

# Easement

Version 3.3 released on 6/29/23



PW0120963

**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: 11.06.2024  
☐ Posted Item #: 2411.02971

*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

The Lynn Marie Bowker Living Trust Dated December 19, 2014, and any amendments thereto

Bid/Project Number  
IDP 186064

Project Title  
Murphy S.S. Relocation

Council District  
4

Section  
17

Township  
19

Range  
13

Addition  
WOODY-CREST  
SUBDIVISION

Lot  
1

Block  
6

Address  
2622 E. 28th Street

Parcel Number  
664

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: 10/28/2024

Date: 10/30/2024

Date: NOV 06 2024

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

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

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

This Sanitary Sewer easement is being donated by The Lynn Marie Bowker Living Trust Dated December 19, 2014, and any amendments thereto, as a requirement of IDP 186064. This sanitary sewer easement is required for infrastructure improvements for the Murphy residence sanitary sewer relocation.

PDZ: 10/28/24 MSL: MSL for 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, **THE LYNN MARIE BOWKER LIVING TRUST Dated December 19, 2014, and any amendments thereto**, (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 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 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.

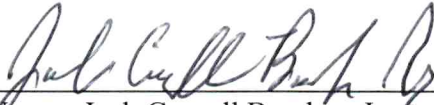
The City is hereby given and granted the exclusive possession of said above premises for the purposes aforesaid and Grantor, for its administrators, successors and assigns, covenants and agrees that no building, structure, fence, wall or other above ground obstruction will be placed, erected, installed 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 27 day of September, 2024.

CITY OF TULSA  
OFFICE OF CITY CLERK  
175 East 2<sup>nd</sup> Street – Suite 260  
TULSA, OK 74103

**THE LYNN MARIE BOWKER LIVING TRUST**  
**dated December 19, 2014, and any amendments thereto**

By:   
Name: Jack Coryell Bowker, Jr.  
Title: Trustee

STATE OF OKLAHOMA     )  
  ) ss.  
COUNTY OF TULSA     )

This instrument was acknowledged before me, on this 27 day of September, 2024,  
by **Jack Coryell Bowker, Jr., Trustee of THE LYNN MARIE BOWKER LIVING TRUST Dated**  
**December 19, 2014, and any amendments thereto.**

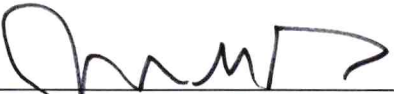
Given under my hand and seal of office the day and year last above written.

  
Notary Public

My commission expires:

ALBERT AKIN  
NOTARY PUBLIC - STATE OF OKLAHOMA  
MY COMMISSION EXPIRES SEP. 15, 2025  
COMMISSION # 21012186

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
City Attorney - *assy.*

**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:

\_\_\_\_\_





Engineering • Land Surveying  
Land Planning • 3D Scanning • UAV Mapping  
6660 S Sheridan Rd Ste 210 Tulsa, OK. 74135 (918)-665-3600

**LEGAL DESCRIPTION**  
(15' Sanitary Sewer Easement)

A 15 FOOT WIDE STRIP OF LAND THAT IS PART OF LOT ONE (1), BLOCK SIX (6), WOODY-CREST, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 08°19'09" EAST, ALONG THE WEST LINE OF SAID LOT 1, FOR 169.53 FEET TO THE **POINT OF BEGINNING** OF SAID STRIP OF LAND; THENCE NORTH 87°15'40" EAST FOR 87.98 FEET; THENCE NORTH 27°15'40" EAST FOR 19.63 FEET; THENCE NORTH 87°15'40" EAST FOR 10.58 FEET; THENCE SOUTH 02°59'46" EAST FOR 11.59 FEET; THENCE SOUTH 27°15'40" WEST FOR 23.56 FEET; THENCE SOUTH 87°15'40" WEST FOR 95.17 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 08°19'09" WEST, ALONG SAID WEST LINE, FOR 15.07 FEET TO THE POINT OF BEGINNING OF SAID STRIP OF LAND.

