

CITY OF ARDMORE
PUBLIC UTILITIES

Council Letter No. 5247
Meeting Date November 15, 2021

Mayor and City Commission
City of Ardmore, Oklahoma

Re: Request to accept a signed temporary construction
easement from Teresa Ann Stevenson as Personal
Representative of Estate of Ruby Lee Stevenson

Dear Commission Members:

Staff requests the acceptance of the attached signed temporary
construction easement from Teresa Ann Stevenson as Personal
Representative of Estate of Ruby Lee Stevenson. This easement will be
utilized for the Cool Creek Crossing Raw Water Line Repair Project.

Staff recommends the acceptance of the signed temporary construction
easement from Teresa Ann Stevenson as Personal Representative of Estate
of Ruby Lee Stevenson.

Sincerely,



Shawn Geurin, Utilities Director

Reviewed by: _____


City Manager

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that Teresa Ann Stevenson as Personal Representative of Estate of Ruby Lee Stevenson, her heirs, successors and assigns, hereinafter referred to as Grantor(s), does hereby grant to the City of Ardmore, hereinafter referred to as Grantee, its successors and assigns, a Temporary Construction Easement over, under, and through the following described real estate, for the sum of One Dollar (\$1.00) and/or other valuable consideration, the receipt of which is hereby acknowledged.

TO WIT: A 50'X 1177.4' and 1 acre temporary construction easements located in Section 6 T3S R3E

SEE EXHIBIT A-ATTACHED TEMPORARY CONSTRUCTION EASEMENT SURVEY:
SEE EXHIBIT B-ATTACHED TEMPORARY CONSTRUCTION EASEMENT SURVEY:

The above described temporary construction easements are to be used for locating, constructing, improving, grading, landscaping and other necessary work, including the operation of equipment, and the movement of a work force, over, upon and across the described temporary easements, together with the right of ingress and egress.

The Grantee agrees to surrender possession of the premises upon the expiration of these temporary easements or any extension thereof, and to leave the premises in substantially the same or better condition than it was on the date the easements were executed. However, it is understood that grading changes may exist upon completion of the project.

This Temporary Easements shall commence upon the date it was executed and shall expire upon completion of the City of Ardmore Raw Waterline Repairs.

This Agreement is binding upon the heirs, executors, administrators, successors and assigns of both parties and it is understood that this Agreement cannot be changed or altered in any way except by writing, legally signed by both parties concerned herewith.

TO THESE COVENANTS, the Grantor(s) does hereby consent and agree.

IN WITNESS WHEREOF, the parties above named have hereunto set their hands this 28 day of Sept., 2021

GRANTOR

By: Teresa Ann Stevenson
Teresa Ann Stevenson, Personal Representative of Estate of
Ruby Lee Stevenson

ACKNOWLEDGMENT

State of Oklahoma,

County of Carter

Before me, on this 28 day of September, 2021, personally appeared Teresa Ann Stevenson, Personal Representative of the Estate of Ruby Lee Stevenson, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

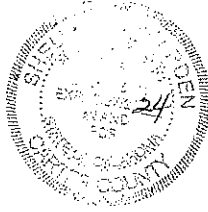
Shelley R Beardon
Notary Public

My commission expires:

