

# Easement

Version 3.3 released on 6/29/23



PW 0121214

**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: 04.16.2025

☐ Posted

Item #: 2504-00950

**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  
Michelle L LesterEmail  
mlester@cityoftulsa.orgPhone  
(918) 596-7266Easement Type  
Ingress and EgressOwner-Grantor  
Raines Family FoundationBid/Project Number  
ES 2022-15Project Title  
Spunky Creek East Branch C1Council District  
6Section  
7Township  
19Range  
15Addition  
Unplatted

Lot

Block

Address

Parcel Number  
3B

Additional Information/Tracking Number

**Budget****Contract Types**☒ No Payments Involved☐ Revenue Contracts☐ Expense Contracts**Funding Source(s)**

2131S00004.SewerLines.Sewer.7500N.75003308.541101: \$28.00

**TOTAL:** \$28.00**Approvals**

Department:

Legal:

Board:

Mayor:

Other:

Date:

Date:

Date:

Date:

Date:

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

ES 2022-15 Spunky Creek East Branch C1, Parcel 3B

City of Tulsa requested an easement for access to its Sanitary Sewer Line. Property Owner Raines Family Foundation has approved the Access Easement and approval by the City is required so that the easement can be recorded and City of Tulsa can utilize the new road.

Payment request is attached to the Wagoner County Clerk for the filing fee (\$28.00).

PDZ: [Signature] 04.01.25 MSL: [Signature] 4/1/25 bh

**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**

918-596-9549 - Courtney Jones



## INGRESS AND EGRESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, RAINES FAMILY FOUNDATION, 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 TEN AND NO/100 (\$10.00) DOLLARS cash in hand paid by the CITY OF TULSA, OKLAHOMA, a municipal corporation, (Grantee) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant and convey unto the said Grantee, a perpetual easement, through, over and across the following described property:

See Exhibit "A"

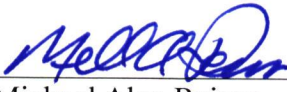
for the purpose of the Grantee to have ingress and egress thereon through, over and across said property, and to maintain such unobstructed.

The Grantee is hereby given and granted the use of said above premises for the purposes aforesaid.

TO HAVE AND TO HOLD Such easement unto the City, its successors or assigns, forever.

Dated this 28 day of February, 2025.

**RAINES FAMILY FOUNDATION, an  
Oklahoma not for profit corporation**

By:   
Name: Michael Alan Raines  
Title: President

STATE OF OKLAHOMA     )  
                                      ) ss.  
COUNTY OF TULSA     )

This instrument was acknowledged before me on (date) this 28 day of  
February, 2025, by **Michael Alan Raines** as **President** of Raines Family  
Foundation, an Oklahoma domestic not for profit corporation.

  
Notary Public

My commission expires:


11-23-2028



APPROVED AS TO FORM:

  
City Attorney — Assistant

APPROVED AS TO SUBSTANCE:

  
Director

ACCEPTED BY CITY COUNCIL:

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

BY: \_\_\_\_\_

Name: Phil Lakin, Jr.

Title: Chairman

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 **Chairman** 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:

\_\_\_\_\_

**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 **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:

\_\_\_\_\_



PARCEL NO. \_\_\_\_\_ 3B

COUNTY \_\_\_\_\_ WAGONER

**LEGAL DESCRIPTION**RAINES FAMILY FOUNDATION  
ACCESS EASEMENT

A TRACT LAND LOCATED IN THE NORTHEAST QUARTER (NE/4), SECTION SEVEN (7), TOWNSHIP NINETEEN (19) NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4; THENCE SOUTH 01°36'30" EAST AND ALONG THE EAST LINE OF SAID NE/4, FOR A DISTANCE OF 756.36 FEET; THENCE SOUTH 88°23'30" WEST AND PERPENDICULAR TO SAID EAST LINE, FOR A DISTANCE OF 171.11 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 12°45'30" EAST, FOR A DISTANCE OF 90.69 FEET; THENCE SOUTH 77°14'30" WEST, FOR A DISTANCE OF 25.00 FEET; THENCE NORTH 12°39'37" WEST, FOR A DISTANCE OF 110.13 FEET; THENCE SOUTH 64°40'51" EAST, FOR A DISTANCE OF 31.52 FEET TO THE **POINT OF BEGINNING**. CONTAINING 2,501.67 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501) NAD 83 (1993).

