

# Easement

Version 3.3 released on 6/29/23



PW0120651

**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: 07.10.2024

☐ Posted

Item #: 2407.01758

*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 6.17.24Email  
courtneyjones@cityoftulsa.orgPhone  
918-596-9549Easement Type  
UtilityOwner-Grantor  
Stratford Ridge, LLCBid/Project Number  
IDP 105467Project Title  
Stratford Ridge ICouncil District  
6Section  
11Township  
19Range  
14Addition  
UNPLATTED

Lot

Block

Address  
16406 East 11th St. SouthParcel Number  
620

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: 6/10/2024

Date: 6-28-24

Date: JUL 10 2024

Date: \_\_\_\_\_

**Policy Statement****Background Information**

This Utility easement is being donated by Stratford Ridge, LLC, an Oklahoma limited liability company, as a requirement of IDP 105467. The utility and storm sewer easements are required for infrastructure improvements at the proposed Stratford Ridge Phase 1 subdivision.

PDZ: 6/17/24 MSL: 6/17/24 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, **STRATFORD RIDGE, 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 22 day of May, 2024.

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



**STRATFORD RIDGE, LLC,  
an Oklahoma limited liability company,**

By:   
Name: Chuck Ramsey  
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 29 day of May, 2024, personally appeared **Chuck Ramsey**, known to be the identical person who subscribed the name of **STRATFORD RIDGE, 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 **STRATFORD RIDGE, 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.

  
Notary Public

My commission expires:  
Oct 30, 2027



**APPROVED AS TO FORM:**

  
Asst. 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

[illegible]

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:

[illegible]

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:

# Exhibit A

## LEGAL DESCRIPTION

A STRIP OF LAND SITUATED IN PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4); THENCE NORTH 88°40'58" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 1304.23 FEET; THENCE SOUTH 01°19'02" EAST A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°19'02" EAST A DISTANCE OF 374.00 FEET; THENCE NORTH 88°40'58" EAST A DISTANCE OF 120.00 FEET; THENCE SOUTH 01°19'02" EAST A DISTANCE OF 11.00 FEET; THENCE SOUTH 88°40'58" WEST A DISTANCE OF 131.00 FEET; THENCE NORTH 01°19'02" WEST A DISTANCE OF 385.00 FEET; THENCE NORTH 88°40'58" EAST A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5,555 SQUARE FEET OR 0.127 ACRES, MORE OR LESS.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) BEING NORTH 88°40'58" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON FEBRUARY 9, 2024, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

## SURVEYOR'S STATEMENT

I, JAY P. BISSELL, OF AAB ENGINEERING, LLC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH THE EXISTING RECORDS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

JAY P. BISSELL

OKLAHOMA PLS NO. 1318





FILE: P:\1914\11-STRATFORD RIDGE\SURVEY\1914-11 STRATFORD UTILITY EASEMENT EXHIBITS

PLOT DATE: Thu, 21 Mar 2024

NW CORNER  
NW/4, SECTION 11  
T-19-N, R-14-E  
5/8" IRON PIN FOUND  
POINT OF COMMENCEMENT

## Exhibit A

IPF — 1304.23' N88°40'58"E — 1338.71' N88°40'58"E — IPF

NE CORNER  
NW/4, SECTION 11  
T-19-N, R-14-E  
IRON PIN FOUND

11.00' N88°40'58"E  
220.00' S01°19'02"E


POINT OF  
BEGINNING

E. LINE NW/4 NW/4

385.00' N01°19'02"W  
374.00' S01°19'02"E

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE  
COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE NORTH  
LINE OF NW/4 BEING N 88°40'58" E.

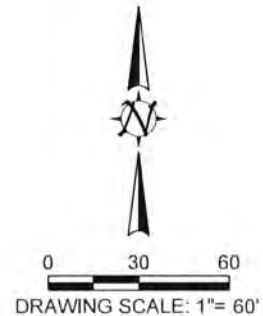
### LEGEND

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (W/ CAP STAMPED CA 6318)
- 60D NAIL W/TOPPER TO BE SET AFTER EASEMENT IS APPROVED
-  PROPOSED UTILITY EASEMENT

