

Easement

Version 3.5 released on 7/1/25

PW0121438



CITY COUNCIL USE ONLY		CITY CLERK USE ONLY	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>08.13.2025</u>
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item #: <u>2508.02017</u>
1 st Agenda Date: _____	Hearing Date: _____		
	2 nd Agenda Date: _____		

All department items requiring Council approval must be submitted through the Mayor's Office.

Primary Details

Board Approval	Other Board Name	City Council Approval <input checked="" type="radio"/> Yes <input type="radio"/> No
Department: Public Works	Contact Name: Courtney Jones <u>CP</u>	Email: courtneyjones@cityoftulsa.org
Easement Type: Waterline	Owner-Grantor: Oklahoma State University Medical Authority	Phone: 918-596-9549
Bid/Project Number: IDP 185152	Project Title: OSU Medical Center Expansion	Council District: 4
Section: 11	Township: 19	Range: 12
Lot: 6	Block: 2	Address: 744 West 9th Street
Parcel Number: 661	Additional Information/Tracking Number Also located in Lots 1 - 5, Block 5 of Riverview Addition; Lots 1 - 4, Block 6 of Riverview Addition and in vacated roads between Lot 6, Block 2 and Lot 1, Block 5 and between Lot 4, Block 6 and Lot 6, Block 2 in Riverview Addition.	

Budget

Contract Types	Funding Source(s)	DONATION:
<input checked="" type="radio"/> No Payments Involved		TOTAL: \$0.00
<input type="radio"/> Revenue Contracts		
<input type="radio"/> Expense Contracts		

Approvals

Department: <u>Tobler</u>	Date: <u>7/17/2025</u>
Legal: <u>Andrey D Blank</u>	Date: <u>8-4-2025</u>
Board: _____	Date: _____
Mayor: _____	Date: <u>AUG 13 2025</u>
Other: _____	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: 7/17/25 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	Additional Routing, Processing or Contact Details
<input type="checkbox"/> Mail vendor copy (add'l signature copies attached)	Original to be picked up by Courtney Jones for further processing. (6-9549)
<input checked="" type="checkbox"/> Must be filed with other governmental entity	
<input type="checkbox"/> Add'l governmental entity approval(s) required	

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.

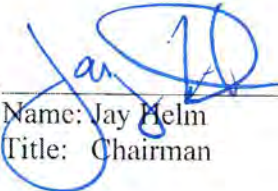
The City is hereby given and granted the exclusive possession of said above premises for the purposes aforesaid and Grantor, for themselves, administrators, successors and assigns, covenants and agrees that no building, structure, fence, wall or other above ground obstruction will be placed, erected,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

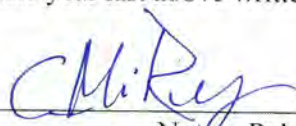
**OKLAHOMA STATE UNIVERSITY MEDICAL
AUTHORITY**, an agency of the State of Oklahoma

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:
9.22.28



APPROVED AS TO FORM:

Asst
Audrey D Blank
City Attorney

APPROVED AS TO SUBSTANCE:

Zoski
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
SHEET 1 OF 4

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN LOT SIX (6), BLOCK TWO (2) OF RIVERVIEW ADDITION AND LOTS ONE, TWO, THREE, FOUR, FIVE (1, 2, 3, 4, 5), BLOCK FIVE (5) OF RIVERVIEW ADDITION AND LOTS ONE, TWO, THREE, AND FOUR (1, 2, 3, 4), BLOCK SIX (6) OF RIVERVIEW ADDITION, AND VACATED ROAD LYING BETWEEN LOT SIX (6), BLOCK TWO (2) AND LOT ONE (1), BLOCK FIVE (5) AND BETWEEN LOT FOUR (4), BLOCK SIX (6) AND LOT SIX, BLOCK TWO (2), 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 SOUTHEAST CORNER OF LOT 1, BLOCK 6 OF SAID RIVERVIEW ADDITION; THENCE S89°14'55"W ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 37.36 FEET; THENCE N01°19'02"W FOR A DISTANCE OF 12.10 FEET TO THE **POINT OF BEGINNING (P.O.B.)**; THENCE S89°13'17"W FOR A DISTANCE OF 253.81 FEET; THENCE S44°24'20"W FOR A DISTANCE OF 30.10 FEET; THENCE S00°35'40"E FOR A DISTANCE OF 108.02 FEET; THENCE S00°44'28"E FOR A DISTANCE OF 140.30 FEET; THENCE S32°53'49"W FOR A DISTANCE OF 46.94 FEET; THENCE S89°26'42"W FOR A DISTANCE OF 36.50 FEET; THENCE N32°53'47"E FOR A DISTANCE OF 76.72 FEET; THENCE N00°42'26"W FOR A DISTANCE OF 149.88 FEET; THENCE S89°24'20"W FOR A DISTANCE OF 22.91 FEET; THENCE N00°35'40"W FOR A DISTANCE OF 20.00 FEET; THENCE N89°24'20"E FOR A DISTANCE OF 22.91 FEET; THENCE N00°35'40"W FOR A DISTANCE OF 61.86 FEET; THENCE N44°24'20"E FOR A DISTANCE OF 46.63 FEET; THENCE N89°13'17"E FOR A DISTANCE OF 261.87 FEET; THENCE S01°19'02"E FOR A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING (P.O.B.)**

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS EXHIBIT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501) BASED ON THE SOUTH LINE OF LOT 1, BLOCK 6 OF RIVERVIEW ADDITION AS BEING S89°14'55"W



wallace design collective

wallace design collective, pc
 architects & landscape surveyors
 1020 north north street - first floor
 tulsa, oklahoma 74102
 918.444.2356 918.264.5858
 www.wallacedesign.com

EB

PLAT OF SURVEY
Waterline Easement
SHEET 2 OF 4

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 17TH DAY OF JANUARY 2025.



