

# Easement

Version 3.5 released on 7/1/25  
Use for all Easements.



PWC0101778

|                                    |                                    |                                  |                            |
|------------------------------------|------------------------------------|----------------------------------|----------------------------|
| <b>CITY COUNCIL USE ONLY</b>       |                                    | <b>CITY CLERK USE ONLY</b>       |                            |
| Date Received: _____               | Tracking #: _____                  | <input type="checkbox"/> Scanned | Date: <u>02.18.2025</u>    |
| Committee Date: _____              | Committee: _____                   | <input type="checkbox"/> Posted  | Item #: <u>2602, 00396</u> |
| 1 <sup>st</sup> Agenda Date: _____ | Hearing Date: _____                |                                  |                            |
|                                    | 2 <sup>nd</sup> Agenda Date: _____ |                                  |                            |

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

## Primary Details

|  |   |   |
|--|---|---|
| <b>Board Approval</b>                  | <b>Other Board Name</b>   | <b>City Council Approval</b><br><input checked="" type="radio"/> Yes <input type="radio"/> No |
| <b>Department</b><br>Public Works      | <b>Contact Name</b><br>Michelle L. Lester <i>MLL</i> <u>1/20/26</u>   | <b>Email</b><br>mlester@cityoftulsa.org   |
| <b>Easement Type</b><br>Sanitary Sewer | <b>Owner-Grantor</b><br>Jay Jones Investments LLC   | <b>Phone</b><br>918-596-7266  |
| <b>Bid/Project Number</b><br>MS 693    | <b>Project Title</b><br>1935 N. Denver Blvd W. - SS Line Collapse<br><i>Enter Project Title if applicable</i> | <b>Council District</b><br>1  |
| <b>Section</b><br>26                   | <b>Township</b><br>20   | <b>Range</b><br>12  |
| <b>Lot</b><br>25, 26                   | <b>Block</b><br>1   | <b>Address</b><br>1935 N. Denver Blvd W.  |
| <b>Parcel Number</b><br>1A             | <b>Additional Information/Tracking Number</b>   | <b>Addition</b><br>OAK TERRACE ADDITION   |

*Optional Departmental Information*

## Budget

**Contract Types**

No Payments Involved

Revenue Contracts

**Expense Contracts**

*Affidavit of Claimant should be attached to expense contracts*

**Funding Source(s)**

<sup>21</sup> 2531S00043.SewerLines.Sewer.7500-75003305-541101: \$28.00

<sup>11Z</sup> Treat <sup>N</sup> 8 Ed :

**TOTAL:** \$28.00

Enter the funding source(s) using the appropriate Munis funding format: Org (Allocation Code)-Object-Amount (1001211-531401-\$10.00) or Project String-Amount (144104.AbstrTitle5413102.6001-4043122-541102-\$30,000.01)

## Approvals

|                    |                    |              |                    |
|--------------------|--------------------|--------------|--------------------|
| <b>Department:</b> | <u>[Signature]</u> | <b>Date:</b> | <u>01.28.26</u>    |
| <b>Legal:</b>      | <u>[Signature]</u> | <b>Date:</b> | <u>01/28/2026</u>  |
| <b>Board:</b>      | <u>[Signature]</u> | <b>Date:</b> | <u>FEB 18 2026</u> |
| <b>Mayor:</b>      | <u>[Signature]</u> | <b>Date:</b> |                    |
| <b>Other:</b>      | <u>[Signature]</u> | <b>Date:</b> |                    |

2026-RPZ-0038

## Policy Statement

### Background Information

Project No. MS 693 Parcel 1A - 1935 N. Denver Blvd W.

The City of Tulsa is planning a Sanitary Sewer improvement project in the vicinity of 1935 N. Denver Blvd W. and 1937 N. Denver Blvd W. The attached Sanitary Sewer easement is required for the project. This Sanitary Sewer improvement project is being donated by Jay Jones Investments LLC.

Owner: Jay Jones Investments LLC, an Oklahoma limited liability company

Parcel: 1A

Payment request is attached to the Tulsa County Clerk for the filing fee (\$28.00).

PDZ: MSL: JMR 1/21/26 CJ: jr:

*Provide background information on the requested action.*

### Summation of the Requested Action

Approval of the donation

*Summarize the pertinent details of the requested action*

### Other Pertinent Details

*Provide any additional information that should be considered when considering approval of this document.*

## 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)

## SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned **JAY JONES INVESTMENTS 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 DOLLARS (\$10.00) 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 **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 itself and 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.

