

Easement

Version 3.5 released on 7/1/25

PWC101439



CITY COUNCIL USE ONLY

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

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

CITY CLERK USE ONLY

Scanned Date: 08.13.2025
 Posted Item #: 2508.02016

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 CP
07.16.25

Email
courtneyjones@cityoftulsa.org

Phone
918-596-9549

Easement Type
Waterline

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
GRANDVIEW ADDITION

Lot
2 - 6

Block
1

Address
744 West 9th Street

Parcel Number
660

Additional Information/Tracking Number
Also located in adjacent alleyway and vacated West 9th Street

Budget

Contract Types

No Payments Involved
 Revenue Contracts
 Expense Contracts

Funding Source(s)

DONATION: _____
TOTAL: \$0.00

Approvals

Department: Tulsa
Legal: _____
Board: Audrey D Blank
Mayor: _____
Other: _____

Date: 7/17/2025
Date: 8-4-2025
Date: AUG 13 2025
Date: _____

Policy Statement

Background Information

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

PDZ: [Signature] MSL: MSL 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)

WATER 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 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.

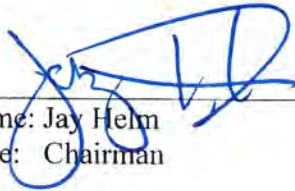
The City is hereby given and granted the exclusive possession of said above premises for the purposes aforesaid and Grantor, for themselves, administrators, successors and assigns, covenants and agrees that no building, structure, fence, wall or other above ground obstruction will be placed, erected, 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 26th day of June, 2025.

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

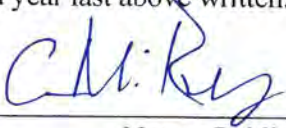
OKLAHOMA STATE UNIVERSITY MEDICAL AUTHORITY, an agency of the State of Oklahoma

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
Audrey D Blank
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

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 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:

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:

EB

PLAT OF SURVEY

Waterline Easement Exhibit

SHEET 1 OF 3

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF LOT TWO, THREE, FOUR, FIVE AND SIX (2, 3, 4, 5, 6), BLOCK ONE (1), AND THE ALLEYWAY ADJACENT TO LOT TWO (2), BLOCK ONE (1) OF GRANDVIEW ADDITION TO THE CITY OF TULSA AND VACATED WEST NINTH (9) STREET, 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 NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 1; THENCE N89°14'55"E FOR A DISTANCE OF 5.96 FEET; THENCE S00°45'05"E FOR A DISTANCE OF 50.46 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE S00°38'31"E FOR A DISTANCE OF 10.33 FEET; THENCE S33°54'24"W FOR A DISTANCE OF 9.39 FEET; THENCE N90°00'00"E FOR A DISTANCE OF 16.48 FEET; THENCE S00°00'00"E FOR A DISTANCE OF 20.00 FEET; THENCE N90°00'00"W FOR A DISTANCE OF 29.92 FEET; THENCE S33°54'24"W FOR A DISTANCE OF 132.86 FEET; THENCE S00°03'54"E FOR A DISTANCE OF 111.49 FEET; THENCE S44°55'29"W FOR A DISTANCE OF 26.15 FEET; THENCE S45°04'31"E FOR A DISTANCE OF 11.99 FEET; THENCE S89°55'06"E FOR A DISTANCE OF 22.25 FEET; THENCE S00°04'54"W FOR A DISTANCE OF 20.00 FEET; THENCE N89°55'06"W FOR A DISTANCE OF 30.50 FEET; THENCE N45°04'31"W FOR A DISTANCE OF 20.24 FEET; THENCE S44°55'29"W FOR A DISTANCE OF 16.75 FEET; THENCE N00°45'05"W FOR A DISTANCE OF 27.96 FEET; THENCE N44°55'29"E FOR A DISTANCE OF 35.09 FEET; THENCE N00°03'54"W FOR A DISTANCE OF 98.53 FEET; THENCE N31°52'34"E FOR A DISTANCE OF 119.53 FEET; THENCE N43°30'06"E FOR A DISTANCE OF 70.71 FEET; THENCE N71°22'06"E FOR A DISTANCE OF 0.93 FEET TO THE POINT OF BEGINNING; (P.O.B.); SAID TRACT CONTAINING 0.16 ACRES 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 BLOCK 1 OF GRANDVIEW ADDITION AS BEING N89°14'55"E

SURVEYOR'S CERTIFICATE

I, AARON BURNS, 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 13th DAY OF FEBRUARY 2025.




