

PW 0120383

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

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

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

CITY CLERK USE ONLY

Scanned
 Posted

Date: 04.17.2024
Item #: 2404.00963

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

Primary Details

Dept. Tracking No. 5-2-23-10	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 Detention 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: _____

Date: 3/8/2024
Date: 04/09/2024
Date: _____
Date: APR 17 2024
Date: _____

A24-1313

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 a stormwater detention easement as shown on the attached exhibits. The unplatted stormwater detention easement was dedicated by instrument number 2009013674. The stormwater detention has been relocated per IDP #112350-2022. The stormwater detention easement has been requested to be closed for future expansion of Saint Francis Hospital South. The request to close the detention easement has 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 *MSL 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 CERTAIN STORMWATER DETENTION 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 closing of a Stormwater Detention Easement, of the City of Tulsa, Oklahoma; and

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

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That the above-described Stormwater Detention Easement, insofar as it covers the following-described land:

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 (1. 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 1393.87 FEET; THENCE N01°26'13"W FOR A DISTANCE OF 460.60 FEET TO THE POINT OF BEGINNING; THENCE N64°33'48"W FOR A DISTANCE OF 44.39 FEET TO A POINT ON A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 09°58'54" HAVING A RADIUS OF 610.58 FEET, A LENGTH OF 106.37 FEET, AND WHOSE LONG CHORD BEARS N20°26'45"E FOR A DISTANCE OF 106.24 FEET; THENCE S01°26'13"E FOR A DISTANCE OF 118.65 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 0.05 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 above-described Stormwater Detention Easement, or any portion thereof, without expense to the City of Tulsa.

Section 3. The closing of said Stormwater Detention 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

OK-JMS

APPROVED AS TO LEGAL DESCRIPTION:



Public Works



EXHIBIT "A"
DETENTION EASEMENT CLOSURE

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 1393.87 FEET; THENCE N01°26'13"W FOR A DISTANCE OF 460.60 FEET TO THE POINT OF BEGINNING; THENCE N64°33'48"W FOR A DISTANCE OF 44.39 FEET TO A POINT ON A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 09°58'54" HAVING A RADIUS OF 610.58 FEET, A LENGTH OF 106.37 FEET, AND WHOSE LONG CHORD BEARS N20°26'45"E FOR A DISTANCE OF 106.24 FEET; THENCE S01°26'13"E FOR A DISTANCE OF 118.65 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 0.05 ACRES MORE OR LESS.

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.



