

Easement

Version 3.3 released on 6/29/23

PW0121254

**CITY COUNCIL USE ONLY**

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

Tracking #: _____

Committee: _____

Hearing Date: _____

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

Date: 04.09.2025

☐ Posted

Item #: 2504.00914

*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
 Storm Sewer

Owner-Grantor
 Santa Fe Crossings Multifamily LLC

Bid/Project Number
 IDP 100908

Project Title
 Santa Fe Square Storm Relocation

Council District
 1

Section
 1

Township
 19

Range
 12

Addition
 ORIGINAL TOWN OF TULSA

Lot

Block
 85

Address
 500 East 1st St.

Parcel Number
 723

Additional Information/Tracking Number**Budget****Contract Types**☒ No Payments Involved☐ Revenue Contracts☐ Expense Contracts**Funding Source(s)**

DONATION: \$0.00

TOTAL: \$0.00

Approvals**Department:****Legal:****Board:****Mayor:****Other:****Date:****Date:****Date:****Date:****Date:****Policy Statement****Background Information**

This Storm Sewer easement is being donated by Santa Fe Crossings Multifamily LLC, an Oklahoma limited liability company, as a requirement of IDP 100908. This easement was required for storm improvements associated with a commercial development.

PDZ: 700 04.01.25 MSL: 700 03/3/25 swb

Summation of the Requested Action

Mayoral approval and City Council acceptance.

Other Pertinent Details

This Storm Sewer easement will correct COT Easement #24831 recorded as Document #2023027733 in the records of the Tulsa County Clerk.

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)

2025-RPZ-0183

CORRECTION STORM SEWER EASEMENT

This Correction Storm Sewer Easement is executed to correct the legal description contained in the Storm Sewer Easement recorded in the records of the Tulsa County Clerk on April 13, 2023, as Document #2023027733 and replaces said previously recorded Storm Sewer Easement.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **SANTA FE CROSSINGS MULTIFAMILY LLC**, an Oklahoma limited liability company, (Grantor) the owner of the legal and equitable title to the following 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 a storm sewer main or mains thereon through, over, under, and across said property, together with all necessary and convenient appurtenances thereof; 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, laying, constructing, operating, repairing, relaying and maintaining said storm sewer main or mains and for the further purpose of enabling the City, to do any and all convenient things incident to such construction, operation, repairing, and maintaining of such storm sewer main or mains.

The City is hereby given and granted the exclusive possession of said above premises for the purposes aforesaid and Grantor, for itself and 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 24th day of MARCH, 2025.

**SANTA FE CROSSINGS
MULTIFAMILY LLC**, an Oklahoma
limited liability company

By: 
Name: Robert K. Leikam, Jr.
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 24th
day of March, 2025, personally appeared **Robert K. Leikam, Jr.**, known to
be the identical person who subscribed the name of **SANTA FE CROSSINGS MULTIFAMILY
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 **SANTA FE CROSSINGS MULTIFAMILY 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:

08-01-2025



APPROVED AS TO FORM:



Asst. City Attorney

APPROVED AS TO SUBSTANCE:



Director

ACCEPTED BY CITY COUNCIL:

Date: _____

BY: _____
Name: Phil Lakin, Jr.
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)
) ss.
COUNTY OF TULSA)

Before me, a Notary Public in and for said County and State, on the _____ day of _____, 2025, personally appeared Phil Lakin, 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:

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

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:

AW

JMS

STORM SEWER EASEMENT

Exhibit "A"

SHEET 1 OF 2

LEGAL DESCRIPTION

A TRACT OF LAND LYING PARTIALLY IN VACATED SOUTH FRANKFORT AVENUE AND IN BLOCK 85 OF THE ORIGINAL TOWN OF TULSA, ACCORDING TO THE RECORDED PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 85; THENCE S23°14'53"E AND ALONG THE EAST LINE OF SAID BLOCK 85 FOR A DISTANCE OF 300.00 FEET; THENCE S66°45'07"W FOR A DISTANCE OF 10.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S66°45'07"W FOR A DISTANCE OF 20.96 FEET; THENCE N21°03'09"E FOR A DISTANCE OF 18.85 FEET; THENCE S78°12'44"E FOR A DISTANCE OF 15.20 FEET; THENCE S21°03'09"W FOR A DISTANCE OF 6.66 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS


BASIS OF BEARINGS FOR THIS EXHIBIT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501; BEARINGS BASED ON THE NORTH LINE OF BLOCK 84, TULSA ORIGINAL TOWN AS S66°45'07"W

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 10th DAY OF MARCH 2025.




