

Easement

Version 3.3 released on 6/29/23



PW0120655

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 #: 2407.01765

*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**
628**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 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: 6/10/24 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 22 day of May, 2024.

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

**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 29 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.

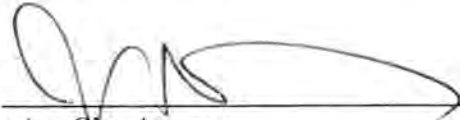
Given under my hand and seal of office the day and year last above written.


Notary Public

My commission expires:
Oct 30, 2027



APPROVED AS TO FORM:



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

W

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 1,317.08 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF (S/2) OF SAID SOUTHEAST QUARTER (SE/4); THENCE SOUTH 88°41'45" WEST ALONG THE NORTH LINE OF SAID SOUTH HALF (S/2) OF THE SOUTHEAST QUARTER (SE/4), A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH SHERIDAN ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 01°00'48" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH SHERIDAN ROAD, A DISTANCE OF 360.01 FEET; THENCE SOUTH 88°32'43" WEST A DISTANCE OF 22.50 FEET; THENCE NORTH 01°00'48" WEST A DISTANCE OF 360.07 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF (S/2) OF THE SOUTHEAST QUARTER (SE/4); THENCE NORTH 88°41'45" EAST ALONG SAID NORTH LINE, A DISTANCE OF 22.50 FEET TO THE POINT OF BEGINNING. CONTAINING 8,101 SQUARE FEET OR 0.186 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 29, 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

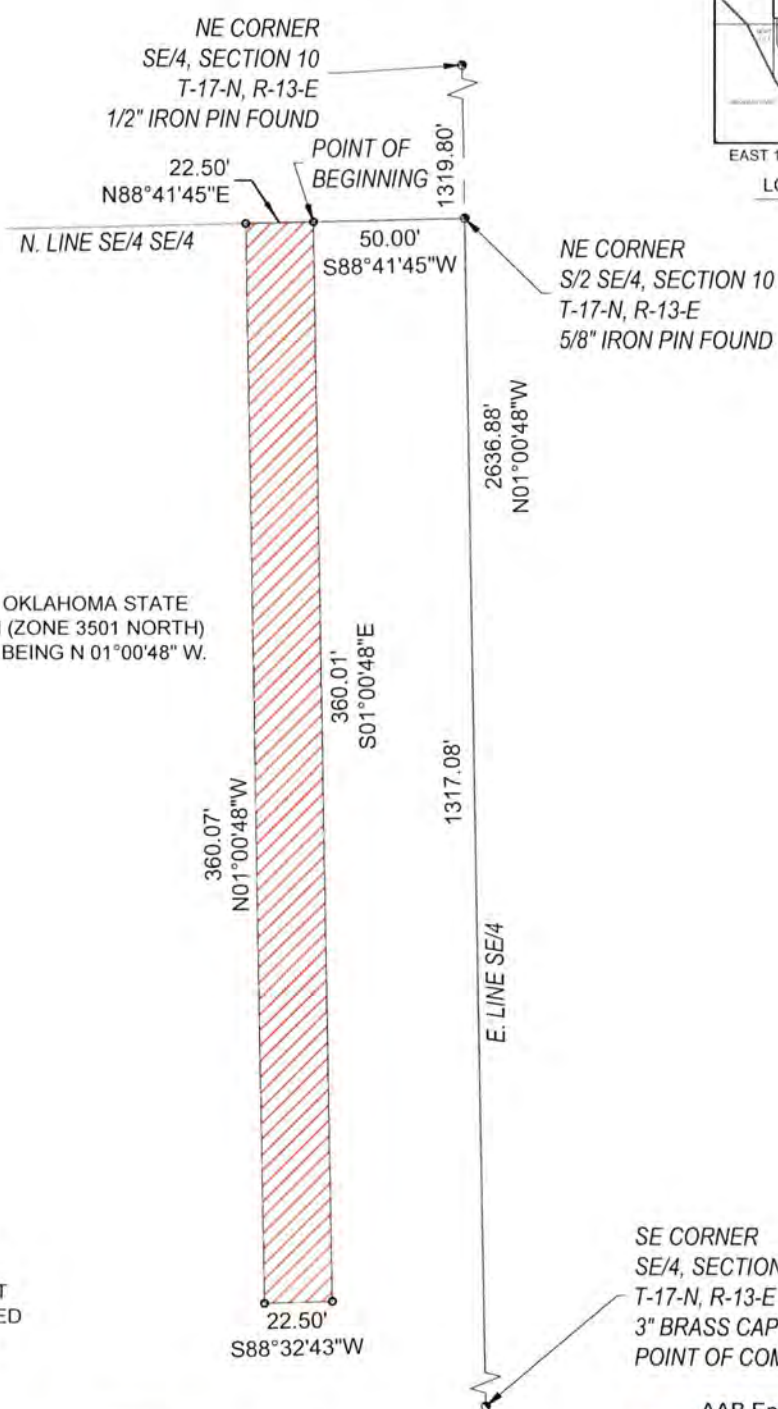
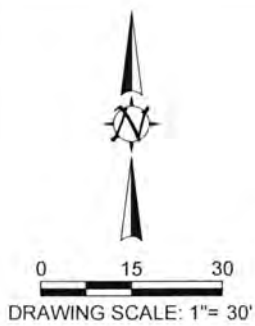


AAB Engineering, LLC
AAB
Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp. June 30, 2024
KS CA#7292 Exp. Dec. 31, 2024
SD CA#7581 Exp. March 31, 2025
Office (918) 514-4283 Fax (918) 514-4288

JBH

Jms

Exhibit A



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.

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 7, 2024.

Jay P. Bissell
3-20-2024
JAY P. BISSELL
REG. NO. 1318
OKLAHOMA

SE CORNER
SE/4, SECTION 03
T-17-N, R-13-E
3" BRASS CAP FOUND
POINT OF COMMENCEMENT

AAB Engineering, LLC

Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp. June 30, 2024
AZ CA#23897 Exp. March 29, 2025
KS CA#2292 Exp. Dec. 31, 2024
SD CA#7581 Exp. March 31, 2025
Office: (918) 514-4283 Fax: (918) 514-4288

FILE: P:\171310-131ST & SHERIDAN SUBDIVISION (WATERCREST)\SURVEY\1713-10 WATERCREST OFFSITE EASEMENT EXHIBITS
PLOT DATE: Tue, 30 Apr 2024



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