

Easement

Version 3.5 released on 7/1/25

PW101524



CITY COUNCIL USE ONLY

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

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

CITY CLERK USE ONLY

Scanned Date: 09.24.2025
 Posted Item #: 2509.02443

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 *CJ*
08.15.25

Email
courtneyjones@cityoftulsa.org

Phone
918-596-9549

Easement Type
Sanitary Sewer

Owner-Grantor
White Earth, L.L.C.

Bid/Project Number
IDP 153576

Project Title
Settler's Hill Off Site Sanitary Sewer

Council District
6

Section
24

Township
19

Range
14

Addition
UNPLATTED

Lot

Block

Address
17782 East 31st Street South

Parcel Number
601

Additional Information/Tracking Number

Budget

Contract Types

- No Payments Involved
- Revenue Contracts
- Expense Contracts

Funding Source(s)

DONATION:

TOTAL: \$0.00

Approvals

Department: _____

Legal: _____

Board: _____

Mayor: _____

Other: _____

[Signature]

Erica Grayson

[Signature]

Krystal S. Reyes
Mayor Pro Tem

Date: 8/21/2025

Date: 9-4-25

Date: SEP 24 2025

Date: _____

Policy Statement

Background Information

This Sanitary Sewer easement is being donated by White Earth, L.L.C., an Oklahoma limited liability company, as a requirement of IDP 153576. This Sanitary Sewer easement is required for infrastructure improvements for Settler's Hill residential subdivision.

PDZ: *PPG 08.21.25* MSL: *MSL 8/18/25* 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)

2025-R17 M156

SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **WHITE EARTH, L.L.C., an Oklahoma 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 28th day of July, 2025.

CITY OF TULSA
OFFICE OF CITY CLERK
175 E. 2ND ST-STE 260
TULSA, OKLAHOMA 74103

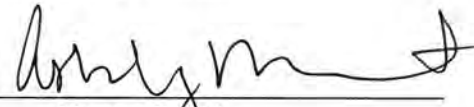
**WHITE EARTH, L.L.C., an Oklahoma
limited liability company**

By: 
Name: John Davis
Title: Manager

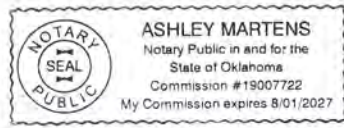
STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public, in and for said County and State on this 28th day of July, 2025, personally appeared **John Davis**, known to be the identical person who subscribed the name of **WHITE EARTH, L.L.C., an Oklahoma limited liability company**, to the foregoing as its Manager 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 **WHITE EARTH, L.L.C., an Oklahoma limited liability company**, 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:
8.1.2027



APPROVED AS TO FORM:

Erica Grayson
Asst. City Attorney

APPROVED AS TO SUBSTANCE:

Z. Lakin
Director

ACCEPTED BY CITY COUNCIL:

Date: _____

BY: _____
Name: Phil Lakin, Jr.
Title: Chair

APPROVED BY MAYOR:

Date: _____

CITY OF TULSA, OKLAHOMA,
a municipal corporation

BY: _____
Name: Monroe Nichols IV
Title: Mayor

ATTEST:

City Clerk

JBH

25' SANITARY SEWER EASEMENT

PROPERTY DESCRIPTION:

OWNER: WHITE EARTH, L.L.C.

Parcel No. 99424-94-24-42730

AN UNPLATTED PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 14 EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, LESS THE NORTH 990 FEET OF THE WEST 440 FEET THEREOF, BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 24, BEING S 01 25'47"E.

25' SANITARY SEWER EASEMENT DESCRIPTION:

A 25.00 FOOT UTILITY EASEMENT OVER A PART OF THE ABOVE DESCRIBED PROPERTY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE SOUTH 01°26'13" EAST A DISTANCE OF 1562.32 FEET; THENCE NORTH 88°33'47" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°35'54" EAST A DISTANCE OF 444.04 FEET: THENCE NORTH 89°30'00" EAST A DISTANCE OF 1494.98 FEET; THENCE NORTH 45°00'00" EAST A DISTANCE OF 422.82 FEET; THENCE NORTH 53°30'00" EAST A DISTANCE OF 411.72 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 10.75 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 24, TOWNSHIP 19 NORTH RANGE 14 EAST: THENCE SOUTH 01°25'47" EAST ALONG SAID EAST LINE OF THE NORTHWEST QUARTER (NW/4) A DISTANCE OF 25.01 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 3.13 FEET; THENCE SOUTH 53°30'00" WEST A DISTANCE OF 401.61 FEET; THENCE SOUTH 45°00'00" WEST A DISTANCE OF 431.19 FEET; THENCE SOUTH 89°30'00" WEST A DISTANCE OF 1505.02 FEET; THENCE SOUTH 88°35'54" WEST A DISTANCE OF 443.83 FEET; THENCE NORTH 01°26'13" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 69,613.35 SF OR 1.598 ACRES MORE OR LESS.

I, Daniel S. Goss, of D. Goss & Associates, certify that the above legal description closes in accord with existing records, is a true representation of the easement as described and meets the minimum technical standards for land surveying of the State of Oklahoma.

 6.2.25

Daniel S. Goss, PLS No. 1316

Date



Field Date: 1/17/2024

C.A. No. 3932 Exp. Date: 6/30/26

D. Goss & Associates, 12347 Heywood Hill Road, Sapulpa, Ok. 74066

Phone: 918-371-0096

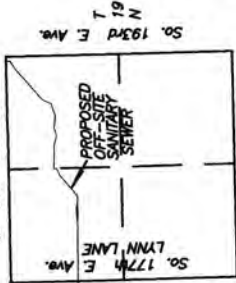
Email: survey@dgoss-survey.com

25' SANITARY SEWER EASEMENT
OWNER:
WHITE EARTH, L.L.C.

