

# Easement

Version 3.5 released on 7/1/25

PW0121861



<b>CITY COUNCIL USE ONLY</b>		<b>CITY CLERK USE ONLY</b>	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>03.18.2026</u>
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item #: <u>2603.00721</u>
1 <sup>st</sup> Agenda Date: _____	Hearing Date: _____		
	2 <sup>nd</sup> Agenda Date: _____		

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

## Primary Details

<b>Board Approval</b>	<b>Other Board Name</b>	<b>City Council Approval</b> <input checked="" type="radio"/> Yes <input type="radio"/> No
<b>Department</b> Public Works	<b>Contact Name</b> Courtney Jones <u>CP</u> <u>03.04.26</u>	<b>Email</b> courtneyjones@cityoftulsa.org
<b>Easement Type</b> Drainage	<b>Owner-Grantor</b> Lynn Lane 31, LLC	<b>Phone</b> 918-596-9549
<b>Bid/Project Number</b> IDP 137084	<b>Project Title</b> Settler's Hill Phase 1	<b>Council District</b> 6
<b>Section</b> 14	<b>Township</b> 19	<b>Range</b> 14
<b>Lot</b>	<b>Block</b>	<b>Address</b> 17621 East 31st Street South
<b>Parcel Number</b> 689	<b>Additional Information/Tracking Number</b>	

## Budget

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

## Approvals

<b>Department:</b>	<u>[Signature]</u>	<b>Date:</b> <u>3/4/2026</u>
<b>Legal:</b>	<u>Carolene S. Wolf</u>	<b>Date:</b> <u>3/13/2026</u>
<b>Board:</b>		<b>Date:</b>
<b>Mayor:</b>	<u>[Signature]</u> Krystal S. Reyes	<b>Date:</b> <u>MAR 18 2026</u>
<b>Other:</b>	Mayor Pro Tem	<b>Date:</b>

## Policy Statement

**Background Information**  
This Overland Drainage easement is being donated by Lynn Lane 31, LLC, an Oklahoma limited liability company, as a requirement of IDP 137084. This Overland Drainage easement is required for infrastructure improvements at Settler's Hill subdivision.

PDZ: [Signature] MSL: [Signature] 3/4/26 swb

**Summation of the Requested Action**  
Mayoral approval and City Council acceptance.

**Other Pertinent Details**

2026-RPZ-0152

## 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)

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## OVERLAND DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **LYNN LANE 31, LLC, an Oklahoma limited liability company,** (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:

THE EAST HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (E/2 S/2 SE/4 SE/4) OF SECTION FOURTEEN (14), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, COUNTY OF TULSA, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

(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 an Overland Drainage 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 Overland Drainage Easement shall be in accordance with standards prescribed by the City. Said Overland Drainage 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 Overland Drainage Easement shall include mowing and removal of any obstacles that impede the flow of water over and through the drainage easement. In the event said Grantor, its successors and assigns, should fail to adequately and properly maintain said Overland Drainage 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 Overland Drainage Easement without approval of the City. However, the Overland Drainage 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 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 12 day of February, 2026.

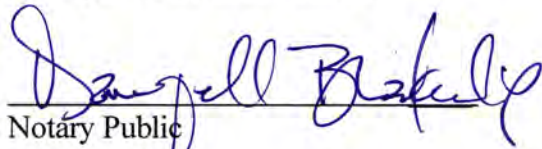
**LYNN LANE 31, LLC,  
an Oklahoma limited liability company**

By:   
Name: Jeremy Andrews  
Title: Manager

STATE OF OKLAHOMA    )  
  ) ss.  
COUNTY OF TULSA     )

Before me, the undersigned, a Notary Public, in and for said County and State on this 12<sup>th</sup> day of February, 2026, personally appeared **Jeremy Andrews**, known to be the identical person who subscribed the name of **LYNN LANE 31, LLC, an Oklahoma limited liability company**, to the foregoing as a 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 **LYNN LANE 31, LLC, an Oklahoma limited liability company**, 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:  
7/20/2026



