

Easement

Version 3.3 released on 6/29/23
Use for all Easements.



PW 0121224

CITY COUNCIL USE ONLY

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

Tracking #: _____

Committee: _____

Hearing Date: _____

2nd Agenda Date: _____**CITY CLERK USE ONLY**☐ Scanned

Date: 04.09.2025

☐ Posted

Item #: 2504.00916

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
Public Works

Contact Name
Tony Glynn

Email
TGLYNN@cityoftulsa.org

Phone
918-596-9245

Easement Type
Other

Owner-Grantor
Jessica Dadgar

Bid/Project Number
5-2-24-22

Project Title
Denial of a Sewer Easement Closure

Council District
9

Enter Project Title if applicable

Section
19

Township
19

Range
13

Addition
Vogel Heights

Lot
9

Block
1

Address
3311 S Troost Ave

Parcel Number
45175-93-19-13670

Additional Information/Tracking Number

Optional Departmental Information

Budget

Contract Types☒ No Payments Involved☐ Revenue Contracts☐ Expense Contracts

*Affidavit of Claimant should be
attached to expense contracts*

Funding Source(s)**TOTAL:**

Enter the funding source(s) using the appropriate Munis funding format: Org (Allocation Code)-Object-Amount (1001211-531401-\$10.00) or Project String-Amount (144104.AbstTitle5413102.6001-4043122-541102-\$30,000.01)

Approvals

Department: _____

Legal: _____

Board: _____

Mayor: _____

Other: _____

Date: 3/28/2025

Date: 04/04/2024

Date: APR 09 2025

Date: _____

Date: _____

Policy Statement

Background Information

Submitted is an application for an easement closure from Jessica Dadgar, requesting the closure of a sewer easement. The easement is recorded in the Tulsa County Clerk's office at Book 1242, Page 457 and contained in part of Lot Nine (9), Block One (1), of the Vogel Heights Addition. The applicant incorrectly stated the easement is no longer needed for public purpose. The request for the easement closure was reviewed by City staff and representatives of various commissions, authorities, and private utilities with objections from Right-of-Way, Sewer Operations & Maintenance, and Wastewater Design. All three departments objected to the easement closure due to an active sewer line. See attached documents. The Public Works Department recommends denial of the easement closure application.

Provide background information on the requested action.

Summation of the Requested Action

Denial of this Easement Closure. PDZ: JDB 03.28.25 MSL: JMS 3/28/25

Summarize the pertinent details of the requested action

Other Pertinent Details

Location: 3311 S TROOST AVE, Tulsa, OK. 74105; S19-T19-R13; 5-2-24-22

Provide any additional information that should be considered when considering approval of this document.

Processing Information for City Clerk's Office

Post Execution Processing

- ☐ Mail vendor copy (addt'l signature copies attached)
- ☒ **Must be filed with other governmental entity**
- ☐ Addt'l governmental entity approval(s) required

Additional Routing, Processing or Contact Details

Original to be picked up by Courtney Jones 596-9549



PUBLIC WORKS
Engineering

File No: 5-2-24-22

CITY OF TULSA PUBLIC WORKS DEPARTMENT, ENGINEERING

Gary McClendon,
Utilities Coordinator

RESPONSE: ☐ CONCUR ☒ DO NOT CONCUR

RESPONSE FROM: (Company Name or Division): Public Works - Real Estate / Right-of-Way

REASON FOR OBJECTION: This easement is needed for the existing Sanitary Sewer.

Attach an extra page if further explanation is necessary.

