

Ordinance

Version 3.4 released on 6/29/23

Use for all Ordinances including: TRO, Budget, Zoning, Declarations, Trust Indentures, etc.



PW0120224

CITY COUNCIL USE ONLY		CITY CLERK USE ONLY	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>01.10.2024</u>
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item #: <u>2401.00076</u>
1 st Agenda Date: _____	Hearing Date: _____		
	2 nd Agenda Date: _____		

All department items requiring Council approval must be submitted through the Mayor's Office.

Primary Details

Dept. Tracking No. 5-2-23-31	Board Approval	Other Board Name	City Council Approval <input checked="" type="radio"/> Yes <input type="radio"/> No
Department Public Works	Contact Name Tony Glynn <u>12/5/23</u>	Email TGLYNN@cityoftulsa.org	Phone 918-596-9245
Subject (Description) Closing of a utility easement.		Ordinance Type Closing an Easement	
Section 19	Township 19	Range 14	Lot Res A
Block 1	Address 10863 E. 41st Street		BA / CT Number
Amending Ord. No.	TRO Title No. e.g. 43	TRO Subtitle e.g. G	Property/Non-Property
Council District 6	Zoning No.	PUD No.	Planning District

Budget

Funding Source(s)

TOTAL:

Enter the funding source(s) using the appropriate Munis funding format: Org (Allocation Code)-Object-Amount (1001211-531401-\$10.00) or Project String-Amount (144104.Abst>Title5413102.6001-4043122-541102-\$30,000.01)

Approvals

Department: _____
 Legal: Audrey D Blank
 Board: _____
 Mayor: [Signature]
 Other: _____

Date: 12/12/2023
 Date: 12-21-23
 Date: JAN 10 2024
 Date: _____

Policy Statement

Background Information

A request has been made by Alan Betchan (AAB Engineering, LLC) to close a drainage easement as shown on the attached exhibits. The easement is part of Reserve A of the Ravenwood Addition, Plat No. 4484. The easement has been requested to be closed for future development. A new overland drainage easement will be revised in the new 41 Storage Center plat. The request to close the easement has been reviewed by City of Tulsa staff, representatives of various authorities, boards, and/or commissions, and private utility companies with no objections.

Provide background information on the requested action.

Summation of the Requested Action

Recommended approval of this closure. PDZ: MSL *MSL 12/6/23*

Summarize the pertinent details of the requested action.

Emergency Clause?

☐ Yes

☒ No

Reason for Emergency Clause

Explain why you are requesting that the City Council approve this action with an emergency clause.

Processing Information for City Clerk's Office

Post Execution Processing

☐ Mail vendor copy (addtl signature copies attached)

☒ **Must be filed with other governmental entity**

☐ Addtl governmental entity approval(s) required

Additional Routing and Processing Details

Original to be picked up by Courtney Jones 596-9549

(Published in the Tulsa World)
_____, 2024)

ORDINANCE NO. _____

AN ORDINANCE CLOSING A CERTAIN DRAINAGE EASEMENT OF THE CITY OF TULSA, OKLAHOMA, AFFECTING A TRACT OF LAND IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA;

WHEREAS, application has been made for the closing of a certain Drainage Easement of the City of Tulsa, Oklahoma;

WHEREAS, the request is reasonable, and it will be in the best interest of all parties concerned that said Drainage Easement be closed.

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That the Drainage Easement, insofar as it covers the following described property:

RESERVE "A" OF RAVENWOOD, AN ADDITION TO THE CITY OF TULSA, PLAT NO. 4484, BEING A PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (E/2 E/2 SW/4 SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, TULSA COUNTY, OKLAHOMA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT THREE (3), BLOCK ONE (1) OF SAID RAVENWOOD ADDITION; THENCE NORTH 00°04'44" WEST ALONG THE EAST LINE THEREOF, A DISTANCE OF 305.80 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT THREE (3) AND THE POINT OF BEGINNING; THENCE NORTH 34°58'40" WEST ALONG THE NORTHERLY LINE OF SAID LOT THREE (3), A DISTANCE OF 89.87 FEET; THENCE NORTH 12°00'00" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 160.00 FEET, THENCE NORTH 58°25'34" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 94.68 FEET; THENCE NORTH 49°47'00" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 216.65 FEET TO THE NORTHWESTERLY MOST CORNER OF SAID LOT THREE (3); THENCE NORTH 00°04'07" WEST ALONG THE WESTERLY LINE OF SAID RAVENWOOD ADDITION, A DISTANCE OF 260.00 FEET TO THE NORTHWEST CORNER OF SAID RAVENWOOD ADDITION; THENCE NORTH 89°55'51" EAST ALONG THE NORTH LINE OF SAID RAVENWOOD ADDITION, A DISTANCE OF 330.26 FEET TO THE NORTHEAST CORNER

OF SAID RAVENWOOD ADDITION; THENCE SOUTH 00°04'44" EAST
ALONG THE EAST LINE OF SAID RAVENWOOD ADDITION, A DISTANCE
OF 680.00 FEET TO THE POINT OF BEGINNING. CONTAINING 139,299
SQUARE FEET OR 3.20 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE RECORD BEARINGS
OF RAVENWOOD ADDITION, PLAT NO. 4484.

be and the same are hereby closed.