NW/4 SECTION 24

PARCEL NO.
99424-94-24-42730

E. 31st St. So. ---
 3/8" Found Pin
 NW/4 CORNER NW/4
 SEC 24, T-19-N, R-14-E
 POINT OF COMMENCEMENT
 N=414817.06
 E=2624244.46



E. 41st St. So.
SECTION 24
LOCATION MAP

SO. 177th E. Ave.
N 88°33'47"E
50.00'
S 01°26'13"E 1562.32'

POINT OF BEGINNING
UTILITY EASEMENT

N 88°33'54" E 444.04'
S 88°35'54" W 443.83'

N 89°30' E 1494.98'
S 89°30' W 1505.02'

PROPOSED 25' SANITARY SEWER EASEMENT BY SEPARATE INSTRUMENT

SURFACE AREA OF SURVEYED
AREA: 69,613.35 SF / 1.598 ac.

BASIS OF BEARING IS THE EAST LINE OF THE NE/4
OF SECTION 24, S 01°25'47"E

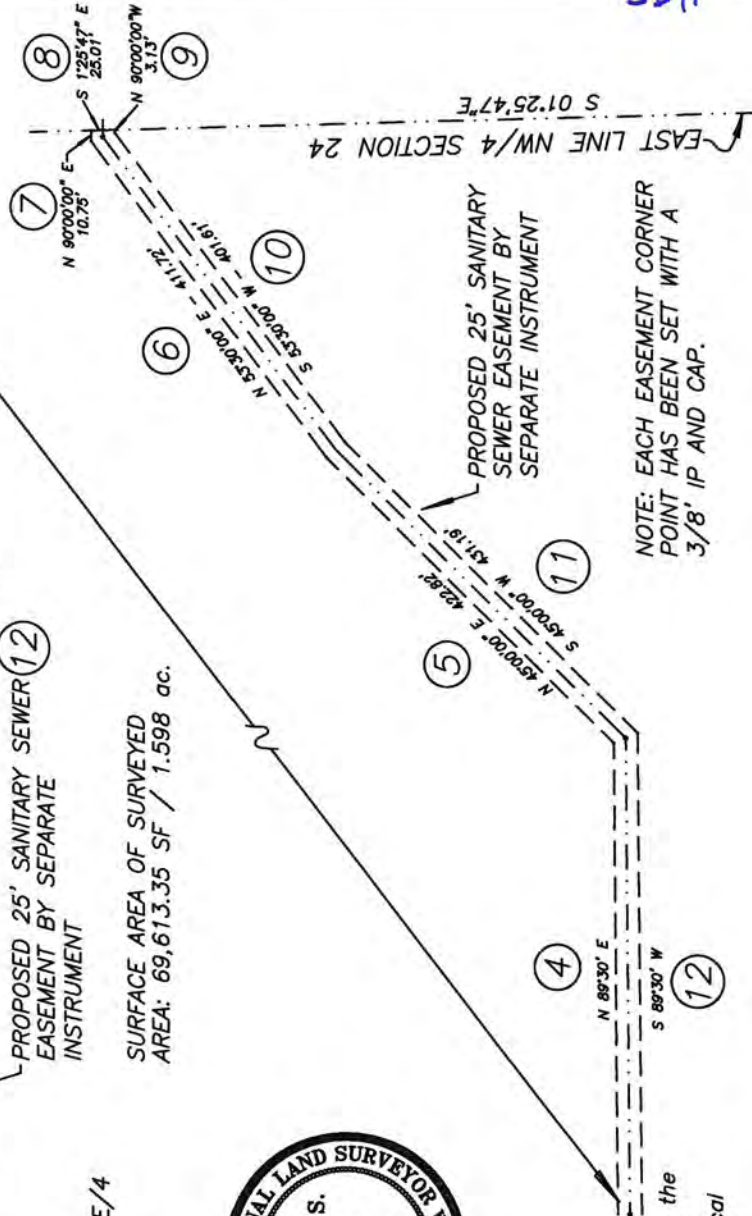
1. S 01°26'13" E - 1562.32'
2. N 88°33'47" E - 50.00'
3. N 88°35'54" E - 444.04'
4. N 89°30'00" E - 1494.98'
5. N 45°00'00" E - 422.82'
6. N 53°30'00" E - 411.72'
7. N 90°00'00" E - 10.75'
8. S 01°25'47" E - 25.01'
9. N 90°00'00" W - 3.13'
10. S 53°30'00" W - 401.61'
11. S 45°00'00" W - 431.19'
12. S 89°30'00" W - 1505.02'
13. S 88°35'54" W - 443.83'
14. N 01°26'13" W - 25.00'



I, Daniel S. Goss, of D. Goss & Associates, 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.

Daniel S. Goss, PLS No. 1316
 12347 Heywood Hill Road, Sapulpa, Ok. 74066
 Phone: 918-371-0096 Email: survey@dgoss-survey.com
 C.A. No. 3932 Exp. Date: 6/30/26

FIELD DATE: 1/17/2024



PROPOSED 25' SANITARY SEWER EASEMENT BY SEPARATE INSTRUMENT

NOTE: EACH EASEMENT CORNER POINT HAS BEEN SET WITH A 3/8" IP AND CAP.

JHG