

Easement

Version 3.0 released on 8/3/21



CITY COUNCIL USE ONLY

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

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

CITY CLERK USE ONLY

Scanned Date 03.30.2020
 Posted Item # 2203.00588

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
Engineering Services

Contact Name
Courtney Jones C.J.

Email
courtneyjones@cityoftulsa.org

Phone
918-596-9549

Easement Type
Storm Sewer

Owner-Grantor
SCF RC Funding IV LLC

Bid/Project Number
IDP 17528-2018

Project Title
Tate Boys Tire & Service

Council District
8

Section
15

Township
18

Range
13

Addition
Unplatted

Lot

Block

Address
8121 South Yale Avenue

Parcel Number
270-2020

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: [Signature] JMS
Board: _____
Mayor: [Signature]
Other: _____

Date: 01.10.22
Date: 03/23/2022
Date: _____
Date: MAR 30 2022
Date: _____

Policy Statement

Background Information

This Storm Sewer Easement is being donated by SCF RC Funding IV LLC, a Delaware limited liability company, as a requirement of IDP 17528-2018. The IDP for this project consisted of sanitary sewer, storm sewer, drives and ADA ramps to serve new commercial development.

Summation of the Requested Action

Engineering Services recommends approval of the easement. MSL:swb

Other Pertinent Details

[Signature]
1/7/22

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

Engineering Services recommends acceptance by Council and approval by Mayor. Original to be picked up by Courtney Jones for further processing. (6-9549)

STORM SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **SCF RC FUNDING IV LLC, a Delaware 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 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 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 10 day of NOVEMBER, 2021.

**SCF RC FUNDING IV LLC,
a Delaware limited liability company**



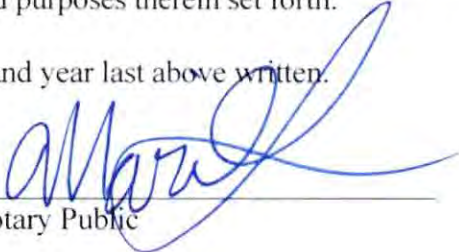
Name: A. J. Peil
Title: Manager

CITY OF TULSA
OFFICE OF CITY CLERK
175 E 2ND ST - STE 260
TULSA, OKLAHOMA 74103

NEW JERSEY
STATE OF ~~OKLAHOMA~~)
COUNTY OF ~~TULSA~~ WELLS) ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 10th day of November, 2021, personally appeared A. J. Peil, to me known to be the identical person who subscribed the name of **SCF RC FUNDING IV LLC, a Delaware 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 **SCF RC FUNDING IV LLC, a Delaware 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:
9/13/2024



APPROVED AS TO FORM:


Asst. City Attorney

APPROVED AS TO SUBSTANCE:


City Engineer

ACCEPTED BY CITY COUNCIL:

Date: _____

BY: _____

Name: Lori Decter Wright
Title: Chair

APPROVED BY MAYOR:

CITY OF TULSA, OKLAHOMA,
a municipal corporation

Date: _____

BY: _____

Name: G. T. Bynum
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 _____, 202____, personally appeared Lori Decter Wright 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 she accepted the within and foregoing instrument as her 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 _____, 202____, personally appeared G. T. Bynum, 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:

Stormwater Easement Legal Description

A tract of land, being a part of the West Half (W/2) of the West Half (W/2) of the Northwest Quarter (NW/4) in Section Fifteen (15), Township Eighteen North (T18N), Range Thirteen East (R13E) 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:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4); Thence South 01 Degrees 13 Minutes 07 Seconds East along the West line of said Northwest Quarter (NW/4), a distance of 335.32 feet; Thence leaving said West line North 88 Degrees 46 Minutes 53 Seconds East, a distance of 112.15 feet to the POINT OF BEGINNING; Thence North 88 Degrees 48 Minutes 13 Seconds East, a distance of 15.61 feet; Thence North 17 Degrees 18 Minutes 24 Seconds West, a distance of 99.37 feet; Thence North 12 Degrees 09 Minutes 15 Seconds East, a distance of 149.57 feet; Thence North 38 Degrees 32 Minutes 03 Seconds West, a distance of 26.61 feet; Thence South 19 Degrees 34 Minutes 07 Seconds West, a distance of 17.67 feet; Thence South 38 Degrees 32 Minutes 03 Seconds East, a distance of 10.17 feet; Thence South 12 Degrees 09 Minutes 15 Seconds West, a distance of 112.23 feet; Thence South 01 Degrees 13 Minutes 07 Seconds East, a distance of 60.65 feet; Thence South 17 Degrees 18 Minutes 24 Seconds East, a distance of 70.46 feet to the POINT OF BEGINNING. Said tract of land containing 3,744 square feet or 0.086 acres of land, more or less.