### SURVEYOR'S STATEMENT

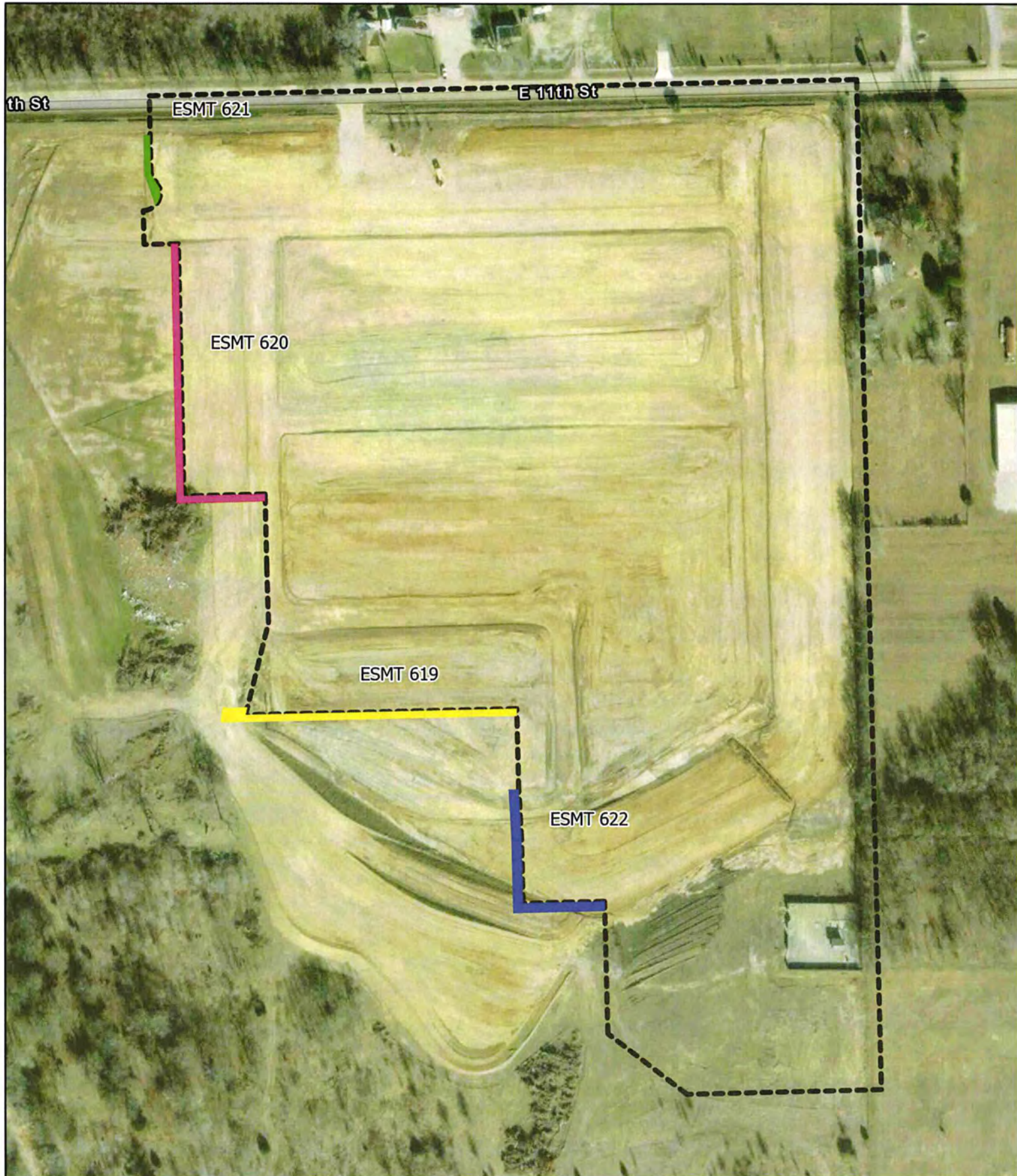
I, JAY P. BISSELL, OF AAB ENGINEERING, LLC, CERTIFY THAT THE ATTACHED PLAT OF SURVEY IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA. THE LAST SITE VISIT WAS COMPLETED ON FEBRUARY 12, 2024.

*J.P. Bissell* 3-21-2024



AAB Engineering, LLC  
**AAB**  
Engineering • Surveying • Land Planning  
PO Box 2136 Sand Springs, OK 74063  
OK CA#6318 Exp. June 30, 2024  
NS CA#2282 Exp. Dec. 31, 2024  
SD CA#7581 Exp. March 31, 2025  
Office (918) 514-4283 Fax (918) 514-4285





Deed Boundary - DOC 2022104832

--

Overall Map  
IDP 105467 ESMT 619-622  
In NW/4 NW/4 Sec. 11 T19N R14E  
CITY OF TULSA, IN TULSA COUNTY, STATE OF OKLAHOMA  
3/19/2024 JBH/JLP/ERB