

# Easement

Version 3.5 released on 7/1/25

PW01021714



### CITY COUNCIL USE ONLY

Date Received: \_\_\_\_\_  
 Committee Date: \_\_\_\_\_  
 1<sup>st</sup> Agenda Date: \_\_\_\_\_

Tracking #: \_\_\_\_\_  
 Committee: \_\_\_\_\_  
 Hearing Date: \_\_\_\_\_  
 2<sup>nd</sup> Agenda Date: \_\_\_\_\_

### CITY CLERK USE ONLY

Scanned Date: 01.07.2026  
 Posted Item #: 2601.00062

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*  
*12.10.25*

Email  
courtneyjones@cityoftulsa.org

Phone  
918-596-9549

Easement Type  
Sidewalk

Owner-Grantor  
Supermercados Morelos, LLC

Bid/Project Number  
IDP 213097

Project Title  
Supermercados Morelos

Council District  
3

Section  
2

Township  
19

Range  
13

Addition  
TOMMY-LEE RESUB B1

Lot  
2

Block  
1

Address  
7824 E. Admiral Pl.

Parcel Number  
758

Additional Information/Tracking Number

## Budget

### Contract Types

- No Payments Involved
- Revenue Contracts
- Expense Contracts

### Funding Source(s)

### DONATION:

TOTAL: \$0.00

## Approvals

Department: \_\_\_\_\_  
 Legal: *Carolyn Jones*  
 Board: \_\_\_\_\_  
 Mayor: \_\_\_\_\_  
 Other: \_\_\_\_\_

Date: *12/11/22*  
 Date: *12/19/25*  
 Date: JAN 07 2026  
 Date: \_\_\_\_\_

## Policy Statement

### Background Information

This Sidewalk easement is being donated by Supermercados Morelos, LLC, an Oklahoma limited liability company, as a requirement of IDP 213097. This Sidewalk easement is required for infrastructure improvements at Supermercados Morelos.

PDZ: *MSL 12/10/25* MSL: *MSL 12/10/25* 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-RPZ-2606

## SIDEWALK EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **SUPERMERCADOS MORELOS, LLC, an Oklahoma limited liability company** (Grantor), the owner of the legal and equitable title to the following 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 a sidewalk 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, 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, 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 2nd day of December, 2025.

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


**SUPERMERCADOS MORELOS, LLC,  
an Oklahoma limited liability company**

By:   
Name: Jose Ibarra  
Title: Vice President and Managing Member

STATE OF OKLAHOMA    )  
  ) ss.  
COUNTY OF TULSA    )

Before me, the undersigned, a Notary Public, in and for said County and State on this 2nd day of December, 2025, personally appeared **Jose Ibarra**, to me known to be the identical person who subscribed the name of **SUPERMERCADOS MORELOS, LLC, an Oklahoma limited liability company**, to the foregoing as its **Vice President and Managing Member** 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 **SUPERMERCADOS MORELOS, LLC, an Oklahoma limited liability company**, for the uses and purposes therein set forth.

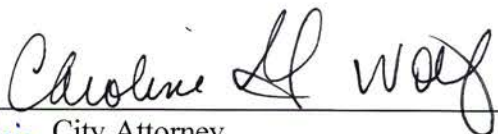
Given under my hand and seal of office the day and year last above written.

  
Notary Public

My commission expires:  
October 21, 2027

Crystal Michelle Nevels  
Notary Public, State of Oklahoma  
Commission #19010604  
My Commission Expires October 21, 2027

**APPROVED AS TO FORM:**

  
Sr. Advisor, City Attorney

**APPROVED AS TO SUBSTANCE:**

  
Director

**ACCEPTED BY CITY COUNCIL:**

Date: \_\_\_\_\_

BY: \_\_\_\_\_  
Name: Karen Gilbert  
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 Karen Gilbert, 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 she accepted the within and foregoing instrument as her 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:  
\_\_\_\_\_

ETB

EXHIBIT "A"  
PAGE 1 OF 2

**SIDEWALK EASEMENT DESCRIPTION**

BEING A TRACT OF LAND LYING IN LOT 2 OF THE RESUBDIVISION OF LOTS 1 AND 2 BLOCK 1, TOMMY-LEE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 1919 AND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWO (2), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA, TULSA COUNTY, STATE OF OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF THE RESUBDIVISION OF LOTS 1 AND 2 BLOCK 1, TOMMY-LEE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 1919

THENCE S 01°19'48" E, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 10.00 FEET;

THENCE S 88°51'55" W, PARALLEL WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 646.99' FEET TO THE EAST LINE OF APN 42700930218098;

THENCE N 01°08'05" W, ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET;

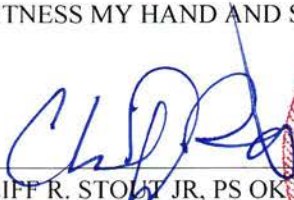
THENCE N 88°51'55" E, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 646.96 FEET TO THE POINT OF BEGINNING.