Section 2. That the City of Tulsa retains the absolute right to reopen the Drainage
Easement without expense to the City of Tulsa.

Section 3. The closing of the Drainage Easement shall not affect the right to maintain,
repair, reconstruct, operate or remove utility, public service corporation or transmission company
facilities existing therein, nor shall such closing affect private ways existing by operation of law.

ADOPTED by the Council: _____.
Date

Chair of the Council

OFFICE OF THE MAYOR

Received by the Mayor: _____, at _____.
Date Time

G.T. Bynum, Mayor

By _____
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: _____,
Date
at _____.
Time

Mayor

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney

ADB

APPROVED AS TO LEGAL DESCRIPTION:

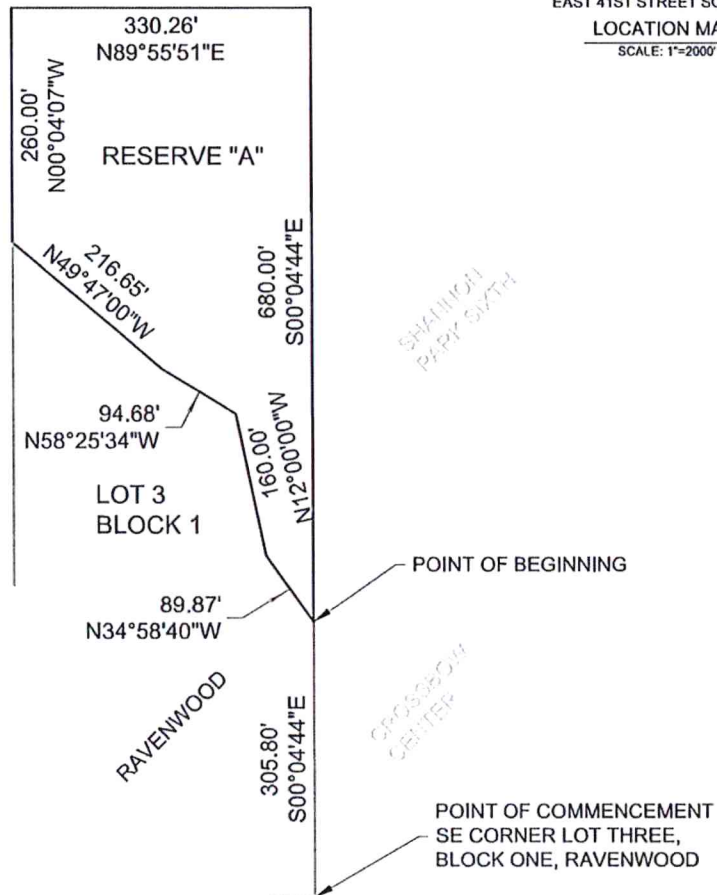
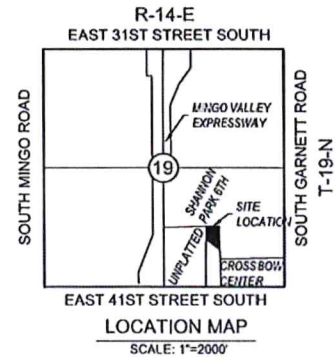
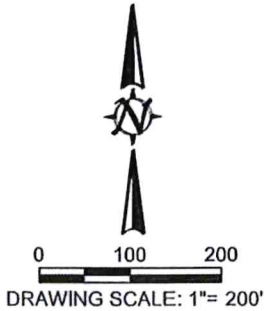


~~Engineering Services~~

Public Works

Easement Closure Exhibit

(Page 1 of 2)



BASIS OF BEARINGS

RECORD BEARINGS OF THE PLAT OF
RAVENWOOD, PLAT NO. 4484.

Reserve "A"

Legal Description

(Page 2 of 2)

RESERVE "A" OF RAVENWOOD, AN ADDITION TO THE CITY OF TULSA, PLAT NO. 4484, BEING A PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (E/2 E/2 SW/4 SE/4) OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, TULSA COUNTY, OKLAHOMA AND MORE FULLY DESCRIBED AS FOLLOWS:

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LEGAL DESCRIPTION BASIS OF BEARINGS IS THE RECORD BEARINGS OF RAVENWOOD ADDITION, PLAT NO. 4484.