Basis of Bearings:

North line of the NW/4 of Section 15 being N88°48'13"E (Existing Survey). Previous documentation may have different basis of bearings. The relationship between geodetic and assumed, one line to another, remain the same.


I, Brandon P. Holland, a Licensed Professional Land Surveyor in the State of Oklahoma, certify that the attached description is a true representation of the property described, and meets the minimum technical standards for land surveying for the State of Oklahoma.

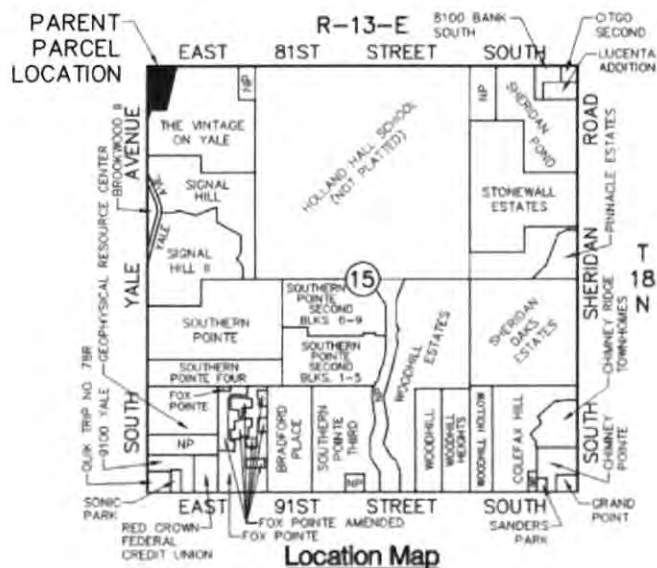
 03/02/2022
Brandon P. Holland Date



OK PLS NO. 1983 - Expires April 30, 2022
OK CA NO. 2483 - Expires June 30, 2023

EXHIBIT "A"
Page 1 of 2

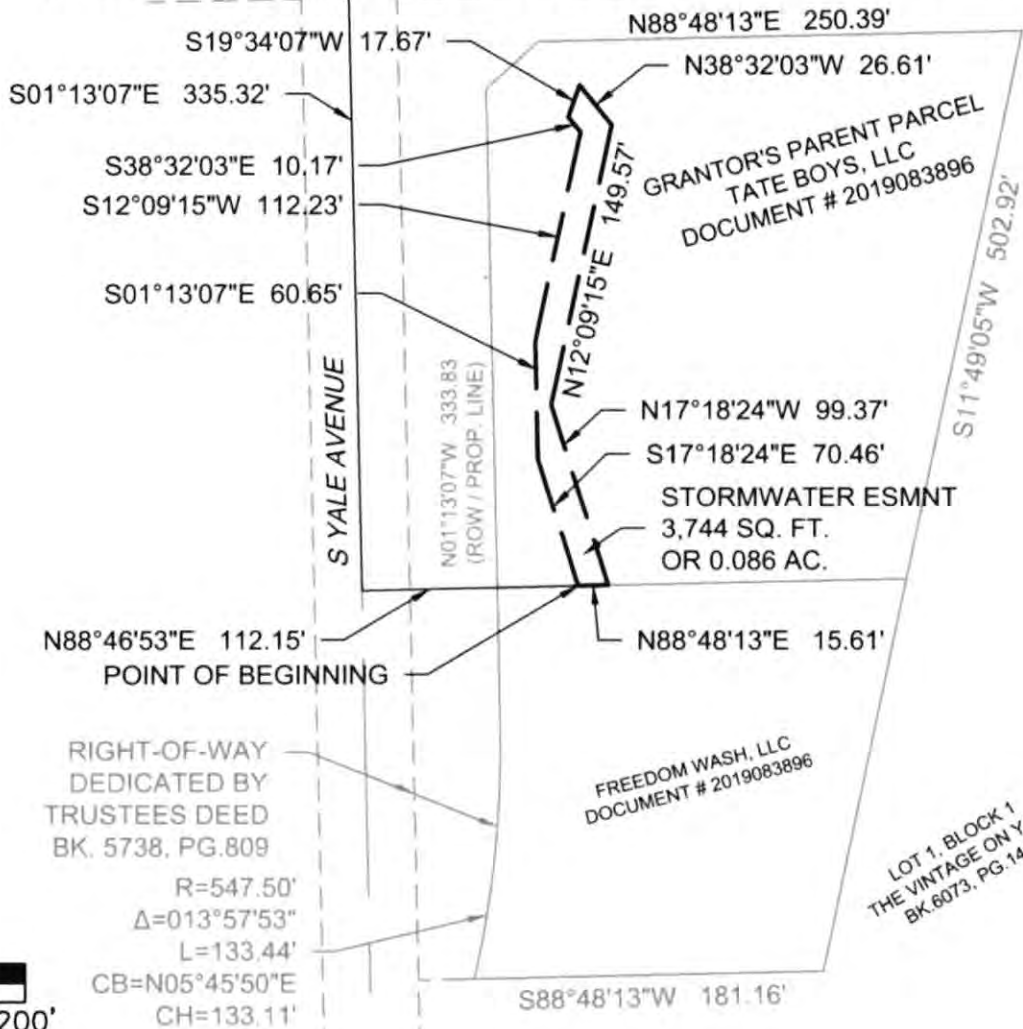
PROJECT NO: 018-2766	PLAT OF SURVEY STORMWATER EASEMENT		1717 South Boulder Ave Suite 600 Tulsa, OK 74119 TEL 918.376.4294	SHEET
DRAWN BY: MAV				1 of 2
DATE: 03/02/2022				