Michelle Lester

Signature

Michelle L. Lester

Print Name

3/19/2024

Date



PUBLIC WORKS
Engineering

File No: 5-2-24-22

CITY OF TULSA PUBLIC WORKS DEPARTMENT, ENGINEERING

Gary McClendon,
Utilities Coordinator

RESPONSE: ☐ CONCUR ☒ DO NOT CONCUR

RESPONSE FROM: (Company Name or Division): WATER & SEWER - SOM

REASON FOR OBJECTION:

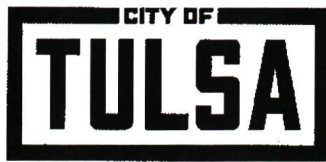
WE HAVE A SANITARY SEWER LINE THAT RUNS
IN BETWEEN 3307 AND 3311 S. TROOST AVE. TO
INSURE THAT WE CAN MAINTAIN OR REPAIR
THAT SEWER LINE, WE WILL NOT AGREE TO CLOSURE
OF ANY PORTION OF OUR EASEMENT.

Attach an extra page if further explanation is necessary.

Rick Warren
Signature

RICK WARREN
Print Name

3/15/24
Date



PUBLIC WORKS
Engineering

File No: 5-2-24-22

CITY OF TULSA PUBLIC WORKS DEPARTMENT, ENGINEERING

Gary McClendon,
Utilities Coordinator

RESPONSE: ☐ CONCUR ☒ DO NOT CONCUR

RESPONSE FROM: (Company Name or Division): Wastewater Design

REASON FOR OBJECTION:

Depth of sewer line requires ability
to dig down for maintenance &
repair.

Attach an extra page if further explanation is necessary.


Signature

Andrew T. Liechti
Print Name

3-15-24
Date

331 x 331

TUL * USA



Application for
Right-of-way / Easement
Closure or Encroachment Agreement

APPLICATION IS HEREBY MADE TO THE CITY OF TULSA TO CONSIDER THE FOLLOWING:

CHOOSE (1) CLOSURE: X ENCROACHMENT: _____

CHOOSE (1) RIGHT-OF-WAY: _____ EASEMENT: X AIR SPACE: _____

County Assessor Parcel Number: 198-92-01-41438;07350-92-01-02 Zoning: RS-3

Property Location: 3311 S Troost Ave

Legal Description: Subdivision: Vogel Heights-01 Plat No.: 716

Lot: 9 Block: 1

Section: 19 Township: 19N Range: 13E

IF UNPLATTED ATTACH LEGAL DESCRIPTION.

Applicant Name: Jessica Dadgar

Applicant Company: _____

Applicant D.B.A.: Home owner

Address: 3311 S Troost Ave

City: Tulsa State: OK Zip: 74105

Phone: 5166077848 Email: jessicadadgar@gmail.com

Secondary Point of Contact: Azad Dadgar

Phone: 202-270-6172 Email: Azaddadgar@gmail.com

Property Owner(s) of Record: The Halo King Noble 3

Address: 3311 S Troost Ave

City: Tulsa State: OK Zip: 74105

Phone: 516-607-7848 Email: Jessicadadgar@gmail.com

Signatures

Applicant: Jessica Dadgar Date: 3/13/2024

Property Owner(s): _____ Date: _____

_____ Date: _____

_____ Date: _____



Application for
Right-of-way / Easement
Closure or Encroachment Agreement

Explanation of necessity for closing right-of-way or easement or for encroaching into the right-of-way or easement.

REQUIRED - Legal Description with a Plat of Survey for all closings. For Encroachments a digital sketch delineating the described request, showing all data pertinent to the property (refer to application instructions).

We are requesting the closure of a portion of a sewer easement, approx 5 feet of the dedicated 10 foot easement, recorded with the Tulsa County Clerk's Office in book 1242 page 457 and attached hereto as Exhibit "A". A survey and legal description of the portion of the easement to be closed is attached hereto as Exhibit "B" (the Easement).

The Easement is no longer needed for public purposes nor for the holder of any franchise, and there is no longer a need for public maintenance of the Easement and any expenses any expenses associated therewith. Therefore, the requested closure will preserve City resources and is in the best interests of the City.