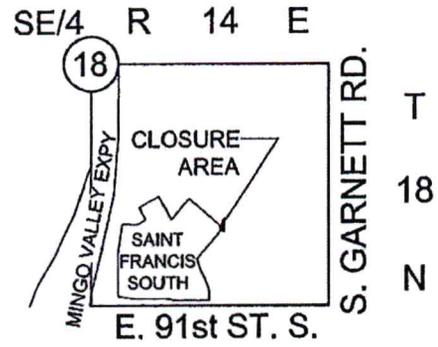
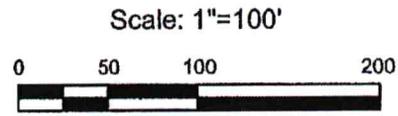
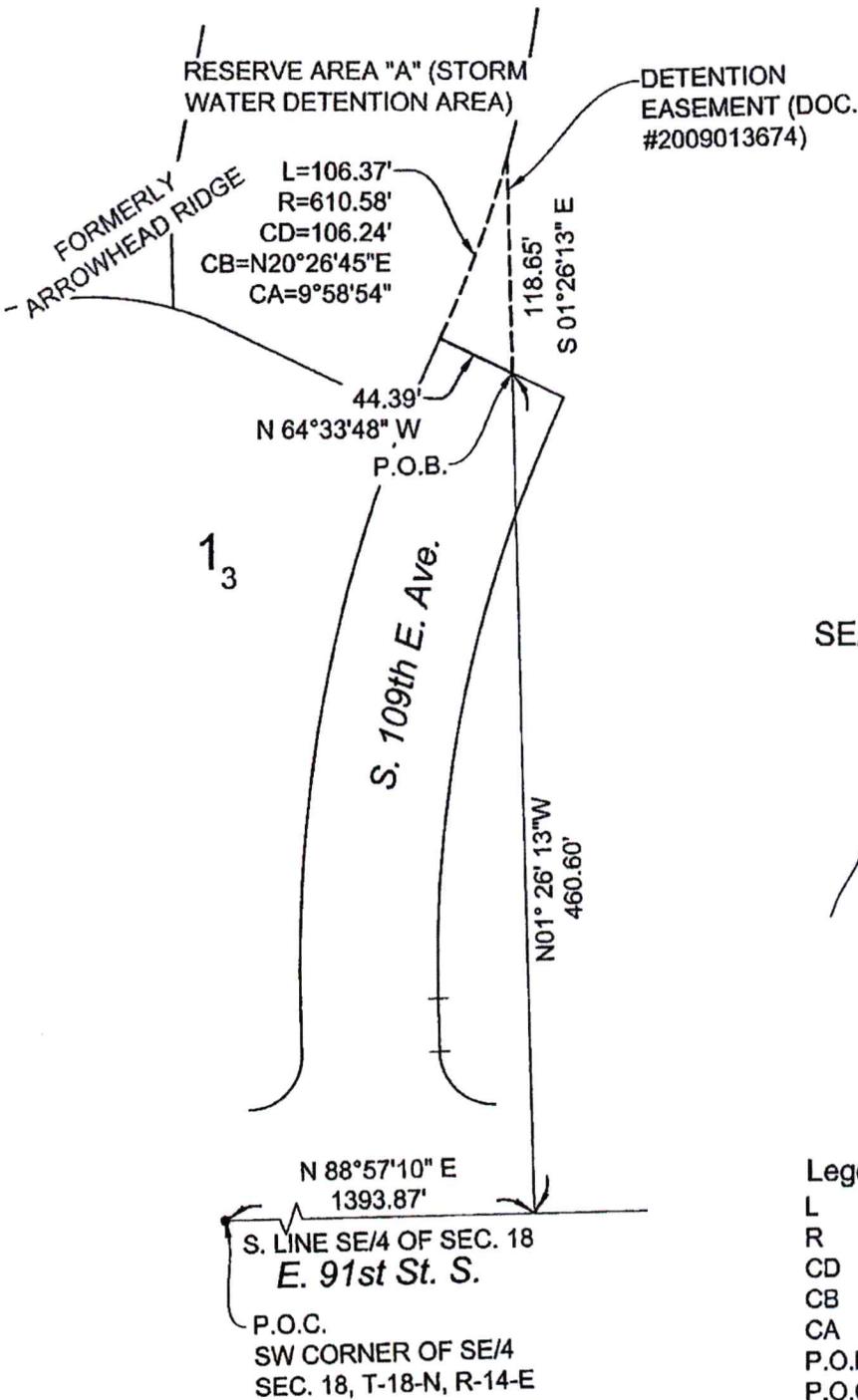
Cliff Bennett

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

JMS

EXHIBIT "A" DETENTION EASEMENT CLOSURE

Page 2 of 2



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 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.

**BENNETT
SURVEYING, INC.**

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

\\civil-server\projects\2040215 Saint Francis South\Drawings\PRODUCTION\Easement Closure Exhibits\Item 40-Doc-2009013674-DE\Item 40-Doc 2009013674.dwg

CLOSURE REPORT

North: 383449.1482' East: 2602687.5884'

Segment #1 : Line

Course: N64°33'48"W Length: 44.39'
North: 383468.2142' East: 2602647.5016'

Segment #2 : Curve

Length: 106.37' Radius: 610.58'
Delta: 009°58'54" Tangent: 53.32'
Chord: 106.24' Course: N20°26'45"E
Course In: N64°33'48"W Course Out: S74°32'42"E
RP North: 383730.4664' East: 2602096.1108'
End North: 383567.7614' East: 2602684.6135'

Segment #3 : Line

Course: S01°26'13"E Length: 118.65'
North: 383449.1488' East: 2602687.5900'

Perimeter: 269.41' Area: 0.05acres
Error Closure: 0.0017 Course: N68°55'12"E
Error North: 0.00061 East: 0.00159

Precision 1: 158400.00



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 (DET-6) AIR SPACE: _____

County Assessor Parcel Number: 98418-84-18-49320 Zoning: CO/PUD586A

Property Location: 10507 E. 91st St. S., Tulsa, OK 74133

Legal Description: Subdivision: Unplatted Plat No.: _____

Lot: _____ 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: Saint Francis Hospital Inc.
6161 S. Yale Ave.