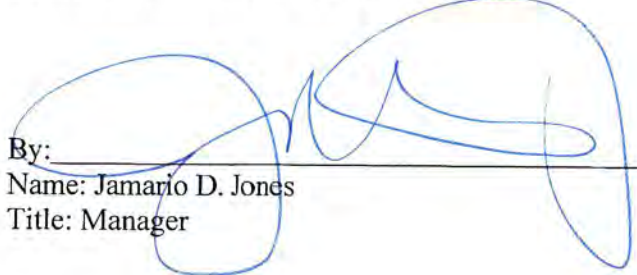
TO HAVE AND TO HOLD such easement and right-of-way unto the City, its successors or assigns, forever.

Dated this 4<sup>th</sup> day of December, 2025.

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

**JAY JONES INVESTMENTS LLC,  
an Oklahoma limited liability company**

By: \_\_\_\_\_  
Name: Jamarío D. Jones  
Title: Manager



STATE OF OKLAHOMA    )  
  )  
COUNTY OF TULSA    )        ss

Before me, the undersigned, a Notary Public, in and for said County and State on this 4<sup>th</sup> day of December, 2025, personally appeared Jamarío D. Jones, to me known to be the identical person who subscribed the name of **JAY JONES INVESTMENTS LLC, 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 free and voluntary act and deed of **JAY JONES INVESTMENTS LLC, an Oklahoma limited liability company**, for the uses and purposes therein set forth.

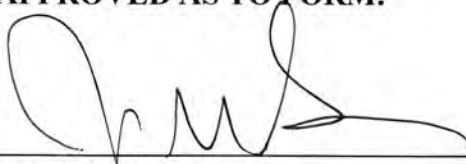
Given under my hand and seal of office the day and year last above written.

\_\_\_\_\_  
Notary Public

My Commission Expires:



**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



JMS

PARCEL NO. \_\_\_\_\_ 1A

COUNTY \_\_\_\_\_ TULSA

**LEGAL DESCRIPTION**

JAY JONES INVESTMENTS LLC  
PERMANENT EASEMENT

A PART OF LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26), BLOCK ONE (1), OAK TERRACE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID LOT 26 SAME BEING THE SOUTHEAST CORNER OF SAID LOT 25; THENCE ALONG THE SOUTH LINE OF SAID LOT 26 BEING A CURVE TO THE LEFT WITH A RADIUS OF 789.00 FEET, A CHORD BEARING OF NORTH 54°25'10" EAST, A CHORD DISTANCE OF 8.74 FEET, FOR AN ARC DISTANCE OF 8.74 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 25°01'21" WEST, FOR A DISTANCE OF 116.54 FEET; THENCE SOUTH 58°54'25" WEST, FOR A DISTANCE OF 9.75 FEET; THENCE SOUTH 88°06'48" WEST, FOR A DISTANCE OF 27.83 FEET; THENCE NORTH 18°20'37" WEST, FOR A DISTANCE OF 5.37 FEET TO A POINT ON THE SOUTH LINE OF AN EXISTING 5 FOOT UTILITY EASEMENT; THENCE NORTH 88°29'40" EAST AND ALONG SAID SOUTH LINE OF EASEMENT, SAME BEING PARALLEL WITH THE NORTH LINE OF SAID LOT 25, FOR A DISTANCE OF 29.51 FEET; THENCE NORTH 58°49'49" EAST AND CONTINUING ALONG SAID SOUTH LINE OF EASEMENT, SAME BEING PARALLEL WITH THE NORTH LINE OF SAID LOT 26, FOR A DISTANCE OF 17.74 FEET; THENCE SOUTH 25°00'11" EAST, FOR A DISTANCE OF 119.91 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 26; THENCE ALONG SAID SOUTH LINE BEING A CURVE TO THE RIGHT WITH A RADIUS OF 789.00 FEET; A CHORD BEARING OF SOUTH 53°43'55" WEST, A CHORD DISTANCE OF 10.19 FEET, FOR AN ARC DISTANCE OF 10.19 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,387.60 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501) NAD 83 (1993).

**REAL PROPERTY CERTIFICATION:**

I, NATHANIEL J. REED, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

*Nathaniel J. Reed*  
NATHANIEL J. REED  
NATHANIEL J. REED, L.S. 1744

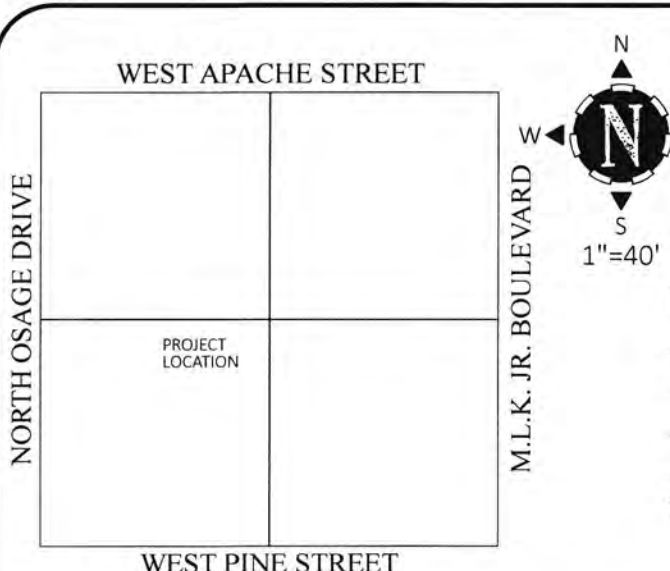
06/16/2025  
DATE OF SIGNATURE  
02/17/2025  
DATE OF LAST SITE VISIT




