

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: 03.30.2022
☐ Posted Item # 2203.00589

*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 CP 3.8.22

Email
 courtneyjones@cityoftulsa.org

Phone
 918-596-9549

Easement Type
 Detention

Owner-Grantor
 The William K. Warren Medical Research Center, Inc.

Bid/Project Number
 IDP 7868

Project Title
 Warren Regional Detention Pond

Council District
 7

Section
 18

Township
 18

Range
 14

Addition
 Unplatted

Lot

Block
 1

Address
 8900 S. Garnett Road

Parcel Number
 07

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: _____

Board: _____

Mayor: _____

Other: _____

Date: 03.10.22Date: MARCH 21 XXI

Date: _____

Date: MAR 30 2022

Date: _____

Policy Statement**Background Information**

This Detention Easement is being donated by The William K. Warren Medical Research Center, Inc., an Oklahoma not-for-profit corporation, as a requirement of IDP 7868. The scope of the IDP for this project is a regional detention pond to facilitate the development and expansion of existing commercial property.

Summation of the Requested Action

Engineering Services recommends approval of the easement. MSL:swb

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

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

DETENTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **THE WILLIAM K. WARREN MEDICAL RESEARCH CENTER, INC.**, an Oklahoma not-for-profit corporation, (Grantor), is the owner of the legal and equitable title to the following described real estate situated in the City of Tulsa, Tulsa County, State of Oklahoma, to wit:

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S/2 SE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE NORTHEAST CORNER OF SAID S/2 SE/4; THENCE SOUTH 88°58'40" WEST ALONG THE NORTHERLY LINE OF SAID S/2 SE/4 FOR 899.17 FEET; THENCE SOUTH 50°20'52" EAST FOR 107.11 FEET; THENCE SOUTH 39°39'10" WEST ALONG A NORTHEASTERLY EXTENSION OF THE EASTERLY LINE OF LOT FOUR (4), BLOCK ONE (1), SAINT FRANCIS SOUTH, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND ALONG SAID EASTERLY LINE, FOR 968.34 FEET TO THE MOST SOUTHERLY LOT CORNER FOR SAID LOT 4, THE SAME BEING THE MOST NORTHERLY LOT CORNER FOR LOT 3, BLOCK 1, SAINT FRANCIS SOUTH; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT AND ALONG THE EASTERLY LINE OF SAID LOT 3, SAID CURVE HAVING A TANGENT BEARING OF SOUTH 12°54'01" EAST, WITH A CENTRAL ANGLE OF 18°17'18", A RADIUS OF 642.76 FEET, A CHORD BEARING OF SOUTH 22°02'40" EAST, A CHORD LENGTH OF 204.29 FEET, FOR AN ARC LENGTH OF 205.16 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT AND ALONG SAID EASTERLY LINE, SAID CURVE HAVING A TANGENT BEARING OF SOUTH 27°40'18" EAST, WITH A CENTRAL ANGLE OF 06°39'27", A RADIUS OF 822.67 FEET, A CHORD BEARING OF SOUTH 24°20'34" EAST, A CHORD LENGTH OF 95.54 FEET, FOR AN ARC LENGTH OF 95.59 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT AND ALONG SAID EASTERLY LINE, SAID CURVE HAVING A TANGENT BEARING OF SOUTH 20°31'31" EAST, WITH A CENTRAL ANGLE OF 16°00'48", A RADIUS OF 325.31 FEET, A CHORD BEARING OF SOUTH 12°31'08" EAST, A CHORD LENGTH OF 90.62 FEET, FOR AN ARC LENGTH OF 90.92 FEET; THENCE SOUTH 03°12'07" EAST ALONG

