

Easement

Version 3.0 released on 8/3/21

EN011945Q



CITY COUNCIL USE ONLY

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

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

CITY CLERK USE ONLY

Scanned Date: 02.15.2023
 Posted Item #: 2302.00295

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 CO
10.25.22

Email
courtneyjones@cityoftulsa.org

Phone
918-596-9549

Easement Type
Sidewalk

Owner-Grantor
Eastland Village Apartments, L.P.

Bid/Project Number
IDP 61804

Project Title
Eastland Village

Council District
6

Section
22

Township
19

Range
14

Addition
SUNWOOD HILLS

Lot
36

Block
3

Address
3401 S. 145th E. Ave.

Parcel Number
306

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: [Signature]
 Other: _____

Date: 10.28.22
 Date: NOV. 10 2021
 Date: FEB. 3. 2023
 Date: FEB 15 2023

Policy Statement

Background Information

This Sidewalk Easement is being donated by Eastland Village Apartments, L.P., an Oklahoma limited partnership, as a requirement of IDP 61804. The IDP for this project includes sanitary sewer and water main extensions, two detention ponds, driveways and sidewalks for a new multifamily housing project. MSL:swb

Summation of the Requested Action

Mayoral approval and City Council acceptance.

[Signature] 10/25/22

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)

SIDEWALK EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **EASTLAND VILLAGE APARTMENTS, LP, an Oklahoma limited partnership**, (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 sidewalk 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 described premises for the purposes aforesaid and Grantor, 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 Grantors 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 right to remove or otherwise eliminate such violation, and Grantors, 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 17th day of January, 2023.

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

**EASTLAND VILLAGE APARTMENTS, LP,
an Oklahoma limited partnership**

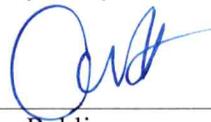
**By: EASTLAND VILLAGE APARTMENTS GP,
LLC, an Oklahoma limited liability company
its General Partner**

By: 
Name: J. Ryan Hamilton
Title: Manager

STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

Before me, the undersigned, a notary public, in and for said County and State on this 17th day of January, 2023, personally appeared **J. Ryan Hamilton**, to me known to be the identical person who subscribed the name of **EASTLAND VILLAGE APARTMENTS GP, LLC, an Oklahoma limited liability company**, 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 such limited liability company, as general partner of **EASTLAND VILLAGE APARTMENTS, LP, an Oklahoma limited partnership**, 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:
5/19/25

APPROVED AS TO FORM:

Senior Assistant

City Attorney
(M. SWINEY)

APPROVED AS TO SUBSTANCE:

City Engineer

ACCEPTED BY CITY COUNCIL:

Date: _____

BY: _____
Name:
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 _____, 2023, personally appeared Crista Patrick, 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 _____, 2023, 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:

MRO

LEGAL DESCRIPTION 10' SIDEWALK EASEMENT

A STRIP OF LAND LOCATED IN THE NORTH HALF OF LOT THIRTY-SIX (36) BLOCK THREE (3) OF SUNWOOD HILLS, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 36; THENCE S01°29'22"E, ALONG THE WEST LINE OF SAID LOT 36, A DISTANCE OF 328.78' TO THE POINT OF BEGINNING; THENCE S01°29'22"E ALONG THE WEST LINE OF SAID LOT 36, A DISTANCE OF 188.10' TO A POINT; THENCE N45°00'00"E A DISTANCE OF 13.79' TO A POINT; THENCE N01°29'22"W A DISTANCE OF 178.60' TO A POINT; THENCE S88°30'38"W A DISTANCE OF 10.00' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.04 ACRES. THIS LEGAL DESCRIPTION WAS PREPARED BY GERALD W. BAKER, P.L.S. #1701 ON NOVEMBER 23, 2021. THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS GRID NORTH, OKLAHOMA STATE PLANE, NORTH ZONE, NAD83 PER GPS OBSERVATION.

CERTIFICATION:

