

Easement

Version 3.3 released on 6/29/23



PV40120642

CITY COUNCIL USE ONLY

Date Received: _____

Committee Date: _____

1st Agenda Date: _____

Tracking #: _____

Committee: _____

Hearing Date: _____

2nd Agenda Date: _____**CITY CLERK USE ONLY**☐ Scanned

Date: 07.10.2024

☐ Posted

Item #: 2407.01703

*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 ☐ NoDepartment
Public WorksContact Name
Courtney Jones 6.13.24Email
courtneyjones@cityoftulsa.orgPhone
918-596-9549Easement Type
UtilityOwner-Grantor
True North Homes LLCBid/Project Number
LS 21574Project Title
1641 E 32nd St Sewer Line ExtensionCouncil District
9Section
19Township
19Range
13Addition
PARK TERRACELot
1 & 2Block
1Address
1641 E. 32nd StreetParcel Number
630

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: _____

Date: 06.14.24

Date: JUNE 20 XXIV

Date: _____

Date: JUL 10 2024

Date: _____

Policy Statement**Background Information**

This Utility easement is being donated by True North Homes LLC, an Oklahoma limited liability company, as a requirement of LS 21574. This utility easement is required for the requested Lot Split at 1641 E. 32nd Street in Tulsa.

PDZ: [Signature] 6/13/24 MSL: [Signature] 6/13/24 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)

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **TRUE NORTH HOMES LLC**, an Oklahoma limited liability company (Grantor), the owner of the legal and equitable title to the following described 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 all public utilities 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, for itself, its 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 right to remove or otherwise eliminate such violation, and Grantor, its 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 6th day of June, 2024.

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

**TRUE NORTH HOMES LLC,
an Oklahoma limited liability company,**

By: *Gant Hinkle*
Name: Gant H. Hinkle
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 6th day of June, 2024, personally appeared **Gant H. Hinkle**, known to be the identical person who subscribed the name of **TRUE NORTH HOMES 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 **TRUE NORTH HOMES 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.

My commission expires:

01/08/2025



Angela Sellers
Notary Public

APPROVED AS TO FORM:

APPROVED AS TO SUBSTANCE:

SENIOR
ASSISTANT City Attorney  (SWINEY)

 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 _____, 2024, 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 _____, 2024, 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:

EB

**LEGAL DESCRIPTION
17.5' UTILITY EASEMENT
EXHIBIT "A"**

LEGAL DESCRIPTION - PARENT TRACT - Q.C.D. DOC. #2015008016

LEGAL DESCRIPTION - 17.5' UTILITY EASEMENT

A TRACT OF LAND THAT IS THE NORTH 17.5 FEET OF LOTS ONE (1) AND TWO (2), BLOCK ONE (1), PARK TERRACE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1;
THENCE NORTH 01°43'44" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 122.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°12'36" WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 180.00 FEET TO THE WEST LINE OF SAID LOT 2;
THENCE NORTH 01°43'44" WEST ALONG SAID WEST LINE A DISTANCE OF 17.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;
THENCE NORTH 89°12'36" EAST ALONG THE NORTH LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 180.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 01°43'44" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 17.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3,149.6 SQ. FEET OR 0.07 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).


SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY IS INTENDED TO ILLUSTRATE THE PROPOSED 17.5' UTILITY EASEMENT AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: MARCH 18, 2024.

WITNESS MY HAND AND SEAL THIS 20th DAY OF MAY, 2024.

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2024
FLS 24011

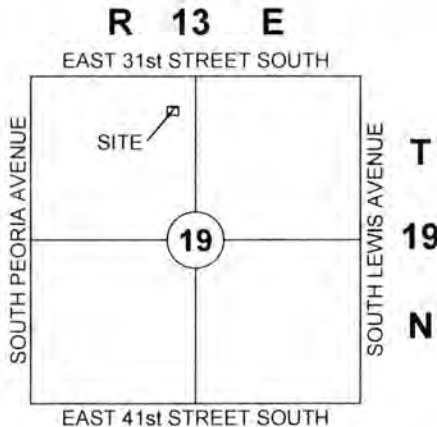
EXHIBIT "A"
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ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2024



EB

PLAT OF SURVEY
17.5' UTILITY EASEMENT
EXHIBIT "A"

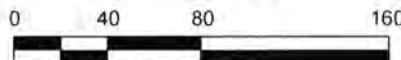


LOCATION MAP

SCALE: 1"=3000'



SCALE: 1" = 80'



