

# Easement

Version 3.3 released on 6/29/23



DW10120438

<b>CITY COUNCIL USE ONLY</b>		<b>CITY CLERK USE ONLY</b>	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>04.24.2024</u>
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item #: <u>2404.01028</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>4.5.24</u>	<b>Phone</b> 918-596-9549
<b>Easement Type</b> Sanitary Sewer	<b>Owner-Grantor</b> JMDH Real Estate of Tulsa, LLC	
<b>Bid/Project Number</b> IDP 139434	<b>Project Title</b> Restaurant Depot	<b>Council District</b> 5
<b>Section</b> 27	<b>Township</b> 19	<b>Range</b> 13
<b>Lot</b> 1	<b>Block</b> 1	<b>Address</b> 4538 South Sheridan Road
<b>Parcel Number</b> 541	<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> _____	<b>Date:</b> <u>4/9/2024</u>
<b>Legal:</b> _____	<b>Date:</b> <u>4/19/24</u>
<b>Board:</b> _____	<b>Date:</b> _____
<b>Mayor:</b> _____	<b>Date:</b> <u>APR 24 2024</u>
<b>Other:</b> _____	<b>Date:</b> _____

## Policy Statement

**Background Information**  
This Sanitary Sewer easement is being donated by JMDH Real Estate of Tulsa, LLC, a Delaware limited liability company, as a requirement of IDP 139434. These easements, including off-site easements, are required for infrastructure developments including sanitary sewer, potable water, and storm water mitigation at the Restaurant Depot Development in Tulsa.

PDZ: HAS MSL: MSL 4/5/24 swb

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

**Other Pertinent Details**

## Processing Information for City Clerk's Office

<b>Post Execution Processing</b>	<b>Additional Routing, Processing or Contact Details</b>
<input type="checkbox"/> Mail vendor copy (add'l signature copies attached)	Original to be picked up by Courtney Jones for further processing. (6-9549)
<input checked="" type="checkbox"/> Must be filed with other governmental entity	
<input type="checkbox"/> Add't'l governmental entity approval(s) required	

A24-1832

## SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **JMDH REAL ESTATE OF TULSA, LLC, a Delaware limited liability company**, (Grantor) the owner of the legal and equitable title to the following real estate situated in Tulsa County, State of Oklahoma, 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 sanitary sewer 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.

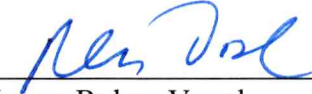
The City is hereby given and granted the exclusive possession of said above premises for the purposes aforesaid and Grantor, for its administrators, successors and assigns, covenants and agrees that no building, structure, fence, wall or other above ground obstruction will be placed, erected, installed 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 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 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 15<sup>th</sup> day of March, 2024.

CITY OF TULSA  
OFFICE OF CITY CLERK  
175 E. 2<sup>ND</sup> ST. – STE 260  
TULSA, OKLAHOMA 74103

**JMDH REAL ESTATE OF TULSA, LLC,  
a Delaware limited liability company**

By:   
Name: Ruben Vogel  
Title: Chief Operating Officer\*

STATE OF OKLAHOMA    )  
  ) ss.  
COUNTY OF TULSA     )

Before me, the undersigned, a Notary Public, in and for said County and State on this \_\_\_\_ day of \_\_\_\_\_, 2024, personally appeared **Ruben Vogel**, known to be the identical person who subscribed the name of **JMDH REAL ESTATE OF TULSA, LLC, a Delaware limited liability company**, to the foregoing as its **Chief Operating Officer** 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 **JMDH REAL ESTATE OF TULSA, 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:  
\_\_\_\_\_

\* See Exhibit "B" for signature authority

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE

On 3/18/2024 before me, S. Barber, Notary Public, personally appeared

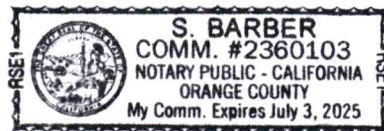
RUBEN VOGEL,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature S. Barber  
S. Barber, Notary Public



OPTIONAL

Description of Attached Document: SEWER EASEMENT

Document Date:                     

Number of Pages:

**APPROVED AS TO FORM:**

*Caroline R. Wolf*

City Attorney

*Assist.*

**APPROVED AS TO SUBSTANCE:**

*T. Jones*

Director

**ACCEPTED BY CITY COUNCIL:**

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

BY: \_\_\_\_\_

Name: Jeannie Cue

Title: Chair

**APPROVED BY MAYOR:**

CITY OF TULSA, OKLAHOMA,  
a municipal corporation

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

BY: \_\_\_\_\_

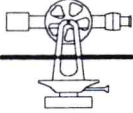
Name: G. T. Bynum

Title: Mayor

**ATTEST:**

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





# WHITE SURVEYING COMPANY *JBH*

9936 East 55th Place • Tulsa, Oklahoma 74146 • (918) 663-6924 fax (918) 664-8366  
mailing address: P.O. Box 471675 Tulsa, Oklahoma 74147-1675

## SANITARY SEWER EASEMENT

A 15-foot wide sanitary sewer easement, being a portion of Lot 1, Block 1, South Sheridan Plaza an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; COMMENCING at the Southeast corner of said Lot 1; THENCE along the East line of said Lot 1, North 01°35'59" West, 10.00 feet to the POINT OF BEGINNING; THENCE leaving said East line, parallel to and 10.00 feet Northerly from the South line of said Lot 1, South 88°36'49" West, 760.09 feet to the West line of said Lot 1; THENCE along said West line, North 01°20'29" West, 15.00 feet; THENCE leaving said West line, parallel to and 25.00 feet Northerly from the South line of said Lot 1, North 88°36'49" East, 760.03 feet to the East line of said Lot 1; THENCE along said East line, South 01°35'59" East, 15.00 feet to the POINT OF BEGINNING, containing 11,401 square feet or 0.26 acres. more or less.

## REAL PROPERTY CERTIFICATION

I, John L. Libby, Jr. of White Surveying Company, a Registered Professional Land Surveyor in the State of Oklahoma, certify that the attached plat of survey is a true representation of the easement as described, and meets the minimum technical standards for land surveying of the state of Oklahoma, is based upon the Oklahoma State Plane Coordinate System North Zone 3501 NAD 83 (2011) and the East line of Lot 1, Block 1, South Sheridan Plaza, being South 01°35'59" East, closes in accord with existing records.

Date of last site visit: August 17, 2022.

9/22/2023  
Date



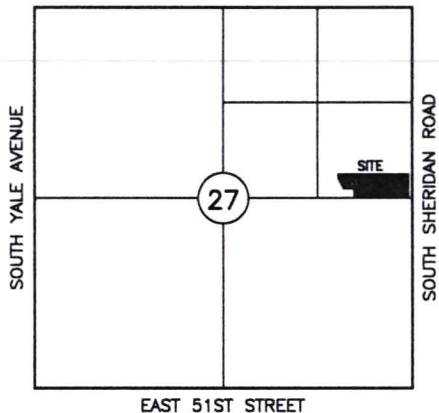
John L. Libby, Jr.  
RPLS No. 1806  
White Surveying Company  
C.A. No. 1098

Index:

Sheet 1 of 2: Sanitary Sewer Easement Description  
Sheet 2 of 2: Sanitary Sewer Easement Exhibit.

**EXHIBIT "A"**  
Page 1 of 2

R 13 E  
EAST 41ST STREET



EAST 51ST STREET



# WHITE SURVEYING COMPANY

• 9936 EAST 55TH PLACE TULSA, OKLAHOMA 74146 • (918) 663-6924

## SANITARY SEWER EASEMENT

PART OF LOT 1, BLOCK 1,  
SOUTH SHERIDAN PLAZA,  
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00	N01°35'59"W
L2	760.09	S88°36'49"W
L3	15.00	N01°20'29"W
L4	760.03	N88°36'49"E
L5	15.00	S01°35'59"E