**NATIVE PLAINS**  
Surveying & Mapping, LLC  
A Native American Owned Business  
5807 South Garnett Road, Suite K, Tulsa, Oklahoma, 74146  
Telephone: 918.234.7596, Fax: 918.893.5532

Certificate of Authorization No 4916 Expires June 30, 2025

7-1-25  
*[Signature]*

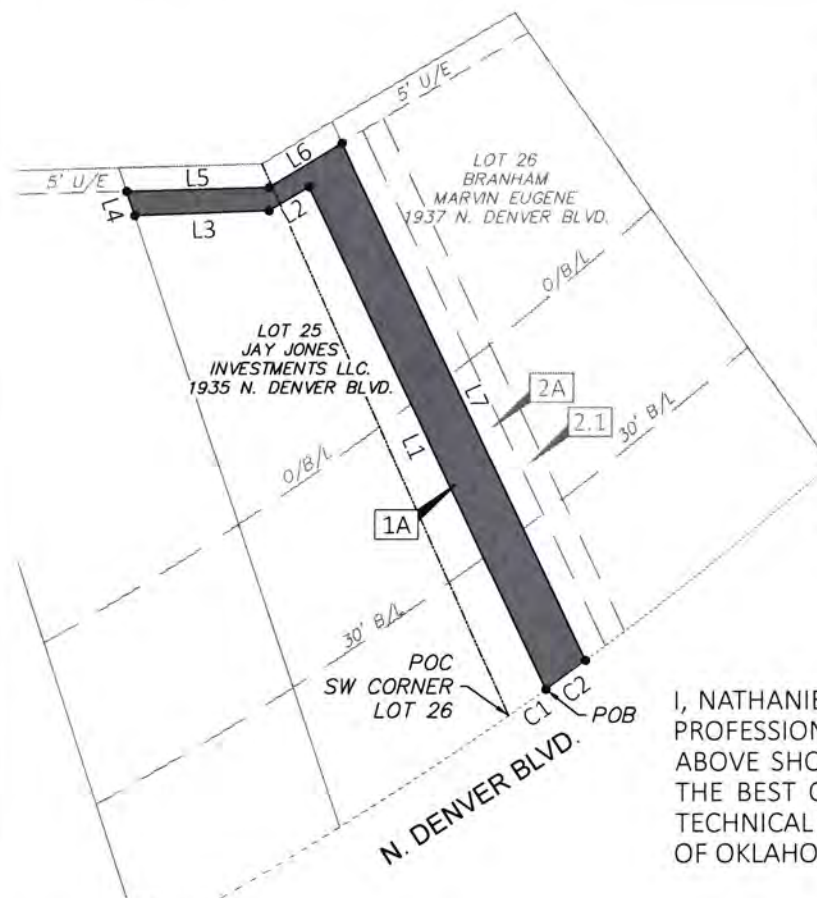


SHEET 2 OF 2 PARCEL NO. 1A  
**PLAT OF SURVEY** COUNTY TULSA  
 JAY JONES INVESTMENTS LLC  
 PERMANENT EASEMENT

LEGAL DESCRIPTION: PART OF LOTS 25 AND 26,  
BLOCK 1, OAK TERRACE ADDITION TO THE CITY OF  
TULSA, TULSA COUNTY, STATE OF OKLAHOMA

SEC 26 T 20 N R 12 E

|                    |          |    |      |       |
|--------------------|----------|----|------|-------|
| PERMANENT EASEMENT | 1,387.60 | SF | 0.03 | ACRES |
| TEMPORARY EASEMENT | 0.00     | SF | 0.00 | ACRES |



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 25°01'21" W | 116.54'  |
| L2   | S 58°54'25" W | 9.75'    |
| L3   | S 88°06'48" W | 27.83'   |
| L4   | N 18°20'37" W | 5.37'    |
| L5   | N 88°29'40" E | 29.51'   |
| L6   | N 58°49'49" E | 17.74'   |
| L7   | S 25°00'11" E | 119.91'  |

| CURVE         | RADIUS  | ARC LENGTH  | CHORD LENGTH |
|---------------|---------|-------------|--------------|
| C1            | 789.00' | 8.74'       | 8.74'        |
| CHORD BEARING |         | DELTA ANGLE |              |
| N 54°25'10" E |         | 0°38'06"    |              |

| CURVE         | RADIUS  | ARC LENGTH  | CHORD LENGTH |
|---------------|---------|-------------|--------------|
| C2            | 789.00' | 10.19'      | 10.19'       |
| CHORD BEARING |         | DELTA ANGLE |              |
| S 53°43'55" W |         | 0°44'25"    |              |

- LEGEND**
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - B/L BUILDING LINE
  - O/B/L OUT BUILDING LINE
  - U/E UTILITY EASEMENT
  - 3/8" IRON PIN SET

BASIS OF BEARINGS: BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501) NAD 83 (1993).

