

# Easement

Version 3.3 released on 6/29/23



PWO120409

### CITY COUNCIL USE ONLY

Date Received: \_\_\_\_\_  
 Committee Date: \_\_\_\_\_  
 1<sup>st</sup> Agenda Date: \_\_\_\_\_

Tracking #: \_\_\_\_\_  
 Committee: \_\_\_\_\_  
 Hearing Date: \_\_\_\_\_  
 2<sup>nd</sup> Agenda Date: \_\_\_\_\_

### CITY CLERK USE ONLY

Scanned      Date: 04.10.2024  
 Posted      Item #: 2404.00862

**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 3.19.24

Email  
courtneyjones@cityoftulsa.org

Phone  
918-596-9549

Easement Type  
Sidewalk

Owner-Grantor  
S. Peoria LLC

Bid/Project Number  
BLDC 129039

Project Title  
Raising Canes #930

Council District  
9

Section  
19

Township  
19

Range  
13

Addition  
LEE DELL ADDITION

Lot  
6

Block  
1

Address  
3647 South Peoria Avenue

Parcel Number  
496

Additional Information/Tracking Number

## Budget

### Contract Types

No Payments Involved  
 Revenue Contracts  
 Expense Contracts

### Funding Source(s)

### DONATION:

TOTAL: \$0.00

## Approvals

Department: \_\_\_\_\_

Legal: \_\_\_\_\_

Board: \_\_\_\_\_

Mayor: \_\_\_\_\_

Other: \_\_\_\_\_

[Signature]  
[Signature] (M. SWINEY)  
[Signature]  
 Cassia Carr  
 Mayor Pro Tem

Date: 03.22.24  
 Date: APR 3, XXIV  
 Date: \_\_\_\_\_  
 Date: APR 10 2024  
 Date: \_\_\_\_\_

## Policy Statement

### Background Information

This Sidewalk easement is being donated by S. Peoria LLC, a Texas limited liability company, as a requirement of BLDC 129039. This easement is to cover sidewalk required in conjunction with a commercial building permit. PDZ:MSL:swb

### Summation of the Requested Action

Mayoral approval and City Council acceptance.

[Signature] 3/20/24

### 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)

A24-1603

# SIDEWALK EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **S. PEORIA LLC, a Texas limited liability company**, (Grantor), the owner of the legal and equitable title to the following real estate, 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"

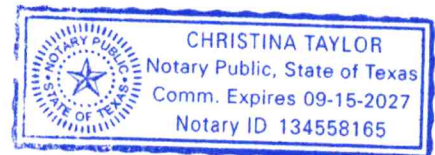
for the purpose of permitting the City to construct a sidewalk thereon, through, over, under and across said property, together with all necessary and convenient appurtenances thereto; and to use and maintain the same, and of affording the City, its officers, agents, employees, and/or all persons under 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 described premises for the purposes aforesaid and Grantor, 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 Grantors 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 right to remove or otherwise eliminate such violation, and Grantors, 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 27 day of February, 2024.

*Christina Taylor*



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

**S. PEORIA LLC, a Texas limited liability company**

By: \_\_\_\_\_

Name: Courtney Blankinship  
Title: Manager

STATE OF OKLAHOMA    )  
  ) ss.  
COUNTY OF TULSA     )

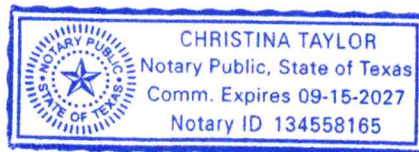
Before me, the undersigned, a Notary Public, in and for said County and State on this 27 day of February, 2024, personally appeared **Courtney Blankinship**, known to be the identical person who subscribed the name of **S. PEORIA LLC, a Texas limited liability company**, to the foregoing as its manager and acknowledged to me that she executed the same as her free and voluntary act and deed and as the free and voluntary act and deed of **S. PEORIA LLC, a Texas 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.

Christina Taylor  
Notary Public

My commission expires:

9/15/2027



**APPROVED AS TO FORM:**

SENIOR ASSISTANT  (M. SWINEY)  
City Attorney

**APPROVED AS TO SUBSTANCE:**

  
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





**SIDEWALK EASEMENT EXHIBIT**

**LEGAL DESCRIPTION**

A TRACT OF LAND LYING IN LOT 6, BLOCK 1, LEE DELL ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S88°57'28"W ALONG THE SOUTH LINE OF SAID LOT 6 FOR A DISTANCE OF 86.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°57'28"W ALONG THE SOUTH LINE OF SAID LOT 6 FOR A DISTANCE OF 82.46 FEET; THENCE N69°23'21"E FOR A DISTANCE OF 11.94 FEET; THENCE N88°57'28"E FOR A DISTANCE OF 59.96 FEET; THENCE S71°28'24"E FOR A DISTANCE OF 11.94 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 284 SQUARE FEET.

LEGAL DESCRIPTION WAS PREPARED ON JANUARY 7, 2023 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE SOUTH LINE OF BLOCK 1, LEE DELL ADDITION, TULSA COUNTY STATE OF OKLAHOMA AS S88°57'28"W

**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 SUBJECT EASEMENT DESCRIBED, AND THAT THE SURVEY OF THE SUBJECT EASEMENT 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 7TH DAY OF MARCH, 2023.