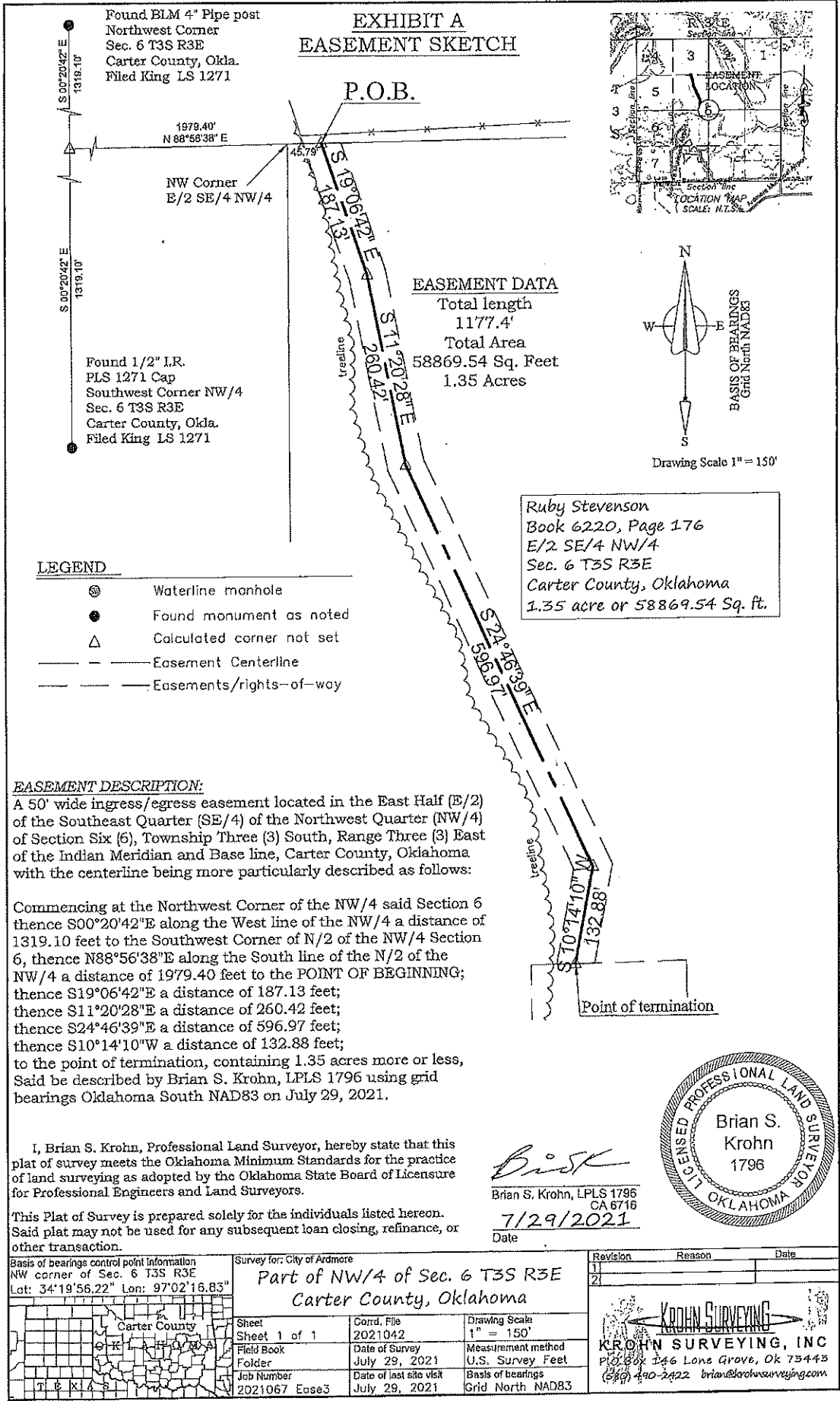
9-27-2024

My commission number:

0400 8811



**EXHIBIT A
EASEMENT SKETCH**



EASEMENT DATA

Total length
1177.4'
Total Area
58869.54 Sq. Feet
1.35 Acres

LEGEND

- ⊙ Waterline manhole
- Found monument as noted
- △ Calculated corner not set
- — — Easement Centerline
- — — Easements/rights-of-way

Ruby Stevenson
Book 6220, Page 176
E/2 SE/4 NW/4
Sec. 6 T3S R3E
Carter County, Oklahoma
1.35 acre or 58869.54 Sq. ft.

EASEMENT DESCRIPTION:

A 50' wide ingress/egress easement located in the East Half (E/2) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of Section Six (6), Township Three (3) South, Range Three (3) East of the Indian Meridian and Base line, Carter County, Oklahoma with the centerline being more particularly described as follows:

Commencing at the Northwest Corner of the NW/4 said Section 6 thence S00°20'42"E along the West line of the NW/4 a distance of 1319.10 feet to the Southwest Corner of N/2 of the NW/4 Section 6, thence N88°56'38"E along the South line of the N/2 of the NW/4 a distance of 1979.40 feet to the POINT OF BEGINNING; thence S19°06'42"E a distance of 187.13 feet; thence S11°20'28"E a distance of 260.42 feet; thence S24°46'39"E a distance of 596.97 feet; thence S10°14'10"W a distance of 132.88 feet; to the point of termination, containing 1.35 acres more or less, Said be described by Brian S. Krohn, LPLS 1796 using grid bearings Oklahoma South NAD83 on July 29, 2021.

I, Brian S. Krohn, Professional Land Surveyor, hereby state that this plat of survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

This Plat of Survey is prepared solely for the individuals listed hereon. Said plat may not be used for any subsequent loan closing, refinance, or other transaction.

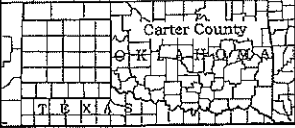
Bisk
Brian S. Krohn, LPLS 1796
CA 6716
7/29/2021
Date



Basis of bearings control point information
NW corner of Sec. 6 T3S R3E
Lat: 34°19'56.22" Lon: 97°02'16.83"

Survey for: City of Ardmore
**Part of NW/4 of Sec. 6 T3S R3E
Carter County, Oklahoma**

Revision	Reason	Date
1		
2		



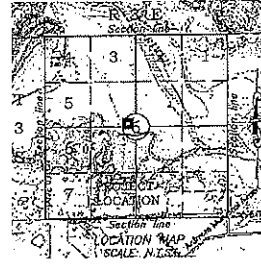
Sheet Sheet 1 of 1	Coord. File 2021042	Drawing Scale 1" = 150'
Field Book Folder	Date of Survey July 29, 2021	Measurement method U.S. Survey Feet
Job Number 2021067 Ease3	Date of last site visit July 29, 2021	Basis of bearings Grid North NAD83

KROHN SURVEYING, INC
P.O. Box 146 Lone Grove, Ok 73443
(800) 440-2422 brian@krohnsurveying.com

