

Ordinance

Version 3.5 released on 2/29/24

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



PW 0121389

CITY COUNCIL USE ONLYDate Received: _____
Committee Date: _____
1st Agenda Date: _____

Tracking #: _____

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

Date: 07-09-2025

☐ Posted

Item #: 2507.01689

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

Dept. Tracking No.

5-2-24-10

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)

Closing of a Storm Sewer Easement.

Ordinance Type

Closing an Easement

Section

18

Township

20

Range

13

Lot

Block

4

Address

3608 N Quaker Ave

BA / CT Number

Amending Ord. No.

TRO Title No.

TRO Subtitle

Property/Non-Property

e.g. 43

e.g. G

Council District

1

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.AbstrTitle5413102.6001-4043122-541102-\$30,000.01)

Approvals

Department: _____

Legal: _____

Board: _____

Mayor: _____

Other: _____

Date: 6/13/2025

Date: 6-23-25

Date: _____

Date: JUL 09 2025

Date: _____

Policy Statement**Background Information**

A request has been made by Jaime Skipper of Wallace Design on behalf of Housing Authority of the City of Tulsa, to close a storm sewer easement as shown on the attached exhibits. The storm sewer easement is recorded in the Tulsa County Clerk's Office at Book 3923, Page 249 and is part of Block Four (4) of the Comanche Park addition. The easement has been requested to be closed for future expansion. The request to close the storm sewer 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

Approval of this construction in a utility easement. PDZ:

ms 6/13/25

MSL: *gma 6/13/25*

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 (add'l signature copies attached)

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

☐ Add'l 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 STORM SEWER 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 closing a Storm Sewer Easement, of the City of Tulsa, Oklahoma:

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

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That the above-described Storm Sewer Easement, insofar as it covers the following described land:

A STRIP OR PARCEL OF LAND TEN (10) FEET WIDE LOCATED IN COMANCHE PARK ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THE CENTER LINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINES OF NORTH QUAKER AVENUE AND EAST THIRTY-EIGHTH STREET NORTH; THENCE, PROCEEDING DUE EAST A DISTANCE OF THIRTY (30) FEET TO A POINT ON THE WEST PROPERTY LINE OF BLOCK FOUR (4), OF AFORESAID ADDITION TO A POINT OF BEGINNING; THENCE CONTINUING DUE EAST A DISTANCE OF SIXTY-THREE (63) FEET TO A POINT; THENCE NORTH FORTY-FIVE DEGREES AND THIRTY-FIVE MINUTES EAST (N45°35'00"E) A DISTANCE OF TWO HUNDRED AND SIXTEEN (216) FEET TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT OF ENDING WHICH IS LOCATED FIFTEEN (15) FEET SOUTH OF THE NORTH BOUNDARY LINE OF SAID ADDITION ON A PERPENDICULAR LINE THERETO; SAID PERPENDICULAR LINE INTERSECTS THE LAST SAID BOUNDARY LINE AT A POINT NINETY-ONE (91) FEET WEST OF THE NORTHEAST PROPERTY CORNER OF SAID ADDITION; THENCE PROCEEDING WEST A DISTANCE OF THREE HUNDRED, SEVEN AND SIX-HUNDREDTHS (307.06) FEET TO A POINT OF INTERSECTION OF THE NORTH BOUNDARY OF SAID ADDITION AND THE CENTERLINE OF NORTH QUAKER AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF LAST SAID AVENUE A DISTANCE OF TWO HUNDRED, TWENTY-NINE AND

NINETEEN HUNDREDTHS (229.19) FEET TO A POINT OF INTERSECTION OF THE CENTERLINES OF EAST THIRTY-EIGHTH STREET NORTH AND NORTH QUAKER AVENUE THIS BEING THE POINT OF COMMENCEMENT.

be and the same are hereby closed.

Section 2. That the City of Tulsa retains the absolute right to reopen the above-described Storm Sewer Easement without expense to the City of Tulsa.

