

PW 0120388

Ordinance

Version 3.4 released on 6/29/23

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



CITY COUNCIL USE ONLY		CITY CLERK USE ONLY	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>04.10.2024</u>
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item #: <u>2404-00856</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. 5-2-23-03	Board Approval _____	Other Board Name _____	City Council Approval <input checked="" type="radio"/> Yes <input type="radio"/> No
Department Public Works	Contact Name Tony Glynn	Email TGLYNN@cityoftulsa.org	Phone 918-596-9245
Subject (Description) Request closing of a Water Line Easement.		Ordinance Type Closing an Easement	
Section 18	Township 18	Range 14	Lot _____
Block _____	Address 10507 E. 91st St.	BA / CT Number _____	
Amending Ord. No. _____	TRO Title No. e.g. 43	TRO Subtitle e.g. G	Property/Non-Property _____
Council District 7	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.AbstrTitle5413102.6001-4043122-541102-\$30,000.01)

Approvals

Department: _____

Legal: _____

Board: _____

Mayor: _____

Other: _____

Cassia Carr
Mayor Pro Tem

Date: 3/8/2024

Date: 4-1-24

Date: _____

Date: APR 10 2024

Date: _____

A24-1255

Policy Statement

Background Information

A request has been made by Attorney Nathalie Cornett of Eller & Detrich, P.C., on behalf of Saint Francis Hospital South, to close a portion of two (2) water line easements as shown on the attached exhibits. The unplatted water line easements were dedicated by instrument number 2009026996. The water line has been relocated per IDP #112350-2022. The water line easements have been requested to be closed for future expansion of Saint Francis Hospital South. The request to close the water line easements have been reviewed by City 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

Recommend approval of this closure. PDZ: MSL *msc 3/7/24*

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 (add'l signature copies attached)
- Must be filed with other governmental entity**
- Add'l 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 PORTION OF TWO WATER EASEMENTS OF THE CITY OF TULSA, OKLAHOMA, AFFECTING TRACTS OF LAND IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA;

WHEREAS, application has been made for the closing of a portion of two Water Easements previously granted to the City of Tulsa, Oklahoma as recorded in Document No. 2009026996 in the Records of the Tulsa County Clerk.

WHEREAS, the request is reasonable, and it will be in the best interest of all parties concerned that said portion of the two Water Easements be closed.

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That the portion of the two Water Easements, insofar as it covers the following described property:

WATER EASEMENT CLOSURE (PART A)

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION EIGHTEEN (18) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I. B. & M.) CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION EIGHTEEN (18); THENCE N88°57'10"E AND ALONG THE SOUTH LINE OF SAID SECTION EIGHTEEN (18) FOR A DISTANCE OF 1373.27 FEET; THENCE N01°02'50"W FOR A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12°42'02" HAVING A RADIUS OF 30.00 FEET A LENGTH OF 6.65 FEET AND WHOSE LONG CHORD BEARS N84°41'49"W FOR A DISTANCE OF 6.64 FEET TO A POINT ON A NON-TANGENTIAL LINE AND THE POINT OF BEGINNING; THENCE S03°12'01"E FOR A DISTANCE OF 0.73 FEET; THENCE S88°57'10"W FOR A DISTANCE 20.01 FEET; THENCE N03°12'01"W FOR A DISTANCE OF 17.44 TO A POINT ON A NON-TANGENTIAL CURVE SAID CURVE TURNING TO

THE LEFT THROUGH AN ANGLE OF 52°31'03" HAVING A RADIUS OF 30.00 FEET, A LENGTH OF 27.50 FEET AND WHOSE LONG CHORD BEARS S52°05'16"E FOR A DISTANCE OF 26.55 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 0.00 ACRES MORE OR LESS.

WATER EASEMENT CLOSURE (PART B)

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION EIGHTEEN (18) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I. B. & M.) CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

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OF 38.52 FEET AND WHOSE LONG CHORD BEARS N14°44'31"E FOR A DISTANCE OF 38.51 FEET TO A POINT ON A NON-TANGENTIAL LINE; THENCE S16°32'36"E FOR A DISTANCE OF 32.42 FEET; THENCE S25°42'01"E FOR A DISTANCE OF 98.25 TO A POINT ON A NON-TANGENTIAL CURVE SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 07°21 '32" HAVING A RADIUS OF 724.00 FEET A LENGTH OF 92.99 FEET AND WHOSE LONG CHORD BEARS S04°27'43"W FOR A DISTANCE OF 92.92 TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 0.09 ACRES MORE OR LESS.

be and the same is hereby closed.