EXHIBIT "A"

Sewer Easement

CITY OF TULSA
FILED

9
Form "A" P.M.
4/11/37

557454

State of Oklahoma Tulsa County
I hereby certify that this instrument
was filed for record in my office at

6-13-37

SEWER EASEMENT

1937 AUG 25 AM 10 23

BOOK 1242 PAGE 457
ANDY STOKES COUNTY CLERK
Tulsa, Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, 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, for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid by the City of Tulsa, Oklahoma, and other good and valuable considerations, receipt of which are hereby acknowledged, do hereby grant and convey unto the said City of Tulsa, Oklahoma, a perpetual easement, through over, under and across the following described property, situated in said County, to-wit:

A strip of ground not to exceed ten (10) feet in width being more particularly described as follows; to-wit:

The North Ten (10) feet of the West one hundred and forty (140) feet of Lot 9, Vogel Heights Addition to the City of Tulsa, Oklahoma, according to the duly recorded plat thereof.

for the purpose of permitting the City of Tulsa to construct a sewer line 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 of Tulsa, 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, laying, constructing, operating, repairing, relaying and maintaining said sewer line and for the further purpose of enabling the City of Tulsa, to do any and all convenient things, incident to such construction, operation, repairing, and maintaining of such sewer line.

TO HAVE AND TO HOLD such easement and right of way unto the City of Tulsa, its successors or assigns, forever.

Dated, this _____ day of _____ A.D., 19__

Paul S. Hedrick
Estelle M. Hedrick

STATE OF OKLAHOMA) SS:
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public within and for said County and State, on this 24th day of August, 1937, personally appeared Paul S. Hedrick and Estelle M. Hedrick to me known to be the identical person who executed the within and foregoing instrument in writing and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

My commission expires June 5, 1940

N. D. Hedrick
Notary Public

W. D. Bond City Attorney,

Approved as to substance of _____ Engineer.

EXHIBIT "B"

Source: 2013 U.S. Census Bureau

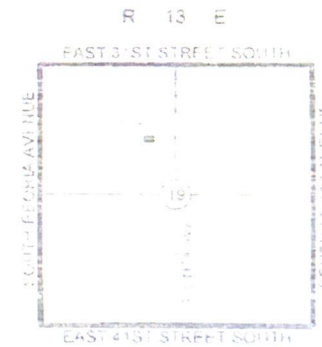
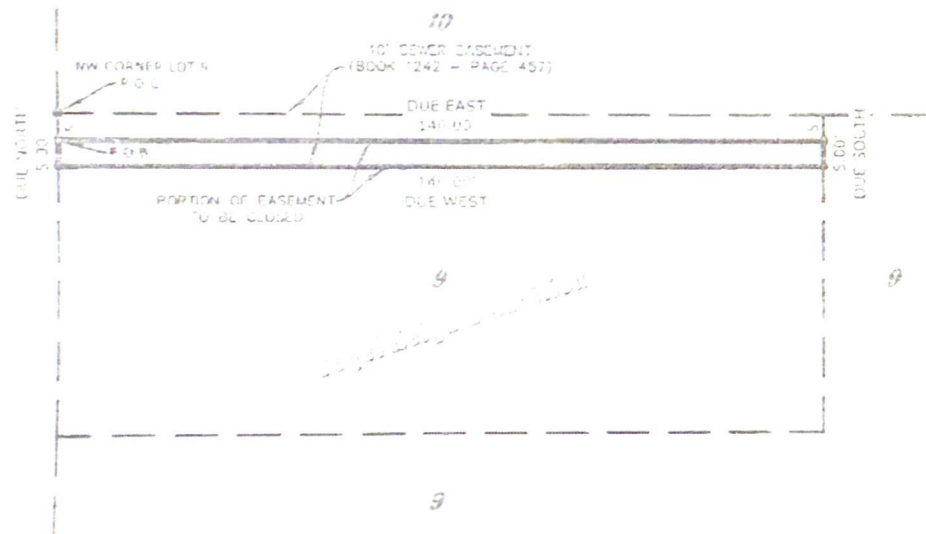
Partial Easement Closure Exhibit

Part of Lot 9
Vogel Heights Addition
City of Tulsa, Tulsa County, Oklahoma



SCALE: 1"=30'