Address: _____

City: Tulsa State: OK Zip: 74136

Phone: _____ Email: _____

Signatures

Applicant: Nathalie Cornett Date: 12.5.22

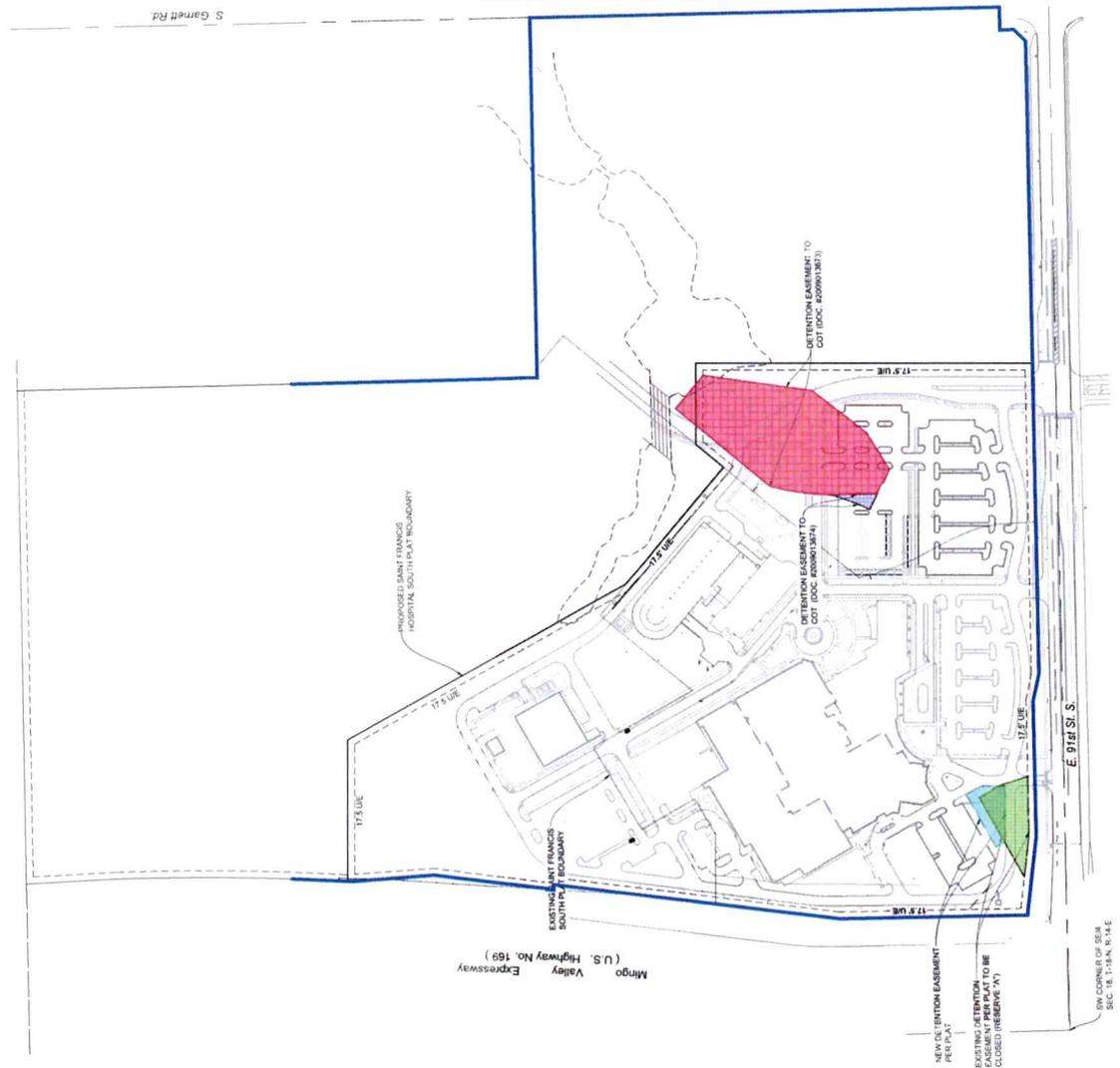
Property Owner(s): _____ Date: _____

_____ Date: _____

_____ Date: _____

SAINT FRANCIS SOUTH

OVERALL EASEMENT CLOSURE EXHIBIT W/ PROPOSED EASEMENTS DETENTION RELOCATION



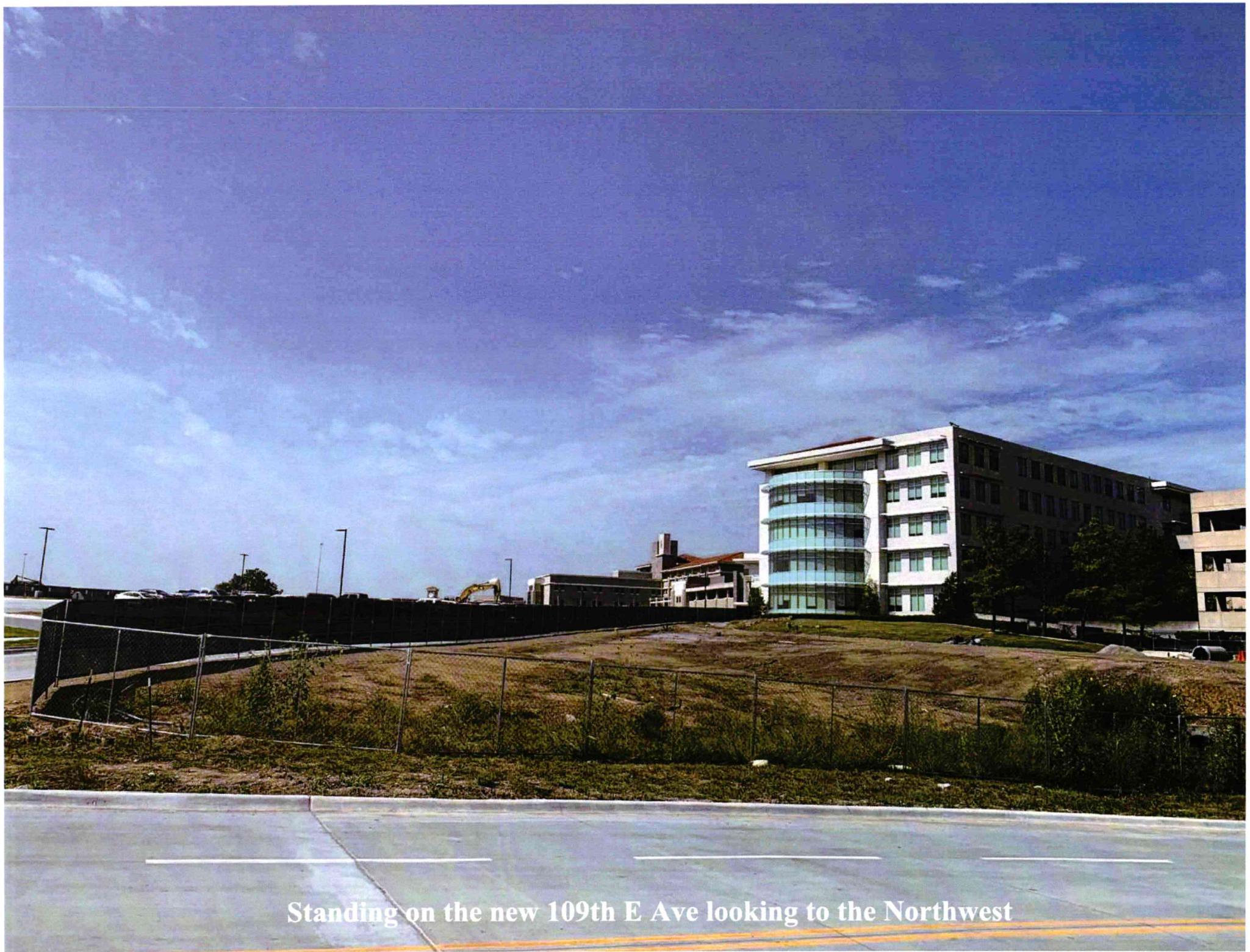
<div style="display: flex; justify-content: space-around;"> <div style="width: 20px; height: 20px; background-color: #FF0000; border: 1px solid black;"></div> <div style="width: 20px; height: 20px; background-color: #0000FF; border: 1px solid black;"></div> <div style="width: 20px; height: 20px; background-color: #00FF00; border: 1px solid black;"></div> </div>	<p style="text-align: center;">TO BE CLOSED</p> <p style="text-align: center;">DETENTION EASEMENT TO COT - DOC #2009013673</p> <p style="text-align: center;">DETENTION EASEMENT TO COT - DOC #2009013674</p> <p style="text-align: center;">DETENTION RESERVE TO COT - ARROWHEAD RIDGE PLAT</p>
<div style="display: flex; justify-content: center; align-items: center;"> <div style="width: 20px; height: 20px; border: 2px dashed blue; margin-right: 5px;"></div> </div>	<p style="text-align: center;">NEW EASEMENTS TO BE DEDICATED BY PLAT</p>

