

Easement

Version 3.5 released on 7/1/25

PWC121760



CITY COUNCIL USE ONLY		CITY CLERK USE ONLY	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>02.04.2026</u>
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item #: <u>2601.00322</u>
1 st Agenda Date: _____	Hearing Date: _____		
	2 nd Agenda Date: _____		

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

Primary Details


Board Approval	Other Board Name	City Council Approval <input checked="" type="radio"/> Yes <input type="radio"/> No	
Department Public Works	Contact Name Courtney Jones <u>CP</u> <u>1.12.26</u>	Email courtneyjones@cityoftulsa.org	Phone 918-596-9549
Easement Type Sanitary Sewer	Owner-Grantor Bright Star Developments Group LLC		
Bid/Project Number IDP 212369	Project Title Blue's Rt 66 RV Park	Council District	
Section 6	Township 19	Range 15	Addition UNPLATTED
Lot	Block	Address 431 S. 193rd E. Avenue	
Parcel Number 765	Additional Information/Tracking Number Property is located outside Tulsa city limits in Wagoner County.		

Budget

Contract Types	Funding Source(s)	DONATION:	_____
<input checked="" type="radio"/> No Payments Involved		TOTAL:	\$0.00
<input type="radio"/> Revenue Contracts			
<input type="radio"/> Expense Contracts			

Approvals

Department: _____	Date: <u>01.15.26</u>
Legal: _____	Date: <u>1/28/26</u>
Board: _____	Date: _____
Mayor: _____	Date: <u>FEB 04 2026</u>
Other: _____	Date: _____


 Krystal S. Reyes
 Mayor Pro Tem

Policy Statement

Background Information
 This Sanitary Sewer easement is being donated by Bright Star Developments Group LLC, an Oklahoma limited liability company, as a requirement of IDP 212369. This Sanitary Sewer easement is required for infrastructure improvements at Blue's Rt 66 RV Park.

PDZ: 01.15.26 MSL: 1/13/26 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	Additional Routing, Processing or Contact Details
<input type="checkbox"/> Mail vendor copy (add'l signature copies attached)	Original to be picked up by Courtney Jones for further processing. (6-9549)
<input checked="" type="checkbox"/> Must be filed with other governmental entity	
<input type="checkbox"/> Add'l governmental entity approval(s) required	

2026-RPZ-0031

SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **BRIGHT STAR DEVELOPMENTS GROUP LLC, an Oklahoma limited liability company**, (Grantor) the owner of the legal and equitable title to the following real estate situated in Wagoner 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 29 day of December, 2025.

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

**BRIGHT STAR DEVELOPMENTS
GROUP LLC, an Oklahoma limited
liability company**

By: *Kyle Gibson*
Name: Kyle Gibson
Title: Managing Member

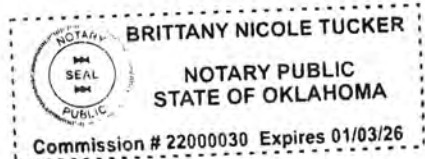
STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public, in and for said County and State on this 29th day of December, 2025, personally appeared **Kyle Gibson**, known to be the identical person who subscribed the name of **BRIGHT STAR DEVELOPMENTS GROUP LLC, an Oklahoma limited liability company**, to the foregoing as its 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 **BRIGHT STAR DEVELOPMENTS GROUP LLC, an Oklahoma limited liability company**, for the uses and purposes therein set forth.

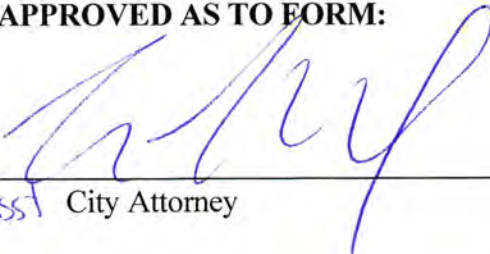
Given under my hand and seal of office the day and year last above written.

Brittany Nicole Tucker
Notary Public

My commission expires:
01/03/2026



APPROVED AS TO FORM:



Asst 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

EB3

Plat of Survey

(Legal Description)

Part of Government Lot 10 Section 6, T-19-N, R-15-E Wagoner County, Oklahoma

Legal Description

(SANITARY SEWER EASEMENT 'C')

A FIFTEEN (15) FOOT WIDE STRIP OF LAND THAT IS PART OF GOVERNMENT LOT TEN (10) IN SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 10; THENCE NORTH 88°41'35" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 10 FOR 340.12 TO A POINT THAT IS THE SOUTHWEST CORNER OF LOT FOUR (4), BLOCK TWENTY-ONE (21) OF ROLLING HILLS ADDITION, AN ADDITION TO WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, THENCE SOUTH 01°18'25" EAST FOR 60.00 FEET TO THE POINT OF BEGINNING OF SAID STRIP OF LAND; THENCE NORTH 88°41'35" EAST FOR 15.00 FEET; THENCE SOUTH 01°18'25" EAST FOR 40.08 FEET; THENCE NORTH 88°41'35" EAST FOR 44.89 FEET; THENCE SOUTH 01°18'48" EAST FOR 15.00 FEET; THENCE SOUTH 88°41'35" WEST FOR 59.89 FEET; THENCE NORTH 01°18'25" WEST FOR 55.08 FEET TO THE POINT OF BEGINNING OF SAID STRIP OF LAND.

Surveyor's Certification

I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS AND IS A TRUE REPRESENTATION OF THE DESCRIPTION AS DESCRIBED. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DATE: 10.23.2025

SISEMORE & ASSOCIATES, INC.

BY: 

SHAWN A. COLLINS
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1788
EMAIL: scollins@sw-assoc.com



DRAWING: K:\19604\01 TOTTEN Easements\9604_01SS-EXHBT02.dwg SISEMORE & ASSOCIATES, INC. 2025