LEGEND

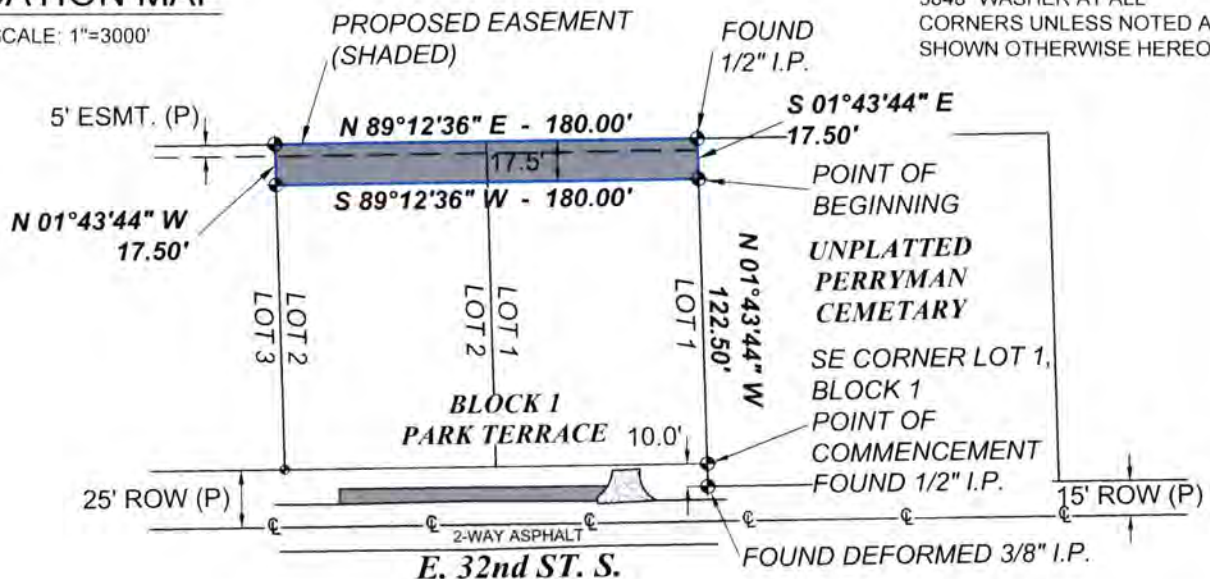
(P) = PER PLAT
ROW = RIGHT-OF-WAY

INDEX

PLAT OF SURVEY..... SHEET 1
LEGAL DESCRIPTION....SHEET 2

SURVEYOR'S NOTES

◆ = SET 3/8" IRON PIN W/ PURPLE
"EASEMNT CA 5848" CAP OR
MAG NAIL W/ "EASEMNT CA
5848" WASHER AT ALL
CORNERS UNLESS NOTED AND
SHOWN OTHERWISE HEREON.



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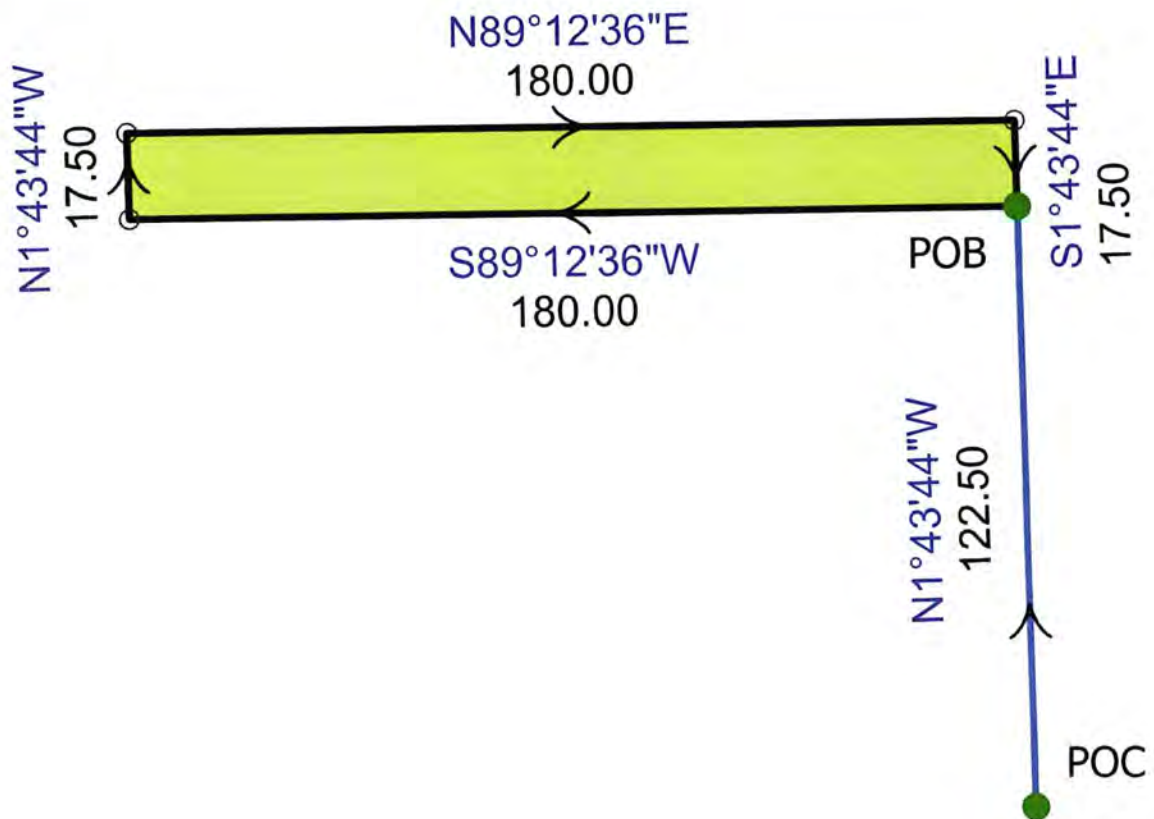
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ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2024





CITY OF
TULSA

LS 21574_ESMT 630_5-30-24

The North 17.5 ft of Lots 1 & 2 Blk 1 of Park Terrace Addn.
City of Tulsa, Tulsa County, State of Oklahoma

CLOSES 5/31/2024 ERB