.* All buildings shall be set back from street right-of-way lines to comply with the following front yard requirements:

- a. The minimum depth of the front yard shall be 50 feet.

### **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. For the purposes of the Norman Zoning ordinance, "the term 'hardship' means a hardship peculiar to the property of the applicant that is **of such a degree of severity that its imposition is not necessary to carry out the spirit of this chapter and that would amount to substantial and unnecessary waste of the property.** From the terms of this ordinance, a variance shall not be granted by the Board of Adjustment unless and until the required hardship has been demonstrated based upon evaluation of the following factors:

- (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 **hardship and uniqueness** are demonstrated, variances **must be narrowly tailored** so as to only alleviate the hardship and not confer special privileges upon the applicant.

**Additionally, the existence or non-existence of protest by neighboring property owners may present facts that can be considered in establishing the necessary variance factors, namely and second and fourth factor above, but is not dispositive in any case.**

**DISCUSSION:**

The subject property is located within the East Oaks Addition, which was platted in 1973. As platted, this subdivision is accessed by a 50' private drive (dedicated in conjunction with necessary underground utility easements, see Survey). The center of the platted private drive constitutes the property lines of lots located to both the north and south of the drive, resulting in right-of-way lines 25' deep into the northern portion of the subject lot.

This Addition consists of single-family dwellings zoned RE, Residential Estate Dwelling District, which requires that the front setback be measured from the street right-of-way line. Measuring 50' from this street right-of-way line, the setback/build line is ultimately located 75' deep into the lot itself. The applicants have owned the subject property since 2015, and according to public records the property has changed ownership at least three times prior to their ownership since construction. While attempting to complete a sale of the subject property the prospective buyer was denied title insurance due to the dwelling being considered a non-conforming structure. The applicant has submitted a certified survey showing the existing dwelling to be a distance of 22.15' from the street right-of-way line. This results in an encroachment of the front yard setback of 27.85'.

As addressed by applicant in its response to the variance justification factors, and as is apparent from public historical records, this home was originally built in its current location. As such, applicable factual records support the applicant's assertion that the requested variance need did not result from applicant's actions, but occurred several years prior to applicant's ownership of the property. Additionally, public records also make it clear that this issue passed, apparently unnoticed, through multiple ownership changes prior to applicant's ownership, indicating potential hardship through loss of prior investment by applicant in the property itself. Granting of the requested variance would also not appear to indicate harm to the surrounding properties in light of the more than 50 years that have passed since placement of the home in its current location. Further, granting a variance would allow the applicant to sell the property, a right commonly enjoyed by other properties, and several previous owners of this same property, in the same zoning district.

Additionally, following original advertisement, it was discovered that 25' additional variance was required by applicant for the main dwelling in order to account for the street right-of-way line's 25' encroachment into the property. City staff therefore proposes BOA's consideration of approval of a 27.85' variance.

**CONCLUSION:**

Staff recommends approval of BOA-2526-6, a request for a variance of 27.85' to the front building line for the principal dwelling on the subject property, subject to Section 36-513(d)(1)(a).

PUD  
9798-54

A-2  
1322

A-2  
1322

STATE HWY 9

A-2  
1322

72ND AVE-SE

CADDELL ESTATES COS

CADDELL ESTATES COS

CADDELL ESTATES COS

BRENDA CIRCLE

Subject Tract

COONOO ADDITION COS

RE  
7677-77

A-2  
1322

COONOO ADDITION COS

COONOO ADD COS LOTS 2A & 3A

COONOO ADD COS LOTS 2A & 3A

ALLSPICE

GINGER DRIVE

RE  
8283-42

BLUE RIDGE #2  
BLUE RIDGE ACRES

RE  
8485-7

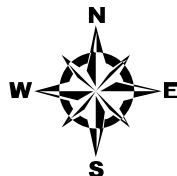
RE  
8283-42

NUTMEG

# 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.



November 24, 2025

0 200 400 Ft.



Subject Tract



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

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

Item 1.