I, NATHANIEL J. REED, OF THE STATE OF OKLAHOMA, AND A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE SHOWN PLAT OF SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

NATHANIEL J. REED, P.L.S. 1744  
 06/16/2025  
 DATE OF SIGNATURE  
 02/17/2025  
 DATE OF LAST SITE VISIT

7-1-25  
 JMS



# Project Expense Inquiry [City of Tulsa]

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Project string

|                                  |                      |                       |                             |                      |
|----------------------------------|----------------------|-----------------------|-----------------------------|----------------------|
| <input type="button" value="▲"/> | Project *            | 2131S0011Z            | Sewer Rehab Area Wide       | Description          |
| <input type="button" value="▲"/> | Phase *              | SewerTreat            | Sewer treatment facilities  |                      |
| <input type="button" value="▲"/> | Task *               | Sewer                 | Sewer projects              | Justification        |
|                                  | Sub-Task *           | 7500N                 | TMUA Sewer Capital Projects |                      |
|                                  | Name *               | Sewer Rehab Area Wide |                             |                      |
|                                  | Short Name *         | Swr Rehab             |                             |                      |
|                                  | Status               | Active                | ▼                           | Project Available Bu |
|                                  | Projected date range | 07/01/2020            | to 06/30/2030               |                      |
|                                  | Actual date range    |                       | to                          | Actual overhead rat  |
|                                  |                      |                       |                             | Expense Type         |

Project String Balances

GL Accounts

|                  | Project Year 2026 |                                  | Project Year 2025 | Project Year                     |
|------------------|-------------------|----------------------------------|-------------------|----------------------------------|
| Original Budget  | .00               | <input type="button" value="📁"/> | .00               | <input type="button" value="📁"/> |
| Transfers - In   | .00               | <input type="button" value="📁"/> | 383,755.55        | <input type="button" value="📁"/> |
| Transfers - Out  | -40,623.23        | <input type="button" value="📁"/> | .00               | <input type="button" value="📁"/> |
| Revised Budget   | 424,967.80        |                                  | 465,591.03        |                                  |
| Actual (Memo)    | 4,230.00          | <input type="button" value="📁"/> | 93,004.59         | <input type="button" value="📁"/> |
| Encumbrances     | 276,423.37        | <input type="button" value="📁"/> | .00               | <input type="button" value="📁"/> |
| SOY Encumbrances | .00               |                                  | .00               |                                  |
| Requisitions     | .00               | <input type="button" value="📁"/> | .00               | <input type="button" value="📁"/> |
| Inception to SOY | 137,433.13        |                                  | 44,428.54         |                                  |
| Available        | 6,881.30          |                                  | 328,157.90        |                                  |
| Percent Used     | 98.38             |                                  | 29.52             |                                  |

Add / Display reminder alerts on the current record

# Project Expense Inquiry [City of Tulsa]

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### Project string

|                      |                       |                             |                      |
|----------------------|-----------------------|-----------------------------|----------------------|
| Project *            | 2131S0011Z            | Sewer Rehab Area Wide       | Description          |
| Phase *              | SewerTreat            | Sewer treatment facilities  |                      |
| Task *               | Sewer                 | Sewer projects              | Justification        |
| Sub-Task *           | 7500N                 | TMUA Sewer Capital Projects |                      |
| Name *               | Sewer Rehab Area Wide |                             |                      |
| Short Name *         | Swr Rehab             |                             |                      |
| Status               | Active                |                             | Project Available Bu |
| Projected date range | 07/01/2020            | to 06/30/2030               |                      |
| Actual date range    |                       | to                          | Actual overhead rat  |
|                      |                       |                             | Expense Type         |

### Project String Balances

### GL Accounts

#### Default GL account

| Fund     | SubFund | Function | Department | Division | Section           |
|----------|---------|----------|------------|----------|-------------------|
| Org      | Object  | Project  |            |          |                   |
| 75003308 | 541101  |          |            |          | Allow GL Override |

#### Budget GL account

| Fund     | SubFund | Function | Department | Division | Section |
|----------|---------|----------|------------|----------|---------|
| Org      | Object  | Project  |            |          |         |
| 75003308 | 541101  |          |            |          |         |