

# Easement

Version 3.5 released on 7/1/25

PN10101818



### CITY COUNCIL USE ONLY

Date Received: \_\_\_\_\_  
Committee Date: \_\_\_\_\_  
1st Agenda Date: \_\_\_\_\_

Tracking #: \_\_\_\_\_  
Committee: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
2nd Agenda Date: \_\_\_\_\_

### CITY CLERK USE ONLY

Scanned      Date: 03.04.2026  
 Posted      Item #: 2603.00507

**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 CJ  
Courtney Jones 02.10.26

Email  
courtneyjones@cityoftulsa.org

Phone  
918-596-9549

Easement Type  
Sidewalk

Owner-Grantor  
ATMOSS, LLC

Bid/Project Number  
IDP 191978

Project Title  
Project Anthem

Council District  
6

Section  
8

Township  
19

Range  
15

Addition  
UNPLATTED

Lot

Block

Address  
21304 E. 11th ST S.

Parcel Number  
727

Additional Information/Tracking Number  
Property is located in Wagoner County

### Budget

#### Contract Types

- No Payments Involved  
 Revenue Contracts  
 Expense Contracts

#### Funding Source(s)

#### DONATION:

TOTAL: \$0.00

### Approvals

Department: \_\_\_\_\_  
Legal: \_\_\_\_\_ JMS  
Board: \_\_\_\_\_  
Mayor: \_\_\_\_\_  
Other: \_\_\_\_\_

Date: 02.11.26  
Date: 02/24/2026  
Date: \_\_\_\_\_  
Date: MAR 04 2026  
Date: \_\_\_\_\_

### Policy Statement

#### Background Information

This Sidewalk easement is being donated by ATMOSS, LLC, a Delaware limited liability company, as a requirement of IDP 191978. This Sidewalk easement is required for infrastructure improvements at Project Anthem.

PDZ: JMS 02.11.26 MSL JMS 2/10/26 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-0102

## SIDEWALK EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **ATMOSS, LLC, a Delaware 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 29<sup>th</sup> day of January, 2026.

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

**ATMOSS, LLC,**  
**a Delaware limited liability company**

By: *Pamela Gregorski*  
Name: Pamela Gregorski  
Title: Manager

STATE OF DELAWARE     )  
  ) ss.  
COUNTY OF NEW CASTLE )

Before me, the undersigned, a Notary Public, in and for said County and State on this 29th day of January 2026, personally appeared **Pamela Gregorski**, known to be the identical person who subscribed the name of **ATMOSS, LLC, a Delaware limited liability company**, to the foregoing as a Manager and acknowledged to me that she executed the same as her free and voluntary act and deed and as the free and voluntary act and deed of **ATMOSS, LLC, a Delaware limited liability company**, the uses and purposes therein set forth.

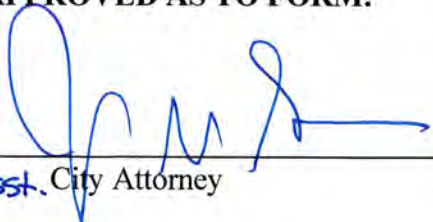
Given under my hand and seal of office the day and year last above written.

My commission expires:  
05-21-2026



*Kelly Anne Pfitzenmeyer*  
Notary Public

**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:  
\_\_\_\_\_

JBH

JMS

### LEGAL DESCRIPTION

For Permanent sidewalk purposes a tract of land lying in the Southwest Quarter (SW/4) of Section Eight (8), Township Nineteen (19) North, Range Fifteen (15) East of the Indian Base and Meridian (I.B. & M.), Wagoner County, Oklahoma, being more particularly described by Darrel Ray Mason OKLS1690 on May 22, 2025 as follows:

COMMENCING at the Southwest Corner of the Southwest Quarter, Section 8, Township 19 North, Range 15 East of the I.B.M, Thence along the South line of said Southwest Quarter, as the basis of bearings, N 88° 59' 21" E a distance of 1,107.11 feet; Thence leaving said South section line N 01° 00' 39" W a distance of 50.00 feet to a point on the North line of the Right of Way proposed by separate instrument, also being the POINT OF BEGINNING. Thence continuing N 01° 00' 39" W a distance of 10.00 feet; Thence parallel and 10.00 North of said proposed North line N 88° 59' 21" E, a distance of 150.00 feet; Thence S 01° 00' 39" E, a distance of 10.00 feet to a point on said proposed North line; Thence along said proposed North line S 88° 59' 21" W, a distance of 150.00 feet back to the POINT OF BEGINNING.

This description contains 1,500 sq. ft. or 0.034 acres, more or less.

Basis of Bearings:

N 88° 59' 21" E along South line said SW/4.8-T19N-R15E  
Grid, based on NAD 83 Oklahoma  
State Plane Coordinate System North Zone

Date of last visit 08-21-2024

I, Darrel Ray Mason, a Licensed Professional Land Surveyor in the State of Oklahoma, certify that the attached description is a true representation of the property described and meets the minimum technical standards for land surveying of the State of Oklahoma.