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

<b>APPLICANT(S)</b> Allison A Basden & Lawrence A Basden, Jr.	<b>ADDRESS OF APPLICANT</b> 7338 Brenda Circle  Norman, OK 73026
<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Allison Basden 405-990-0220 Jim West: 405-760-7849	<b>EMAIL ADDRESS</b> aabasden72@gmail.com  jimwest@dillardcies.com

**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](mailto:CURRENT.PLANNING@NORMANOK.GOV))

Lot 6, Block 1, East Oaks 1 Norman, OK 73026

**Requests Hearing for:**

☒ VARIANCE from Chapter 36, Section 513 (d)(1)(a)

☐ SPECIAL EXCEPTION to \_\_\_\_\_

**Detailed Justification for above request** (refer to attached Review Procedures and justify request according to classification and essential requirements therefor). For any variance, the "Detailed Justification of Variance Request" form must be completed and attached:

Selling the house. When home was built in 1974, it was built over the 50' build line. This violation is preventing the buyer from obtaining title insurance. Requesting a variance of 2.85 feet to the required 50 foot front yard set back.

**SIGNATURE OF PROPERTY OWNER(S):**

**ADDRESS AND TELEPHONE:**

7338 Brenda Circle

Norman, OK 73026

405-990-0220

OFFICE  
USE  
ONLY

- ☐ Application & Detailed Justification Form  
☐ 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 \_\_\_\_\_

Item 1.


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

DATE: November 21, 2025

I, Allison A Basden & Lawrence A. Basden, Jr., 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:

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: 

Address: 7338 Brenda Circle Norman, OK. 72026

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

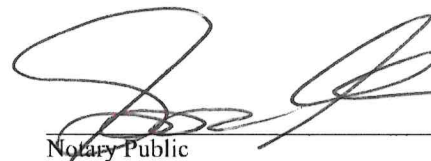
Address: \_\_\_\_\_

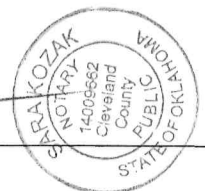
## NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 22 day of NOV, 2025, personally appeared Allison Basden & Lawrence Basden Jr., 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.

(SEAL)

My commission expires: 10-23-26

  
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



**BOARD OF ADJUSTMENT**  
**DETAILED JUSTIFICATION OF VARIANCE REQUEST**

Item 1.

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

Revised 08/23

Please attach additional sheets, as necessary.

Special conditions or 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:

Yes my house was built in the wrong place in 1974 as well as other houses.

Attest

AAB LAB

The literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district:

Yes, house was originally built and encroaching set back.

Attest

AAB LAB

The special conditions or circumstances do not result from the actions of the applicant:

Yes. Home was built in 1974. It has passed title 5 additional times

Attest

AAB LAB

Granting of the Variances requested will not confer on the applicant any special privilege that is denied to other lands, structures, or buildings in the same district:

Yes because it allows house to be sold like other houses in this zoning district.

