

Easement

Version 3.3 released on 6/29/23

PW0120887



CITY COUNCIL USE ONLY

Date Received: _____
 Committee Date: _____
 1st Agenda Date: _____

Tracking #: _____
 Committee: _____
 Hearing Date: _____
 2nd Agenda Date: _____

CITY CLERK USE ONLY

Scanned Date: 10.09.2024
 Posted Item #: 2410.02679

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 9.18.24

Email
courtneyjones@cityoftulsa.org

Phone
918-596-9549

Easement Type
Utility

Owner-Grantor
Glen Wood Homes, LP

Bid/Project Number
IDP 139603

Project Title
Battle Creek Park Phase III

Council District
6

Section
22

Township
19

Range
14

Addition
UNPLATTED

Lot

Block

Address
15213 E 40TH PL S

Parcel Number
655

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: _____
 James Wagner
 Mayor Pro Tem

Date: 09.19.24
 Date: 09/27/2024
 Date: _____
 Date: OCT 09 2024
 Date: _____

Policy Statement

Background Information

This Utility easement is being donated by Glen Wood Homes, LP, an Oklahoma limited partnership, as a requirement of IDP 139603. This off-site utility easement is required for infrastructure improvements at Battle Creek Park Phase III.

PDZ: 9/19/24 MSL: 9/19/24 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, **GLEN WOOD HOMES, LP**, an Oklahoma limited partnership, (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"

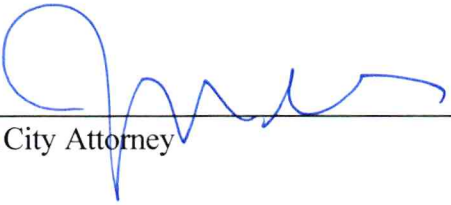
for the purpose of permitting the City to construct all public utilities thereon, through, over, under, and across said property, together with all necessary and convenient appurtenances thereto; and to use and maintain the same and of affording the City, its officers, agents, employees, and/or all persons 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 21st day of AUGUST, 2024.

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:

Date: _____

BY: _____
Name: G. T. Bynum
Title: Mayor

ATTEST:

City Clerk

CITY OF TULSA, OKLAHOMA,
a municipal corporation

JBH Jm

EXHIBIT 'A' UTILITY EASEMENT

A PART OF THE SE/4 OF SEC. 22, T.19N., R.14E., I.M.,
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A part of the unplatted Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Meridian, City of Tulsa, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter (SE/4) said Section Twenty-Two (22);
THENCE South 88°44'15" West along the south line of said Southeast Quarter (SE/4), a distance of 1947.29 feet;

THENCE North 01°15'44" West a distance of 155.12 feet to the POINT OF BEGINNING;

THENCE continuing North 01°15'44" West a distance of 160.00 feet;

THENCE South 88°42'33" West a distance of 41.42 feet;

THENCE North 01°25'43" West a distance of 176.45 feet;

THENCE North 22°57'48" West a distance of 160.07 feet;

THENCE North 01°29'01" West a distance of 510.19 feet;

THENCE South 88°43'39" West a distance of 2.09 feet;

THENCE North 01°25'43" West a distance of 170.01 feet to the north line of subject property recorded at Document No. 2016090159 at the Office of the Tulsa County Clerk;

THENCE North 88°43'38" East along the north line of said Document No. 2016090159, a distance of 12.92 feet;

THENCE South 01°29'01" East a distance of 678.07 feet;

THENCE South 22°57'48" East a distance of 160.08 feet;

THENCE South 01°25'43" East a distance of 167.57 feet;

THENCE North 88°42'33" East a distance of 41.45 feet;

THENCE South 01°15'44" East a distance of 171.00 feet;

THENCE South 88°42'33" West a distance of 11.00 feet to the POINT OF BEGINNING.

Containing 13,740 square feet or 0.315 acres, more or less.

Basis of bearings being South 88°44'15" West as the South line of the Southeast Quarter (SE/4) of Section Twenty-two (22), Township Nineteen (14) North, Range Fourteen (14) East of the Indian Meridian, per Oklahoma State Plane Coordinate System North Zone.

Last site visit June 20, 2024

I, Lee Martin, of Wallace Design Collective, PC, certify that the attached legal description closes in accord with the existing records and is a true representation of the dedication as described. This legal description meets the minimum standards for legal descriptions as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