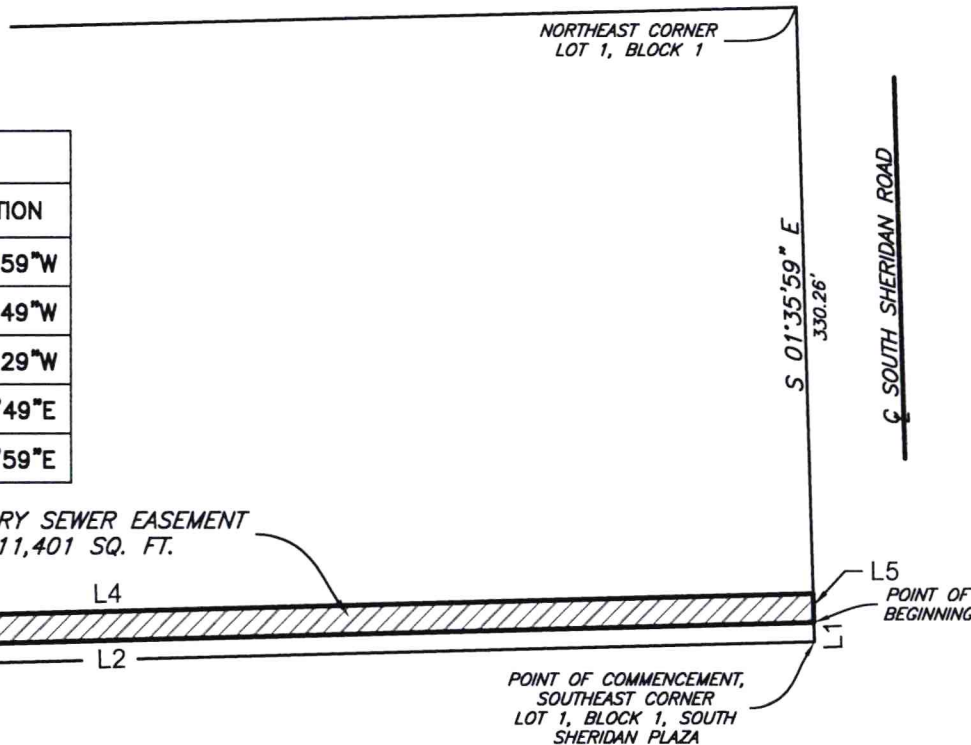


EXHIBIT "A"  
Page 2 of 2

### GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) AND THE EAST LINE OF LOT 1, BLOCK 1 BEING SOUTH 01°35'59" EAST.

DATE OF LAST SITE VISIT: AUGUST 17, 2022.



WHITE SURVEYING COMPANY  
CERTIFICATE OF AUTHORIZATION  
NO. CA1098

BY:   
REGISTERED PROFESSIONAL LAND  
SURVEYOR OKLAHOMA NO. 1806

DATE: 9/22/23

JBL

**JMDH REAL ESTATE OF TULSA, LLC**  
**(A Delaware limited liability company)**

**CONSENT OF SOLE MEMBER**

Pursuant to the provisions of the Delaware Limited Liability Company Act, the undersigned, being the sole member of **JMDH REAL ESTATE OF TULSA, LLC**, a Delaware limited liability company (the “Company”), hereby consents and agrees that the following resolution be, and they hereby are, adopted as the resolution of the sole member of the Company on this 13th day of April 2022:

**WHEREAS**, the Member deems it advisable and in the Company’s best interest to be managed by a Board of Directors;

**NOW THEREFORE BE IT RESOLVED** that the business and affairs of the LLC shall be managed by or under the direction of a Board of Directors (the “Board”). Subject only to any limitations or consent rights set forth in this Agreement or otherwise required by the Act, the Board shall have the full and complete authority, power and discretion to manage and control the business, affairs and properties of the LLC, to make all decisions affecting the business and affairs of the LLC and to take all such actions as it deems necessary or appropriate to accomplish the purposes of the LLC as set forth herein.

**FURTHER RESOLVED**, that the Board shall be composed of one or more persons selected, from time to time by the Members. Each member of the Board shall be elected by at least a Majority in Interest of the Members. Each Board member shall serve for a term of two years or until his or her successor has been appointed, unless such member resigns or is terminated by a Majority in Interest of the Members. The Majority in Interest of Members may terminate a Board member at any time with or without cause. Vacancies shall be filled by the Members as aforesaid.

**FURTHER RESOLVED**, that the Board may provide, by resolution, the time and place, either within or outside of State, for the holding of regular meetings without notice other than such resolution.