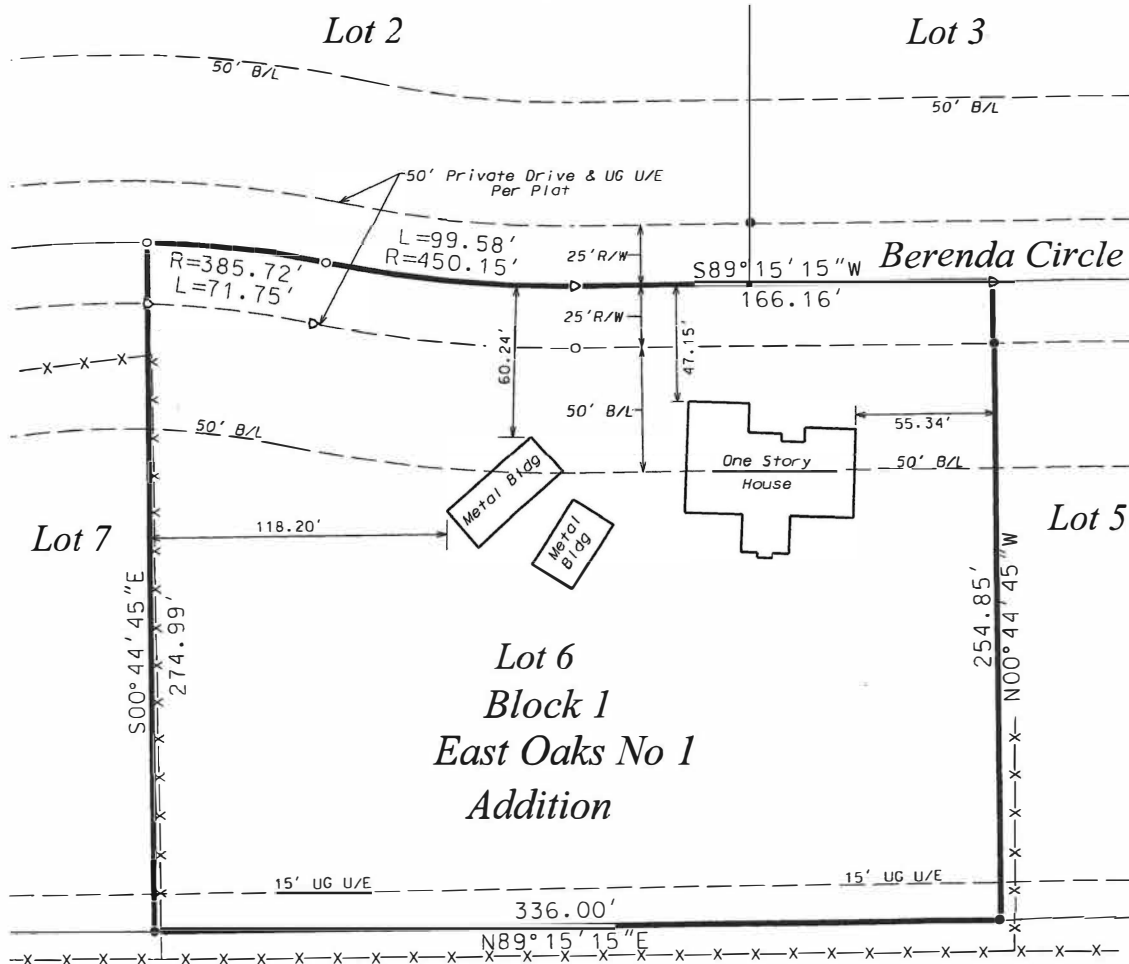
Attest

AAB LAB



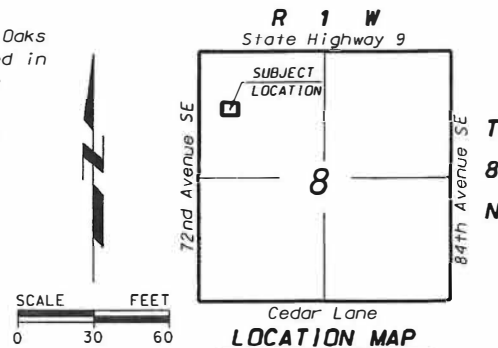
# CERTIFICATE OF SURVEY

LOT 6 BLOCK 1 OF EAST OAKS No 1 ADDITION  
NORMAN, CLEVELAND COUNTY, OKLAHOMA  
7338 Berenda Circle, Norman, OK 73026



NOTE:  
Bearings shown are based on the final Plat of East Oaks No 1 Addition to Norman, Cleveland Oklahoma as filed in Plat Book 11 at Page 21, dated July 25, 1973 in the Cleveland County Clerk's records.

- ( ● ) - Indicates Existing 3/8" Iron Pin Or Monument As Noted Hereon.
- ( ○ ) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked " Pollard PLS 1474"
- ( D ) - Indicates Mag Nail With Metal Washer Marked " P+W Survey CA 2380"
- ( —X—X— ) - Indicates Existing Fence Line
- ( R/W ) - Indicates Platted Street Right-of-way
- ( UG U/E ) - Indicates Platted Underground Utility Easement
- ( B/L ) - Indicates Platted Building Line Setback



The Subject Property Is Located in Zone "X" according FEMA's FIRM Map/Panel Number 40027C0315H with an effective Date of 09/26/2008.  
Zone "X" is best defined as "Areas of Minimal Flood Hazards".