Section 3. The closing of said Storm Sewer 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

Monroe Nichols IV, Mayor

(Seal)

ATTEST:

City Clerk
APPROVED:

City Attorney *eg*

APPROVED AS TO LEGAL DESCRIPTION:

[Signature]

Public Works

STORM DRAIN EASEMENT CLOSURE

Exhibit "A"

SHEET 1 OF 2

LEGAL DESCRIPTION

A STRIP OR PARCEL OF LAND TEN (10) FEET WIDE LOCATED IN COMANCHE PARK ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THE CENTER LINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINES OF NORTH QUAKER AVENUE AND EAST THIRTY-EIGHTH STREET NORTH; THENCE, PROCEEDING DUE EAST A DISTANCE OF THIRTY (30) FEET TO A POINT ON THE WEST PROPERTY LINE OF BLOCK FOUR (4), OF AFORESAID ADDITION TO A POINT OF BEGINNING; THENCE CONTINUING DUE EAST A DISTANCE OF SIXTY-THREE (63) FEET TO A POINT; THENCE NORTH FORTY-FIVE DEGREES AND THIRTY-FIVE MINUTES EAST (N45°-35'-E) A DISTANCE OF TWO HUNDRED AND SIXTEEN (216) FEET TO A POINT; THENCE NORTH-EASTERLY ALONG A STRAIGHT LINE TO A POINT OF ENDING WHICH IS LOCATED FIFTEEN (15) FEET SOUTH OF THE NORTH BOUNDARY LINE OF SAID ADDITION ON A PERPENDICULAR LINE THERETO; SAID PERPENDICULAR LINE INTERSECTS THE LAST SAID BOUNDARY LINE AT A POINT NINETY-ONE (91) FEET WEST OF THE NORTHEAST PROPERTY CORNER OF SAID ADDITION; THENCE PROCEEDING WEST A DISTANCE OF THREE HUNDRED, SEVEN AND SIX-HUNDREDTHS (307.06) FEET TO A POINT OF INTERSECTION OF THE NORTH BOUNDARY OF SAID ADDITION AND THE CENTERLINE OF NORTH QUAKER AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF LAST SAID AVENUE A DISTANCE OF TWO HUNDRED, TWENTY-NINE AND NINETEEN HUNDREDTHS (229.19) FEET TO A POINT OF INTERSECTION OF THE CENTERLINES OF EAST THIRTY-EIGHTH STREET NORTH AND NORTH QUAKER AVENUE THIS BEING THE POINT OF COMMENCEMENT.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS EXHIBIT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501).

SURVEYOR'S CERTIFICATE

I, R. WESLEY BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH THE EXISTING REQUIREMENTS AND IS A TRUE REPRESENTATION OF THE DEDICATION AS DESCRIBED. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 21ST DAY OF MARCH 2024.