ALL CURRENT SANITARY SEWER CONSTRUCTION PER
102-2112852-2084

FOR EXHIBIT PURPOSES ONLY



Standing on the new 109th E Ave looking to the North



Standing on the new 109th E Ave looking to the Northwest



DETENTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, SAINT FRANCIS HOSPITAL, INC., an Oklahoma not-for-profit corporation, (Grantor), is the owner of the legal and equitable title to the following described real estate situated in the City of Tulsa, Tulsa County, State of Oklahoma, to wit:

TRACT A: A TRACT OF LAND THAT IS PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S/2 OF SE/4) OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 14 EAST, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

STARTING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 18; THENCE S 88°58'03" W ALONG THE SOUTHERLY LINE OF SECTION 18 FOR 1240.12 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND, SAID POINT ALSO BEING ON A CENTER LINE OF AN EXISTING PUBLIC SERVICE COMPANY OF OKLAHOMA EASEMENT; THENCE CONTINUING S 88°58'03" W ALONG SAID SOUTHERLY LINE FOR 428.87 FEET; THENCE N 01°01'57" W FOR 50.00 FEET; THENCE ALONG THE EXISTING MINGO VALLEY EXPRESSWAY RIGHT-OF-WAY AS FOLLOWS: N 78°46'03" W FOR 117.69 FEET; THENCE S 88°58'03" W AND PARALLEL WITH THE SOUTHERLY LINE OF THE SE/4 SECTION 18 FOR 350.00 FEET; THENCE N 83°48'43" W FOR 397.81 FEET; THENCE N 20°04'56" E FOR 0.00 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 5979".58 FEET FOR 440.80 FEET; THENCE N 06°42'05" E FOR 784.49 FEET TO A POINT ON THE NORTHERLY LINE OF THE S/2 OF THE SE/4; THENCE LEAVING THE EXISTING MINGO VALLEY EXPRESSWAY RIGHT -OF- WAY N 88°59'40" E ALONG SAID NORTHERLY LINE FOR 1,030.43 FEET TO A POINT ON THE CENTER LINE OF AN EXISTING PUBLIC SERVICE COMPANY OF OKLAHOMA EASEMENT; THENCE S 01°25'20" E ALONG SAID CENTER LINE FOR 1318.48 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