**POLLARD & WHITED SURVEYING, INC.**

2514 Tee Drive

Norman, OK 73069

CA 2380 exp. 6-30-27

405-366-0001

tpollard@pwsurveying.com

Jim West

Certificate of Survey

Lot 6 Block 1 East oaks No1 Addition

Norman, Cleveland County, Oklahoma

November 20, 2025

East oaks 1.dgn

Drawn By: T. Pollard

Sheet 1 of 2

## CERTIFICATE OF SURVEY

I, Timothy G. Pollard, a Professional Land Surveyor, hereby certify that the attached drawing is a true and accurate representation of a survey of the described property.

I further certify that this survey meets or exceeds the current "Oklahoma Minimum Standards For The Practice Of Land Surveying" as adopted by the Oklahoma State Board Of Licensure For Professional Engineers and Land Surveyors.

### LEGAL DESCRIPTION

Lot Six (6) of Block One (1) of East Oaks No 1 Addition to Norman, Cleveland County, Oklahoma according to the recorded plat thereof.

### NOTES

(1) The attached boundary survey was made to establish the boundary locations as shown hereon and is based on the Final Plat of East oaks No. 1 Addition to Norman, Cleveland County, Oklahoma, as filed in Plat Book 11 at Page 21, date July 25, 1973, in the Cleveland County Clerk's records.

(2) This does not represent a complete search of the County Clerk's records by the undersigned, to determine ownership.

(3) This survey does not represent a complete search of the County Clerk's records to determine if any easements or rights-of-way affect the property, except as noted. The undersigned has not abstracted the property.

(4) This survey should be filed with the Cleveland County Clerk and referred to by any deeds, conveyances or other instruments made in connection with the subject property.

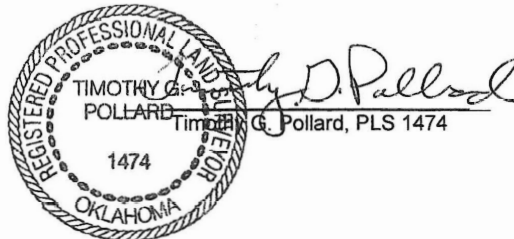
(5) No excavations were made during the progress of this Survey to locate underground utilities and facilities. Contact OKIE 811 or the owners of underground facilities to have them marked before any excavation.

(6) Except as specifically stated or shown this Survey does not reflect any easements, rights-of-way, building lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations. Further this Survey does not show any other facts which an accurate and current title search would disclose.

(7) All buildings, surface or subsurface improvements on or adjacent to the subject property are not necessarily shown. This "Boundary Survey" was made to locate the boundary of said property and not necessarily to locate all improvements.

(8) Bearings are given to show the angle relationship between lines. Bearings are not necessarily geodetic. The basis of bearings for this survey is stated on the attached drawing.

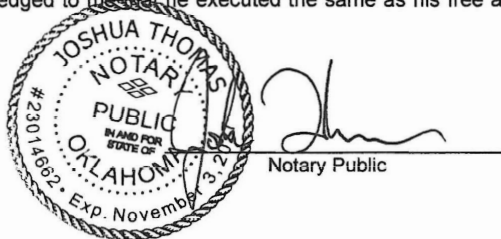
**IT IS ADVISED**, by the undersigned, that all adjoining property owners should be contacted prior to building any fences or other structures along or on the property lines. Certain legal rights may exist with existing fences that have been used for particular periods of time for lines of possession. If any difference of opinion is indicated a resolution should be reached, preferably in writing, between the owners on the location of any improvements along or on the property lines.



### NOTARY

State Of Oklahoma )  
County Of Cleveland) SS

Before me, a Notary Public, in and for said County and State, on this 20th day of November 2025, personally appeared, Timothy G. Pollard, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.



1.