R. Wesley Bennett

R. WESLEY BENNETT, P.L.S.
OKLAHOMA NO. 1562
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2025

SURVEYOR'S LAST SITE VISIT: NOVEMBER 11, 2023



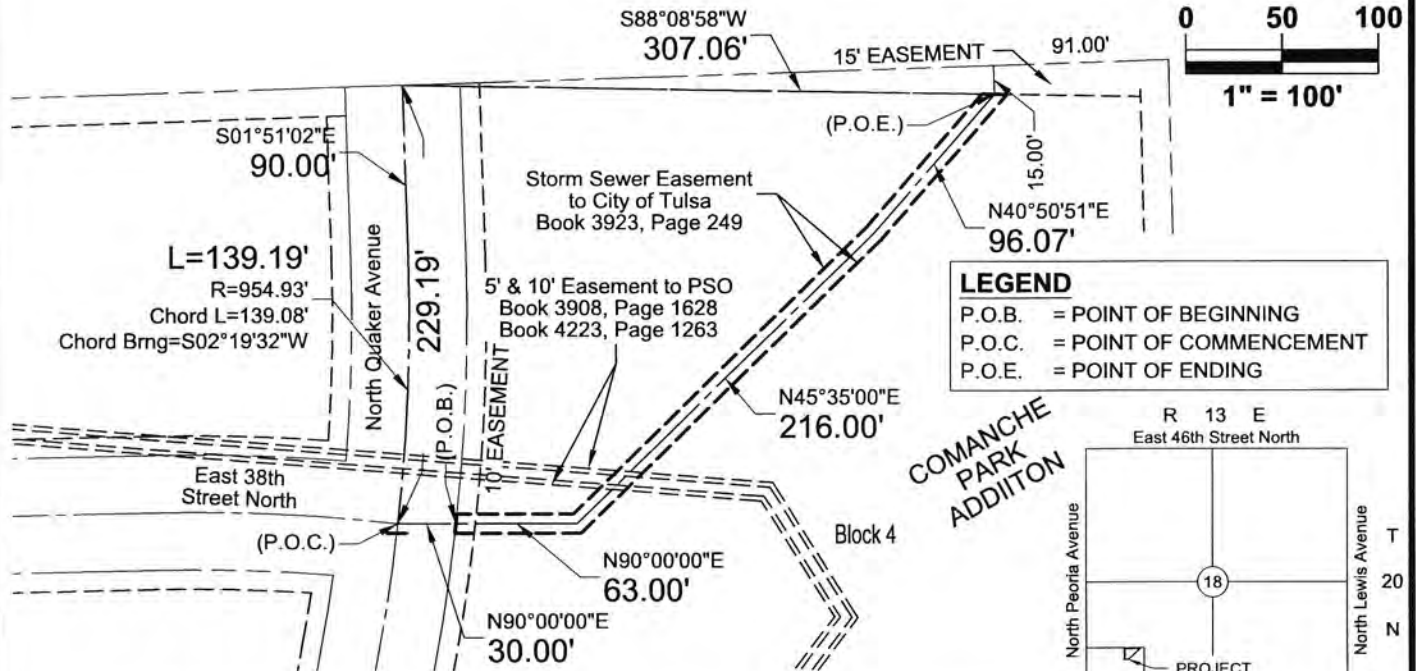
wallace
design
collective

wallace design collective, pc
2000 N. W. 10th St., Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 485-1234
Fax: (918) 485-1235
www.wallacedesigncollective.com

PLAT OF SURVEY Storm Drain Easement Closure Exhibit "A"

SHEET 2 OF 2

A PART OF BLOCK 4, COMANCHE PARK ADDITION, CITY OF
TULSA, TULSA COUNTY, OKLAHOMA



LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.E. = POINT OF ENDING

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE OKLAHOMA STATE PLANE
COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501).

SURVEYOR'S LAST SITE VISIT:

NOVEMBER 11, 2023

CERTIFICATION

I, R. WESLEY BENNETT HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT
SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF
SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 21ST DAY OF MARCH 2024.



R. Wesley Bennett
R. WESLEY BENNETT P.L.S.
OKLAHOMA NO. 1562
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2025



wallace
design
collective

wallace design collective, pc
structural - civil - landscape - survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858 800.364.5858
wallace design

ORIG SIZE: 8.5"X11"

PLOT: 3/21/2024 12:46:32 PM

\\Civil-Serve\Projects\2340001 Comanche Park CIP\Drawings\Easements\2340001 LG1A.dwg



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: R09325031800300 Zoning: MX3-F-65/RM-1

Property Location: 3608 N Quaker Avenue

Legal Description: Subdivision: Comanche Park Addition Plat No.: 2930

Lot: _____ Block: BLKS 2-5

Section: 18 Township: 20 Range: 13

IF UNPLATTED ATTACH LEGAL DESCRIPTION.

Applicant Name: Jaime Skipper

Applicant Company: Wallace Design Collective, PC

Applicant D.B.A.: _____

Address: 123 North Martin Luther King Jr. Blvd.

City: Tulsa State: OK Zip: 74103

Phone: 918.584.5858 Email: jaime.skipper@wallace.design

Secondary Point of Contact: Scott Rodehaver, PE

Phone: 918.584.5858 Email: scott.rodehaver@wallace.design


Property Owner(s) of Record: Housing Authority of the City of Tulsa

Address: 415 E Independence Street

City: Tulsa State: OK Zip: 74106

Phone: _____ Email: _____

Signatures

Applicant:  Date: 02/08/2024

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.