**REAL PROPERTY CERTIFICATION:**

I, NATHANIEL J. REED, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

  
NATHANIEL J. REED  
DATE OF SIGNATURE 5-5-2024  
DATE OF LAST SITE VISIT 5-5-2024



NATIVE PLAINS

Surveying &amp; Mapping, LLC

A Native American Owned Business

5807 South Garnett Road, Suite K, Tulsa, Oklahoma, 74146  
Telephone: 918.234.7596, Fax: 918.893.5552

Certificate of Authorization No. 4916

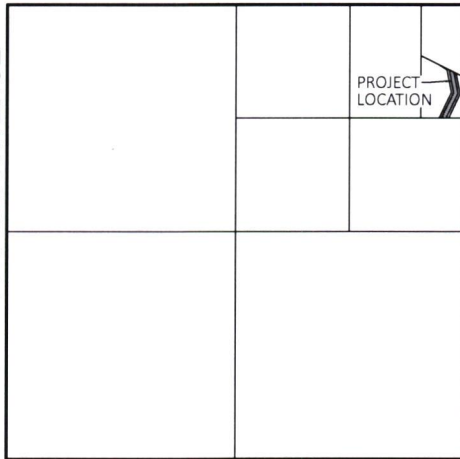
Expires June 30, 2025

EAST 11th STREET SOUTH

## PLAT OF SURVEY

PARCEL NO. 3BCOUNTY WAGONERRAINES FAMILY FOUNDATION  
PERMANENT EASEMENT

SOUTH 193rd EAST AVENUE



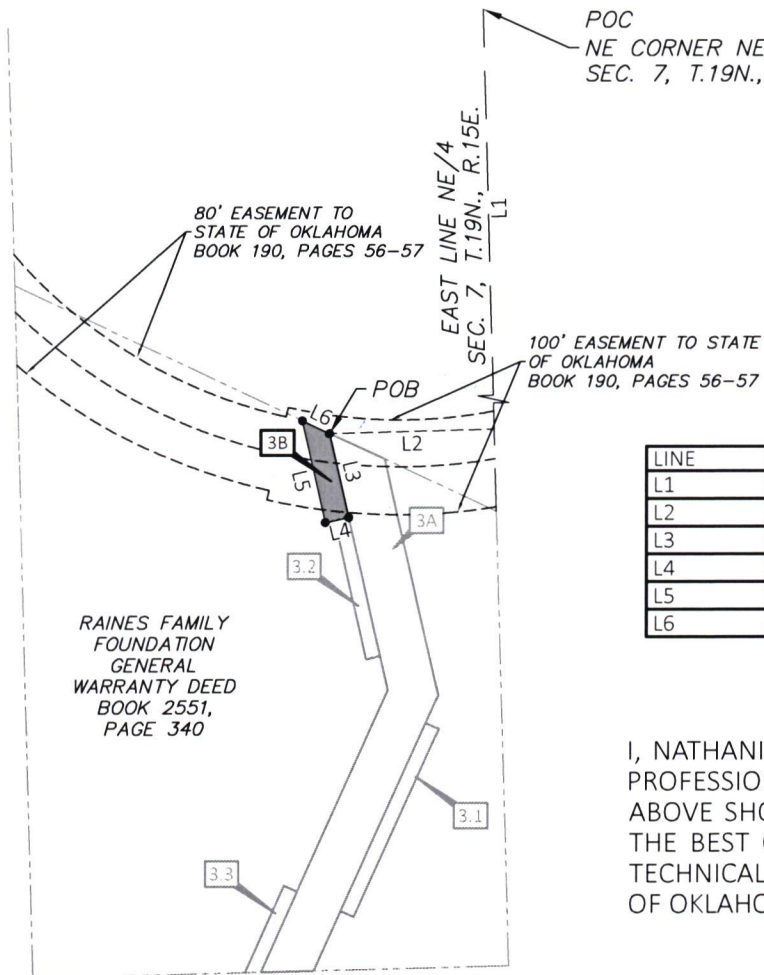
SOUTH 209th EAST AVENUE

EAST 21st STREET SOUTH

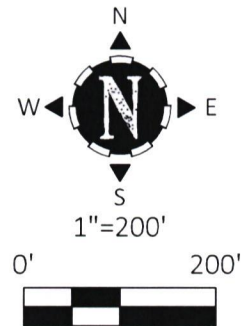
LEGAL DESCRIPTION: A TRACT OF LAND LOCATED  
IN THE NE/4 OF SECTION 7, TOWNSHIP 19 NORTH,  
RANGE 15 EAST, WAGONER COUNTY, STATE OF  
OKLAHOMA

SEC 7 T 19 N R 15 E

TEMPORARY EASEMENT \_\_\_\_\_ 0.00 SF 0.00 ACRES  
 ACCESS EASEMENT \_\_\_\_\_ 2,501.67 SF 0.06 ACRES



POC  
 NE CORNER NE/4  
 SEC. 7, T.19N., R.15E.