## PROPERTY LOCATION

406 BRENDA CIR  
ORMAN, OK 73026

## OWNERSHIP

AXPAYER 162  
406 Berenda CIR  
Iorman, OK 73026-4519

**PREVIOUS OWNER**

NEAL, JIMMY LEE & DIANE M  
406 Brenda CIR  
Tulahoma, OK 73026-4519  
US

### NARRATIVE DESCRIPTION

his parcel contains 2.01AC of land mainly classified as Urban  
reside with a Conventional 1 Story building built about 1974,  
aving primarily Frame Masonry Veneer Exterior and 2,035  
quare Feet, with 1 Residential Unit, 2 Baths, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

## PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	C001	100.0
Util 2		Dis 2	SD29	100.0
Util 3		Dis 3	TNOR	100.0
Census		Zone 1		
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt	1 - Homestead, 3% (			

AND SECTION (11UR)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC Mod	Int 1	%	Int 2	W337	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes		
11UR	Urban Reside		1	2.01		AC	Residentia	1		12,947	23,705.47	8-1W	1				47,648			0.00000		1	5,718			
													<p><b>THIS IS A TRUE AND CORRECT COPY OF THE RECORDS OF THE OFFICE OF THE CLEVELAND COUNTY ASSESSOR</b></p> <p><b>AS OF 11:50 AM PM ON THIS 20th DAY OF November, 2025</b></p> <p><b>DOUGLAS WARR, COUNTY ASSESSOR</b></p> <p><b>BY [Signature]</b></p>													
Total AC/HA				2.01	Total SF/SM				87,556.00	Parcel LUC11UR - Urban Reside				P. NBC Desc8-1W Tier 1				Tot	47,648	Spl Credit		0.00	Tot		5,718	

12

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Property: 32469 | Bid: 33545 | Seq: 1 | Year: 2025 | Data As Of Date: 11/20/2025 | User: dienkins | DB: Assess50ClevelandOK

## IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
11UR	243,693	2,000	2.01	47,648	293,341
Building Total	243,693	2,000	2.01	47,648	293,341
Parcel Total	243,693	2,000	2.01	47,648	293,341
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	144.15	Tot Val SF/Prcd	144.15

## PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2025	TR	11UR	243,693	2,000	2.01	47,648	293,341	28,138	2024/LDS 11/13/25 4:43:	11/13/2025
2024	TR	11UR	225,001	2,000	2.01	45,379	272,380	27,319	2023/LDS 11/06/24 10:48	11/06/2024
2023	TR	11UR	205,122	2,700	2.01	45,379	253,201	26,523	2022/LDS 11/06/23 10:24	11/06/2023
2022	TR	11UR	202,935	0	1.005	11,658	214,593	25,751	2021/LDS 11/10/22 2:00:	11/10/2022
2021	TR	11UR	202,935	0	1.005	11,658	214,593	25,751	2020/LDS 11/07/21 1:05:	11/07/2021
2020	TR	11UR	202,935	0	1.005	11,658	214,593	25,751	creating Tax roll SW	11/03/2020
2019	TR	11UR	202,935	0	1.005	11,658	214,593	25,751	generating tax roll	10/23/2019
2018	TR	11UR	190,515	0	1.005	11,658	202,173	24,261	for final tax roll	11/05/2018
2017	TR	11UR	190,515	0	1.005	11,658	202,173	24,261		11/08/2017
2016	TR	11UR	190,515	0	1.005	11,658	202,173	24,261	DO NOT DELETE DO NOT	11/16/2016

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit	Date	Result	By
									05/09/2025		Sam Woodfork
									05/17/2024		Samuel Woodfork
									05/02/2024		Samuel Woodfork
									03/30/2023		Samuel Woodfork
									05/18/2022		Amy Griffith
									12/21/2021		Angela Mead
									08/13/2021		Cindy Cero
									05/23/2019		Samuel Woodfork
									05/04/2018		Samuel Woodfork
									05/04/2018		Samuel Woodfork
									05/04/2018		Samuel Woodfork

## ACTIVITIES

Date	Result	By
05/09/2025		Sam Woodford
05/17/2024		Samuel Woodford
05/02/2024		Samuel Woodford
03/30/2023		Samuel Woodford
05/18/2022		Amy Griffith
12/21/2021		Angela Mead
08/13/2021		Cindy Cero
05/23/2019		Samuel Woodford
05/04/2018		Samuel Woodford
05/04/2018		Samuel Woodford
05/04/2018		Samuel Woodford