**FURTHER RESOLVED**, that special meetings of the Board may be called by or at the request of any member of the Board. Each member of the Board authorized to call special meetings of the Board may fix any place, either within or outside of State, as the place for holding any special meeting, as set forth in a notice delivered to each other member of the Board.

**FURTHER RESOLVED**, that all regular or special meetings may be held by telephone or other electronic or similar devices so long as all participants are able to hear and be heard by the other participants.

**FURTHER RESOLVED**, that any action of the Board may be effected by the affirmative vote of the majority of the members of the Board.

**FURTHER RESOLVED**, that any action that the Board may take at a meeting duly held may be taken by the written consent of the majority of the members of the Board.

**FURTHER RESOLVED,** that except as limited by law and subject to the provisions of this Section, each member of the Board, each Member and each officer of the LLC, and each person or entity who formerly was a member of the Board, a Member or an officer (as to any actions or inactions arising during the period they were in such roles) (collectively, the “Indemnitees”) shall be entitled to be indemnified and held harmless on an as incurred basis by the LLC to the fullest extent permitted under the Act (including any amendment to the Act but, in the case of any such amendment, only to the extent that such amendment permits the LLC to provide broader indemnification rights than such law permitted the LLC to provide prior to such amendment) against all losses, liabilities and expenses, including attorneys’ fees and expenses, arising from claims, actions and proceedings in which such person or entity may be involved, as a party or otherwise, by reason of his or her being or having been a member of the Board, a Member or officer of the LLC. The rights of indemnification provided in this Section will be in addition to any rights to which such person or entity may otherwise be entitled by contract or as a matter of law and shall extend to his or her successors and assigns. In particular, and without limitation of the foregoing, such person or entity shall be entitled to indemnification by the LLC against expenses (as incurred), including attorneys’ fees and expenses, incurred by such person or entity upon the delivery by such person or entity to the LLC of a written undertaking (reasonably acceptable to the Board) to reimburse such expenses if it is ultimately determined that such person or entity is not entitled to indemnification.

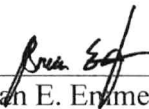
**FURTHER RESOLVED,** that that the following persons are hereby elected to the initial Board of Directors, to be a Director at the pleasure of the member:

**Board Member Name**

Stanley Fleishman  
Brian E. Emmert  
Richard G. Kirschner

Dated: April 13, 2022

JRD REAL ESTATE VII, LLC, its sole member

  
\_\_\_\_\_  
Brian E. Emmert; CFO, Secretary and Treasurer

JMDH REAL ESTATE OF TULSA, LLC  
(A Delaware Limited Liability Company)

UNANIMOUS CONSENT OF DIRECTORS

Pursuant to the provisions of the Delaware Limited Liability Act the undersigned, being all the directors of **JMDH REAL ESTATE OF NEW TULSA, LLC**, a Delaware limited liability company (the "Company"), hereby consent and agree that the following resolutions be, and hereby are, adopted as the resolutions of the Board of Directors of the limited liability company. (the "Board"):

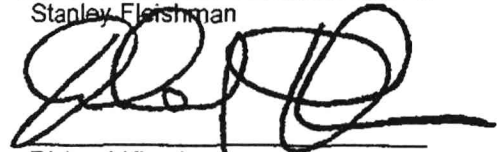
**RESOLVED**, that Ruben Vogel is hereby authorized to sign, deliver, and execute any document or agreements and has full signing authority with respect thereto of this Company to whom the Board delegates such authority.

**FURTHER RESOLVED**, that the proper officers of the Company are hereby, authorized to execute such documents and do such acts as may be necessary or desirable to carry out the intent of the foregoing resolutions.

**IN WITNESS WHEREOF**, the undersigned, being all the directors of the Company, executed this written consent as this 6th day of November 2023.