 6.26.24

Lee Martin
LS 2004
CA 1460
Expires 06/30/2025



wallace
design
collective

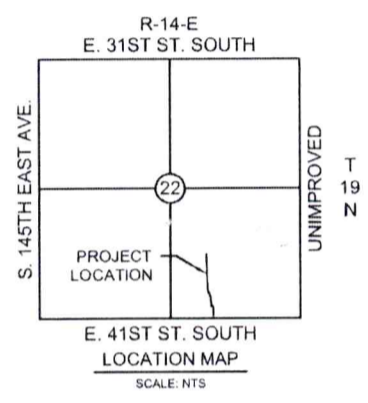
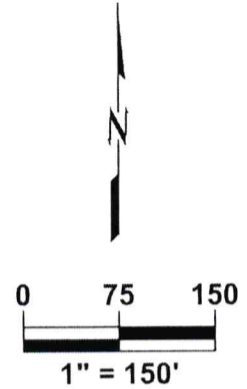
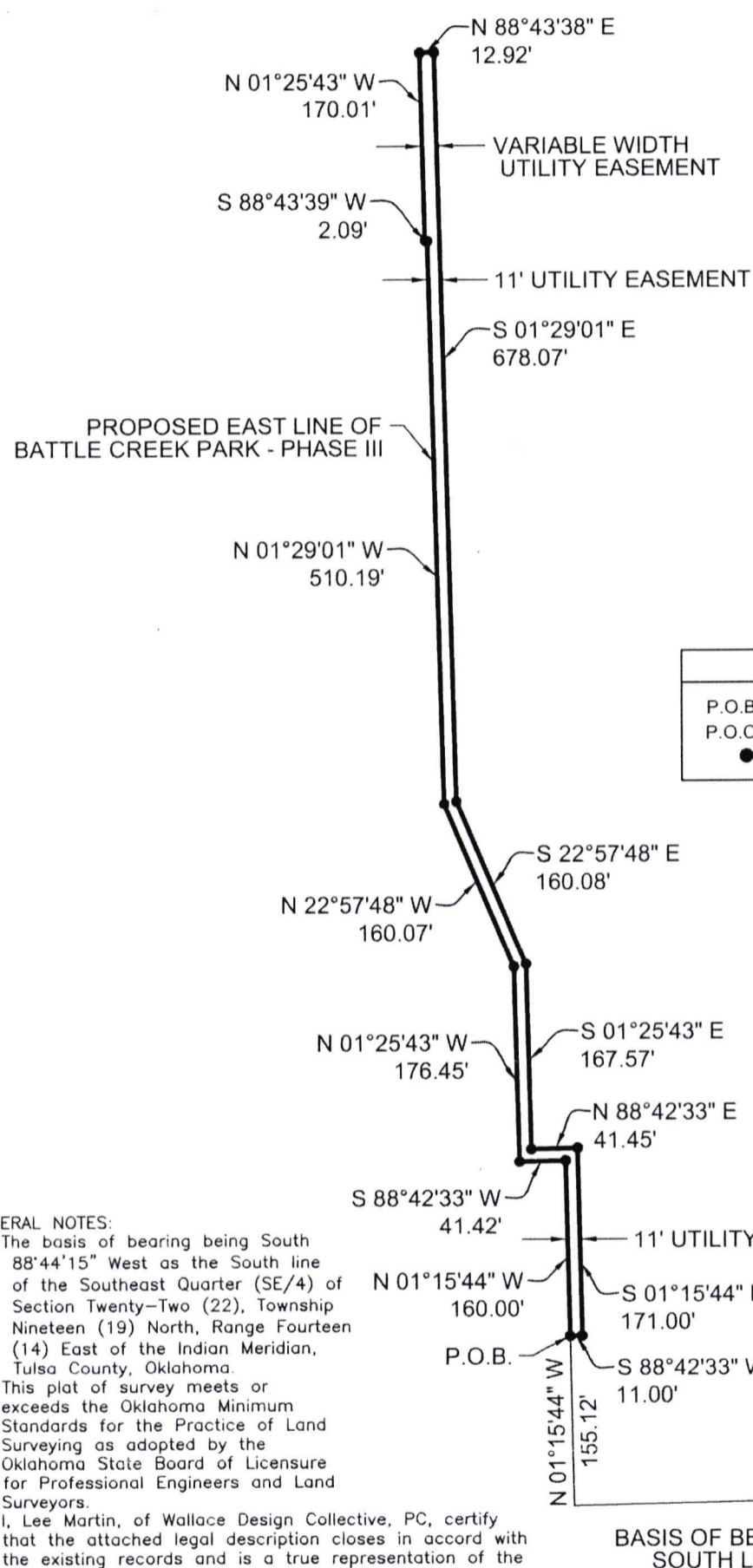
wallace design collective, pc

1000 North Lincoln Street, Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 438-1234
www.wallacedesigncollective.com

JBH JMS

EXHIBIT 'A' UTILITY EASEMENT

A PART OF THE SE/4 OF SEC. 22, T.19N., R.14E., I.M.,
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



LEGEND	
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
●	SET 3/8" REBAR W/ C.A. 1460 CAP



- GENERAL NOTES:
- The basis of bearing being South 88°44'15" West as the South line of the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Meridian, Tulsa County, Oklahoma.
 - This plat of survey meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
 - I, Lee Martin, of Wallace Design Collective, PC, certify that the attached legal description closes in accord with the existing records and is a true representation of the utility easement as described. This legal description meets the minimum standards for legal descriptions as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
 - Last site visit 06-20-2024

ORIG SIZE: 8.5" X 14" PLOT: 6/26/2024 5:55:59 AM \\Civill-Server\Projects\2040151\Battle Creek Park III\Survey\dwg\2040151 Utility Easement.dwg

**BATTLE CREEK
PARK - PHASE III**
TULSA, OKLAHOMA



wallace
design
collective

wallace design collective, pc
structural - civil - landscape - survey
410 north walnut ave.
oklahoma city, oklahoma 73104
405.236.5858
wallace.design
ok ca 1460 exp. 06-30-2025

UTILITY EASEMENT

REV.	DESCRIPTION	DATE
PROJECT NO. 2040151		SHEET 1 OF 1