## LEGAL DESCRIPTION

EAST OAKS 1 LOT 5 BLK 1	
Lot Size	
Total Land	2.01
Land Unit Type	AC

**CATALIS**  
ADVANCING GOVERNMENT.  
ENGAGING CITIZENS.



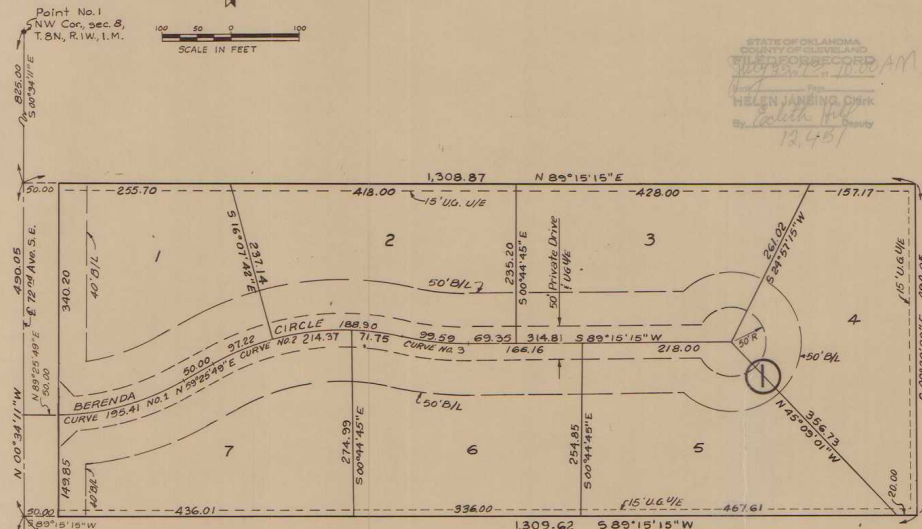
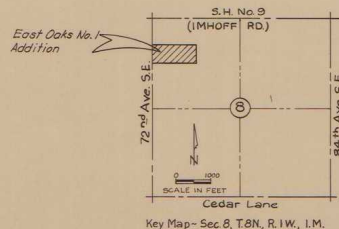
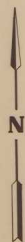
User Account
R0032469
GIS Coord 1
GIS Coord 2
Insp Date
05/09/2025
Print Date / Time
11/20/2025 12:03 pm
Last Date / Time
11/3/20 7:53 pm
BANANA\bmmarshall

USER DEFINED

PriorID1a
PriorID2a
PriorID3a
PriorID1b
PriorID2b
PriorID3b
PriorID1c
PriorID2c
PriorID3c
Assessor Map



# EAST OAKS No 1 ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA Being a part of the NW/4 NW/4 Sec. 8, T.8N, R.1W, I.M.



Note: The streets and drives reflected on this plat have not been dedicated to the public. All streets and drives shall be maintained by the private property owners within this subdivision, provided, however, said streets and drives shall forever remain open to police, fire, and other emergency vehicles, and to vehicles and officials of all State, Federal, County, and City agencies.

## Legal Description

A tract of land located in the NW/4, NW/4, sec. 8, T.8N, R.1W, I.M., more particularly described as follows: Beginning at a point which is S 00°34'11" E (assumed bearing along the west line of said section) a distance of 825.00 feet from the NW corner of said section; thence N 89°15'15" E a distance of 1,308.87 feet; thence S 00°39'28" E a distance of 490.05 feet; thence S 89°15'15" W a distance of 1,309.62 feet; thence N 00°34'11" W a distance of 430.05 feet to the point of beginning.

CURVE	RADIUS	DELTA	LENGTH	TAN
1	373.21	30° 00' 00"	135.41	100.00
2	385.12	42° 30' 00"	286.12	150.00
3	450.15	12° 40' 34"	39.58	50.00

## OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: that we, the undersigned, Dell Pierce and Norma Jean Pierce are the owners of and the only possessors of any right, title or interest in and to the following described property: See legal description and we have caused said land to be surveyed and subdivided into Lots, Blocks, Streets and Avenues, and that hereafter said subdivided land shall be known as East Oaks No. 1 Addition to Norman, Oklahoma, and we dedicate to public use all the easements within the subdivision. All lands so dedicated for public use shall be free from all encumbrances and mortgages. For the purpose of providing an orderly development of the entire tract, the property within the subdivision is subject to certain restrictions contained in an instrument executed as a part and parcel hereof and filed for record in the office of the County Clerk of Cleveland County, Oklahoma with this plat and deeded in WITNESS WHEREOF, We, the undersigned, have caused this instrument to be executed, on the 16th day of May, 1973.

