

Easement

Version 3.5 released on 7/1/25

PW1021761



CITY COUNCIL USE ONLY

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

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

CITY CLERK USE ONLY

Scanned Date: 02.04.2026
 Posted Item #: 2601-00323

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
1.12.26

Email
courtneyjones@cityoftulsa.org

Phone
918-596-9549

Easement Type
Waterline

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
766

Additional Information/Tracking Number
Property is located outside Tulsa city limits in Wagoner County.

Budget

Contract Types

- No Payments Involved
- Revenue Contracts
- Expense Contracts

Funding Source(s)

DONATION:

TOTAL: \$0.00

Approvals

Department: _____

Legal: _____

Board: _____

Mayor: _____

Other: _____

[Signature]
[Signature]
[Signature]
 Krystal S. Reyes
 Mayor Pro Tem

Date: 01.15.26
 Date: 1/28/26
 Date: _____
 Date: FEB 04 2026
 Date: _____

Policy Statement

Background Information

This Waterline easement is being donated by Bright Star Developments Group LLC, an Oklahoma limited liability company, as a requirement of IDP 212369. This Waterline 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

- 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)

2026-RPZ-0000

WATER 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, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) 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 **water main or mains** 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 themselves, 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 them, 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, their heirs, 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

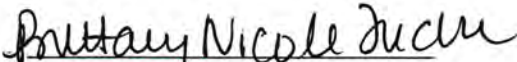
**BRIGHT STAR DEVELOPMENTS
GROUP LLC, an Oklahoma limited
liability company**

By: 
Name: Kyle Gibson
Title: Managing Member

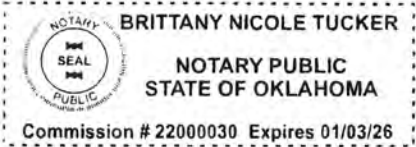
STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

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.

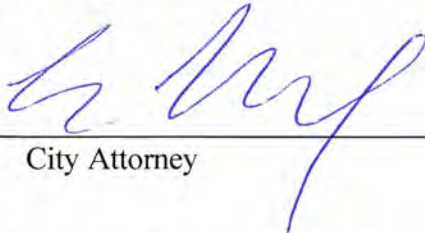
Given under my hand and seal of office the day and year last above written.


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

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, a Notary Public in and for said County and State, on the ____ day of _____, 2026, 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 _____, 2026, 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:

EB

Plat of Survey

(Legal Description)

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

Legal Description

A TRACT 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 SOUTHEAST CORNER OF LOT FOUR (4), BLOCK TWENTY-ONE (21), ROLLING HILLS ADDITION, AN ADDITION TO WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 88°41'35" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 10 AND ALONG THE SOUTH LINE OF SAID ROLLING HILLS ADDITION FOR 36.45 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 88°41'35" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 10 AND ALONG THE SOUTH LINE OF SAID ROLLING HILLS ADDITION FOR 10.00 FEET; THENCE SOUTH 01°18'25" EAST FOR 10.00 FEET; THENCE SOUTH 88°41'35" WEST FOR 10.00 FEET; THENCE NORTH 01°18'25" WEST FOR 10.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT 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.



