

# Easement

Version 3.3 released on 6/29/23

PIN0120656

**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 # 2407,01764

*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 6.17.24

Email  
courtneyjones@cityoftulsa.org

Phone  
918-596-9549

Easement Type  
Utility

Owner-Grantor  
Watercrest Development, LLC

Bid/Project Number  
IDP 96772

Project Title  
Watercrest

Council District  
8

Section  
3

Township  
17

Range  
13

Addition  
UNPLATTED

Lot

Block

Address  
13100 S. Sheridan Road

Parcel Number  
627

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: 6/16/2024

Date: 06/25/2024

Date: JUL 10 2024

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

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

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

This Utility easement is being donated by Watercrest Development, LLC, an Oklahoma limited liability company, as a requirement of IDP 96772. The utility, overland drainage and compensatory storage easements are required for infrastructure improvements at the proposed Watercrest Subdivision Phase 1.

PDZ: 6/18/24 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, **WATERCREST DEVELOPMENT, 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.



**WATERCREST DEVELOPMENT, LLC,  
an Oklahoma limited liability company,**

By:   
Name: Glenn Shaw  
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 31 day of May, 2024, personally appeared **Glenn Shaw**, known to be the identical person who subscribed the name of **WATERCREST DEVELOPMENT, 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 **WATERCREST DEVELOPMENT, 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:  
\_\_\_\_\_

JBH

JMS

## Exhibit A

A STRIP OF LAND SITUATED IN PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THREE (03), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) 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 SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE/4); THENCE NORTH 01°00'48" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 813.50 FEET; THENCE SOUTH 88°29'14" WEST A DISTANCE OF 501.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°27'17" EAST A DISTANCE OF 5.79 FEET; THENCE SOUTH 88°32'43" WEST A DISTANCE OF 19.97 FEET; THENCE SOUTH 01°27'17" EAST A DISTANCE OF 24.23 FEET; THENCE SOUTH 88°29'14" WEST A DISTANCE OF 615.06 FEET; THENCE NORTH 01°27'17" WEST A DISTANCE OF 30.00 FEET; THENCE NORTH 88°29'14" EAST A DISTANCE OF 635.03 FEET TO THE POINT OF BEGINNING. CONTAINING 18,567 SQUARE FEET OR 0.426 ACRES MORE OR LESS.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) BEING NORTH 01°00'48" WEST.

THIS LEGAL DESCRIPTION WAS PREPARED ON FEBRUARY 15, 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



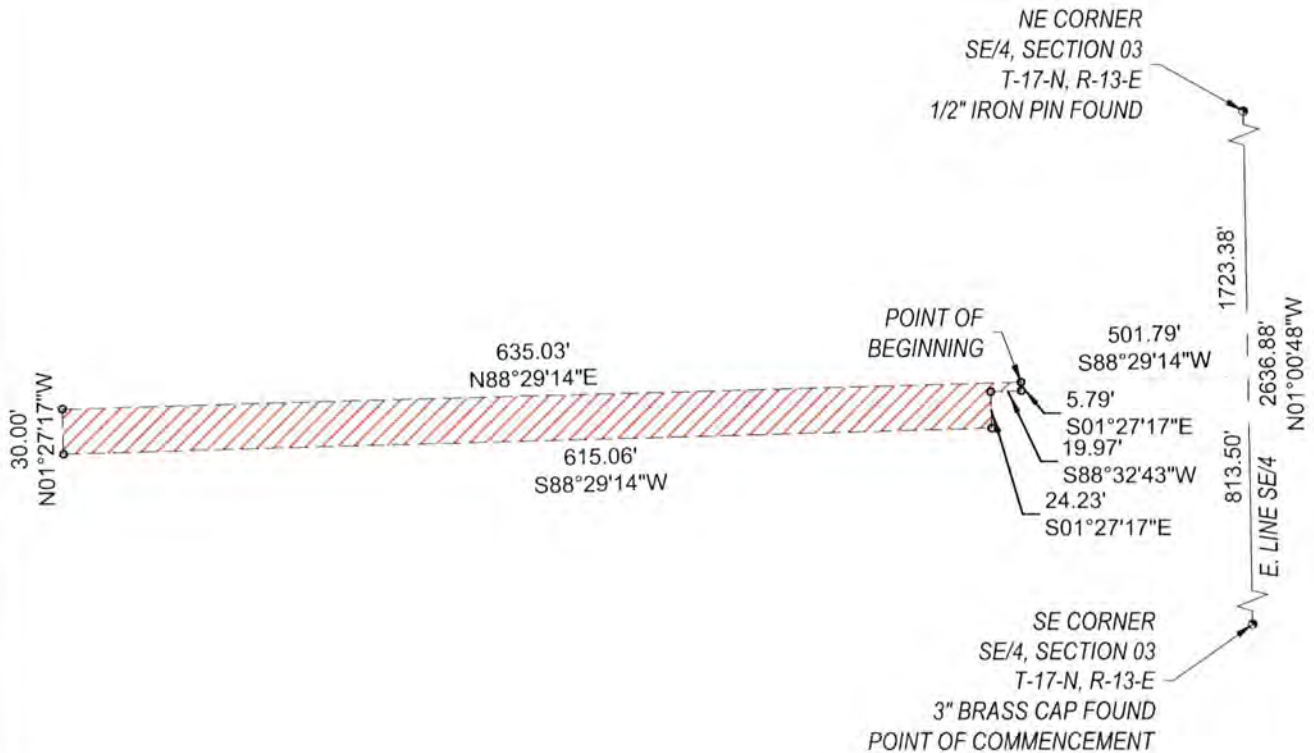
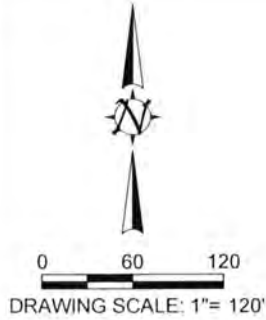
AAB Engineering, LLC  
**AAB**  
Engineering • Surveying • Land Planning  
PO Box 2136 Sand Springs, OK 74063  
OK: CA#6318 Exp. June 30, 2024  
KS: CA#2292 Exp. Dec. 31, 2024  
SD: CA#7581 Exp. March 31, 2025  
Office: (918) 514-4283 Fax: (918) 514-4288

**EXHIBIT "A"**

Page 1 of 2



# Exhibit A



## 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

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE EAST LINE OF SE/4 BEING N 01°00'48" W.


## 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 7, 2024.









CITY OF  
**TULSA**

IDP 96772 ESMTS 625-629, 633  
IN S/2 SEC 03 T17N R13E  
City of Tulsa in Tulsa County, State of Oklahoma  
ALL 6 TRACTS CLOSE  
4/16/2024 ABW