Section 2. That the City of Tulsa retains the absolute right to reopen the closed portion of the two Water Easements without expense to the City of Tulsa.

Section 3. The closing of said portion of the two Water Easements 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:



Public Works



EXHIBIT "A"

WATER EASEMENT CLOSURE (PART A)

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION EIGHTEEN (18) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I. B. & M.) CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

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WATER EASEMENT CLOSURE (PART B)

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION EIGHTEEN (18) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I. B. & M.) CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

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LEGAL DESCRIPTION WAS PREPARED ON SEPTEMBER 6TH, 2022 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE REAL PROPERTY DESCRIBED, AND THAT THE SURVEY OF THE REAL PROPERTY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 6TH DAY OF SEPTEMBER, 2022.

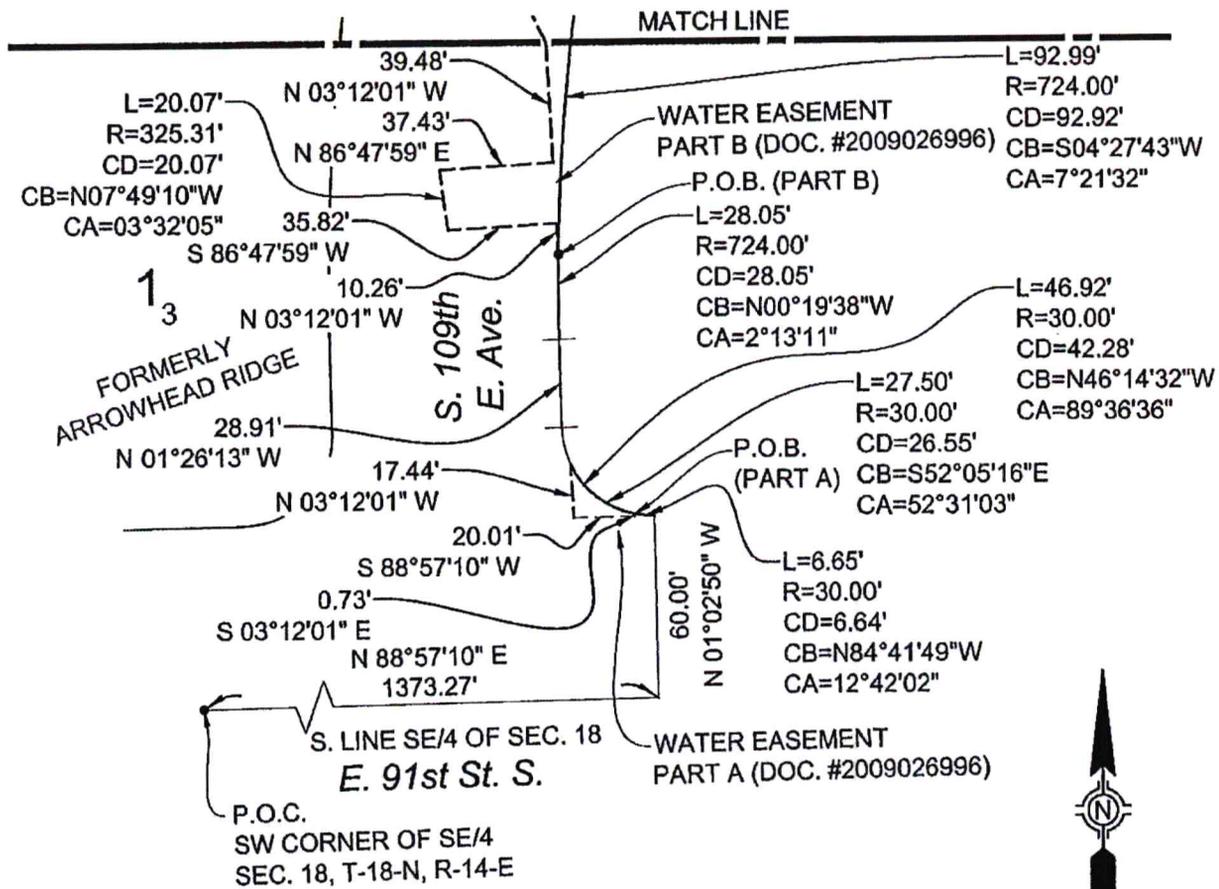


Cliff Bennett

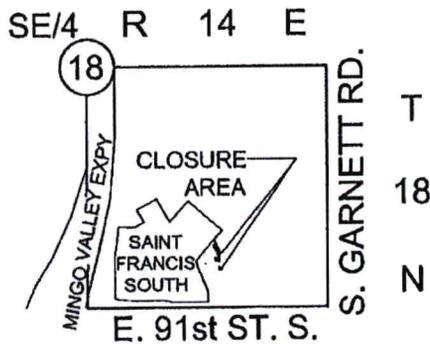
CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2024

EXHIBIT "A" WATER EASEMENT CLOSURE

Page 2 of 3



Scale: 1"=60'



Location Map

SCALE: 1"=2000'

Legend

- L = ARC LENGTH
- R = RADIUS
- CD = CHORD DISTANCE
- CB = CHORD BEARING
- CA = CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.
2. SEE EXHIBIT "A" PAGE 1 OF 3 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.



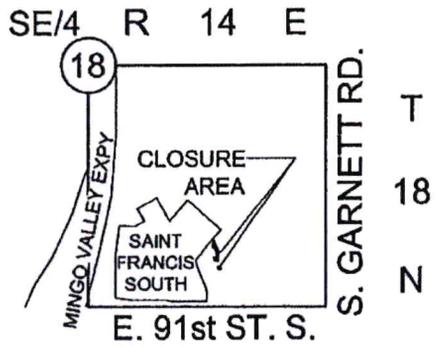
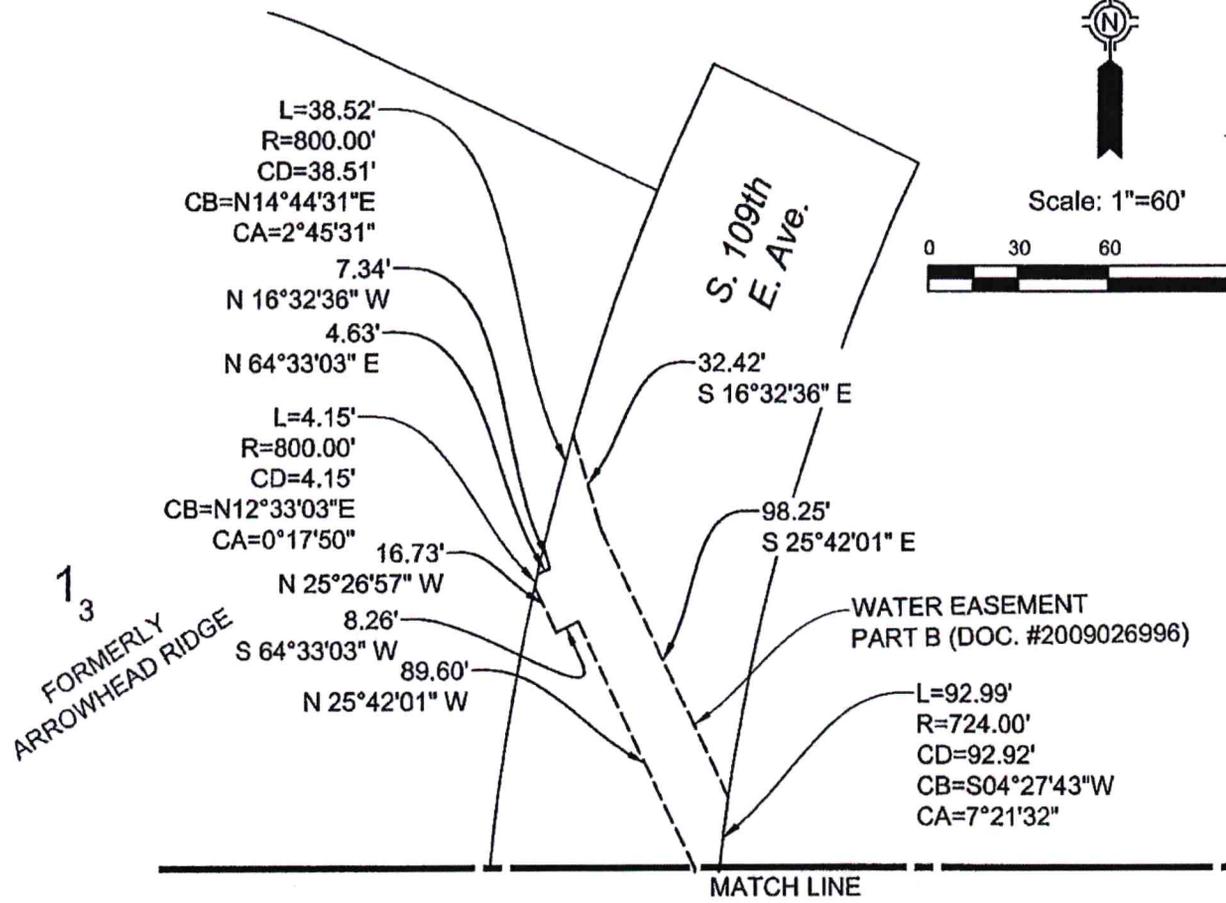
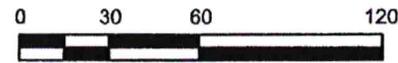
P.O. BOX 848, CHOCTEAU, OK 74337
 PHONE: (918) 935-0350
 C.A. NO.: 4502 EXP. DATE: 6/30/24