South Tanager Avenue



Location Map

LEGEND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

BASIS OF BEARINGS ASSUMED USING THE NORTH LINE OF LOT 9 AS DUE EAST/WEST
DATE: 5/17/2024 ORDER: 19475 FILE: 19B1000

SISEMORE & ASSOCIATES

Surveying - Civil Engineering - Land Planning

6660 South Sheridan Road Phone: (918) 665-3600
Suite 210 - Tulsa, Oklahoma 74133 Fax: (918) 665-8868
C.A. No. 2421 Exp. Date: 6/30/25
(www.sisemoreandassociates.com)



Engineering • Land Surveying
Land Planning • 3D Scanning • UAV Mapping
6660 S Sheridan Rd Ste 210 Tulsa OK 74135 (918)-665-3600

LEGAL DESCRIPTION

(Partial Easement Closure)

A 5 FOOT WIDE STRIP OF LAND THAT IS THE SOUTH HALF A 10 FOOT WIDE SEWER EASEMENT RECORDED IN BOOK 1242, PAGE 457 IN THE OFFICE OF THE TULSA COUNTY CLERK, SAID EASEMENT BEING A PART OF LOT NINE (9), VOGEL HEIGHTS ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 9 AND SAID SEWER EASEMENT; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID LOT 9 AND SAID SEWER EASEMENT FOR 5.00 FEET TO THE POINT OF BEGINNING OF SAID STRIP OF LAND; THENCE DUE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 9 FOR 140.00 FEET TO A POINT ON THE EAST LINE OF SAID SEWER EASEMENT; THENCE DUE SOUTH ALONG SAID EAST LINE FOR 5.00 FEET TO THE SOUTHEAST CORNER OF SAID SEWER EASEMENT; THENCE DUE WEST ALONG THE SOUTH LINE OF SAID SEWER EASEMENT FOR 140.00 FEET TO THE SOUTHWEST CORNER OF SAID SEWER EASEMENT, SAID POINT BEING ON THE WEST LINE OF SAID LOT 9; THENCE DUE NORTH ALONG THE WEST LINE OF SAID SEWER EASEMENT AND LOT 9 FOR 5.00 FEET TO THE POINT OF BEGINNING OF SAID STRIP OF LAND.

SAID STRIP CONTAINING 700 SQUARE FEET OR 0.016 ACRES, MORE OR LESS.

BASIS OF BEARINGS ASSUMED USING THE NORTH LINE OF LOT 9 AS DUE EAST WEST.

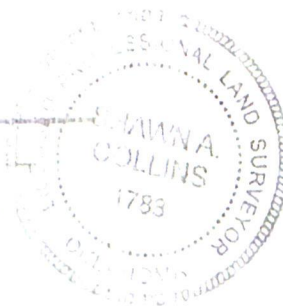
LEGAL DESCRIPTION CERTIFICATION

I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS AND IS A TRUE REPRESENTATION OF THE DESCRIPTION AS DESCRIBED. 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.

SISEMORE & ASSOCIATES, INC.
BY SHAWN A. COLLINS

SHAWN A. COLLINS
LS No. 1783, STATE OF OKLAHOMA
C. A. NO. 2421 EXPIRES 6/30/25

01/24/24
DATE



Parcel Map Check Report

Parcel Name: Partial Easement Closure

Segment# 1: Line

Course: N90° 00' 00"E

Length: 140.00'

Segment# 2: Line

Course: S0° 00' 00"E

Length: 5.00'

Segment# 3: Line

Course: N90° 00' 00"W

Length: 140.00'

Segment# 4: Line

Course: N0° 00' 00"E

Length: 5.00'

Perimeter: 290.00'

Area: 700.00 Sq. Ft.