  
Darrel Ray Mason  
5/23/25  
Date



OK PLS NO. 1690 - Expires August 31, 2026  
OK CA NO. 2483 - Expires June 30, 2025

PROJECT NO: 022-02495	DESCRIPTION		11600 Broadway Extension Suite 300 Oklahoma City, OK 73114	EXHIBIT
DRAWN BY: TLM			olsson.com TEL 405.242.6600 Olsson - Survey	A
DATE: 03.24.2025			Oklahoma COA #2483	

F:\2022\01-02500\022-02495\40-Design\Survey\SRV\Y\Xref\Robson\Easements\Sidewalk Easements\I\_PESMT\_2202495\_SW1.dwg  
DATE: May 23, 2025 8:31am USER: tmason

JBH

JMS






# PLAT OF SURVEY

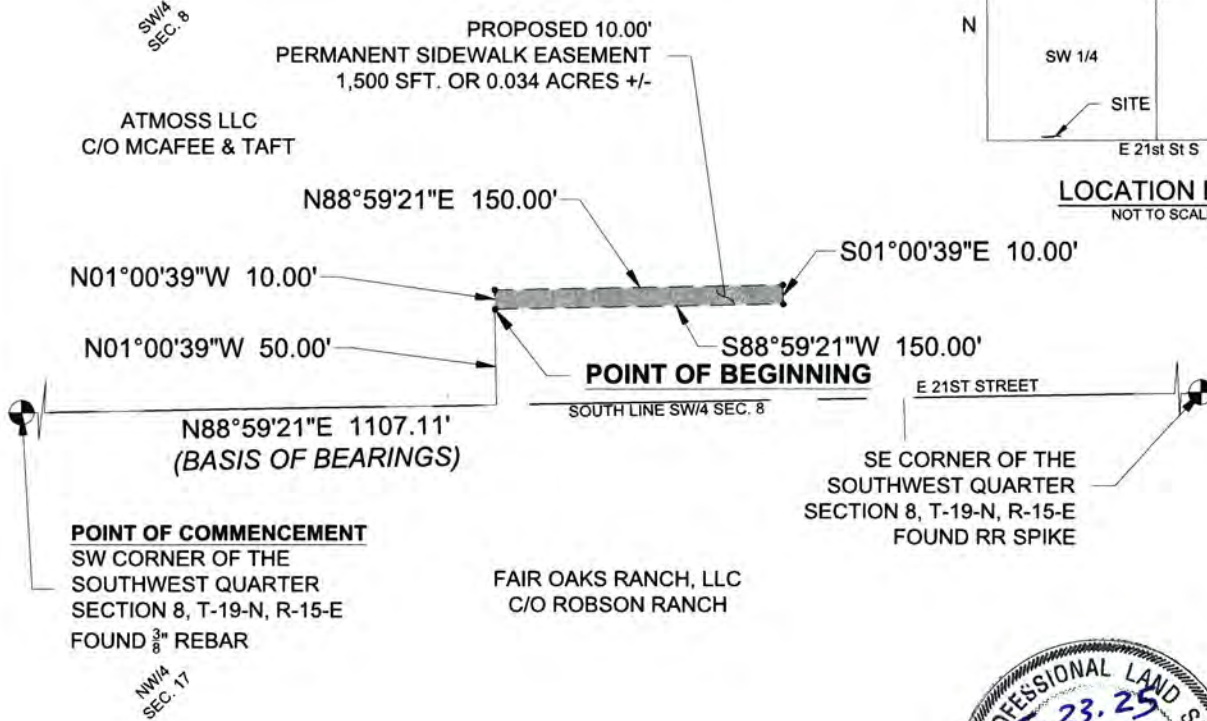
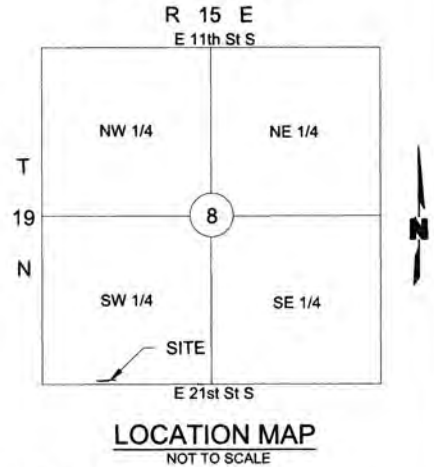
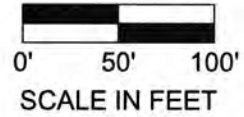
I, DARREL RAY MASON, OF OLSSON, CERTIFY THAT THE ATTACHED PLAT OF SURVEY IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

DATE OF LAST VISIT: 8-21-2024

## LEGEND

**BASIS OF BEARING**  
Oklahoma State Plane NAD83  
Oklahoma North Zone  
N88°59'21"E  
Along the North Line of said NW/4  
17-T19N-R15E

-  SECTION CORNER
-  SET 1/2" REBAR W/ CAP "OLSSON CA 2483"
-  SECTION LINE
-  STATUTORY R.O.W.
-  PROPOSED EASEMENT



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DATE: May 21, 2025 9:20am USER: tmason

PROJECT NO:	022-02495
DRAWN BY:	TLM
DATE:	03.24.2025

### EXHIBIT SIDEWALK



11600 Broadway Extension  
Suite 300  
Oklahoma City, OK 73114

olsson.com  
TEL 405.242.6600  
Olsson - Survey  
Oklahoma COA #2483

EXHIBIT  
**A**