

# Easement

Version 3.3 released on 6/29/23



PNO 120650

**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 # 2407.01759

*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

**Email**

courtneyjones@cityoftulsa.org

**Phone**

918-596-9549

**Easement Type**

Utility

**Owner-Grantor**

Stratford Ridge, LLC

**Bid/Project Number**

IDP 105467

**Project Title**

Stratford Ridge I

**Council District**

6

**Section**

11

**Township**

19

**Range**

14

**Addition**

UNPLATTED

**Lot****Block****Address**

16406 East 11th St. South

**Parcel Number**

621

**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:****Date:****Date:****Date:****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.

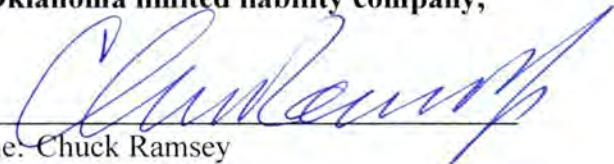
TO HAVE AND TO HOLD such easement and right-of-way unto the City, its successors or assigns, forever.

Dated this 29 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

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

## 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 1266.23 FEET; THENCE SOUTH 01°19'02" EAST A DISTANCE OF 57.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°19'02" EAST A DISTANCE OF 57.85 FEET; THENCE SOUTH 31°19'02" EAST A DISTANCE OF 25.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 26.42 FEET, A CHORD BEARING OF SOUTH 14°46'04" WEST, A CHORD LENGTH OF 26.84 FEET AND AN ARC LENGTH OF 28.15 FEET; THENCE NORTH 19°10'11" WEST A DISTANCE OF 49.14 FEET; THENCE NORTH 01°19'02" WEST A DISTANCE OF 58.51 FEET; THENCE NORTH 88°40'58" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,129 SQUARE FEET OR 0.026 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.

 3-21-2024

JAY P. BISSELL  
OKLAHOMA PLS NO. 1318



PLOT DATE: Thu, 21 Mar 2024 FILE: P:\191411-STRATFORD RIDGE\SURVEY\1914-11 STRATFORD UTILITY EASEMENT EXHIBITS



ETB



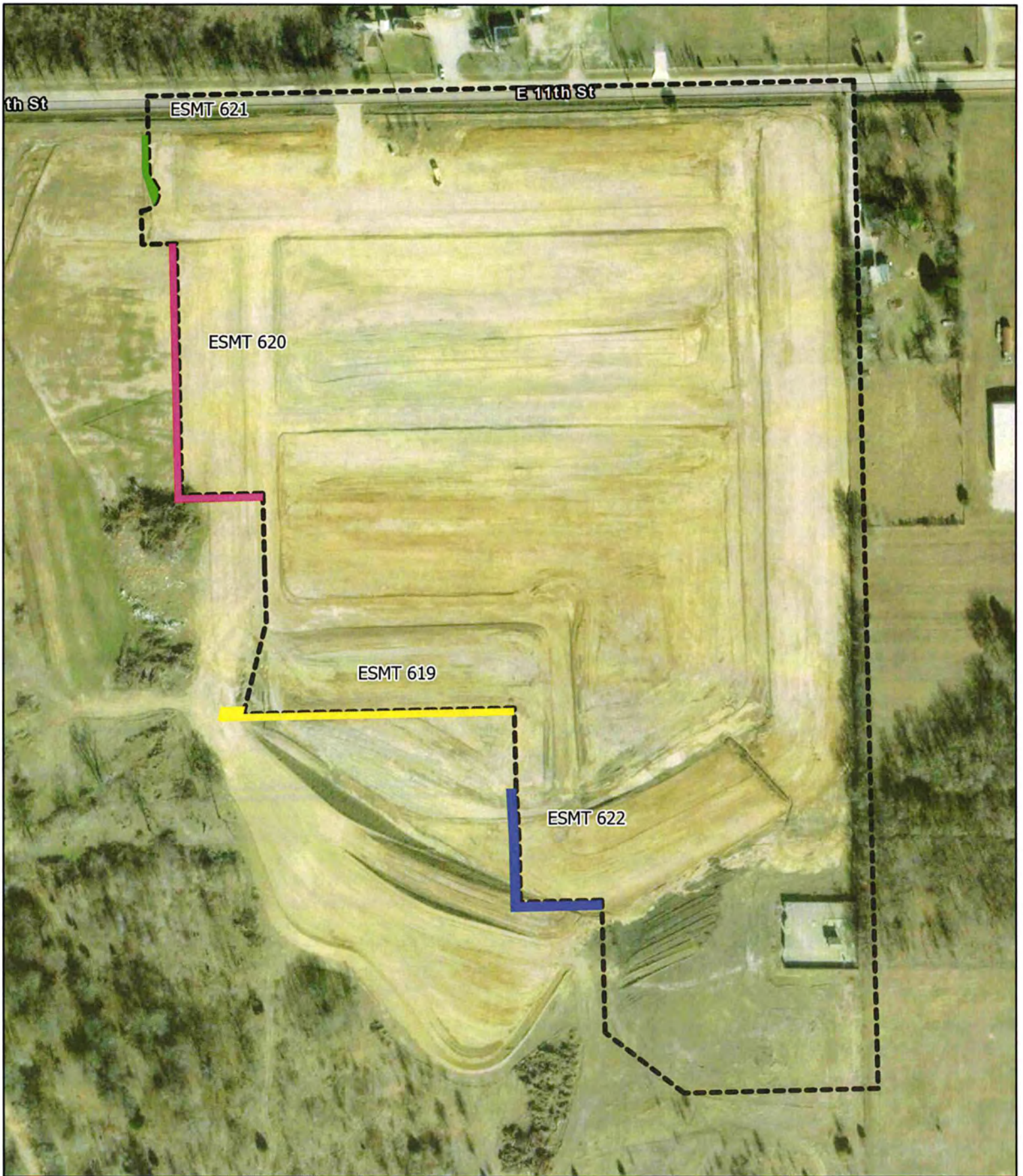
I, JAY P. BISSELL, OF AAB ENGINEERING, LLC, CERTIFY THAT THE ATTACHED PLAT OF SURVEY IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA. THE LAST SITE VISIT WAS COMPLETED ON FEBRUARY 12, 2024.

J.P. Sullivan 3-24-2024



**Engineering • Surveying • Land Planning**  
PO Box 2136 Sand Springs, OK 74063  
OK CA#6318 Exp. June 30, 2024  
KS CA#2292 Exp. Dec. 31, 2024  
SD CA#7581 Exp. March 31, 2025  
Office (918) 514-4283 Fax (918) 514-4288





Deed Boundary - DOC 2022104832  
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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