EXHIBIT "A" WATER EASEMENT CLOSURE

Page 3 of 3



Scale: 1"=60'



- Legend**
- L = ARC LENGTH
 - R = RADIUS
 - CD = CHORD DISTANCE
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2. SEE EXHIBIT "A" PAGE 1 OF 3 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.



P.O. BOX 848, CHOUTEAU, OK 74337
 PHONE: (918) 935-0350
 C.A. NO.: 4502 EXP. DATE: 6/30/24

I:\civil-server\project\2040215 Saint Francis South\Drawings\PRODUCTION\Easement Closure Exhibits\Item 43-Doc-2009026996-WLE\Item 43-Doc 2009026996.dwg

CLOSURE REPORT (PART A)

North: 383048.9225' East: 2602670.8389'

Segment #1 : Line

Course: S02°47'01"E Length: 0.73'
North: 383048.1834' East: 2602670.8749'

Segment #2 : Line

Course: S88°57'10"W Length: 20.01'
North: 383047.8177' East: 2602650.8682'

Segment #3 : Line

Course: N03°12'01"W Length: 17.44'
North: 383065.2305' East: 2602649.8946'

Segment #4 : Curve

Length: 27.50' Radius: 30.00'
Delta: 052°31'03" Tangent: 14.80'
Chord: 26.55' Course: S52°05'16"E
Course In: N64°10'22"E Course Out: S11°39'06"W
RP North: 383078.3003' East: 2602676.8980'
End North: 383048.9168' East: 2602670.8413'

Perimeter: 65.69' Area: 0.00acres
Error Closure: 0.0062 Course: S22°18'50"E
Error North: -0.00578 East: 0.00237

Precision 1: 10441.94

CLOSURE REPORT (PART B)

North: 383134.4925' East: 2602646.0179'

Segment #1 : Line

Course: N03°12'01"W Length: 10.26'
North: 383144.7365' East: 2602645.4451'

Segment #2 : Line

Course: S86°47'59"W Length: 35.82'
North: 383142.7368' East: 2602609.6810'

Segment #3 : Curve

Length: 20.07' Radius: 325.31'
Delta: 003°32'05" Tangent: 10.04'
Chord: 20.07' Course: N07°49'10"W
Course In: N80°24'47"E Course Out: S83°56'53"W

RP North: 383196.9153' East: 2602930.4477'
End North: 383162.6202' East: 2602606.9504'

Segment #4 : Line

Course: N86°47'59"E Length: 37.43'
North: 383164.7098' East: 2602644.3220'

Segment #5 : Line

Course: N03°12'01"W Length: 39.48'
North: 383204.1282' East: 2602642.1180'

Segment #6 : Line

Course: N25°42'01"W Length: 89.60'
North: 383284.8645' East: 2602603.2618'

Segment #7 : Line

Course: S64°33'03"W Length: 8.26'
North: 383281.3151' East: 2602595.8033'

Segment #8 : Line

Course: N25°26'57"W Length: 16.73'
North: 383296.4218' East: 2602588.6142'