*Cliff Bennett*

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

# PLAT OF SURVEY SIDEWALK EASEMENT EXHIBIT

Page 2 of 2

R 13 E

E. 31ST ST.

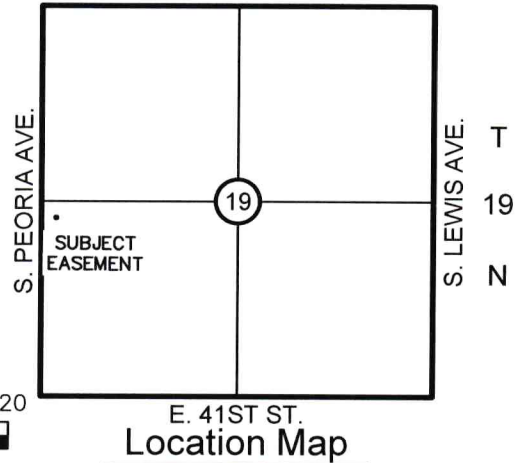
### Legend

POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT

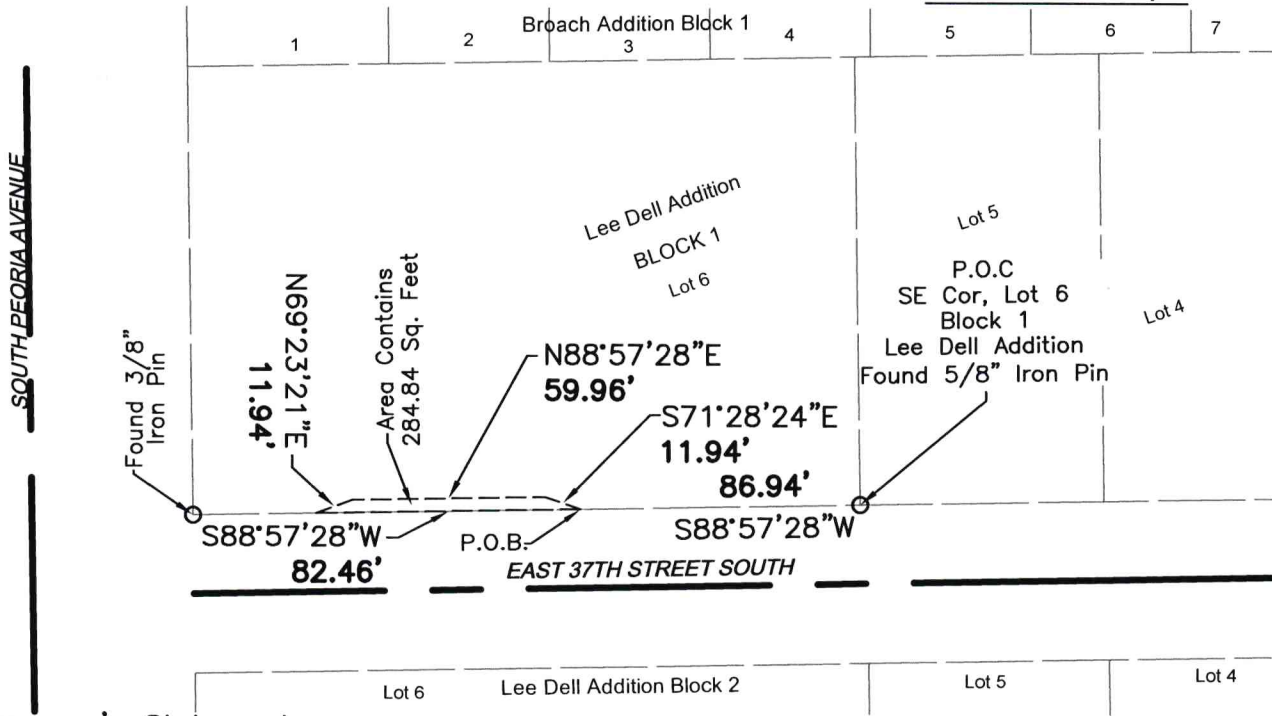
— — — — — BUILDING SETBACK LINE  
 = = = = = ROAD RIGHT-OF-WAY  
 — — — — — ROAD CENTERLINE  
 — — — — — SECTION LINE  
 - - - - - SUBDIVISION LOT LINE  
 - - - - - UTILITY EASEMENT



Scale: 1"=60'



Location Map



### Surveyor's Statement

I, CLIFF BENNETT HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF SURVEY 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 7TH DAY OF MARCH, 2023.

BY:

*Cliff Bennett*

CLIFF BENNETT, R.P.L.S. No.1815  
MARCH 7, 2023

DATE OF STATEMENT



FILE: 230111LG-A

### Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE SOUTH LINE OF BLOCK 1, LEE DELL ADDITION, TULSA COUNTY STATE OF OKLAHOMA AS S88°57'28"W
2. SEE EXHIBIT PAGE 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.
3. SITE VISITED ON JANUARY 13, 2023



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