

Easement

Version 3.3 released on 6/29/23

PW0121114

**CITY COUNCIL USE ONLY**

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

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

CITY CLERK USE ONLY

☐ Scanned Date: 02.12.2025
☐ Posted Item #: 2502.00401

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
Waterline

Owner-Grantor
Saint Francis Hospital, Inc.

Bid/Project Number
IDP 183002

Project Title
Saint Francis Central Services

Council District
7

Section
32

Township
19

Range
14

Addition
PENSKE AT METRO PARK

Lot
1

Block
1

Address
5402 S. 129th E. Ave.

Parcel Number
653

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: 1/9/2025
 Date: 1-28-25
 Date: FEB 12 2025
 Date: _____

Policy Statement**Background Information**

This Waterline easement is being donated by Saint Francis Hospital, Inc., an Oklahoma not for profit corporation, as a requirement of IDP 183002. This Waterline easement is required for infrastructure improvements at Saint Francis Central Services.

PDZ: 1/9/25 MSL: 1/9/25 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)

WATER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **SAINT FRANCIS HOSPITAL, INC, an Oklahoma not for profit corporation**, (Grantor) the owner of the legal and equitable title to the following real estate, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) 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 **water main or mains** 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 themselves, 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 them, 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, their heirs, 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 25 day of October, 2024.

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

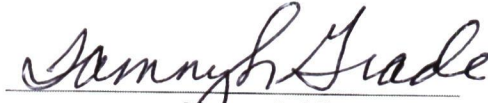
SAINT FRANCIS HOSPITAL, INC,
an Oklahoma not for profit corporation

By: 
Name: Doug Williams
Title: President

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

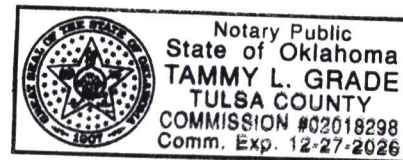
Before me, the undersigned, a Notary Public, in and for said County and State on this 25 day of October, 2024, personally appeared **Doug Williams**, known to be the identical person who subscribed the name of **SAINT FRANCIS HOSPITAL, INC, an Oklahoma not for profit corporation**, the foregoing as its President 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 **SAINT FRANCIS HOSPITAL, INC, an Oklahoma not for profit corporation**, 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:

12-27-2026



APPROVED AS TO FORM:

Erica Grayson
Asst. City Attorney

APPROVED AS TO SUBSTANCE:

[Signature]
Director

ACCEPTED BY CITY COUNCIL:

Date: _____

BY: _____
Name: Phil Lankin, Jr.
Title: Chair

APPROVED BY MAYOR:

CITY OF TULSA, OKLAHOMA,
a municipal corporation

Date: _____

BY: _____
Name: Monroe Nichols IV
Title: Mayor

ATTEST:

City Clerk

[illegible]

Before me, a Notary Public in and for said County and State, on the ____ day of _____, 2025, personally appeared Phil Lankin, Jr., 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 he accepted 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 Council of the City of Tulsa, Oklahoma, for the uses and purposes therein set forth.

Notary Public

My commission expires:

[illegible]

Before me, a Notary Public in and for said County and State, on the ____ day of _____, 2025, personally appeared Monroe Nichols IV, 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:

WATERLINE EASEMENT

Exhibit "A"
SHEET 1 OF 2

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN LOT ONE (1), BLOCK ONE (1), PENSKE AT METRO PARK, ADDITION TO THE CITY OF TULSA, SECTION THIRTY-TWO (32), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE NORTHEAST CORNER OF LOT ONE (1), BLOCK ONE (1); THENCE S01°24'55"E ALONG THE EAST LINE OF BLOCK ONE (1) FOR A DISTANCE OF 309.97 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK ONE (1); THENCE S88°35'05"W FOR A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING** (P.O.B.); THENCE S01°24'55"E FOR A DISTANCE OF 15.98 FEET; THENCE S88°35'05"W FOR A DISTANCE OF 13.13 FEET; THENCE N01°13'43"W FOR A DISTANCE OF 16.00 FEET; THENCE N88°40'14"E FOR A DISTANCE OF 13.07 FEET TO THE **POINT OF BEGINNING** (P.O.B.)

