

Easement

Version 3.3 released on 6/29/23



PW0121010

CITY COUNCIL USE ONLYDate Received: _____
Committee Date: _____
1st Agenda Date: _____

Tracking #: _____

Committee: _____

Hearing Date: _____

2nd Agenda Date: _____**CITY CLERK USE ONLY**☐ Scanned

Date: 12.04.2024

☐ Posted

Item #: 2412.03205

*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 ☐ NoDepartment
Public WorksContact Name
Courtney JonesEmail
courtneyjones@cityoftulsa.orgPhone
918-596-9549Easement Type
UtilityOwner-Grantor
Lindsay Development, LLCBid/Project Number
IDP 134626Project Title
Patterson FarmsCouncil District
6Section
21Township
19Range
14Addition
UNPLATTED

Lot

Block

Address
13635 E. 41st Street S.Parcel Number
641

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: 11/20/2024

Date: NOVEMBER 21 XXIV

Date:

Date: DEC 04 2024

Date:

Policy Statement**Background Information**

This Utility easement is being donated by Lindsay Development, LLC, an Oklahoma limited liability company, as a requirement of IDP 134626. This Utility easement is required for infrastructure improvements at the Patterson Farms residential subdivision.

PDZ: 11.18.24 MSL: 11/18/24 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, **LINDSAY 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"

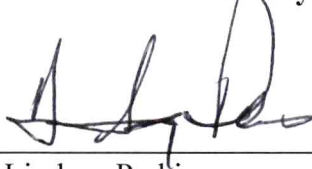
for the purpose of permitting the City to construct all public utilities thereon, through, over, under, and across said property, together with all necessary and convenient appurtenances thereto; and to use and maintain the same and of affording the City, its officers, agents, employees, and/or all persons 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 23 day of October, 2024.

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

By: 
Name: Lindsay Perkins
Title: Manager

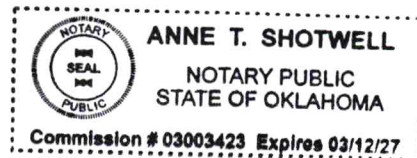
STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public, in and for said County and State on this 23 day of OCTOBER, 2024, personally appeared **Lindsay Perkins**, known to be the identical person who subscribed the name of **LINDSAY 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 **LINDSAY 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:
3/12/27




APPROVED AS TO FORM:

APPROVED AS TO SUBSTANCE:

Sc-11-012

Assistant City Attorney


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: **Monroe Nichols IV**

Title: Mayor

ATTEST:

City Clerk

STATE OF OKLAHOMA)

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)

COUNTY OF TULSA)

Monroe Nichols IV

Before me, a Notary Public in and for said County and State, on the ____ day of _____, 2024, personally appeared _____, 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:

Exhibit

LEGAL DESCRIPTION

A STRIP OF LAND SITUATED IN PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) 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 SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4); THENCE NORTH 01°28'12" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4), A DISTANCE OF 1319.35 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4); THENCE NORTH 88°43'02" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4), A DISTANCE OF 520.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°43'02" EAST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4), A DISTANCE OF 20.00 FEET; THENCE SOUTH 01°15'58" EAST A DISTANCE OF 17.50 FEET; THENCE SOUTH 88°43'02" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 01°15'58" WEST A DISTANCE OF 17.50 FEET TO THE POINT OF BEGINNING. CONTAINING 350 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE WEST LINE OF THE SOUTHEAST QUARTER (SE/4) BEING NORTH 01°28'12" WEST.

THIS LEGAL DESCRIPTION WAS PREPARED ON MARCH 27, 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



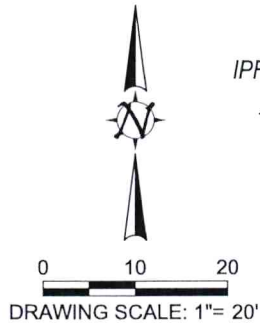
EXHIBIT "A"

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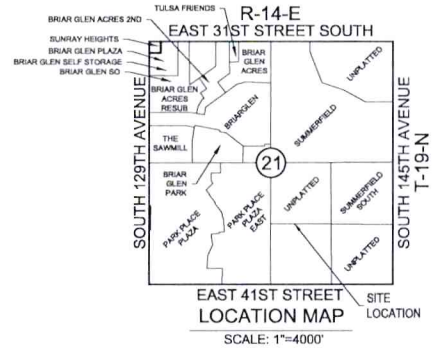
EB

Exhibit



IPF

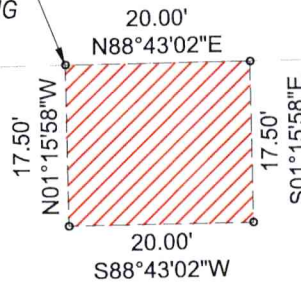
NW CORNER
NE/4, SECTION 21
T-19-N, R-14-E
MAG NAIL FOUND



5276.96'
N01°28'12"W

POINT OF
BEGINNING

N. LINE SW/4 SE/4 520.46'
N88°43'02"E



W. LINE SW/4 SE/4

1319.35'
N01°28'12"W

IPF

SW CORNER
SE/4, SECTION 21
T-19-N, R-14-E
MAG NAIL FOUND
POINT OF COMMENCEMENT

LEGEND

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (W/ CAP STAMPED CA 6318)
- 60D NAIL SET W/TOPPER TO BE SET AFTER EASEMENT IS APPROVED



PROPOSED UTILITY
EASEMENT

LAST SITE VISIT: 3/14/24

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE
COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE WEST
LINE OF SE/4 BEING N 01°28'12" 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 MARCH 14, 2024.

Jay P. Bissell 6-26-2024
L.S. 1318
OKLAHOMA

EXHIBIT "A"

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AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063

OK CA#6318 Exp: June 30, 2026

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



Overall Site Map
IDP 134626 ESMT's 640-642
In SW/4 of SE/4
Sec 21, T19N, R14E
City of Tulsa, in Tulsa County, State of Oklahoma
Closes: 04/18/2024 JLP