TRACT B: A TRACT OF LAND THAT IS PART OF THE N/2 OF THE SE/4 OF SECTION 18, TOWNSHIP 18, NORTH RANGE 14 EAST, TULSA COUNTY, OKLAHOMA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Easement NO. 22818

BEGINNING THE POINT THAT IS THE NORTHEAST CORNER OF THE SE/4 OF SAID SECTION 18; THENCE S 01°16'31" E ALONG THE EASTERLY LINE OF THE SE/4 FOR 1317.87 FEET TO THE SOUTHEAST CORNER OF THE N/2 OF THE SE/4; THENCE S 88°59'40" W ALONG THE SOUTHERLY LINE OF THE N/2 OF THE SE/4 FOR 1,243.50 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING PUBLIC SERVICE COMPANY OF OKLAHOMA EASEMENT; THENCE N 01°25'20" W ALONG SAID CENTERLINE FOR 1,318.48 FEET TO A POINT ON THE NORTHERLY LINE OF THE SE/4; THENCE N 89°01'17" E ALONG SAID NORTHERLY LINE FOR 1246.89 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

(hereinafter referred to as First Property) and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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, situated in said County, to wit:

DET-6 See Exhibits "A6" and "B6"

(hereinafter described as Second Property).

The area described as Second Property is hereby established by grant of the Grantor, and the City is hereby given and granted the possession of said Second Property, as a Detention Easement as a perpetual easement for the purpose of permitting the flow, conveyance, and discharge of stormwater runoff from First Property and from properties outside First Property. Drainage facilities constructed in said Detention Easement shall be in accordance with standards prescribed by the City. Said Detention Easement shall be maintained by the Grantor, its successors and assigns, at its cost in accordance with standards prescribed by the City. Maintenance of the Detention Easement shall include mowing and removal of any obstacles that impede the flow of water over and through the Detention Easement. In the event said Grantor, its successors and assigns, should fail to adequately and properly maintain said Detention Easement and facilities the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by said Grantor, its successors and assigns. In the event said Grantor, its successors and assigns, fails to pay the cost of said maintenance or any part thereof within thirty (30) days after completion of said maintenance, said costs shall be a lien against First Property, for which payment has not been made, which lien may be foreclosed by City. No fence, wall, planting, building, or other obstruction may be placed or maintained in said Detention Easement without approval of the City. However, the Detention Easement can be used by the Grantor, its successors and assigns, for landscaping, and other purposes so long as the flow, conveyance,

and discharge of stormwater runoff is not hindered or obstructed.

The City is hereby given and granted the exclusive possession of Second Property for the purposes aforesaid and Grantor, for it and its heirs, 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 heirs, 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 14 day of November, 2008.

SAINT FRANCIS HOSPITAL, INC.,
an Oklahoma not-for-profit corporation,

By: Jake Henry Jr.
Name: Jake Henry Jr.
Title: President and Chief Executive Officer

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

RB Jr

Before me, the undersigned, a Notary Public, in and for said County and State on this 14 day of November, 2008, personally appeared Jake Henry Jr., to me known to be the identical person who subscribed the name of SAINT FRANCIS HOSPITAL, INC., an Oklahoma not-for-profit corporation, thereof to the foregoing as its President 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 SAINT FRANCIS HOSPITAL, INC., an Oklahoma not-for-profit corporation, for the uses and purposes herein set forth.

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



Tammy L. Grade
Notary Public

My commission expires:
Commission No. 02018298
Commission Expires: 12/27/2010

29

ACCEPTED BY CITY COUNCIL:

Date: JAN 08 2009

BY: *John Eagleton*
Name: John Eagleton
Title: Chairman

APPROVED BY MAYOR:

CITY OF TULSA, OKLAHOMA,
a municipal corporation

BY: *Kathy Taylor*
Name: Kathy Taylor
Title: Mayor



Date: JAN 14 2009

Anthony Mayes
DEPUTY City Clerk

APPROVED AS TO FORM:

Mary Swiney
City Attorney
SENIOR ASSISTANT

APPROVED AS TO SUBSTANCE:

Dana Burks
Public Works

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, a Notary Public in and for said County and State, on the 8th day of January, 2009, personally appeared John Eagleton to me known to be the identical person who accepted the within and foregoing instrument as Chairman of the City Council of the City of Tulsa, Oklahoma, and acknowledged to me that he accepted 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 Council of the City of Tulsa, Oklahoma, for the uses and purposes therein set forth.