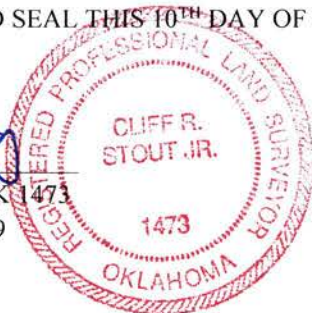
SAID SIDEWALK EASEMENT CONTAINS 6470 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, CLIFF R. STOUT JR., A PROFESSIONAL SURVEYOR, OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

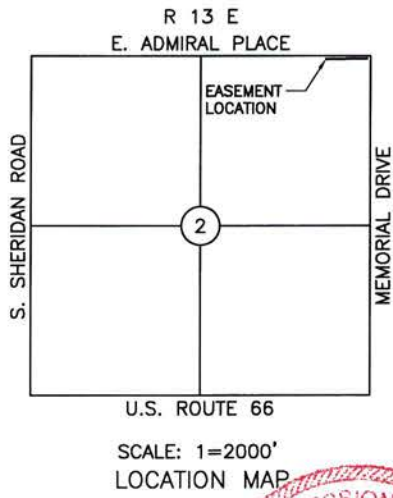
THE LAST FIELD VISIT WAS ON SEPTEMBER 22, 2025  
WITNESS MY HAND AND SEAL THIS 10<sup>TH</sup> DAY OF NOVEMBER, 2025.

  
CLIFF R. STOUT JR, PS OK 1473  
CERT. OF AUTH. NO. 6429  
EXP. DATE June 30, 2026



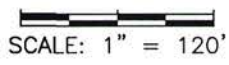
**EXHIBIT "A"**  
Page 1 of 2

ETB



I, CLIFF R. STOUT JR., A PROFESSIONAL SURVEYOR, OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

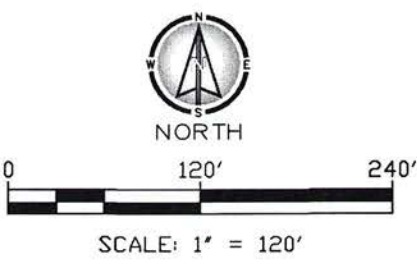
THE LAST FIELD VISIT WAS ON SEPTEMBER 22, 2025  
WITNESS MY HAND AND SEAL THIS 10<sup>TH</sup> DAY OF NOVEMBER, 2025.



*[Signature]*  
CLIFF R. STOUT JR, PS OK 1473  
CERT. OF AUTH. NO. 6429  
EXP. DATE JUNE 30, 2026

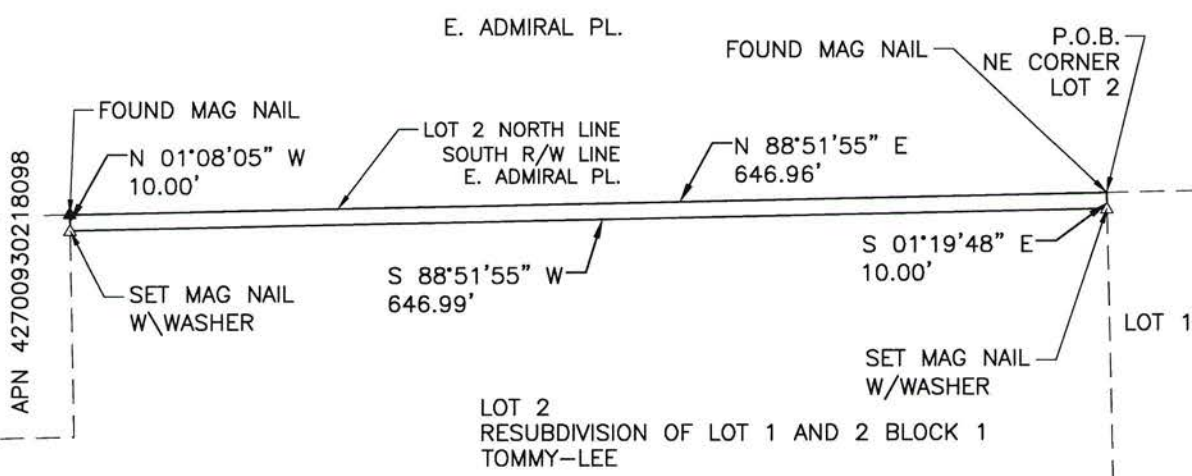
NOTES

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF LOT 1 & 2, TOMMY-LEE SUBDIVISION AS BEING N 88°51'55" E.
2. SEE EXHIBIT "A" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.
3. THE LAST FIELD VISIT WAS ON SEPTEMBER 22, 2025.



**Civil & Environmental Consultants, Inc.**  
4700 Gaillardia Parkway · Suite 101 · Oklahoma City, OK 73142  
Ph: 405.246.9411  
www.cecinc.com

C.A. #6429 EXP. 6/30/26



APN 42700930218098

**SIDEWALK EASEMENT  
SUPERMERCADOS MORELOS**

DATE:	09/25/2025	DRAWN BY:	EF
DWG SCALE:	1"=120'	CHECKED BY:	TLB
PROJECT NO:			333-659
APPROVED BY:			CRS