

Ordinance

Version 3.5 released on 2/29/24

Use for all Ordinances including: TRO, Budget, Zoning, Declarations, Trust Indentures, etc.



PW 0121274

CITY COUNCIL USE ONLY

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

Tracking #:

Committee: _____

Hearing Date: _____

2nd Agenda Date: _____

CITY CLERK USE ONLY

☐ Scanned

Date: 05.14.2025

☐ Posted

Item # 505.01240

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

Primary Details

Dept. Tracking No.

5-2-22-58

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

Subject (Description)

Request closing of a utility easement.

Ordinance Type

Closing an Easement

Section

13

Township

18

Range

13

Lot

1

Block

1

Address

8855 E 91st St S

BA / CT Number

Amending Ord. No.

TRO Title No.

TRO Subtitle

Property/Non-Property

e.g. 43

e.g. G

Council District

7

Zoning No.

PUD No.

Planning District

Budget

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:

Date:

Date:

Date:

Date:

Policy Statement

Background Information

A request has been made by Joe Pace (formerly with Olsson) on behalf of The Church at South Tulsa, LLC to close a portion of a Utility Easement as shown on the attached exhibits. The easement is part of Lot One (1), Block One (1), of Calvary Bible Church, Plat #5047. The utility easement has been requested to be closed for a building expansion. The request to close the utility easement has been reviewed by City staff, representatives of various authorities, boards, and/or commissions, and private utility companies with no objections.

Provide background information on the requested action.

Summation of the Requested Action

Recommend approval of this closure. PDZ:

PDZ 04.08.25

MSL:

9482 4/7/25

Summarize the pertinent details of the requested action.

Emergency Clause?

☐ Yes

☒ No

Reason for Emergency Clause

Explain why you are requesting that the City Council approve this action with an emergency clause.

Processing Information for City Clerk's Office

Post Execution Processing

☐ Mail vendor copy (addtl signature copies attached)

☒ **Must be filed with other governmental entity**

☐ Addtl governmental entity approval(s) required

Additional Routing and Processing Details

Original to be picked up by Courtney Jones 596-9549

(Published in the Tulsa World

_____, 2025)

ORDINANCE NO. _____

AN ORDINANCE CLOSING A CERTAIN UTILITY EASEMENT OF THE CITY OF TULSA, OKLAHOMA, AFFECTING A TRACT OF LAND IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

WHEREAS, application has been made for the closing of a certain Utility Easement, of the City of Tulsa, Oklahoma; and

WHEREAS, the request is reasonable, and it will be in the best interest of all parties concerned that said Utility Easement be closed.

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That a Utility Easement, insofar as it covers the following-described land:

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), CALVARY BIBLE CHURCH, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1; THENCE SOUTH 88°28'18" WEST ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 01°16'59" WEST AND PARALLEL WITH THE EAST LINE OF SAID LOT, A DISTANCE OF 660.23 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 52°07'11" EAST ALONG SAID NORTH LINE A DISTANCE OF 24.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 01°16'59" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 675.00 FEET TO THE POINT OF BEGINNING.

be and the same is hereby closed.

Section 2. That the City of Tulsa retains the absolute right to reopen the above-described Utility Easement, or any portion thereof, without expense to the City of Tulsa.

Section 3. The closing of said Utility Easement shall not affect the right to maintain, repair, reconstruct, operate or remove utility, public service corporation or transmission company facilities existing therein, nor shall such closing affect private ways existing by operation of law.

ADOPTED by the Council: _____
Date

Chair of the Council

OFFICE OF THE MAYOR

Received by the Mayor: _____, at _____
Date Time

Monroe Nichols IV, Mayor

By: _____
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: _____,
Date
at _____
Time

Mayor

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney

JMS

APPROVED AS TO LEGAL DESCRIPTION:



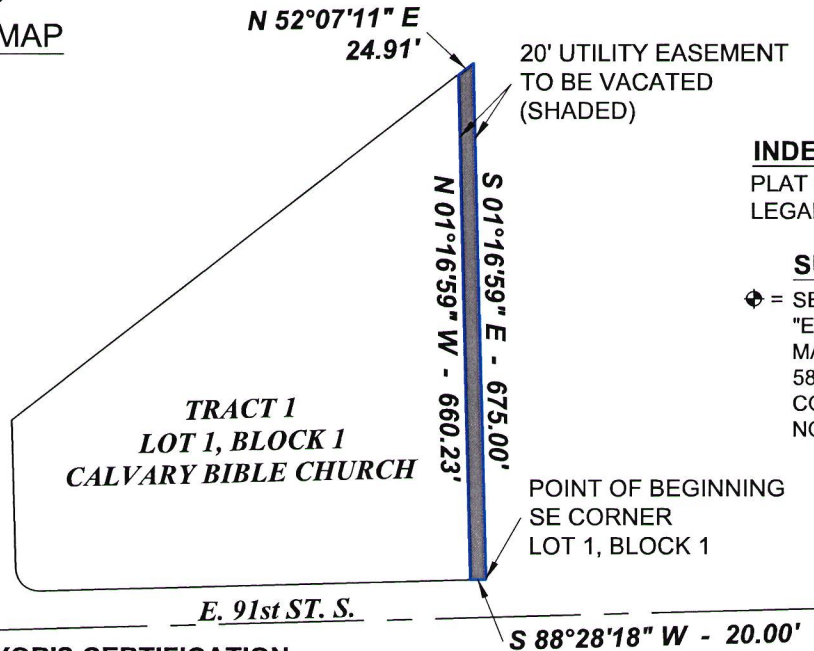
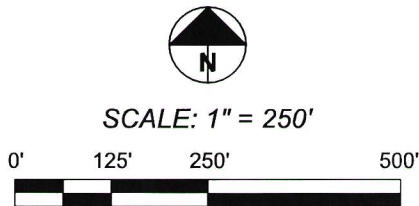
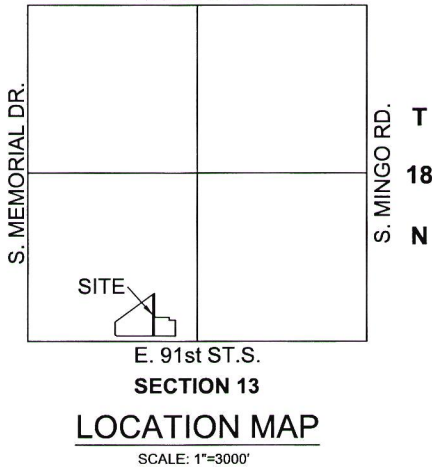
Public Works

PLAT OF SURVEY

R 13 E 20' WIDE UTILITY EASEMENT TO BE VACATED

EXHIBIT "A"

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INDEX

PLAT OF SURVEY..... SHEET 1
LEGAL DESCRIPTION....SHEET 2

SURVEYOR'S NOTES

◆ = SET 3/8" IRON PIN W/ PURPLE
"EASEMNT CA 5848" CAP OR
MAG NAIL W/ "EASEMNT CA
5848" WASHER AT ALL
CORNERS UNLESS OTHERWISE
NOTED OR SHOWN HEREON.

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY IS INTENDED TO ILLUSTRATE THE PROPOSED 20' WIDE UTILITY EASEMENT TO BE VACATED AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: FEBRUARY 9, 2023.

WITNESS MY HAND AND SEAL THIS 1st DAY OF APRIL, 2025.

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2026
FLS 22267
PAGE 1 OF 2

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2026



**LEGAL DESCRIPTION
20' WIDE UTILITY EASEMENT TO BE VACATED
EXHIBIT "A"**

PAGE 2 of 2

PARENT TRACT LEGAL DESCRIPTION - LOT COMBINATION - DOC. #2016047632

20' WIDE UTILITY EASEMENT TO BE VACATED - LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), CALVARY BIBLE CHURCH, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1;
THENCE SOUTH 88°28'18" WEST ALONG THE SOUTH LINE THEREOF 20.00 FEET;
THENCE NORTH 01°16'59" WEST AND PARALLEL WITH THE EAST LINE OF SAID LOT 660.23 FEET TO THE NORTH LINE OF SAID LOT 1;
THENCE NORTH 52°07'11" EAST ALONG SAID NORTH LINE 24.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 01°16'59" EAST ALONG THE EAST LINE THEREOF 675.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 13,352.3 SQ. FEET OR 0.31 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF LOT 1, BLOCK 1, CALVARY BIBLE CHURCH AS SOUTH 88°28'18" WEST.

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS INTENDED TO ILLUSTRATE THE PROPOSED 20' WIDE UTILITY EASEMENT TO BE VACATED AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: FEBRUARY 9, 2023.

WITNESS MY HAND AND SEAL THIS 1st DAY OF APRIL, 2025.

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
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ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2026





**CITY OF
Tulsa**
A New Kind of Energy.

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: 98313-83-13-33010 Zoning: AG

Property Location: 8855 E 91 ST S TULSA 74133

Legal Description: Subdivision: Calvary Bible Church Plat No.: 5047

Lot: 1 Block: 1

Section: 13 Township: 18 Range: 13

IF UNPLATTED ATTACH LEGAL DESCRIPTION.

Applicant Name: Joe Pace, PE

Applicant Company: Olsson

Applicant D.B.A.: _____

Address: 1717 South Boulder

City: Tulsa State: OK Zip: 74119

Phone: 918.812.2493 Email: ~~jp@olsson.com~~ Updated 2/11/2025

Secondary Point of Contact: ~~Jon Taber~~ pace@patriotengineering.com

Phone: ~~918.376.4294~~ Email: ~~jtaber@olsson.com~~

Second Point of Contact: Jason Mohler jmholler@olsson.com

Property Owner(s) of Record: THE CHURCH AT SOUTH TULSA, LLC

Address: 3025 N ASPEN AVE BROKEN ARROW, OK 740121154

City: BROKEN ARROW State: OK Zip: 740121154

Phone: _____ Email: _____

Signatures

Applicant:  Date: _____

Property Owner(s): THE CHURCH AT SOUTH TULSA, LLC Date: _____

_____ Date: _____

_____ Date: _____

In addition, Olsson has attached the latest site plan for reference.