THE EASTERLY LINE OF SAID LOT 3 FOR 86.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 91ST STREET SOUTH; THENCE NORTH 88°57'04" EAST ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH THE SOUTHERLY LINE OF SAID S/2 SE/4 FOR 1236.57 FEET; THENCE NORTH 43°49'44" EAST ALONG SAID RIGHT-OF-WAY LINE FOR 39.51 FEET; THENCE NORTH 01°17'42" WEST ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH THE EASTERLY LINE OF SAID S/2 SE/4 FOR 36.75 FEET; THENCE NORTH 88°57'04" EAST ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH THE SOUTHERLY LINE OF SAID S/2 SE/4 FOR 58.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID S/2 SE/4, SAID POINT BEING NORTH 01°17'42" WEST A DISTANCE OF 124.75 FEET FROM THE SOUTHEAST CORNER OF SAID S/2 SE/4; THENCE NORTH 01°17'42" WEST ALONG SAID EASTERLY LINE FOR 1193.03 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

ALL BEARING CONTAINED IN THIS DESCRIPTION ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM

AND

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE NORTHEAST CORNER OF SAID N/2 SE/4; THENCE SOUTH 01°17'42" EAST ALONG THE EASTERLY LINE OF SAID N/2 SE/4 FOR 1317.78 FEET TO THE SOUTHEAST CORNER OF SAID N/2 SE/4; THENCE SOUTH 88°58'40" WEST ALONG THE SOUTHERLY LINE OF SAID N/2 SE/4 FOR 924.71 FEET; THENCE NORTH 01°26'31" WEST FOR 1318.23 FEET TO A POINT ON THE NORTHERLY LINE OF SAID N/2 SE/4; THENCE NORTH 89°00'16" EAST ALONG SAID NORTHERLY LINE FOR 928.10 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

ALL BEARING CONTAINED IN THIS DESCRIPTION ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM

(hereinafter referred to as First Property) and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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, situated in said County, to wit:

See Exhibit "A"

(hereinafter described as Second Property).

The area described as Second Property is hereby established by grant of the Grantor, and the City is hereby given and granted the possession of said Second Property, as a Stormwater Detention Easement as a perpetual easement for the purpose of permitting the flow, conveyance, and discharge of stormwater runoff from First Property and from properties outside First Property. Drainage facilities constructed in said Stormwater Detention Easement shall be in accordance with standards prescribed by the City. Said Stormwater Detention Easement shall be maintained by the Grantor, its successors and assigns, at its cost in accordance with standards prescribed by the City. Maintenance of the Stormwater Detention Easement shall include mowing and removal of any obstacles that impede the flow of water over and through the Stormwater Detention Easement. In the event said Grantor, its successors and assigns, should fail to adequately and properly maintain said Stormwater Detention Easement and facilities the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by said Grantor, its successors and assigns.

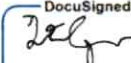
In the event said Grantor, its successors and assigns, fails to pay the cost of said maintenance or any part thereof within thirty (30) days after completion of said maintenance, said costs shall be a lien against First Property, for which payment has not been made, which lien may be foreclosed by City. No fence, wall, planting, building, or other obstruction may be placed or maintained in said Stormwater Detention Easement without approval of the City. However, the Stormwater Detention Easement can be used by the Grantor, its successors and assigns, for landscaping, and other purposes so long as the flow, conveyance, and discharge of stormwater runoff is not hindered or obstructed.

The City is hereby given and granted the exclusive possession of Second Property for the purposes aforesaid and Grantor, for 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 9th day of February, 2022.

**THE WILLIAM K. WARREN MEDICAL
RESEARCH CENTER, INC.,** an Oklahoma
not-for-profit corporation

DocuSigned by:

By: _____
Name: Thomas E. Cooper
Title: President

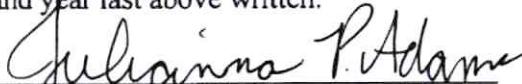
STATE OF OKLAHOMA)

) ss.