POINT OF COMMENCING
NW CORNER, NW/4 SEC. 15,
T-18-N, R-13-E

NORTH LINE NW/4
N88°48'13"E E 81ST STREET S

WEST LINE NW/4



GRANTOR'S PARENT PARCEL
TATE BOYS, LLC
DOCUMENT # 2019083896

FREEDOM WASH. LLC
DOCUMENT # 2019083896

LOT 1, BLOCK 1
THE VINTAGE ON YALE
BK.6073, PG.1411



Basis of Bearings

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EXHIBIT "A"
Page 2 of 2

PROJECT NO:	018-2766
DRAWN BY:	MAV
DATE:	03/02/2022

PLAT OF SURVEY
STORMWATER EASEMENT

1717 South Boulder Ave
Suite 600
Tulsa, OK 74119
TEL 918.376.4294

IDP 17528
TATE BOYS TIRE SERVICE

02/16/21



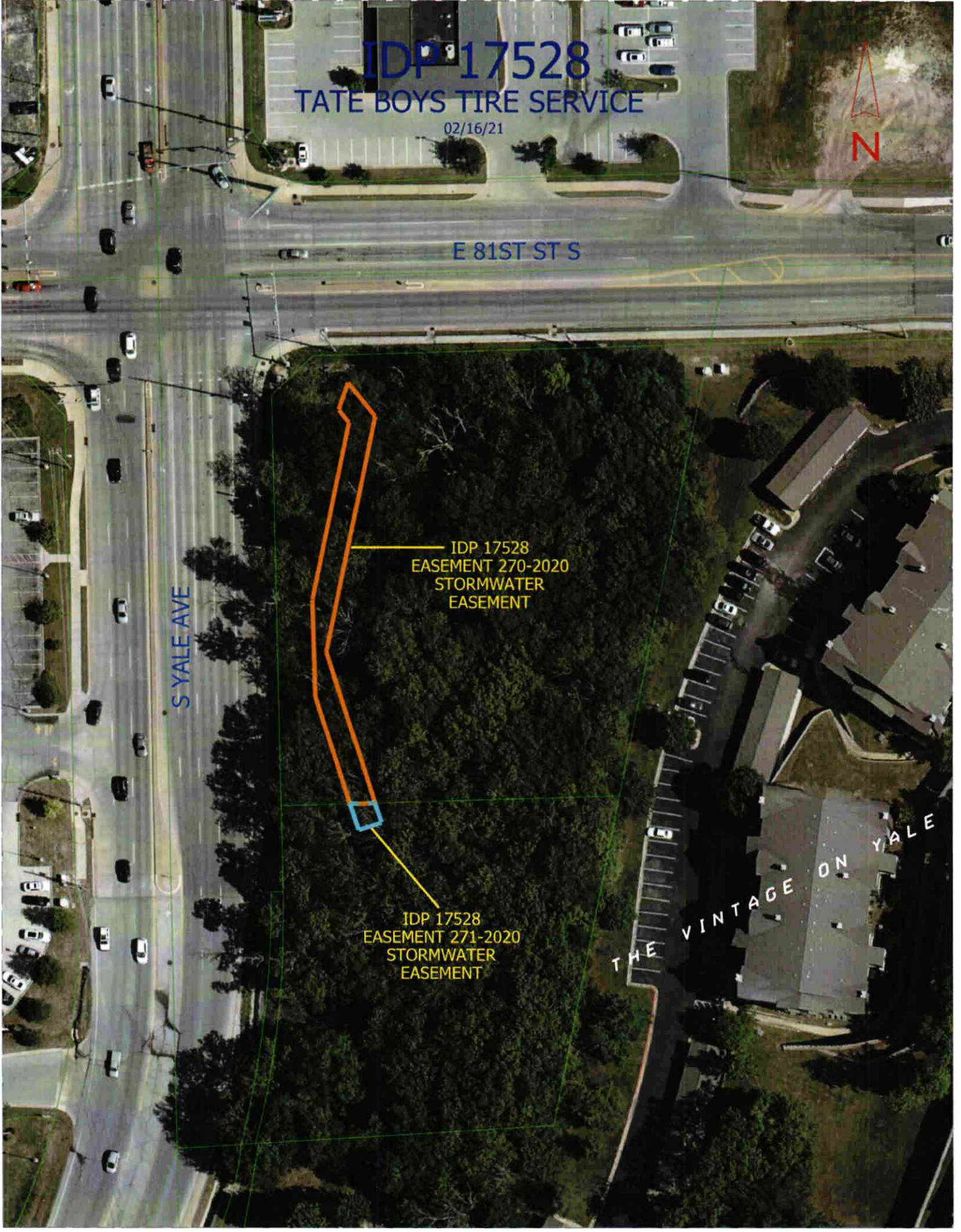
E 81ST ST S

S YALE AVE

IDP 17528
EASEMENT 270-2020
STORMWATER
EASEMENT

IDP 17528
EASEMENT 271-2020
STORMWATER
EASEMENT

THE VINTAGE ON YALE



Stormwater Easement Legal Description

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Basis of Bearings:

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I, Tanner J. Wentworth, a Licensed Professional Land Surveyor in the State of Oklahoma, certify that the attached description is a true representation of the property described, and meets the minimum technical standards for land surveying for the State of Oklahoma.