STATE OF OKLAHOMA }  
COUNTY OF CLEVELAND } SS

Before me, the undersigned, a Notary Public in and for said County and State on the 16th day of May, 1973, personally appeared Dell Pierce and Norma Jean Pierce known by me to be the identical persons who subscribed their names as makers to the within and foregoing instrument and acknowledged to me that they same as their free and voluntary act and deed for the purpose and uses therein set forth.

WITNESS my hand and seal the day and year last above written.

My commission expires: 11-3-73

## BONDED ABTRACTER'S CERTIFICATE:

The undersigned duly qualified and lawfully bonded Abtractor of Titles in and for the County of Cleveland, State of Oklahoma, hereby certifies that the record proper officials of said County show that title to the land included in the annexed plat of East Oaks No. 1 Addition

to Norman, Oklahoma, is vested in Dell Pierce and Norma Jean Pierce

and that on the 14th day of MAY, 1973, there are no actions pending or judgments of any nature in any court or on file with the Clerk of any Court in State against said land or the owner thereof, that the taxes are paid for the year 1972 and all the prior years, that no outstanding tax sales certificates are against said land and that no tax deeds are issued to any person or persons, and that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, EXCEPT: Mortgages, Easements and Mineral Conveyances of Record.

IN WITNESS WHEREOF, said Bonded Abtractor has executed this instrument at Norman, Oklahoma, this 14th day of MAY, 1973 American First Abstract

ATTEST: Paul Nordstrom  
Secretary

STATE OF OKLAHOMA }  
COUNTY OF CLEVELAND } SS

Before me, the undersigned, a Notary Public in and for said County and State, on the 14th day of MAY, 1973, personally appeared Harold Cox, President of the City of Norman, Oklahoma, and he acknowledged to me that he executed his free and voluntary act and deed and as the free and voluntary act and deed of said corporation for the purpose and uses therein set forth.

WITNESS my hand and seal the day and year last above written.

My commission expires: September 30, 1974

## COUNTY TREASURER'S CERTIFICATE:

I, Mabel Gilmore, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Cleveland County, State of Oklahoma, and that said County show all taxes are paid for the year 1972 and all prior years on the land shown on the annexed plat of East Oaks No. 1 Addition

to Norman, Oklahoma

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at Norman, Oklahoma, on this 15th day of May, 1973.

## CITY PLANNING COMMISSION APPROVAL:

I, William H. Hardwick, Chairman of the City Planning Commission of Norman, Oklahoma, do hereby certify that the said Planning Commission has approved the attached plat of East Oaks No. 1 Addition

to Norman, Oklahoma, at a meeting on the 14th day of June, 1973, and forwarded same to City Council without recommendation.

## CITY COUNCIL APPROVAL:

I, C. H. Dunn, Mayor of the City of Norman, Cleveland County, Oklahoma, do hereby certify that the City Council of said City approved the attached plat of East Oaks No. 1 Addition

to Norman, Oklahoma, at a meeting on the 10th day of July, 1973.

ATTEST: C. H. Dunn  
City Clerk

## ENGINEER'S CERTIFICATE:

I, Carl E. Steele, a registered professional engineer and registered land surveyor do hereby certify that the annexed plat of East Oaks No. 1 Addition to Norman, Oklahoma, consisting of this sheet only, correctly represents a survey thereof made under my supervision and that all of the monuments shown actually exist and their respective positions are correctly shown.

STATE OF OKLAHOMA }  
COUNTY OF CLEVELAND } SS

Before me the undersigned, a Notary Public in and for said County and State, on the 16 day of May, 1973, personally appeared Carl E. Steele known by me to be the identical person who subscribed his name as maker to the within and foregoing instrument and acknowledged to me that he executed the free and voluntary act and deed for the purpose and uses therein set forth.

WITNESS my hand and seal the day and the year last above written.

My commission expires 11-3-73