AARON BURNS, P.L.S.
OKLAHOMA NO. 1923
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2025

SURVEYOR'S LAST SITE VISIT: FEBRUARY 16, 2024



wallace
design
collective

wallace design collective, pc
structural - civil - landscape - survey
123 north main street, tulsa jr. boulevard
tulsa, oklahoma 74103
918.594.5858 - 600.364.5858
wallace.design

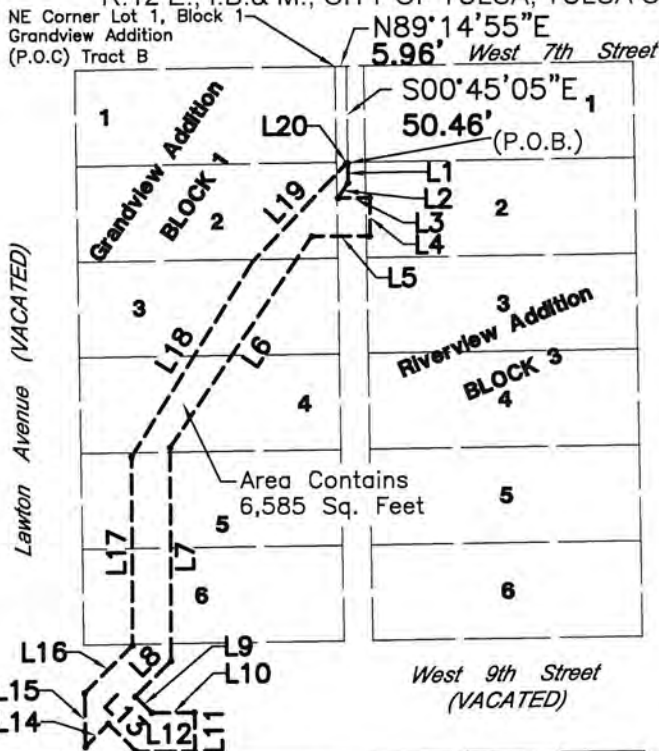
EXHIBIT "A"

EB

PLAT OF SURVEY Waterline Easement Exhibit

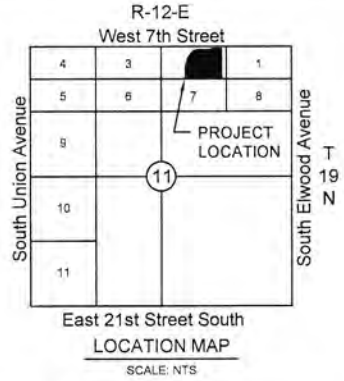
SHEET 2 OF 3

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
- = LOT LINE
- - - = EASEMENT BOUNDARY
- = 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 BLOCK 3 OF GRANDVIEW ADDITION AS BEING N89°14'55"E

SURVEYOR'S LAST SITE VISIT:
 FEBRUARY 16, 2024

CERTIFICATION
 I, AARON BURNS, 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 13TH DAY OF FEBRUARY 2025.



Aaron Burns
 AARON BURNS P.L.S.
 OKLAHOMA NO. 1923
 CERT. OF AUTH. NO. 1460
 EXP. DATE JUNE 30, 2025



wallace design collective

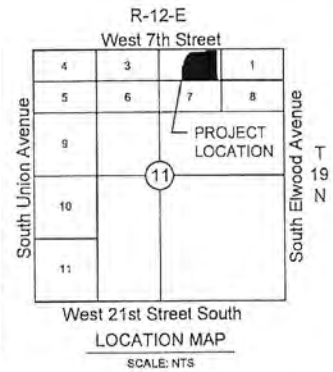
wallace design collective, pc
 structural · civil · landscape · survey
 123 north martin luther king jr. blvd.
 tulsa, oklahoma 74103
 918.584.5858 · 800.364.5858
 wallace.design

PLAT OF SURVEY Waterline Easement Exhibit Line Table

SHEET 3 OF 3

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

| Line Table | | | Line Table | | |
|------------|--------|-------------|------------|--------|-------------|
| Line # | Length | Direction | Line # | Length | Direction |
| L1 | 10.33 | S00°38'31"E | L11 | 20.00 | S00°04'54"W |
| L2 | 9.39 | S33°54'24"W | L12 | 30.50 | N89°55'06"W |
| L3 | 16.48 | N90°00'00"E | L13 | 20.24 | N45°04'31"W |
| L4 | 20.00 | S00°00'00"E | L14 | 16.75 | S44°55'29"W |
| L5 | 29.92 | N90°00'00"W | L15 | 27.96 | N00°45'05"W |
| L6 | 132.86 | S33°54'24"W | L16 | 35.09 | N44°55'29"E |
| L7 | 111.49 | S00°03'54"E | L17 | 98.53 | N00°03'54"W |
| L8 | 26.15 | S44°55'29"W | L18 | 119.53 | N31°52'34"E |
| L9 | 11.99 | S45°04'31"E | L19 | 70.71 | N43°30'06"E |
| L10 | 22.25 | S89°55'06"E | L20 | 0.93 | N71°22'06"E |



CERTIFICATION

I, AARON BURNS, 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.

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