SAID STRIP OF LAND CONTAINS 0.044 ACRES OR 1,759 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE 3501)  
DATE OF LAST FIELD VISIT: JUNE 17, 2024

**LEGAL DESCRIPTION CERTIFICATION**

I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS AND IS A TRUE REPRESENTATION OF THE DESCRIPTION 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.

07.25.2024  
DATE

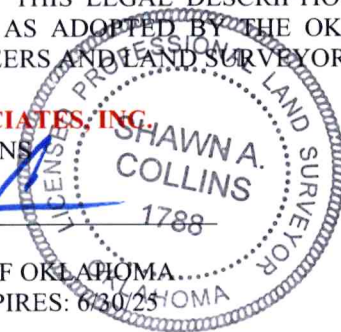
**SISEMORE & ASSOCIATES, INC.**

BY SHAWN A. COLLINS

SHAWN A. COLLINS

LS No. 1788, STATE OF OKLAHOMA

C. A. NO. 2421 EXPIRES: 6/30/25



E. 28th St.

N. PROPERTY LINE

P.O.C.  
NW CORNER  
LOT 1, BLOCK 6,  
WOODY-CREST  
FND 1/2" PIPE

WOODY-CREST  
6

S 08°19'09"E  
169.53'

E. PROPERTY LINE

0 30 60 90

SCALE: 1"=60'

6  
2

N 08°19'09"W  
15.07'

19.63'  
N27°15'40"E  
P.O.B.  
N87°15'40"E  
87.98'  
95.17'  
S87°15'40"W

10.58'  
N87°15'40"E  
11.59'  
S02°59'46"E  
23.56'  
S27°15'40"W

### Legend

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
[Blue Shaded Area] = SANITARY SEWER EASEMENT

## Plat of Survey of Sanitary Sewer Easement OF PART OF LOT 1, BLOCK 6 OF WOODY-CREST IN PART OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 13 EAST CITY OF TULSA, TULSA COUNTY, OKLAHOMA

BASIS OF BEARINGS: OKLAHOMA STATE PLANE  
COORDINATE SYSTEM. (NORTH ZONE 3501)

### NOTES

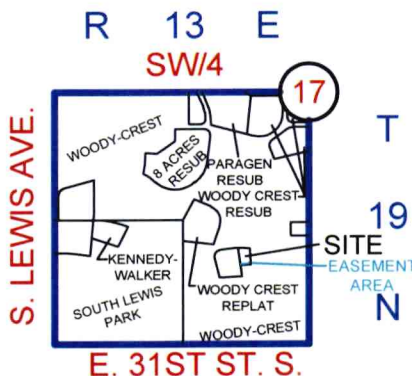
- 3/8" IRON PIN SET AT ALL EASEMENT  
CORNERS, UNLESS OTHERWISE NOTED.
- EASEMENT CONTAINS 0.040 ACRES OR  
1,759 SQ. FT., MORE OR LESS.

### Surveyor's Certification

WE, SISEMORE & ASSOCIATES, INC. HEREBY CERTIFY THAT THE ATTACHED PLAT OF  
SURVEY IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED AND MEETS  
THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF  
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE  
STATE OF OKLAHOMA.

DATE OF LAST FIELD VISIT: JUNE 17, 2024.

WITNESS MY HAND AND SEAL THIS 27TH DAY OF JUNE, 2024.



Location Map

SCALE: 1"=2000'



SISEMORE & ASSOCIATES, INC.

BY:

SHAWN A. COLLINS  
PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1788  
EMAIL: scollins@sw-assoc.com



# SISEMORE & ASSOCIATES

6660 South Sheridan Road  
Suite 210 - Tulsa, Oklahoma 74133  
C.A. No. 2421

Phone: (918) 665-3600  
Fax: (918) 665-8668  
Exp. Date 6/30/25

(www.sisemoreandassociates.com)

FILE: 1913.17 WO#: 9797.01

EXHIBIT "A"

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