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

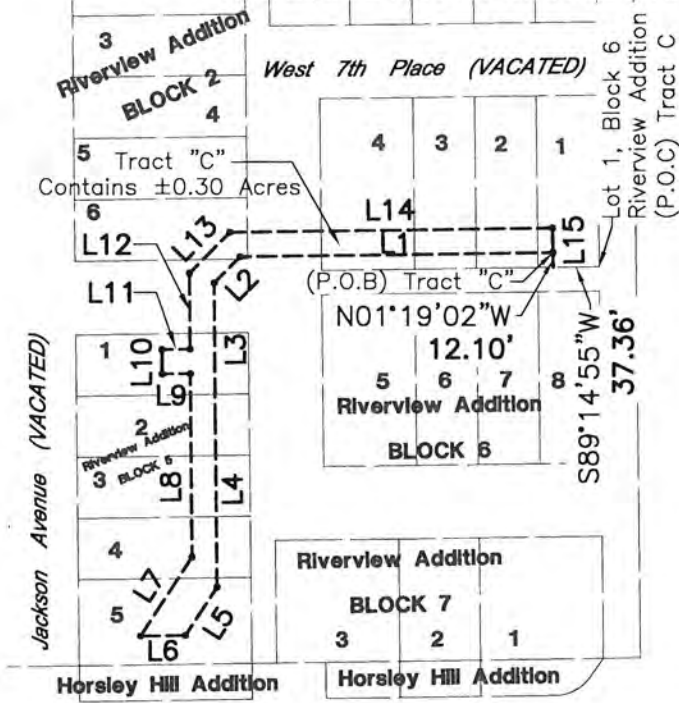
wallace design collective, pc
11000 N. 100th Ave., Suite 100
Oklahoma City, Oklahoma 73154
Phone: (405) 741-1122
www.wallacedesigncollective.com

EB3

PLAT OF SURVEY Waterline Easement

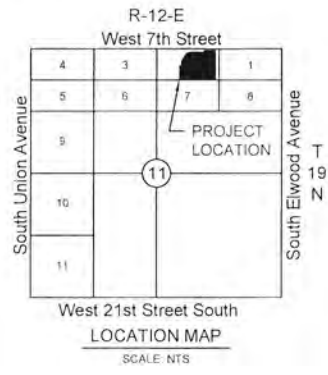
SHEET 3 OF 4

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 SOUTH LINE OF LOT 1, BLOCK 6 OF RIVERVIEW ADDITION AS BEING $S89^{\circ}14'55''W$

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 17TH DAY OF JANUARY 2025.



Cliff Bennett

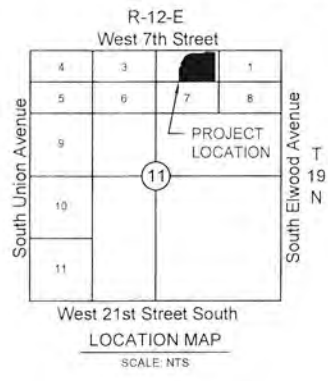
CLIFF BENNETT P.L.S.
 OKLAHOMA NO. 1815
 CERT. OF AUTH. NO. 1460
 EXP. DATE JUNE 30, 2025

wallace design collective

wallace design collective, pc
 structural • civil • landscape • survey
 123 north martin luther king jr. blvd.
 tulsa, oklahoma 74103
 918.594.5888 • 800.364.5888
 wdc@wdesign.com

PLAT OF SURVEY Waterline Easement Line Table

SHEET 4 OF 4
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 #	Length	Direction	Line #	Length	Direction
L1	253.81	S89°13'17"W	L8	149.88	N00°42'26"W
L2	30.10	S44°24'20"W	L9	22.91	S89°24'20"W
L3	108.02	S00°35'40"E	L10	20.00	N00°35'40"W
L4	140.30	S00°44'28"E	L11	22.91	N89°24'20"E
L5	46.94	S32°53'49"W	L12	61.86	N00°35'40"W
L6	36.50	S89°26'42"W	L13	46.63	N44°24'20"E
L7	76.72	N32°53'47"E	L14	261.87	N89°13'17"E
			L15	20.00	S01°19'02"E

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 17TH DAY OF FEBRUARY 2025.



Cliff Bennett

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



wallace design collective
 structural • civil • landscape • survey
 123 north martin luther king jr. Blvd.
 Tulsa, Oklahoma 74103
 918.584.5858 • 800.364.6888
 wallace.design