THE AREA CONTAINS 209 SQUARE FEET.

BASIS OF BEARINGS


BASIS OF BEARINGS FOR THIS EXHIBIT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501) BASED ON THE EAST LINE OF LOT 1, BLOCK 1, PENSKE METRO PARK AS BEING S01°24'55"E

SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH THE EXISTING REQUIREMENTS AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 25TH DAY OF JULY 2024.




CLIFF BENNETT, P.L.S.
OKLAHOMA NO. 1815
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2025

SURVEYOR'S LAST SITE VISIT: JULY 25, 2024

EXHIBIT "A"
Page 1 of 2



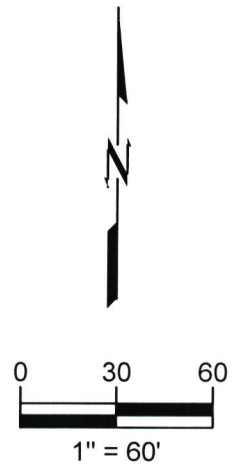
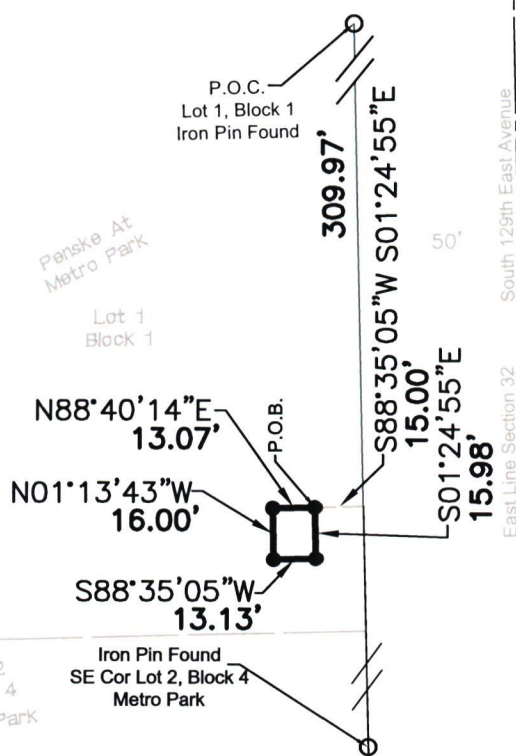
wallace
design
collective

wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. boulevard
tulsa, oklahoma 74103
918.584.5853 · 800.364.5853
wallacedesign.com

WATERLINE EASEMENT Exhibit "A"

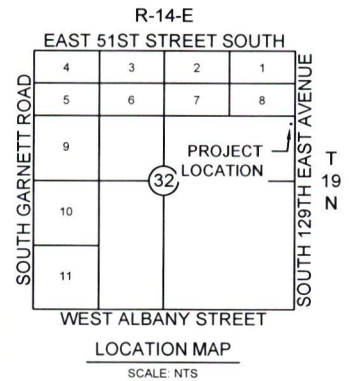
SHEET 2 OF 2

A PART OF LOT 1, BLOCK 1 OF PENSKE AT METRO PARK
ADDITION THE NE/4 OF SEC. 32, T.19 N., R.14 E., I.B. & M., CITY
OF TULSA, TULSA COUNTY, OKLAHOMA



LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
● = 60D NAIL SET



BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501) BASED ON THE EAST LINE OF LOT 1, BLOCK 1, PENSKE METRO PARK AS BEING S01°24'55\"/>

SURVEYOR'S LAST SITE VISIT:

JULY 25TH, 2024

CERTIFICATION

I, CLIFF BENNETT, HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 25TH DAY OF JULY 2024.



EXHIBIT "A"
Page 2 OF 2

Cliff Bennett
CLIFF BENNETT P.L.S.
OKLAHOMA NO. 1815
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2025



wallace
design
collective

wallace-design-collective, pc
structural-civil-landscape-survey
133 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858 - 800.364.5858
wallace.design