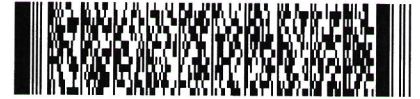


Easement

Version 3.5 released on 7/1/25

DW0101509



CITY COUNCIL USE ONLY

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

Tracking #: _____
Committee: _____
Hearing Date: _____
2nd Agenda Date: _____

CITY CLERK USE ONLY

Scanned Date: 09.10.2025
 Posted Item #: 2509.02286

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
Courtney Jones *08.14.25*

Email
courtneyjones@cityoftulsa.org

Phone
918-596-9549

Easement Type
Utility

Owner-Grantor
Eastland Apartments, LP

Bid/Project Number
IDP 202678

Project Title
Eastland Apartments

Council District
6

Section
9

Township
19

Range
14

Addition
UNPLATTED

Lot

Block

Address
13895 East 21st Street

Parcel Number
733

Additional Information/Tracking Number

Budget

Contract Types

- No Payments Involved
- Revenue Contracts
- Expense Contracts

Funding Source(s)

DONATION: _____
TOTAL: \$0.00

Approvals

Department: *Jones*
Legal: *JMS*
Board: _____
Mayor: _____
Other: _____

Date: *8/18/2025*
Date: *08/29/2025*
Date: _____
Date: *SEP 10 2025*
Date: _____

Policy Statement

Background Information

This Utility easement is being donated by Eastland Apartments, LP, an Oklahoma limited partnership, as a requirement of IDP 202678. This Utility easement is required for infrastructure improvements at Eastland Apartments.

PDZ: *08.10.25* MSL: *08/14/25* swb

Summation of the Requested Action

Mayoral approval and City Council acceptance.

Other Pertinent Details

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, Processing or Contact Details

Original to be picked up by Courtney Jones for further processing. (6-9549)

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **EASTLAND APARTMENTS, LP, an Oklahoma limited partnership**, (Grantor), the owner of the legal and equitable title to the following described real estate, 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 all public utilities 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 described premises for the purposes aforesaid and Grantor, for itself, its 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 right to remove or otherwise eliminate such violation, and Grantor, its 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 29 day of July, 2025.

**EASTLAND APARTMENTS, LP,
an Oklahoma limited partnership**

**By: ZP Eastland Housing, LLC,
a Missouri limited liability company
Its General Partner**

**By: Zimmerman Properties, LLC,
a Missouri limited liability company
Its Managing Member**

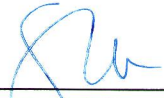
**By: Zimmerman Investments, LLC,
a Missouri limited liability company
Its Managing Member**

**By: 
Vaughn C. Zimmerman, Trustee
of the Vaughn C. Zimmerman Revocable
Trust U/A dated May 5, 1995, as Manager**

STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

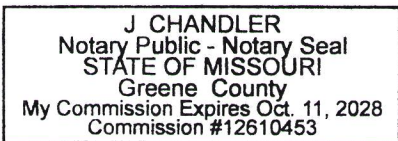
This instrument was acknowledged before me on this 29 day of July, 2025, by **Vaughn C. Zimmerman, Trustee of the Vaughn C. Zimmerman Revocable Trust U/A dated May 5, 1995**, as Manager of **Zimmerman Investments, LLC**, a Missouri limited liability company, as Managing Member of **Zimmerman Properties, LLC**, a Missouri limited liability company, as Managing Member of **ZP Eastland Housing, LLC**, a Missouri limited liability company, as General Partner of **Eastland Apartments, LP**, an Oklahoma limited partnership.

Given under my hand and seal of office the day and year last above written.

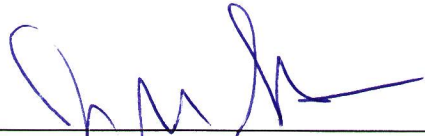


Notary Public *J Chandler*

My commission expires:
10-11-28



APPROVED AS TO FORM:



Asst. City Attorney

APPROVED AS TO SUBSTANCE:



Director

ACCEPTED BY CITY COUNCIL:

Date: _____

BY: _____

Name: Phil Lakin, Jr.
Title: Chair

APPROVED BY MAYOR:

CITY OF TULSA, OKLAHOMA,
a municipal corporation

Date: _____

BY: _____

Name: Monroe Nichols IV
Title: Mayor

ATTEST:

City Clerk

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, a Notary Public in and for said County and State, on the ____ day of _____, 2025, personally appeared Phil Lakin, Jr., to me known to be the identical person who accepted the within and foregoing instrument as Chair of the City Council of the City of Tulsa, Oklahoma, and acknowledged to me that he accepted the within and foregoing instrument as his free and voluntary act and deed and as the free and voluntary act and deed of the City Council of the City of Tulsa, Oklahoma, for the uses and purposes therein set forth.