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

SURVEYOR'S LAST SITE VISIT: MARCH 6, 2025

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
918.584.5858 · 800.364.5858
wallace.design

AW
JMS

ORIG SIZE: 8.5"X11"

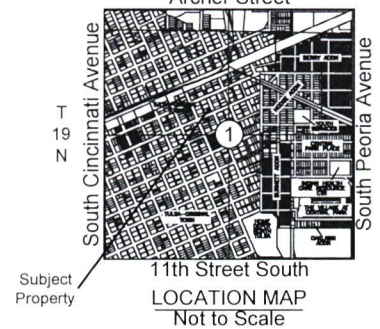
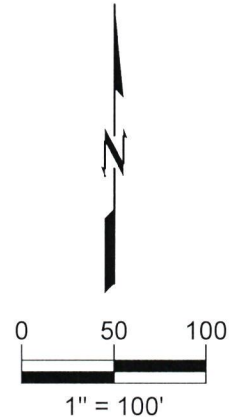
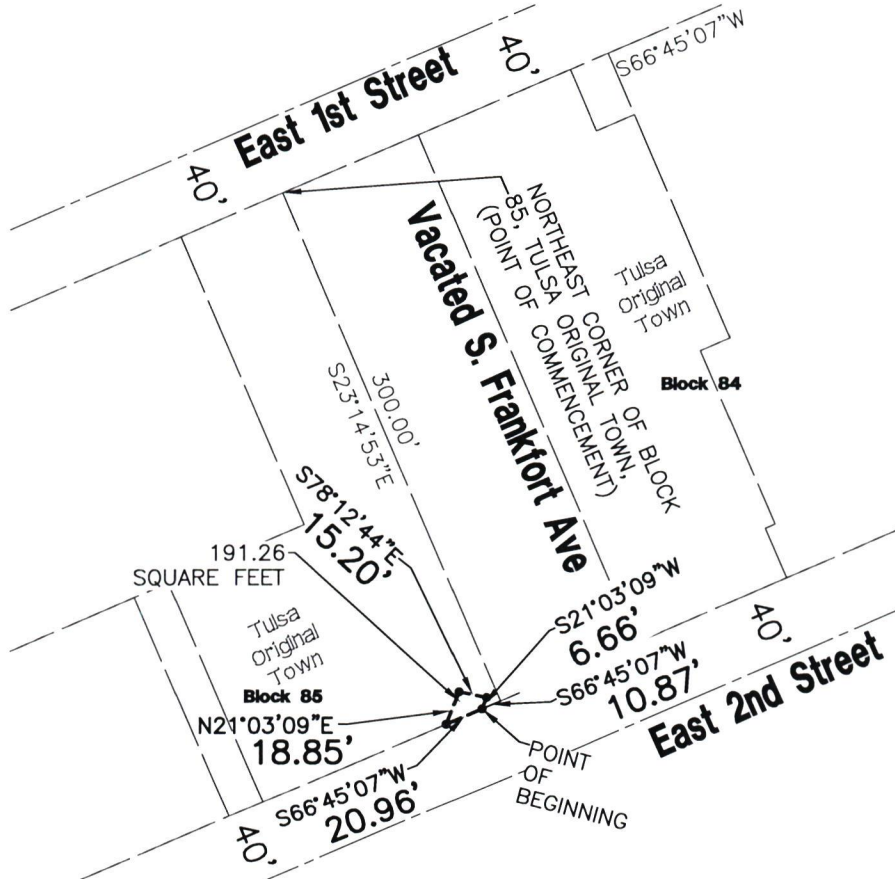
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Storm Sewer Easement Exhibit "A"

SHEET 2 OF 2

A PART OF THE VACATED SOUTH FRANKFORT AVENUE AND BLOCK 85, ORIGINAL TOWN OF TULSA
OF SEC. 1, T.19 N., R.12 E., I.B. & M., CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



| LEGEND | |
|--------|---------------------------|
| P.O.B. | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCEMENT |
| ● | = IRON PIN SET W/ WDC CAP |

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501). SAID BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK 84, TULSA ORIGINAL TOWN AS S66°45'07"W.

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 10TH DAY OF MARCH 2025.



Cliff Bennett
CLIFF BENNETT P.L.S.
OKLAHOMA NO. 1562
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2025



wallace
design
collective

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

SURVEYOR'S LAST SITE VISIT
MARCH 6, 2025

EXHIBIT "A"