

Easement

Version 3.3 released on 6/29/23

PK10120155

**CITY COUNCIL USE ONLY**

Date Received: _____
 Committee Date: _____
 1st Agenda Date: _____

Tracking #: _____
 Committee: _____
 Hearing Date: _____
 2nd Agenda Date: _____

CITY CLERK USE ONLY

☐ Scanned Date: 12.13.2023
☐ Posted Item #: 2312.02924

*All department items requiring Council approval must be submitted through the Mayor's Office.***Primary Details****Board Approval****Other Board Name****City Council Approval**☒ Yes ☐ No

Department
Public Works

Contact Name
Courtney Jones 11.1.23

Email
courtneyjones@cityoftulsa.org

Phone
918-596-9549

Easement Type
Sanitary Sewer

Owner-Grantor
Regal Associates, LLC

Bid/Project Number
LS 21429

Project Title
Lot 1 Block 1 Regal Addition

Council District
6

Section
3

Township
19

Range
14

Addition
REGAL ADDITON

Lot
1

Block
1

Address
15727 E Admiral Place

Parcel Number
554

Additional Information/Tracking Number

Budget**Contract Types**

☒ No Payments Involved
☐ Revenue Contracts
☐ Expense Contracts

Funding Source(s)**DONATION:**

TOTAL: \$0.00

Approvals

Department: [Signature]
 Legal: Caroline Wolf
 Board: _____
 Mayor: [Signature]
 Other: _____

Date: 11.08.23
 Date: 12/7/23
 Date: DEC 13 2023
 Date: _____

Policy Statement**Background Information**

This Sanitary Sewer easement is being donated by Regal Associates, LLC, an Oklahoma limited liability company, as a requirement of LS 21429. This easement is required for a sewer main extension required for the lot split and use change associated with the Regal Addition to Tulsa. PDZ:MSL:swb

Summation of the Requested Action

Mayoral approval and City Council acceptance.

Other Pertinent Details**Processing Information for City Clerk's Office****Post Execution Processing**

☐ Mail vendor copy (add'l signature copies attached)
☒ Must be filed with other governmental entity
☐ Add'l governmental entity approval(s) required

Additional Routing, Processing or Contact Details

Original to be picked up by Courtney Jones for further processing. (6-9549)

SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **REGAL ASSOCIATES, LLC**, an Oklahoma limited liability company, (Grantor) the owner of the legal and equitable title to the following real estate situated in Tulsa County, State of Oklahoma, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS cash in hand paid by the CITY OF TULSA, OKLAHOMA, a municipal corporation, (City) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant and convey unto the said City, a perpetual easement, through, over, under and across the following described property:

See Exhibit "A"

for the purpose of permitting the City, to construct a sanitary sewer thereon through, over, under, and across said property, together with all necessary and convenient appurtenances thereto; and to use and maintain the same and of affording the City, its officers, agents, employees, and/or all persons under contract with it, the right to enter upon said premises and strip of land for the purpose of surveying, excavating for, constructing, operating, repairing, and maintaining of such construction.

The City is hereby given and granted the exclusive possession of said above premises for the purposes aforesaid and Grantor, for its administrators, successors and assigns, covenants and agrees that no building, structure, fence, wall or other above ground obstruction will be placed, erected, installed or permitted upon the above described land; and further covenants and agrees that in the event the terms of this paragraph are violated by the Grantor, or any person in privity with it, such violation will be promptly corrected and eliminated immediately upon receipt of notice from City, or City shall have the right to remove or otherwise eliminate such violation, and Grantor, its administrators, successors and assigns, shall promptly pay the actual cost thereof.

TO HAVE AND TO HOLD Such easement and right-of-way unto the City, its successors or assigns, forever.

Dated this 16TH day of OCTOBER, 2023.

CITY OF TULSA
OFFICE OF CITY CLERK
175 E 2ND ST - STE 260
TULSA, OKLAHOMA 74103

**REGAL ASSOCIATES, LLC,
an Oklahoma limited liability company,**

By: [Signature]
Name: Curtis Broome
Title: Manager - AUTHORIZED FINANCIAL +
OPERATIONAL AGENT

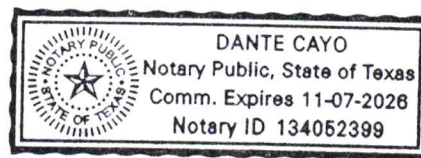
STATE OF TEXAS)
) ss.
COUNTY OF COLLIN)

Before me, the undersigned, a Notary Public, in and for said County and State on this 16 day of October, 2023, personally appeared **Curtis Broome**, known to be the identical person who subscribed the name of **REGAL ASSOCIATES, LLC, an Oklahoma limited liability company**, to the foregoing as its Manager 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 **REGAL ASSOCIATES, LLC, an Oklahoma limited liability company**, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

[Signature]
Notary Public

My commission expires:
11/07/2026



APPROVED AS TO FORM:

Caroline L Wolf

City Attorney
Assist.