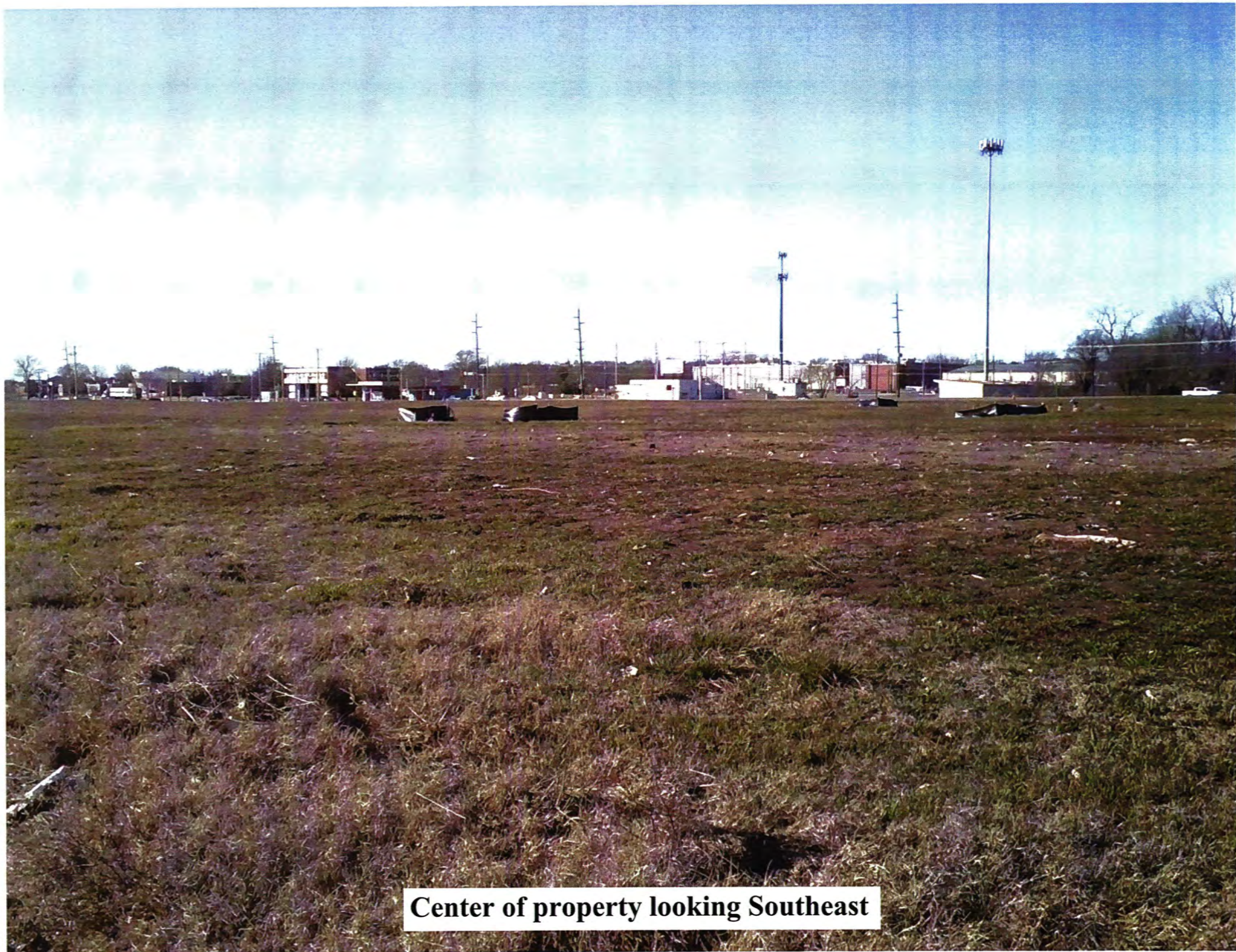
REQUIRED - Legal Description with a Plat of Survey for all closings. For Encroachments a digital sketch delineating the described request, showing all data pertinent to the property (refer to application instructions).

The request for easement closure (Storm Sewer easement by separate instrument, Book 3923/Page 249 - attached) is to accommodate future building plans. The new design requires closure of easements and replatting.

