

Easement

Version 3.3 released on 6/29/23



PW0120461

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 #: 2407.01761

*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
Sanitary Sewer

Owner-Grantor
TTCU Federal Credit Union

Bid/Project Number
BLDC 115232

Project Title
TTCU Tulsa Sewer Easement

Council District
9

Section
21

Township
19

Range
13

Addition
ALBERT PIKE SUBDIVISION

Lot
3

Block _____

Address
3720 East 31st Street

Parcel Number
424

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: 4/3/2024

Date: 6-21-24

Date: _____

Date: JUL 10 2024

Date: _____

Policy Statement**Background Information**

This Sanitary Sewer easement is being donated by TTCU Federal Credit Union, f/k/a Tulsa Teacher's Credit Union, an Oklahoma corporation, as a requirement of BLDC 115232. This easement is to cover an existing 8" sanitary sewer associated with a commercial development. PDZ: 1445 MSL 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)

SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **TTCU FEDERAL CREDIT UNION, f/k/a TTCU THE CREDIT UNION f/k/a TULSA TEACHERS CREDIT UNION, a Federally chartered credit union**, (Grantor) the owner of the legal and equitable title to the following real estate situated in Tulsa County, State of Oklahoma, for and in consideration of the sum of One Dollar (\$1.00) from the City of Tulsa, Oklahoma, a municipal corporation, and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant and convey unto the said City of Tulsa, Oklahoma, a perpetual easement through, over, under and across the following described property, situated in said County, to-wit:

See Exhibit "A"

for the purpose of permitting the City, to construct a sanitary sewer 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 premises for the purposes aforesaid and Grantor, for its 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 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 21 day of MAY, 2024.

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

TTCU FEDERAL CREDIT UNION, f/k/a TTCU THE CREDIT UNION f/k/a TULSA TEACHERS CREDIT UNION, a Federally chartered credit union,

By: 

Name: Dan Newberry

Title: Executive Vice President

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public, in and for said County and State on this 21ST day of May, 2024, personally appeared Dan Newberry, known to be the identical person who subscribed the name of **TTCU FEDERAL CREDIT UNION, f/k/a TTCU THE CREDIT UNION f/k/a TULSA TEACHERS CREDIT UNION, a Federally chartered credit union**, to the foregoing as its Executive Vice 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 **TTCU FEDERAL CREDIT UNION, f/k/a TTCU THE CREDIT UNION f/k/a TULSA TEACHERS CREDIT UNION, a Federally chartered credit union**, 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:

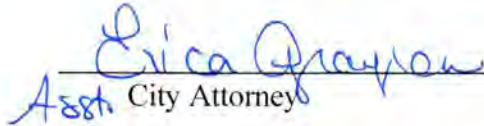
7-9-2025





Notary Public

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:



CMS

EASEMENT EXHIBIT
LEGAL DESCRIPTION

A TRACT OF LAND THAT IS IN LOT THREE (3) OF ALBERT PIKE SUBDIVISION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE S01°30'01"E ALONG THE EAST LINE OF SAID LOT 3 FOR A DISTANCE OF 20.00 FEET; THENCE S88°42'53"W PARALLEL WITH THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 153.22 FEET TO THE POINT OF BEGINNING; THENCE S02°42'41"E FOR A DISTANCE OF 280.13 FEET; THENCE S88°41'22"W FOR A DISTANCE OF 15.00 FEET; THENCE N02°42'41"W FOR A DISTANCE OF 280.14 FEET; THENCE N88°42'53"E ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. SAID AREA CONTAINS 4202.03 SQ. FEET.

LEGAL DESCRIPTION WAS PREPARED ON APRIL 28, 2022 BY CLIFF BENNETT, PLS #1815 WITH THE BEARING BASED ON THE NORTH LINE OF LOT 3 OF ALBERT PIKE SUBDIVISION, ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA AS BEING S88°42'53"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 LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION 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 28TH DAY OF APRIL, 2022.