APPROVED AS TO SUBSTANCE:

[Signature]

Director

ACCEPTED BY CITY COUNCIL:

Date: _____

BY: _____

Name: *Jeannie Cue*
Title: Chair

APPROVED BY MAYOR:

CITY OF TULSA, OKLAHOMA,
a municipal corporation

Date: _____

BY: _____

Name: G. T. Bynum
Title: Mayor

ATTEST:

City Clerk

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, a Notary Public in and for said County and State, on the _____ day of _____, 2023, personally appeared Jeannie Cue to me known to be the identical person who accepted the within and foregoing instrument as Chair of the City Council of the City of Tulsa, Oklahoma, and acknowledged to me that she accepted the within and foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of the City Council of the City of Tulsa, Oklahoma, for the uses and purposes therein set forth.

Notary Public

My commission expires:

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, a Notary Public in and for said County and State, on the _____ day of _____, 2023, personally appeared G. T. Bynum, to me known to be the identical person who approved the within and foregoing instrument as Mayor of the City of Tulsa, Oklahoma, and acknowledged to me that he approved the within and foregoing instrument as his free and voluntary act and deed and as the free and voluntary act and deed of the City of Tulsa, Oklahoma, for the uses and purposes therein set forth.

Notary Public

My commission expires:

JBH JMS

EXHIBIT
OF
SANITARY SEWER EASEMENT
A PART OF LOT 1 IN BLOCK 1
REGAL ADDITION
TULSA COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A STRIP, PIECE, OR PARCEL OF LAND LOCATED IN LOT ONE (1) OF BLOCK ONE (1) IN REGAL ADDITION, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FOR THE PURPOSES OF A SANITARY SEWER EASEMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, THENCE S 88°38'26" W ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 202.25 FEET TO THE POINT OF BEGINNING; THENCE N 00°53'17" W A DISTANCE OF 30.00 FEET; THENCE S 88°38'26" W A DISTANCE OF 30.00 FEET; THENCE S 00°53'17" E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 1; THENCE N 88°38'26" E ALONG SAID SOUTH LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS, AS LISTED ON PAGE 1 OF THIS EXHIBIT, IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011).

SURVEYOR'S STATEMENT

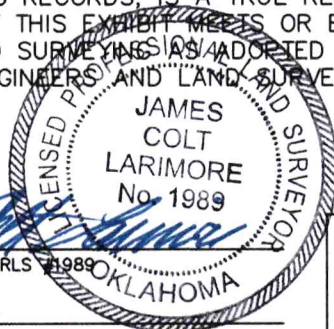
I, JAMES COLT LARIMORE, PROFESSIONAL SURVEYOR NO. 1989 IN AND FOR THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED, AND THAT THIS EXHIBIT MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS.

BY: 

JAMES COLT LARIMORE, RLS 1989

SEPTEMBER 20, 2023

DATE OF CERTIFICATION



9885 E. SYCAMORE ST.
CLAREMORE, OK 74017
C.A. NO. 8242

PHONE: (918) 269-7815
EXP. DATE 6/30/2025

| | |
|--------------|----------|
| SCALE: | 1"=80' |
| DRAWN BY: | JCL |
| SURVEY BY: | JCL |
| REVISION: | |
| SURVEY DATE: | 4-6-2023 |
| JOB NO: | 00704 |