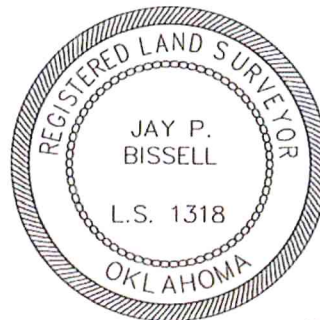
THIS LEGAL DESCRIPTION WAS PREPARED ON FEBRUARY 28, 2023, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

EXHIBIT STATEMENT

THIS LEGAL DESCRIPTION AND EXHIBIT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

JAY P. BISSELL

OKLAHOMA PLS NO. 1318



AAB Engineering, LLC

AAB
Engineering • Surveying • Land Planning
PO Box 2156 Sand Springs, OK 74053
OK CAPS 318 Exp. June 30, 2024
P/S CAPS 292 Exp. April 30, 2024
Office: (918) 514-4263 Fax: (918) 514-4213



**CITY OF
Tulsa**
A New Kind of Energy.

Application for
Right-of-way / Easement
Closure or Encroachment Agreement

APPLICATION IS HEREBY MADE TO THE CITY OF TULSA TO CONSIDER THE FOLLOWING:

CHOOSE (1) CLOSURE: X ENCROACHMENT: _____

CHOOSE (1) RIGHT-OF-WAY: _____ EASEMENT: X AIR SPACE: _____

County Assessor Parcel Number: 76650941909780 Zoning: _____

Property Location: 10863 E 41st St S

Legal Description: Subdivision: Ravenwood (See Attached) Plat No.: 4884

Lot: 3 & Reserve A Block: 1

Section: 19 Township: 19 Range: 14

IF UNPLATTED ATTACH LEGAL DESCRIPTION.

Applicant Name: Alan Betchan

Applicant Company: AAB Engineering, LLC

Applicant D.B.A.: _____

Address: PO Box 2136

City: Sand Springs State: OK Zip: 74063

Phone: 918-514-4283 Email: alan@aabeng.com

Secondary Point of Contact: _____

Phone: _____ Email: _____

Property Owner(s) of Record: Arborstone Storage Tulsa 41st St LLC

Address: 15310 S Memorial Dr

City: Bixby State: OK Zip: 74008

Phone: 918-409-1148 Email: ckerr@aptfac.com

Signatures

Applicant:  Date: 2/22/23

Property Owner(s): Arborstone Storage Tulsa 41st St Date: 2/22/23

Date: _____

Date: _____



CITY OF
Tulsa
A New Kind of Energy.

Application for
Right-of-way / Easement
Closure or Encroachment Agreement

Explanation of necessity for closing right-of-way or easement or for encroaching into the right-of-way or easement.

REQUIRED - Legal Description with a Plat of Survey for all closings. For Encroachments a digital sketch delineating the described request, showing all data pertinent to the property (refer to application instructions).

Vacation of the restrictive drainageway easement for Reserve A of Ravenwood. The floodplain was reduced by improvements made to Mingo Creek making the full drainage easement unnecessary. An overland drainage easement covering the affected floodplain is proposed as part of the 41st Storage Center Plat currently being routed for approval and filing.

Parcel Map Check Report

Prepared by:

Jay Bissell

AAB Engineering, LLC

PO Box 2136

Sand Springs, OK 74063

Date: 2/28/2023 3:42:37 PM

Parcel Name: {8C57A33A-529E-479D-9355B5DDA4FC9D25} - Standard: 2

Description: Reserve A

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line

Course: S0° 04' 44"E

Length: 680.00'

Segment# 2: Line

Course: N34° 58' 40"W

Length: 89.87'

Segment# 3: Line

Course: N12° 00' 00"W

Length: 160.00'

Segment# 4: Line

Course: N58° 25' 34"W

Length: 94.68'

Segment# 5: Line

Course: N49° 47' 00"W

Length: 216.65'

Segment# 6: Line

Course: N0° 04' 07"W

Length: 260.00'

Segment# 7: Line

Course: N89° 55' 51"E

Length: 330.26'

Perimeter: 1,831.46'

Area: 139,298.81 Sq.Ft.

Error Closure: 0.0002

Course: N33° 47' 47"W

Error North: 0.00020

East: -0.00013

Precision 1: 9,157,300.000



NW Corner facing SE



SE Corner of property facing North



NW corner facing South