Cliff Bennett

CLIFF BENNETT, PLS
OKLAHOMA NO. 1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2022

EASEMENT EXHIBIT

Page 2 of 2

JMS

CMS

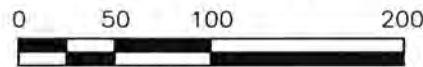
Legend

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

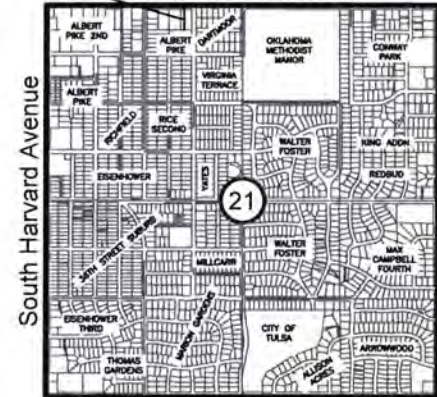
— — — — — BUILDING SETBACK LINE
= = = = = ROAD RIGHT-OF-WAY
= = = = = ROAD CENTERLINE
= = = = = SECTION LINE
= = = = = SUBDIVISION LOT LINE
- - - - - UTILITY EASEMENT



Scale: 1"=100'

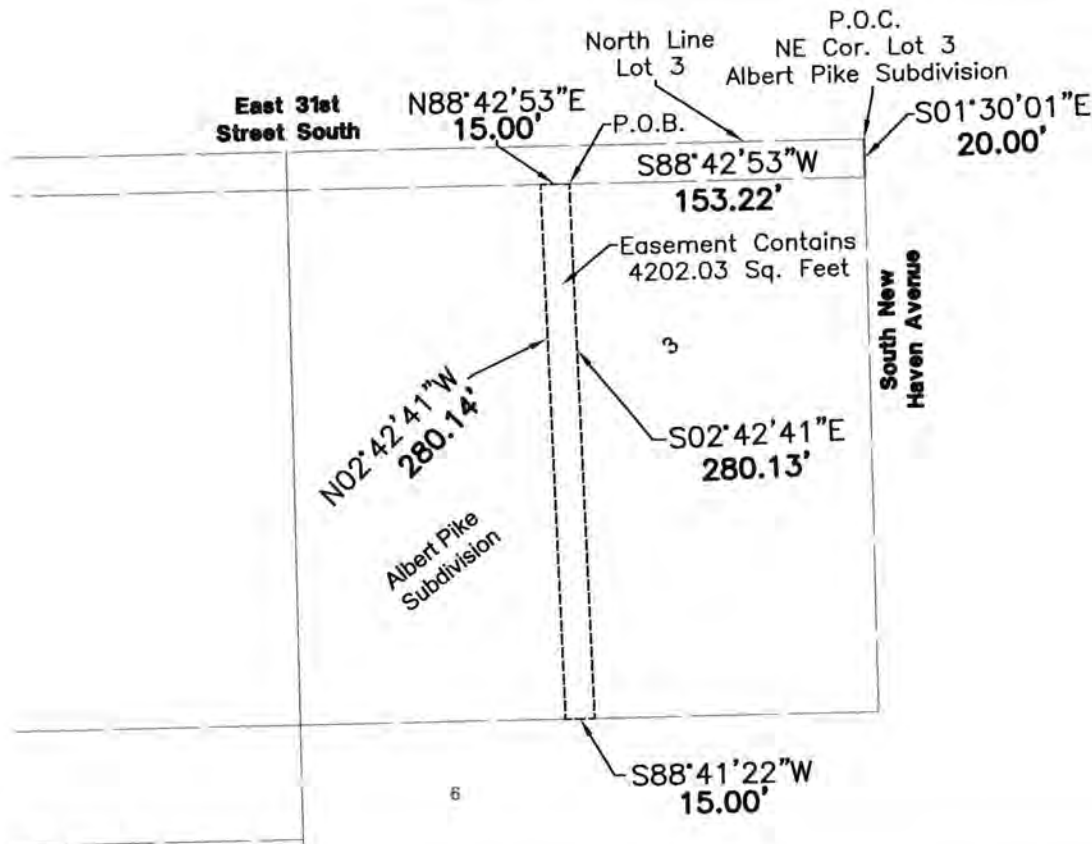


SUBJECT PROPERTY
R 13 E
East 31st Street South



East 41st Street South
Location Map

T
19
N



FILE: 221900LG

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF LOT 3 OF ALBERT PIKE SUBDIVISION, ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA AS BEING S88°42'53"W
2. SEE EXHIBIT 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: 6/30/22

EXHIBIT "A"
page 2 of 2