22267_20' WIDE UTILITY EASEMENT TO BE VACATED CLOSURE REPORT
Tue Mar 25 11:14:28 2025

Northing	Easting	Bearing	Distance
382516.848	2595394.220		
		S 88°28'18" W	20.000
382516.315	2595374.227		
		N 01°16'59" W	660.234
383176.383	2595359.444		
		N 52°07'11" E	24.911
383191.679	2595379.106		
		S 01°16'59" E	675.000
382516.848	2595394.220		

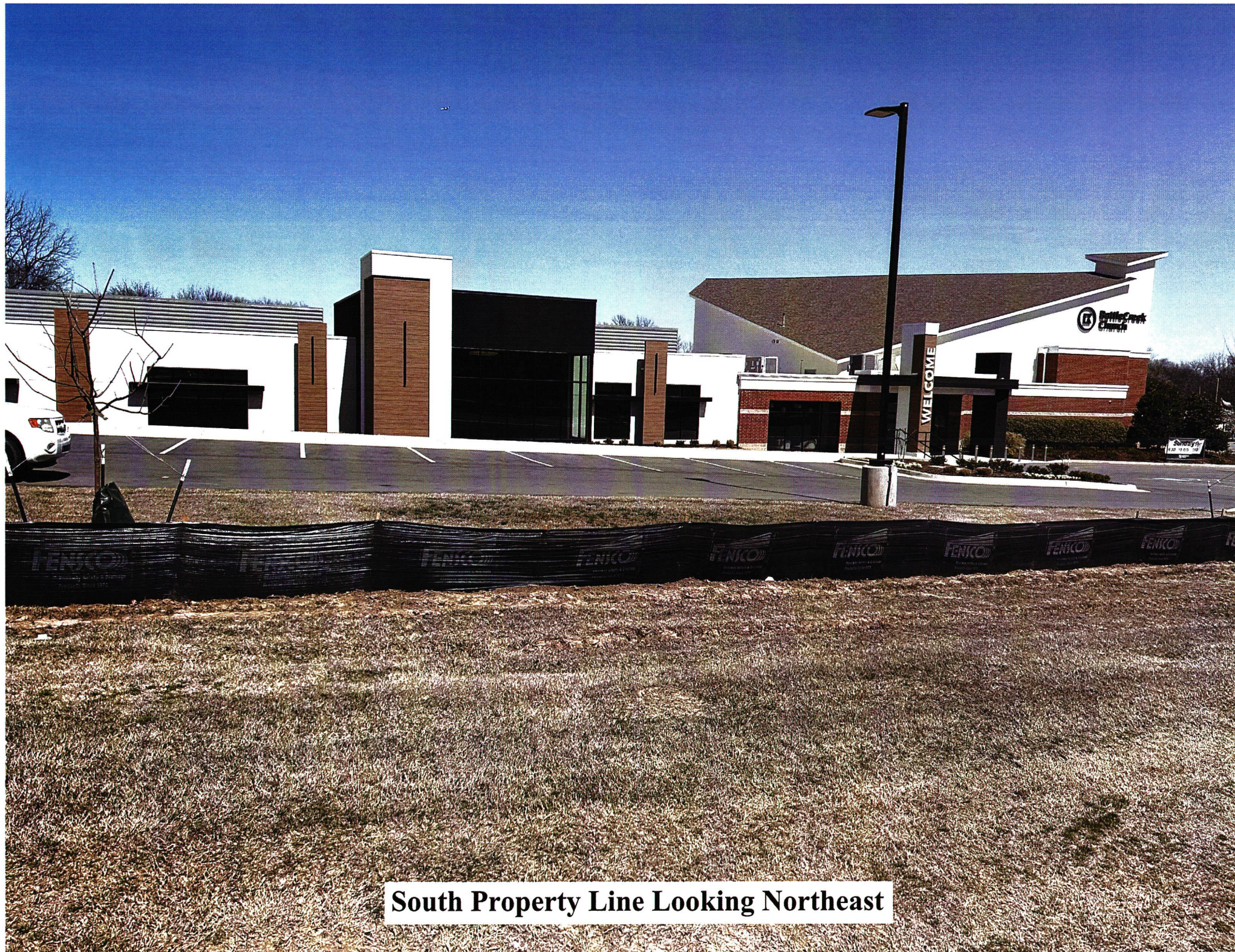
Closure Error Distance> 0.00000

Total Distance> 1380.145

Polyline Area: 13352.3 sq ft, 0.31 acres



South Property Line Looking North



South Property Line Looking Northeast



North Property Line Looking South



Rear of Property Looking Southwest