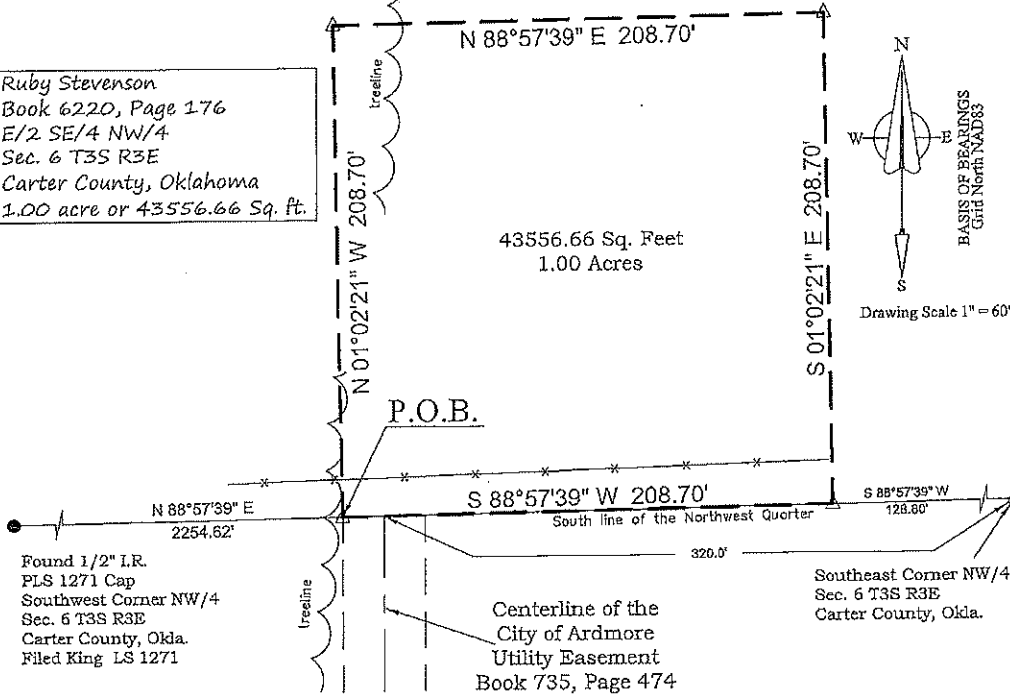
EXHIBIT B EASEMENT SKETCH

LEGEND

- ⊙ Waterline manhole
- Found monument as noted
- △ Calculated corner not set
- — — Centerline
- - - Easements/rights-of-way



Ruby Stevenson
Book 6220, Page 176
E/2 SE/4 NW/4
Sec. 6 T3S R3E
Carter County, Oklahoma
1.00 acre or 43556.66 Sq. ft.



EASEMENT DESCRIPTION:

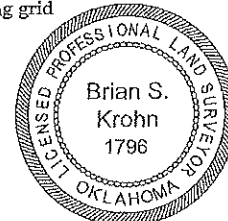
A utility easement located in the East Half (E/2) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of Section Six (6), Township Three (3) South, Range Three (3) East of the Indian Meridian and Base line, Carter County, Oklahoma and being more particularly described as follows:

Commencing at the Southwest Corner of the NW/4 said Section 6 thence N88°57'39"E along the South line of the NW/4 a distance of 2254.62 feet to the POINT OF BEGINNING;
thence N01°02'21"W a distance of 208.70 feet;
thence N88°57'39"E a distance of 208.70 feet;
thence S01°02'21"E a distance of 208.70 feet to a point on the South line of said NW/4 Section 6;
thence S88°57'39"W along said South line a distance of 208.70 feet back to the point of beginning, containing 1.00 acre more or less, Said be described by Brian S. Krohn, LPLS 1796 using grid bearings Oklahoma South NAD83 on July 29, 2021.

I, Brian S. Krohn, Professional Land Surveyor, hereby state that this plat of survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

This Plat of Survey is prepared solely for the individuals listed hereon. Said plat may not be used for any subsequent loan closing, refinance, or other transaction.

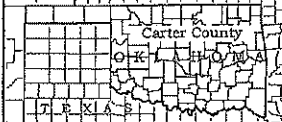
B. S. Krohn
Brian S. Krohn, LPLS 1796
CA 6716
7/29/2021
Date



Basis of bearings control point information
NW corner of Sec. 6 T3S R3E
Lat: 34°19'56.22" Lon: 97°02'16.83"

Survey for: City of Ardmore
Part of NW/4 of Sec. 6 T3S R3E
Carter County, Oklahoma

Revision	Reason	Date
1	Changed to Exhibit B	9/27/2021



Sheet 1 of 1	Corrd. File 2021042	Drawing Scale 1" = 60'
Field Book Folder	Date of Survey July 29, 2021	Measurement method U.S. Survey Feet
Job Number 2021067 Eose4	Date of last site visit July 29, 2021	Basis of bearings Grid North NAD83

KROHN SURVEYING

KROHN SURVEYING, INC
P.O. Box 246 Lone Grove, Ok 73445
(580) 490-2422 brian@krohnsurveying.com