**APPROVED AS TO FORM:**

  
Assistant City Attorney

**APPROVED AS TO SUBSTANCE:**

  
Director

**ACCEPTED BY CITY COUNCIL:**

Date: \_\_\_\_\_

BY: \_\_\_\_\_  
Name: Karen Gilbert  
Title: Chair

**APPROVED BY MAYOR:**

CITY OF TULSA, OKLAHOMA,  
a municipal corporation

Date: \_\_\_\_\_

BY: \_\_\_\_\_  
Name: Monroe Nichols IV  
Title: Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk



# DRAINAGE EASEMENT *EB*

## DESCRIPTION

### 60'X25.25' Drainage Easement

An unplatted parcel of land situated in the Southeast Quarter (SE/4) of Section 14, Township 19 North, Range 14 East of the Indian Meridian, Tulsa County, State of Oklahoma, with a basis of bearing being the east line of the Southeast Quarter of Section 14, T-19-N, R-14-E, being N 01 26'13"W.

Commencing at the Southeast Corner of the Southeast Quarter (SE/4) of Section 14, T-19-N, R-14-E, Tulsa County, State of Oklahoma, according to the U.S. Government Survey, thereof; thence N 01 26'13"W and along the east line of said Section 14 a distance of 24.75 feet; thence S 88 41'29"W and parallel with the south line of said Section 14 a distance of 24.75 feet to the point of beginning; thence S 88 41'29"W and parallel with the south line of said Section 14 a distance of 25.25 feet; thence N 01 26'13"W and parallel with the east line of said Section 14 a distance of 60.00 feet; thence N 88 41'29"E and parallel with the south line of said Section 14 a distance of 25.25 feet; thence S 01 26'13"E and parallel with the east line of said Section 14 a distance of 60.00 feet to the point of beginning and containing 1515.0 square feet more or less.

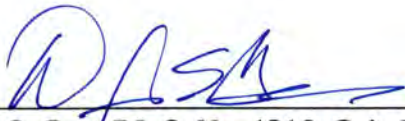
### Basis of Bearings

Basis of bearings for this exhibit is the Oklahoma State Plane Coordinate System (NAD83 Oklahoma North Zone 3501), the East Line of Section 14, T-19-N, R-14-E, Tulsa County, Oklahoma.

### Surveyor's Certificate

I, Daniel S. Goss, D. Goss & Associates, 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 5<sup>th</sup> day of JANUARY, 2026.



Daniel S. Goss P.L.S. No. 1316, C.A. No. 3932

Field date: 11/3/24

D. Goss & Associates, 12347 Heywood Hill Road, Sapulpa, Ok. 74066

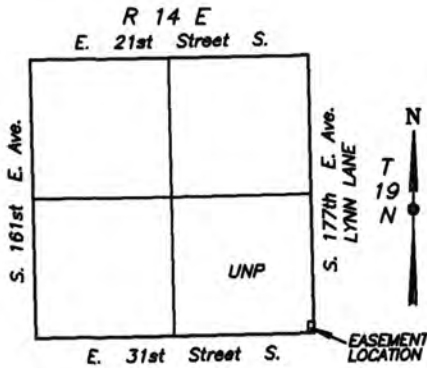
Phone: 918-638-9203 Email: survey@dgoss-survey.com