Dana Burks
Notary Public

My commission expires:

4-21-2010

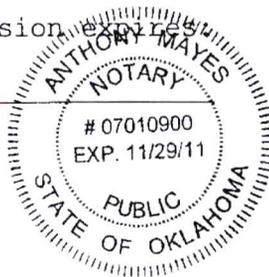


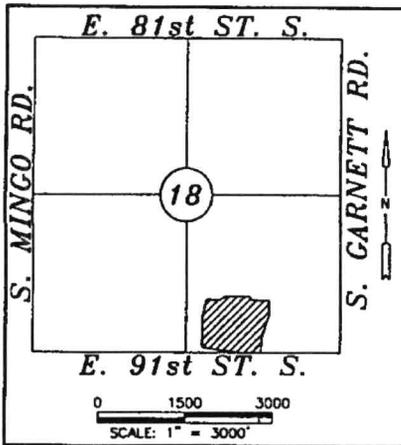
STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, a Notary Public in and for said County and State, on the 14 day of JANUARY, 2009, personally appeared Kathy Taylor 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 she approved 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 of Tulsa, Oklahoma, for the uses and purposes therein set forth.

Anthony Mayes
Notary Public

My commission expires _____





JOB: RE-PLAT OF ARROWHEAD RIDGE

PARCEL NO.: DET-6 Detention Easement

COUNTY: TULSA

LEGAL DESCRIPTION: PART OF S/2 OF THE SE/4

SEC 18, T 18N, R14E

PARCEL AREA: 2,185 SQ. FT. 0.0502 ACRE

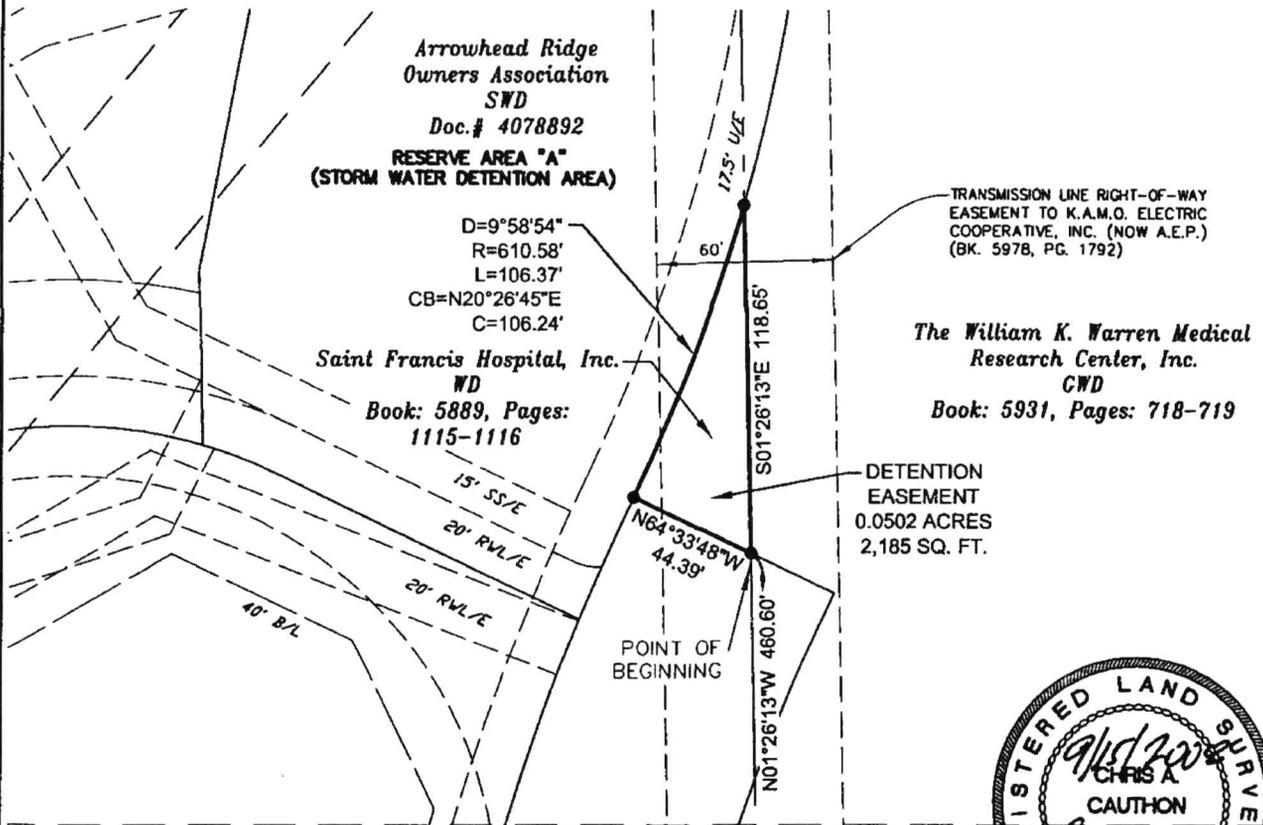
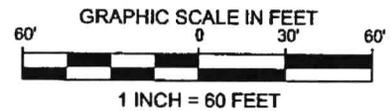