Segment #9 : Curve

Length: 4.15' Radius: 800.00'
Delta: 000°17'50" Tangent: 2.08'
Chord: 4.15' Course: N12°33'03"E
Course In: S77°35'52"E Course Out: N77°18'02"W
RP North: 383124.6032' East: 2603369.9454'
End North: 383300.4726' East: 2602589.5160'

Segment #10 : Line

Course: N64°33'03"E Length: 4.63'
North: 383302.4621' East: 2602593.6968'

Segment #11 : Line

Course: N16°32'36"W Length: 7.34'
North: 383309.4983' East: 2602591.6068'

Segment #12 : Curve

Length: 38.52' Radius: 800.00'
Delta: 002°45'31" Tangent: 19.26'

Chord: 38.51' Course: N14°44'31"E
Course In: S76°38'15"E Course Out: N73°52'43"W
RP North: 383124.6094' East: 2603369.9486'
End North: 383346.7503' East: 2602601.4088'

Segment #13 : Line

Course: S16°32'36"E Length: 32.42'
North: 383315.6723' East: 2602610.6401'

Segment #14 : Line

Course: S25°42'01"E Length: 98.25'
North: 383227.1417' East: 2602653.2475'

Segment #15 : Curve

Length: 92.99' Radius: 724.00'
Delta: 007°21'32" Tangent: 46.56'
Chord: 92.92' Course: S04°27'43"W
Course In: S81°51'32"E Course Out: N89°13'02"W
RP North: 383124.6093' East: 2603369.9909'
End North: 383134.5033' East: 2602646.0186'

Perimeter: 535.95' Area: 0.09acres
Error Closure: 0.0108 Course: N03°55'46"E
Error North: 0.01082 East: 0.00074

Precision 1: 49618.52



**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 (WE-3) AIR SPACE: _____

County Assessor Parcel Number: 98418-84-18-55220 Zoning: CO/PUD586A

Property Location: East and abutting Lots 3 & 4, Block 1, Saint Francis South

Legal Description: Subdivision: _____ Plat No.: _____

Lot: See attached Legal Description Block: _____

Section: 18 Township: 18 Range: 14

IF UNPLATTED ATTACH LEGAL DESCRIPTION.

Applicant Name: Nathalie Cornett

Applicant Company: Eller & Detrich, P.C.

Applicant D.B.A.: _____

Address: 2727 E. 21st St., Ste. 200

City: Tulsa State: OK Zip: 74114

Phone: 918-747-8900 Email: ncornett@ellerdetrich.com

Secondary Point of Contact: Lou Reynolds

Phone: 918-747-8900 Email: lreynolds@ellerdetrich.com

Property Owner(s) of Record: William K Warren Medical Research Center Inc.