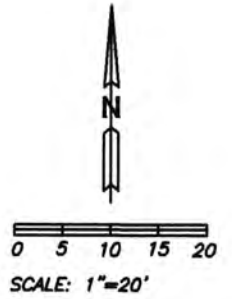
**EXHIBIT "A"**

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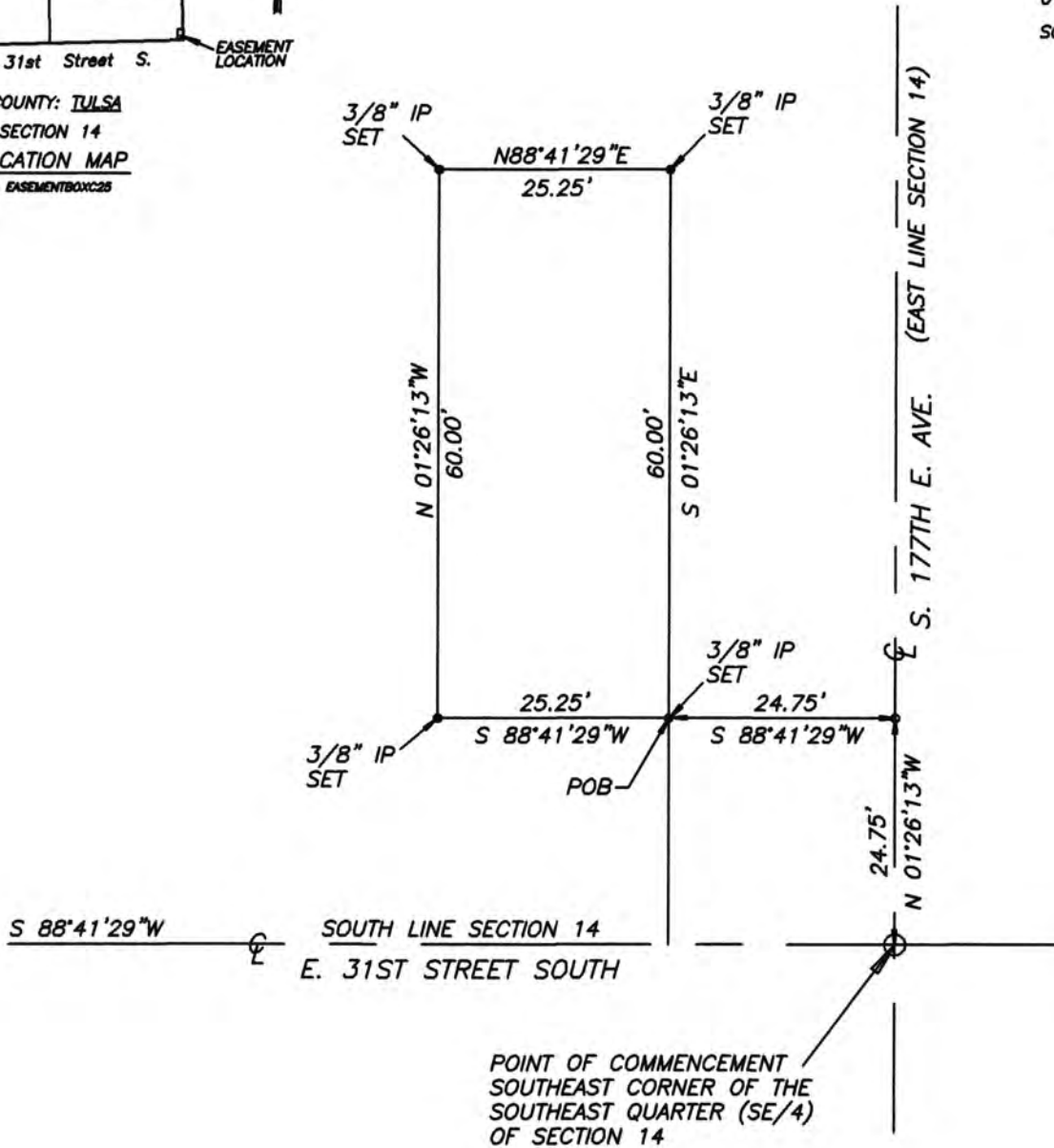
# DRAINAGE EASEMENT EB



COUNTY: TULSA  
SECTION 14  
LOCATION MAP  
FILE: EASEMENTBOXC28



LEGEND  
● SET IRON PIN  
W/ CAP LS1316  
○ FOUND MONUMENT  
IP IRON PIN



BASIC OF BEARINGS  
BASIS OF BEARINGS FOR THIS EXHIBIT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501), THE EAST LINE OF SECTION 14, T-19-N, R-14-E, TULSA COUNTY, OKLAHOMA.