Tanner J. Wentworth

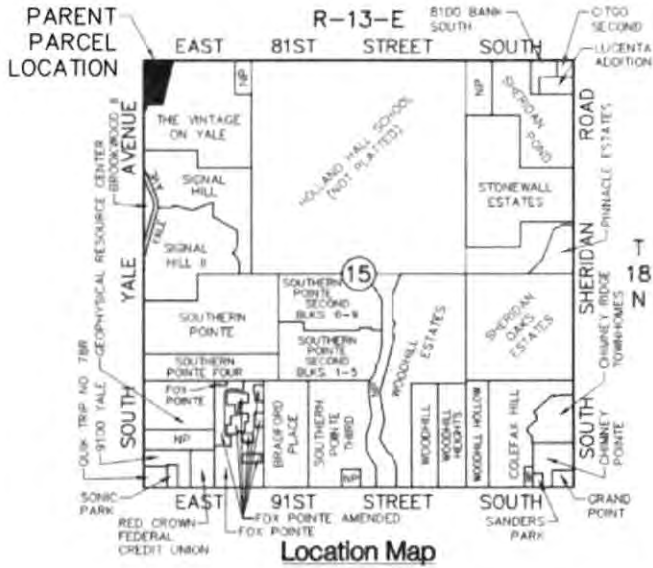
01-06-21
Date



OK PLS NO. 1871 - Expires April 30, 2021
OK CA NO. 2483 - Expires June 30, 2021

EXHIBIT "A"
Page 1 of 2

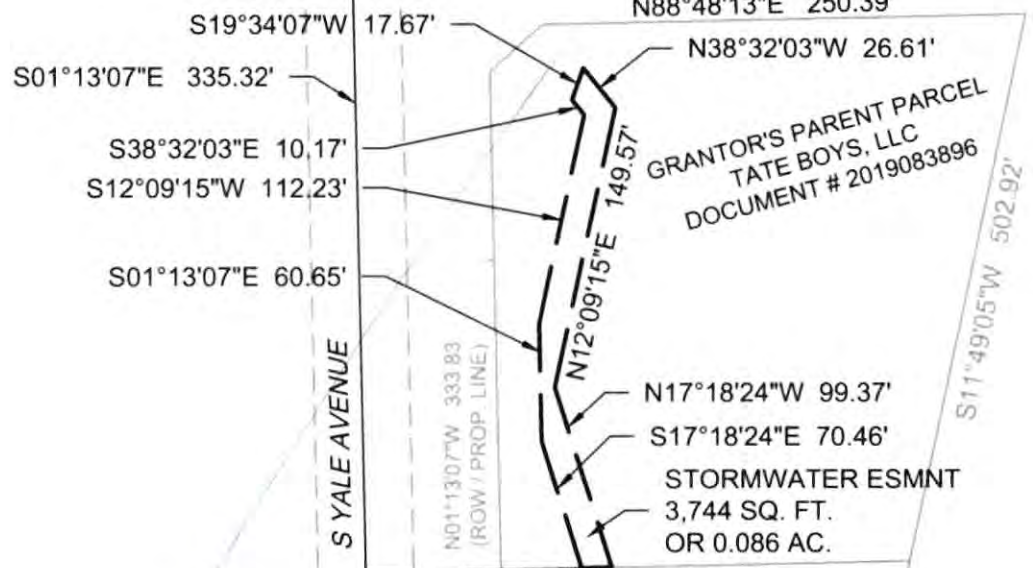
PROJECT NO: 018-2766	PLAT OF SURVEY STORMWATER EASEMENT	 1717 South Boulder Ave Suite 600 Tulsa, OK 74119 TEL 918.376.4294	SHEET
DRAWN BY: MAV			1 of 2
DATE: 08/04/20			



POINT OF COMMENCING
NW CORNER, NW/4 SEC. 15,
T-18-N, R-13-E

NORTH LINE NW/4
N88°48'13"E E 81ST STREET S

WEST LINE NW/4

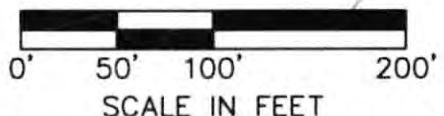


GRANTOR'S PARENT PARCEL
TATE BOYS, LLC
DOCUMENT # 2019083896

STORMWATER ESMNT
3,744 SQ. FT.
OR 0.086 AC.

FREEDOM WASH. LLC
DOCUMENT # 2019083896

LOT 1, BLOCK 1
THE VINTAGE ON YALE
BK.6073, PG.1411



N88°46'53"E 112.15'
POINT OF BEGINNING

RIGHT-OF-WAY
DEDICATED BY
TRUSTEES DEED
BK. 5738, PG. 809
R=547.50'
Δ=013°57'53"
L=133.44'
CB=N05°45'50"E
CH=133.11'

Basis of Bearings

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DRAWN BY:	MAV
DATE:	08/04/20

**PLAT OF SURVEY
STORMWATER EASEMENT**



1717 South Boulder Ave
Suite 600
Tulsa, OK 74119
TEL 918.376.4294