LINE	BEARING	DISTANCE
L1	S 01°36'30" E	756.36'
L2	S 88°23'30" W	171.11'
L3	S 12°45'30" E	90.69'
L4	S 77°14'30" W	25.00'
L5	N 12°39'37" W	110.13'
L6	S 64°40'51" E	31.52'

RAINES FAMILY  
 FOUNDATION  
 GENERAL  
 WARRANTY DEED  
 BOOK 2551,  
 PAGE 340

I, NATHANIEL J. REED OF THE STATE OF OKLAHOMA, AND A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE SHOWN PLAT OF SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

## LEGEND

POB POINT OF BEGINNING

POC POINT OF COMMENCEMENT

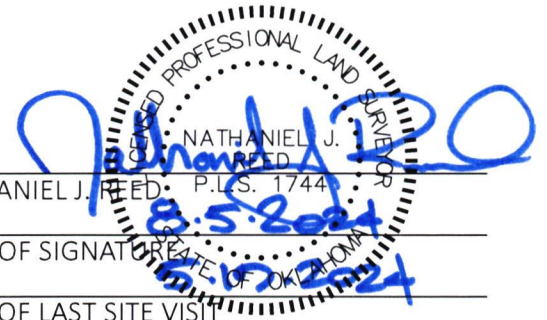
- 3/8" IRON PIN SET w/CAP (#4916)

BASIS OF BEARINGS: BASED ON OKLAHOMA STATE PLANE  
 COORDINATE SYSTEM, NORTH ZONE (3501) NAD 83 (1993).

NATHANIEL J. REED, P.L.S. 1744

DATE OF SIGNATURE

DATE OF LAST SITE VISIT





# MUNIS for ES 2022-15

As of 3/12/2025

Project string

▲	Project *	2131S00004	Spunky Creek MS Interceptor S - C1
▲	Phase *	SewerLines	Sewer lines
▲	Task *	Sewer	Sewer projects
	Sub-Task *	7500N	TMUA Sewer Capital Projects

Name \* Spunky Creek MS Interceptor S  
 Short Name \* Spunky Crk  
 Status Active  
 Projected date range 03/24/2021 to 03/24/2025  
 Actual date range to

## Project String Balances

## GL Accounts

◀	Project Year	2025
Original Budget	.00	{
Transfers - In	170,862.86	{
Transfers - Out	-862.81	{
Revised Budget	982,373.88	
Actual (Memo)	42,086.24	{
Encumbrances	104,598.73	{
SOY Encumbrances	.00	
Requisitions	.00	{
Inception to SOY	493,030.92	
Available	342,657.99	
Percent Used	65.12	

Default GL account

Fund SubFund

Org Object

75003308

541101

**MUNIS**

INVOICE COVER SHEET

**Vendor Name and Address**

Wagoner County Clerk

**Department #: 32- Public Works****Date: 3/12/2025****Special Handling**☐ Wire Transfer☒ Will Pick up

Email: PWAdmin@cityoftulsa.org

**ACCOUNTS PAYABLE USE**

Allocation code: \_\_\_\_\_

**MUNIS VENDOR NUMBER**

2154-2

**MUNIS CONTRACT #****PROJECT STRING** (if applicable)**ORG****OBJECT****AMOUNT**

2131S00004.SewerLines.Sewer.7500

75003308

541101

\$28.00

\$0.00

\$0.00

**INVOICE NUMBER/DESCRIPTION**

Filing Fees

Project ES 2022-15

Parcel 3B

**REMARKS****Purchase Authority**☐

Special Approval

☐

Exception

☐

Contract

**Invoice**☐

Original Attached

☐

Prepay (Attach form)

☐

Refund

**Affidavit**☒Affidavit attached (form TUL-373)  
For invoices over \$25,000☐

Not applicable

**Prepared by:** Bruce Hutton*Munis Workflow approval***Date:** 3/12/2025