EXHIBIT A6

LEGAL DESCRIPTION

PARCEL DET-6 DETENTION EASEMENT

BEING a tract of land situated in Section 18, Township 18 North, Range 14 East, Tulsa County, Oklahoma and part of a tract of land described in Warranty Deed to the Saint Francis Hospital, Inc. recorded in Book 5889, Pages 1115-1116, of the Deed Records of Tulsa County, Oklahoma; said tract being more particularly described by metes and bounds as follows:

COMMENCING at a "x" found at the southwest corner of the southeast quarter of Sec. 18, Township 18 North, Range 14 East; said point also being at the intersection of Mingo Valley Expressway (U.S. Highway No. 169, a variable width right-of-way) and East 91st Street South (a variable width right-of-way);

THENCE along the south line of the said southeast quarter of Section 18, North $88^{\circ}57'10''$ East, a distance of 1393.87 to a point; said point being the original southeast corner of said Saint Francis Hospital, Inc. tract and the original southwest corner of a tract of land described in General Warranty Deed to the William K. Warren Medical Research Center, Inc. recorded in Book 5931, Pages 718-719, of said Deed Records;

THENCE departing said south line and along the west line of said William K. Warren Medical Research Center, Inc. tract, North $01^{\circ}26'13''$ West, a distance of 460.60 feet to POINT OF BEGINNING; said point being in the northerly terminus of S. 109th E. Avenue (a 76-foot wide right-of-way);

THENCE along said terminus, North $64^{\circ}33'48''$ West, a distance of 44.39 feet to a point for corner in the east line of Reserve Area "A" according to the plat of Arrowhead Ridge, an addition to Tulsa County Oklahoma recorded as Plat number 5659 of the plat records of Tulsa County, Oklahoma; same being the point of curvature of a non-tangent curve to the left;

THENCE along the arc of said curve to the left and along said east line, through a central angle of $09^{\circ}58'54''$, having a radius of 610.58 feet, a chord bearing of North $20^{\circ}26'45''$ East, a chord distance of 106.24 feet and an arc length of 106.37 feet to the intersection of said east line and the said west line of the William K. Warren Medical Research Center, Inc. tract;

THENCE along said west line, South $01^{\circ}26'13''$ East, a distance of 118.65 feet to the POINT OF BEGINNING and containing 0.0502 acres or (2,185) square feet of land, more or less.

LEGAL DESCRIPTION

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

I, Chris A. Cauthon, of Guy Engineering Services, Inc., certify the attached legal description closes in accord with existing records, is a true representation of the temporary detention pond easement as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

Sept 15, 2008
Date


Chris A. Cauthon, R.L.S. 1530