Address: P.O. Box 470372

City: Tulsa State: OK Zip: 74147

Phone: _____ Email: _____

Signatures

Applicant: *Nathalie Cornett* Date: 11.29.22

Property Owner(s): _____ Date: _____

_____ Date: _____

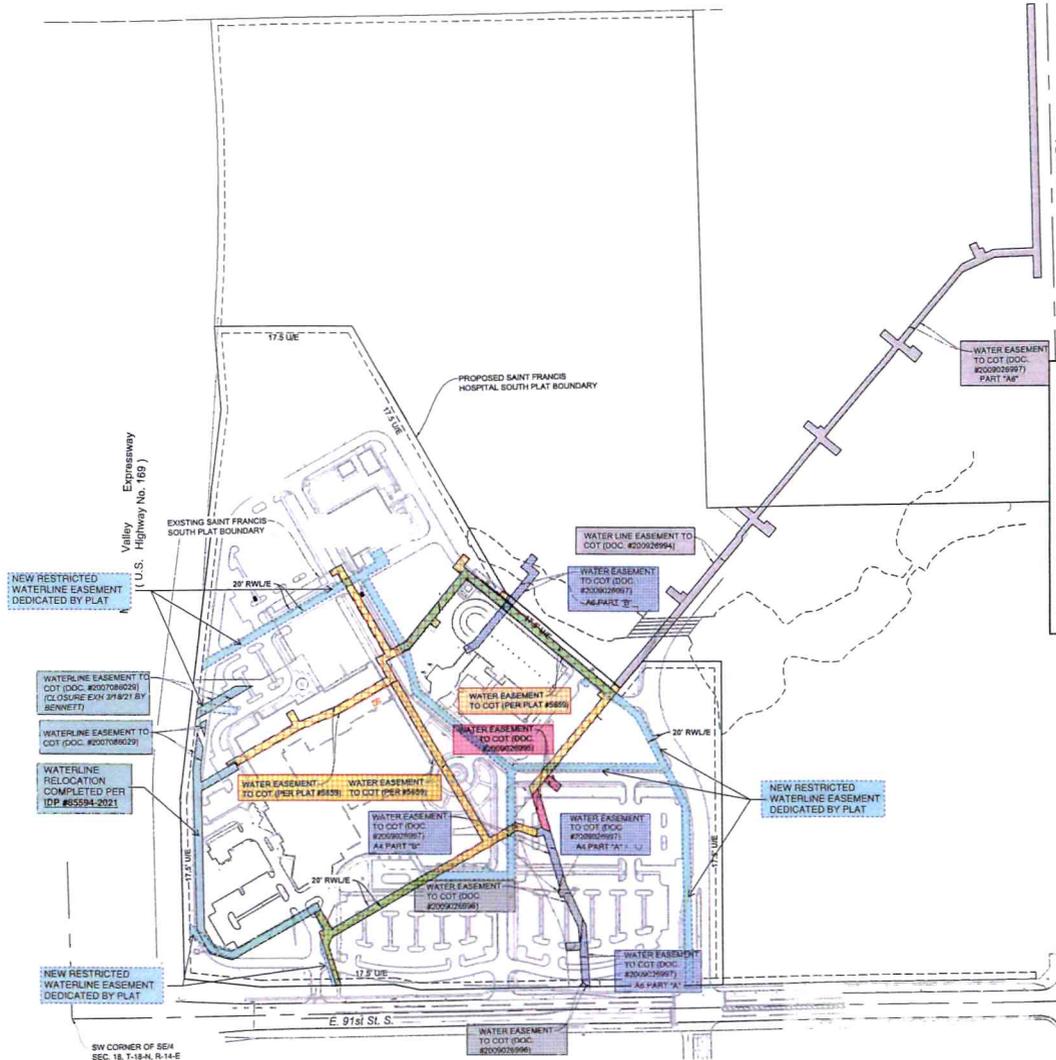
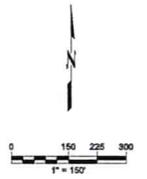
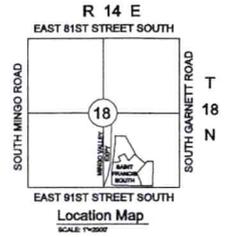
_____ Date: _____

SAINT FRANCIS SOUTH

OVERALL EASEMENT CLOSURE EXHIBIT W/ PROPOSED EASEMENTS

WATER MAIN RELOCATION

IDP #112350-2022



EXISTING WATERMAINS ARE TO BE RELOCATED TO ACCOMODATE NEW SAINT FRANCIS SOUTH CAMPUS LAYOUT. SEVERAL NEW CONSTRUCTION/RENOVATION PROJECTS ARE TO TAKE PLACE ON THIS PROPERTY.

ALL EXISTING WATER EASEMENTS TO BE CLOSED WILL BE RECREATED THROUGH THE NEW PLAT DOCUMENT

EASEMENTS TO BE CLOSED ARE REFLECTED IN LEGEND
NEW PLATTED EASEMENTS ARE REFLECTED IN LEGEND

TO BE CLOSED	
	WATER EASEMENT TO COT - DOC #2009026995
	WATER EASEMENT TO COT - DOC #2009026997
	WATER EASEMENT TO COT - DOC #2009026997
	WATER EASEMENT TO COT - PER PLAT #5659 or #6440
	WATER EASEMENT TO COT - DOC #2009026994 & #2009026997 (TO REMAIN - PARTIAL or FULL)
	WATER EASEMENT TO COT - DOC #2007086029 (PREVIOUSLY CLOSED 3/18/2021)
	NEW EASEMENTS TO BE DEDICATED BY PLAT

ALL CURRENT SANITARY SEWER CONSTRUCTION PER IDP #112350-2022



Standing on 109th E. Ave. looking North West.



Standing on 109th E. Ave. looking West.



Standing on 91st St looking North.



Standing on South side of property looking to the North.