Error Closure: 0.0000

Course: S1° 28' 07.68"E

Error North: 0.00000

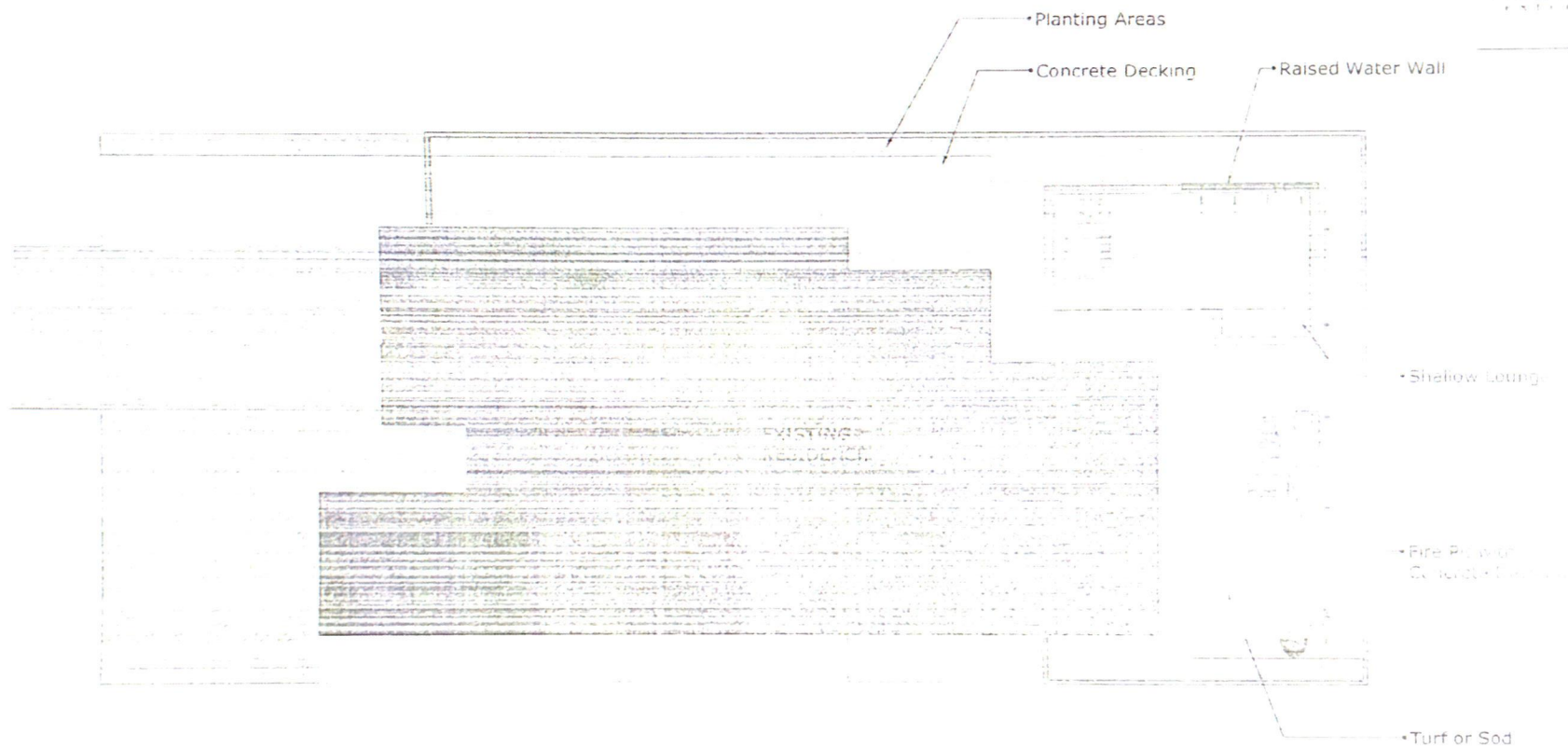
East: 0.00000

Precision 1: 290,000,000.000



Layout

PRESENTED BY ALEX TYLER
DATE February 22, 2024



SCALE: 1/8" = 1'-0"

NOTE: For Design Intent Only

DADGAR RESIDENCE

Page 2

PRESENTED BY ALEX TYLER
DATE February 22, 2024



NEC of Property looking West



NWC of house looking East