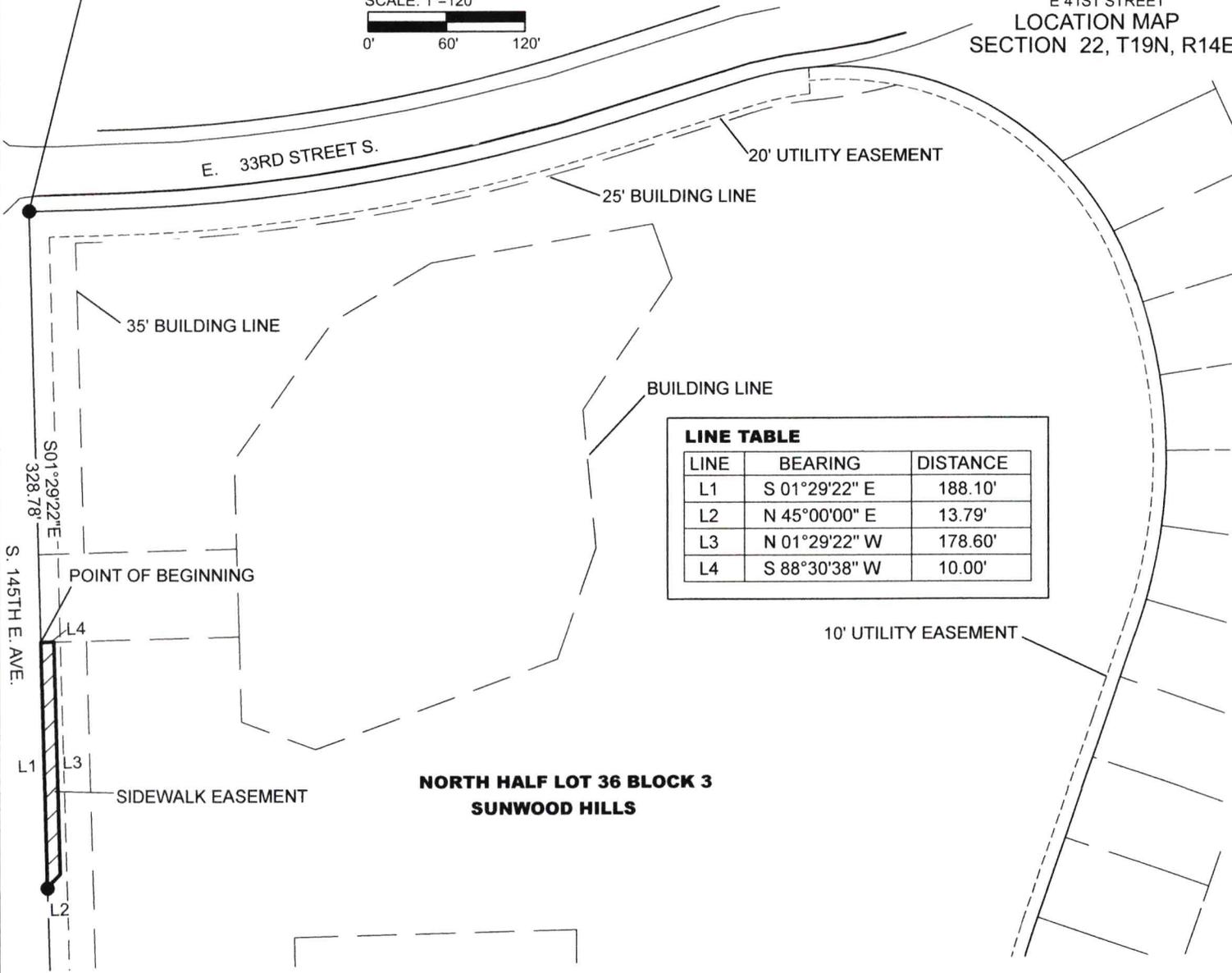
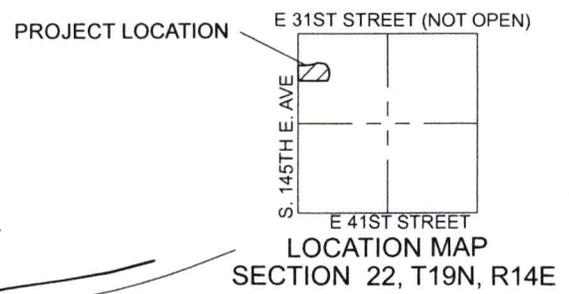
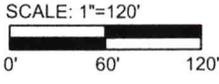
I, GERALD W. BAKER, OKLAHOMA PLS #1701, DO HEREBY CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED AND MEETS THE MINIMUM TECHNICAL STANDARDS OF LEGAL DESCRIPTIONS FOUND IN THE OKLAHOMA MINIMUM STANDARDS FOR LAND SURVEYING, EFFECTIVE NOVEMBER 1, 2020. ALL FIELD WORK FOR THIS EASEMENT WAS COMPLETED ON 3/16/21.



REVISED 4/11/22
REVISED 4/29/21
REVISED 11/23/21

SIDEWALK EASEMENT EXHIBIT LOT 36 BLOCK 3 SUNWOOD HILLS	
DATE: APRIL 11, 2022	BAKER SURVEYING, LLC
SCALE: 1"=120'	
DWG BY: GWB	
CHECKED BY: RH	
EXHIBIT "A"	
page 1 of 2	
REVISION 3	

FOUND 1/2" IRON ROD
STAMPED "CA5816"
POINT OF COMMENCEMENT,
NORTHWEST CORNER LOT
36 BLOCK 3 SUNWOOD HILLS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°29'22" E	188.10'
L2	N 45°00'00" E	13.79'
L3	N 01°29'22" W	178.60'
L4	S 88°30'38" W	10.00'

CERTIFICATION:
I, GERALD W. BAKER, OKLAHOMA PLS #1701, DO HEREBY CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED AND MEETS THE MINIMUM TECHNICAL STANDARDS OF LEGAL DESCRIPTIONS FOUND IN THE OKLAHOMA MINIMUM STANDARDS FOR LAND SURVEYING, EFFECTIVE NOVEMBER 1, 2020. ALL FIELD WORK FOR THIS EASEMENT WAS COMPLETED ON 3/16/21.

LEGEND	
	FOUND 1/2" IRON ROD W/ CAP STAMPED "CA5816"
(XX.XX')	RECORD DIMENSIONS
XX.XX'	MEASURED DIMENSIONS
	PROPERTY LINE

ORIGINALLY SIGNED 11/23/2021
GERALD W. BAKER, PLS #1701
BAKER SURVEYING, LLC
4677 S 83RD EAST AVENUE,
TULSA OK 74145
PH: 918-271-5793
OKLAHOMA CA #5816 EXPIRES 6/30/22

4-11-22

REVISOR

REVISOR

REVISOR

**SIDEWALK EASEMENT EXHIBIT
LOT 36 BLOCK 3
SUNWOOD HILLS**

DATE: APRIL 11, 2022	BAKER SURVEYING, LLC
SCALE: 1"=120'	
DWG BY: GWB	
CHECKED BY: RH	

EXHIBIT "A"
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REVISION
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