Notary Public

My commission expires:

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, a Notary Public in and for said County and State, on the ____ day of _____, 2025, personally appeared Monroe Nichols IV, to me known to be the identical person who approved the within and foregoing instrument as Mayor of the City of Tulsa, Oklahoma, and acknowledged to me that he approved the within and foregoing instrument as his free and voluntary act and deed and as the free and voluntary act and deed of the City of Tulsa, Oklahoma, for the uses and purposes therein set forth.

Notary Public

My commission expires:

JBH

JWS

UTILITY EASEMENT

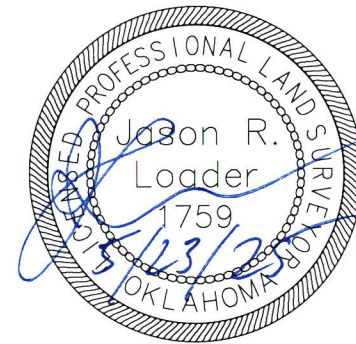
EASEMENT DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 14 EAST, OF THE INDIAN BASE MERIDIAN, BEING A PART OF THE REAL PROPERTY DESCRIBED IN A SPECIAL WARRANTY DEED AS DOCUMENT NUMBER 2023002322, LOCATED IN TULSA COUNTY, STATE OF OKLAHOMA, BEING DESCRIBED BY JASON R. LOADER, P.S. 1759 ON APRIL 9, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER. THENCE ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, N 01°21'29" W 60.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING ON SAID WEST LINE, N 01°21'29" W 17.50 FEET; THENCE N 88°39'04" E 957.94 FEET TO THE EAST LINE OF SAID DOCUMENT NUMBER 2023002322; THENCE ON SAID EAST LINE, S 01°19'31" E 17.50 FEET; THENCE S 88°39'04" W 957.93 FEET TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS A SURVEYED BEARING OF S 88°39'00" W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 14 EAST AS SHOWN ON SURVEY PERFORMED BY CEC CORPORATION, WITH PROJECT NO. 220935, DATED 11-03-2022.

CERTIFICATION:

I, JASON R. LOADER, OF KAW VALLEY ENGINEERING, INC., CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE EASEMENT/DEDICATION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