Stanley Fleishman

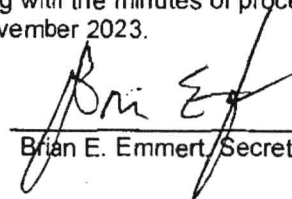


Richard Kirschner

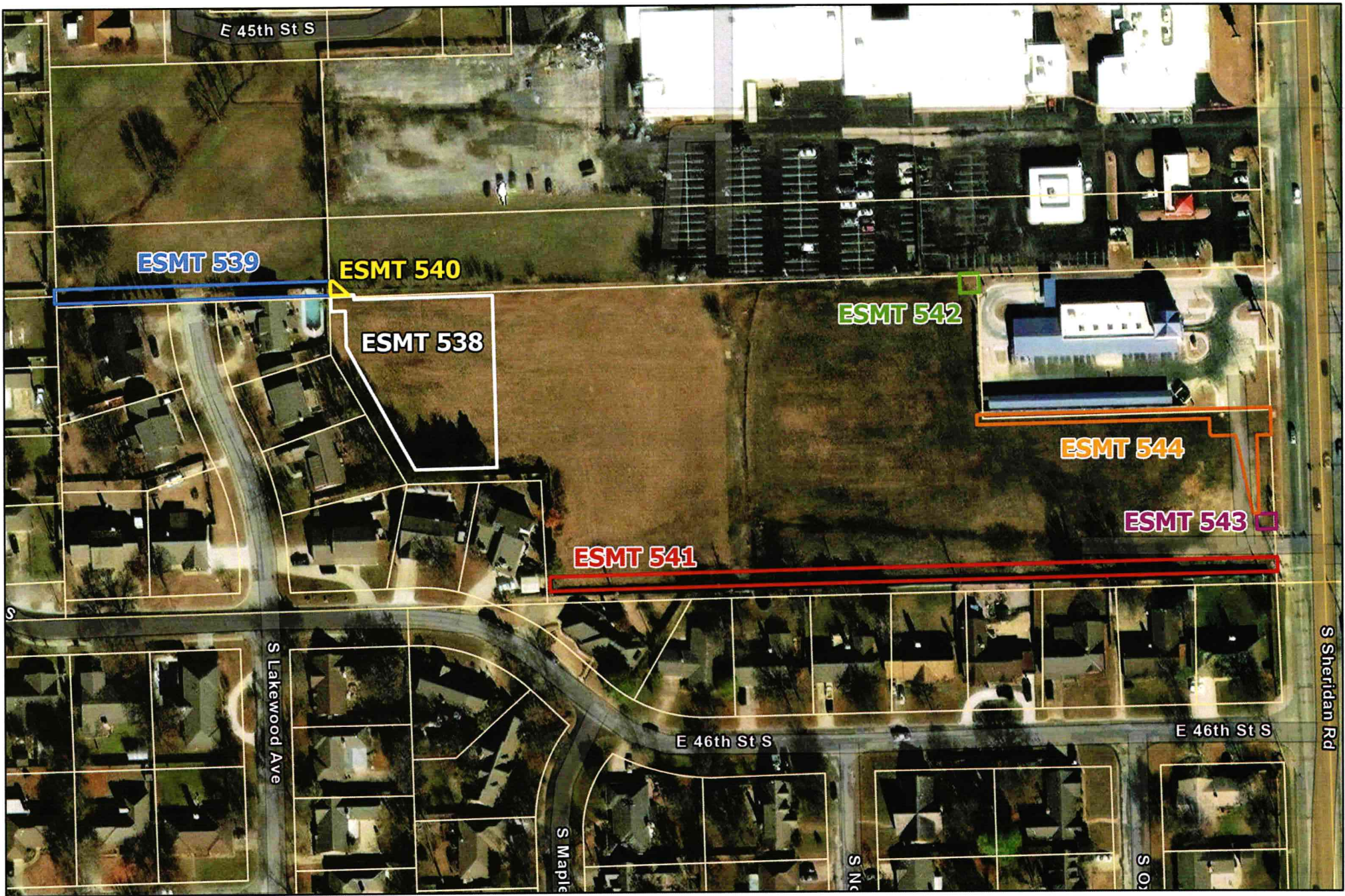


Brian Emmert

The foregoing Unanimous Consent of Directors was executed pursuant to the Delaware Limited Liability Act and delivered to the undersigned for filing with the minutes of proceedings of the Board of Directors of the Company on this 6th day of November 2023.



Brian E. Emmert, Secretary



**OVERALL SITE MAP**  
**IDP 139434 ESMTs 538 to 544**  
**IN SE/4 NE/4**  
**SEC 27 T19N R13E**  
**NTS**