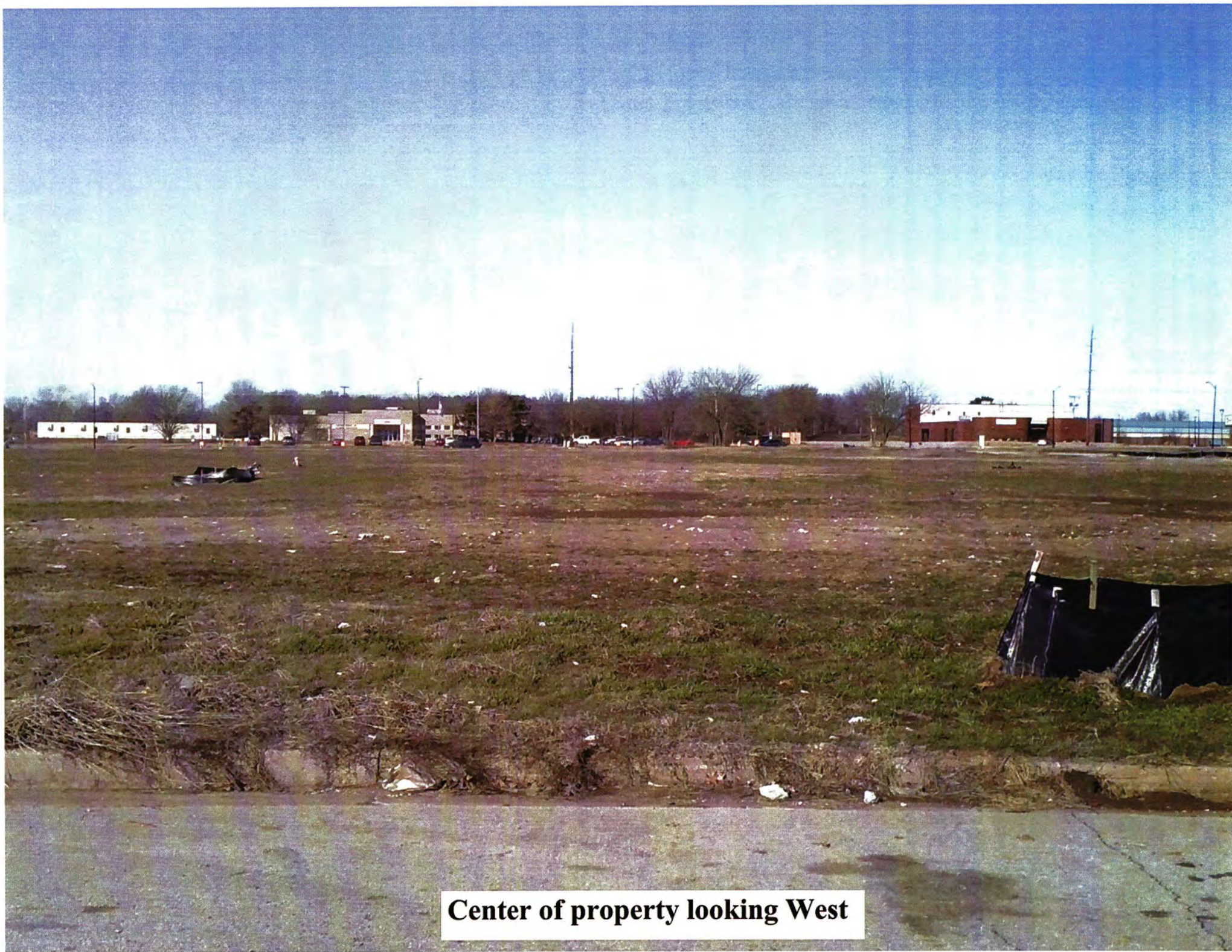
Site plan attached for reference.

Zoning Notes:

Parcel ID: 09325031800300, COMANCHE PARK ADDN, BLOCKS 2-5 - MX3-F-65/RM-1 - Mixed Use (Ordinance 25179), Healthy Neighborhoods Overlay



Center of property looking Southeast



Center of property looking West