5/23/25
DATE

BY: JASON R. LOADER
LPLS NO. 1759, STATE OF
OKLAHOMA



KAW VALLEY ENGINEERING, INC.
C.A. NO. 1700
EXPIRES: 06/30/25

C22D1539 4-3-25
1539EXBB_UE

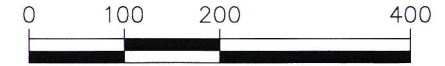
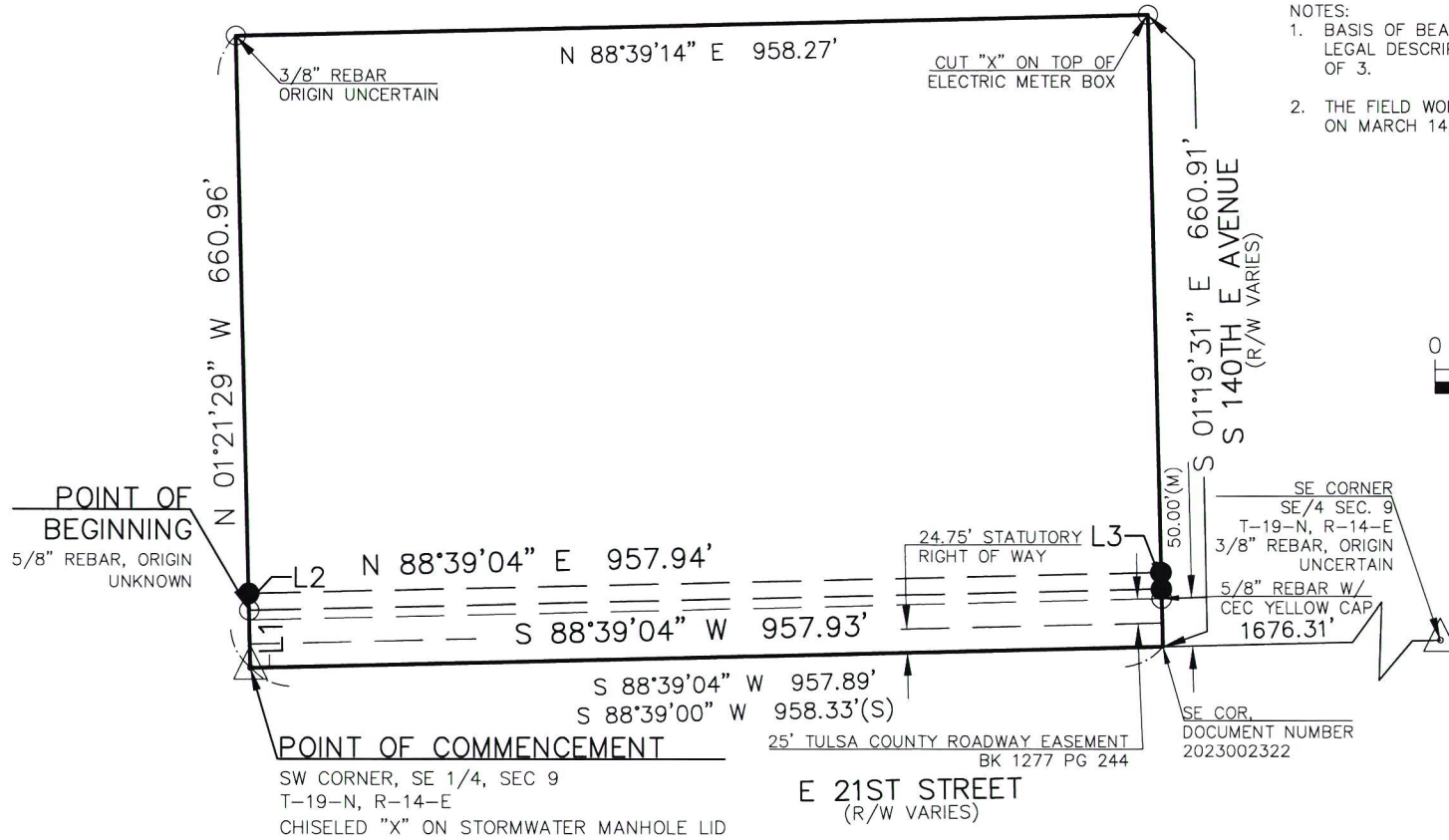
EXHIBIT "A"
Page 1 of 2

JBH

JML

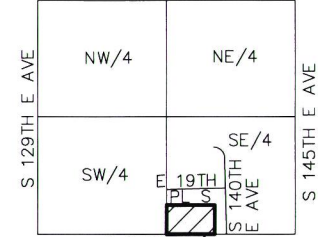
UTILITY EASEMENT

- NOTES:
1. BASIS OF BEARING IS WITHIN THE LEGAL DESCRIPTION ON PAGE 1 OF 3.
 2. THE FIELD WORK WAS COMPLETED ON MARCH 14, 2025.



SCALE: 1" = 200'

U.S. RT. 66



PROJECT LOCATION

VICINITY MAP

SEC. 9, T-19-N, R-14-E CITY OF TULSA, OKLAHOMA

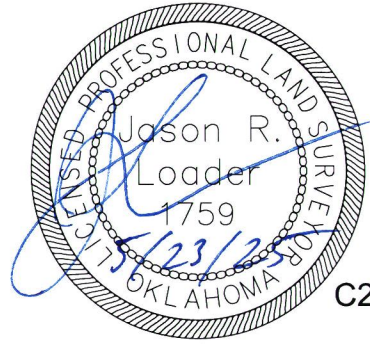
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°21'29" W	60.00'
L2	N 01°21'29" W	17.50'
L3	S 01°19'31" E	17.50'

LEGEND

- MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- 1/2"x24" REBAR SET W/YELLOW PLASTIC CAP STAMPED KVE CLS 20
- (S) SURVEY PERFORMED BY CEC CORPORATION, WITH PROJECT NO. 220935, DATED 11-03-2022.
- △ SECTION CORNER FOUND

CERTIFICATION:

I, JASON R. LOADER, OF KAW VALLEY ENGINEERING, INC., CERTIFY THAT THE ATTACHED PLAT OF SURVEY IS REPRESENTATION OF THE EASEMENT AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



2319 NORTH JACKSON | P.O. BOX 1304
 JUNCTION CITY, KANSAS 66441
 PH. (785) 762-5040
 jc@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

C22D1539 4-3-25
 1539EXBB_UE

EXHIBIT "A"
Page 2 of 2