COUNTY OF TULSA)

Before me, the undersigned, a Notary Public, in and for said County and State on this 9th day of February, 2022, personally appeared Thomas E. Cooper, known to be the identical person who subscribed the name of **THE WILLIAM K. WARREN MEDICAL RESEARCH CENTER, INC.,** an Oklahoma not-for-profit corporation, to the foregoing as its President 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 **THE WILLIAM K. WARREN MEDICAL RESEARCH CENTER, INC.,** an Oklahoma not-for-profit corporation, 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:

May 1, 2023



Certificate Of Completion

Envelope Id: 83DA2975DA4D46FA94C5433B1A528460

Status: Completed

Subject: Please DocuSign: 2022 0209 Easement WMRC 91st and Garnett.pdf

Source Envelope:

Document Pages: 9

Signatures: 1

Envelope Originator:

Certificate Pages: 1

Initials: 0

Julianna Adams

AutoNav: Enabled

6585 South Yale Avenue

Envelope Stamping: Enabled

Suite 900

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Tulsa, OK 74136

jpadams@saintfrancis.com

IP Address: 98.184.117.213

Record Tracking

Status: Original

Holder: Julianna Adams

Location: DocuSign

2/9/2022 8:30:36 AM

jpadams@saintfrancis.com

Signer Events

Thomas E. Cooper

tcooper@saintfrancis.com

Security Level: Email, Account Authentication
(None)**Signature**

DocuSigned by:



294C0AACA1254C7

Timestamp

Sent: 2/9/2022 8:41:11 AM

Viewed: 2/9/2022 9:53:03 AM

Signed: 2/9/2022 9:54:36 AM

Signature Adoption: Drawn on Device

Using IP Address: 187.210.144.140

Signed using mobile

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

2/9/2022 8:41:11 AM

Certified Delivered

Security Checked

2/9/2022 9:53:03 AM

Signing Complete

Security Checked

2/9/2022 9:54:36 AM

Completed

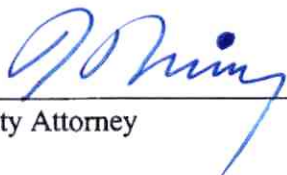
Security Checked


2/9/2022 9:54:36 AM

Payment Events**Status****Timestamps**

APPROVED AS TO FORM:

APPROVED AS TO SUBSTANCE:

SENIOR ASSISTANT  (M. SWINEY)
City Attorney


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

[illegible]

Before me, a Notary Public in and for said County and State, on the ____ day of _____, 2022, 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:

[illegible]

Before me, a Notary Public in and for said County and State, on the ____ day of _____, 2022, 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:

DETENTION EASEMENT LEGAL DESCRIPTION

A DETENTION EASEMENT BEING PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE/4); THENCE S 01°17'27" E ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE/4) FOR 695.30 FEET; THENCE S 88°43'06" W FOR 50.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH GARNETT ROAD AND THE POINT OF BEGINNING; THENCE S 01°17'27" E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH GARNETT ROAD FOR 705.99 FEET; THENCE S 89°18'28" W FOR 329.87 FEET; THENCE N 30°41'32" W FOR 236.73 FEET; THENCE N 05°20'47" W FOR 129.19 FEET TO A POINT ON THE EASTERLY SIDE OF AN EXISTING MUTUAL ACCESS EASEMENT OF SAGE ROAD; THENCE N 39°39'16" E ALONG THE EASTERLY SIDE OF SAID MUTUAL ACCESS EASEMENT FOR 408.45 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 49°03'53" AND A RADIUS OF 171.00 FEET WITH A CHORD BEARING OF N 64°11'13" E AND A CHORD DISTANCE OF 142.00 FEET FOR AN ARC LENGTH OF 146.43 FEET TO A POINT OF TANGENCY; THENCE N 88°43'06" E ALONG THE SOUTHERLY LINE OF SAID EXISTING MUTUAL ACCESS EASEMENT OF SAGE ROAD FOR 58.34 FEET TO SAID POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 246,521.965 SQUARE FEET OR 5.659 ACRES MORE OR LESS.

DESCRIPTION CERTIFICATION

I, DEAN ROBINSON, OF SISEMORE WEISZ & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

5.2.16
DATE

SISEMORE WEISZ & ASSOCIATES, INC.
BY DEAN ROBINSON

DEAN ROBINSON
PLS No. 1146, STATE OF OKLAHOMA
C. A. NO. 2421
EXPIRES: 6/30/17



W:17363.02exh DETENTION easement
04-04-2016 MK-DRAFT
04-06-16- DLD FINAL

K:\17363.02\7363.02exhibit