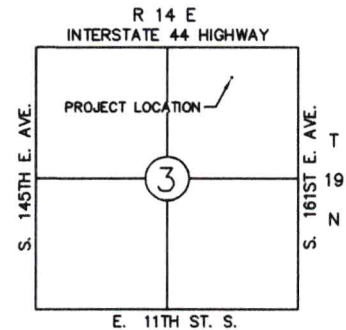
JBH
JMS

EXHIBIT
OF
SANITARY SEWER EASEMENT
A PART OF LOT 1 IN BLOCK 1
REGAL ADDITION
TULSA COUNTY, OKLAHOMA

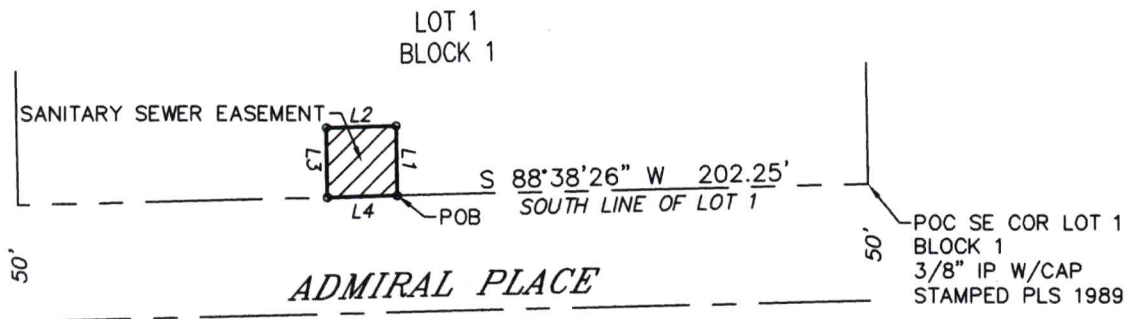


LEGEND

- POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
o SET 60D NAIL



LOCATION MAP
NOT TO SCALE



LINE TABLE

| | | |
|----|---------------|--------|
| L1 | N 00°53'17" W | 30.00' |
| L2 | S 88°38'26" W | 30.00' |
| L3 | S 00°53'17" E | 30.00' |
| L4 | N 88°38'26" E | 30.00' |

NOTES

1. THIS LEGAL DESCRIPTION WAS PREPARED BY JAMES COLT LARIMORE, OKLAHOMA LICENSED PROFESSIONAL SURVEYOR #1989
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
3. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.
4. THE BEARING BASE FOR THIS EXHIBIT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011).
5. LAST SITE VISIT - 4/6/2023

SURVEYOR'S STATEMENT

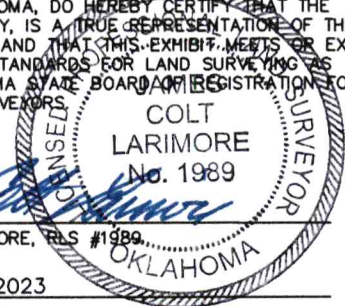
I, JAMES COLT LARIMORE, PROFESSIONAL SURVEYOR NO. 1989 IN AND FOR THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF SURVEY, IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED, AND THAT THIS EXHIBIT MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS.

BY:

JAMES COLT LARIMORE, PLS #1989

SEPTEMBER 20, 2023

DATE OF CERTIFICATION



9888 E. SYCAMORE ST.
CLAREMORE, OK 74017
C.A. NO. 8242

PHONE: (918) 289-7815
EXP. DATE 6/30/2025

| | |
|--------------|-----------|
| SCALE: | 1"=80' |
| DRAWN BY: | JCL |
| SURVEY BY: | JCL |
| REVISION: | 9-20-2023 |
| SURVEY DATE: | 4-6-2023 |
| JOB NO: | 00704 |

Byrd, Scott

From: Mr. Parcel of Dallas <mrparceldallastx@gmail.com>
Sent: Friday, December 1, 2023 3:55 PM
To: Curtis Broome; mikewood2644@gmail.com; Silman, Sandy
Subject: Re: Easement: Notary mistake - LS 21429 ESMT 554

Hello Mr. Silman,

I am Dante Cayo, the Notary of Texas and County of Collin. I apologize for not changing the State and County to mine.

I, Dante Cayo, the authorized Notary of Texas, give permission to 'The City of Tulsa' to change the State to Texas and County to Collin.

The location of this documentation was notarized at Mr. Parcel of Dallas at 18484 Preston Rd, Dallas, TX 75252, USA. I hereby authorize this in accordance as Notary of the State of Texas.

Thank you for reviewing this statement. Have a great day.

Dante Cayo

On Fri, Dec 1, 2023 at 3:44 PM Curtis Broome <cymbianglobal@gmail.com> wrote:
Hello Dante!

I'll stop by shortly so we can coordinate at sending the requested reply to Mr. Silman.

Thank you I'm advancing for your assistance with this matter!

Curtis Broome

----- Forwarded message -----

From: **Mike Wood** <mikewood2644@gmail.com>
Date: Fri, Dec 1, 2023, 3:31 PM
Subject: Fwd: Easement: Notary mistake - LS 21429 ESMT 554
To: Curtis Broome <cymbianglobal@gmail.com>

----- Forwarded message -----

From: **Silman, Sandy** <ssilman@cityoftulsa.org>
Date: Fri, Dec 1, 2023 at 3:19 PM
Subject: RE: Easement: Notary mistake - LS 21429 ESMT 554
To: Mike Wood <mikewood2644@gmail.com>

Mr. Wood,