

Easement

Version 3.5 released on 7/1/25

PWIC 121414C



CITY COUNCIL USE ONLY

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

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

CITY CLERK USE ONLY

Scanned Date: _____
 Posted Item #: 2508 02015

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 CP
Courtney Jones 07.16.25

Email
courtneyjones@cityoftulsa.org

Phone
918-596-9549

Easement Type
Utility

Owner-Grantor
Oklahoma State University Medical Authority

Bid/Project Number
IDP 185152

Project Title
OSU Medical Center Expansion

Council District
4

Section
11

Township
19

Range
12

Addition
RIVERVIEW ADDITION

Lot
1 - 2

Block
3

Address
744 West 9th Street

Parcel Number
659

Additional Information/Tracking Number
Also located in adjacent alleyway

Budget

Contract Types

- No Payments Involved
 Revenue Contracts
 Expense Contracts

Funding Source(s)

DONATION: _____
TOTAL: \$0.00

Approvals

Department: TJ
Legal: _____
Board: Courtney Jones
Mayor: _____
Other: _____

Date: 7/17/2025
Date: 5.9.2025
Date: _____
Date: _____
Date: _____

Policy Statement

Background Information

This Utility easement is being donated by Oklahoma State University Medical Authority, an agency of the State of Oklahoma, as a requirement of IDP 185152. This Utility easement is required for infrastructure improvements at OSU Medical Center in Tulsa.

PDZ: 800 7/17/25 MSL: MS 7/16/25 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)

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **OKLAHOMA STATE UNIVERSITY MEDICAL AUTHORITY**, an agency of the State of Oklahoma, (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 26th day of June, 2025.


**OKLAHOMA STATE UNIVERSITY MEDICAL
AUTHORITY**, an agency of the State of Oklahoma

By: 
Name: Jay Helm
Title: Chairman

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public, in and for said County and State on this 26th day of June, 2025, personally appeared **Jay Helm**, known to be the identical person who subscribed the name of **OKLAHOMA STATE UNIVERSITY MEDICAL AUTHORITY**, an agency of the State of Oklahoma, the foregoing as its Chairman 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 **OKLAHOMA STATE UNIVERSITY MEDICAL AUTHORITY**, an agency of the State of Oklahoma, 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:
4.22.28



APPROVED AS TO FORM:

Asst

Wendrey D Blank
City Attorney

APPROVED AS TO SUBSTANCE:

Zosel
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

PLAT OF SURVEY
Utility Easement Exhibit "A"
SHEET 1 OF 2

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF LOT ONE & TWO (1, 2), AND THE ALLEYWAY ADJACENT TO LOTS ONE (1) AND TWO (2) BLOCK THREE (3) OF RIVERVIEW ADDITION TO THE CITY OF TULSA LYING IN GOVERNMENT LOT TWO (2) OF THE NORTHEAST QUARTER (NE/4), SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M. 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 NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 3; THENCE N89°14'55"E ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 9.36 FEET; THENCE S00°45'05"E FOR A DISTANCE OF 44.53 FEET TO THE **POINT OF BEGINNING (P.O.B.)**; THENCE S03°28'23"E FOR A DISTANCE OF 24.84 FEET; THENCE S86°35'39"W FOR A DISTANCE OF 15.00 FEET; THENCE N03°28'23"W FOR A DISTANCE OF 20.76 FEET; THENCE N71°22'06"E FOR A DISTANCE OF 15.54 FEET TO THE **POINT OF BEGINNING (P.O.B.)** SAID TRACT CONTAINING 341 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS EXHIBIT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501) BASED ON THE NORTH LINE OF LOT 1, BLOCK 3 OF RIVERVIEW ADDITION AS BEING N89°14'55"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 10^H DAY OF FEBRUARY 2025.



Cliff Bennett

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

SURVEYOR'S LAST SITE VISIT: FEBRUARY 16, 2024



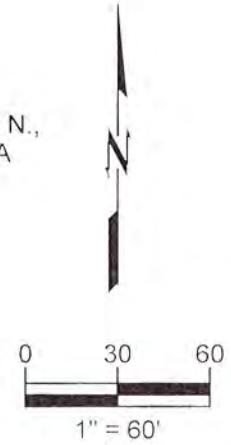
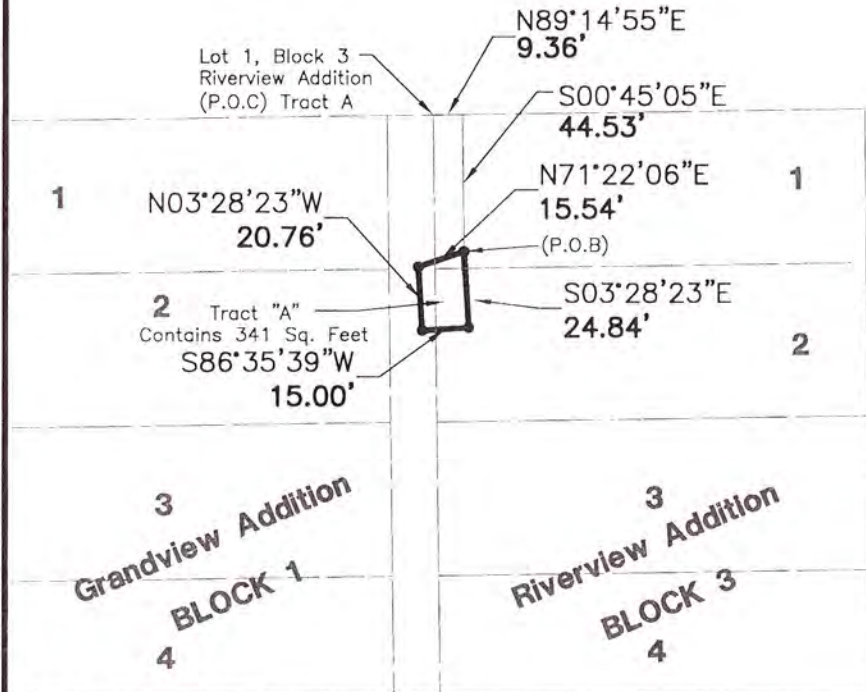
wallace
design
collective

wallacedesigncollective.pc

PLAT OF SURVEY Utility Easement Exhibit "A"

SHEET 2 OF 2

A PART OF GOVERNMENT LOT 2 OF THE NE/4 OF SEC. 11, T.19 N.,
R.12 E., I.B. & M., CITY OF TULSA, TULSA COUNTY, OKLAHOMA



LEGEND
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 ● = 3/8" 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). BASED ON THE NORTH LINE OF LOT 1, BLOCK 3 OF RIVERVIEW ADDITION AS BEING N89°14'55"E

SURVEYOR'S LAST SITE VISIT:
 FEBRUARY 16, 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 10TH DAY OF FEBRUARY 2025.



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