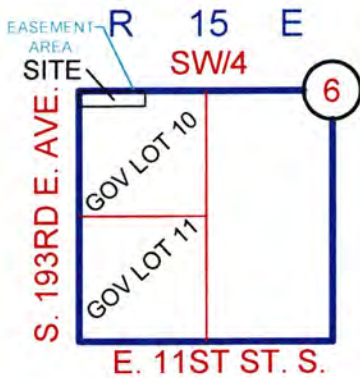
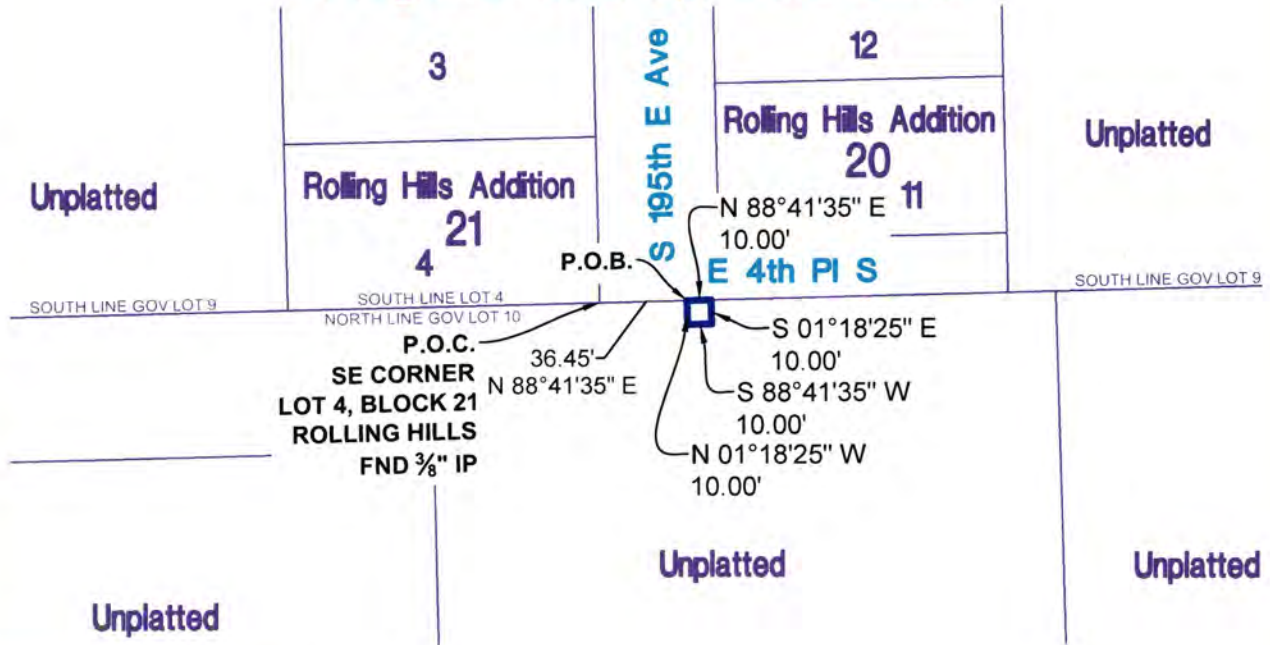
BY: 
SHAWN A. COLLINS
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1788
EMAIL: scollins@sw-assoc.com

DRAWING: K:\19604.01 TOTTEN\Easements\9604.01WL-EXHBT01.dwg SISEMORE & ASSOCIATES, INC. 2025

EB3

Plat of Survey

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



Location Map

SCALE: 1"=2000'



SCALE: 1"=80'

Legend

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- = WATERLINE EASEMENT

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM. (NORTH ZONE 3501)

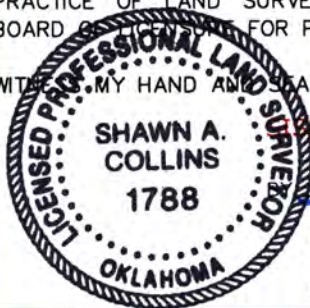
NOTES

- 3/8" IRON PIN SET AT ALL EASEMENT CORNERS, UNLESS OTHERWISE NOTED.
- EASEMENT CONTAINS 0.002 ACRES OR 100 SQ. FT., MORE OR LESS.

Certification of Survey

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITH MY HAND AND SEAL THIS 23RD DAY OF OCTOBER, 2025.



SEISEMORE & ASSOCIATES, INC.

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

DATE

10/1/2024

LAST SITE VISIT

10.23.2025

SEISEMORE & ASSOCIATES
6680 South Sheridan Road - Suite 210 - Tulsa, Oklahoma 74139
Phone (918)665-3800 - CA. 2421 - Expires 6/30/2027

Waterline Easement Wagoner County

LAST SITE VISIT: 3/17/2025
REVISED: 12/1/2026

DRAWING: K:119604.01 TOTTEN/Easements/9604.01WL-EXHBT01.dwg SEISEMORE & ASSOCIATES, INC., 2025