

# Easement

Version 3.5 released on 7/1/25

PW0121812



<b>CITY COUNCIL USE ONLY</b>		<b>CITY CLERK USE ONLY</b>	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>03.04.2026</u>
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item # <u>2603 00508</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> <input checked="" type="radio"/> Yes <input type="radio"/> No
<b>Department</b> Public Works	<b>Contact Name</b> Courtney Jones <u>CP</u> <u>02.10.26</u>	<b>Email</b> courtneyjones@cityoftulsa.org
<b>Easement Type</b> Sanitary Sewer	<b>Owner-Grantor</b> Cascia Hall Facilities, Inc.	<b>Phone</b> 918-596-9549
<b>Bid/Project Number</b> IDP 205958	<b>Project Title</b> Cascia Hall Sanitary Sewer	<b>Council District</b> 4
<b>Section</b> 18	<b>Township</b> 19	<b>Range</b> 13
<b>Lot</b>	<b>Block</b>	<b>Address</b> 2520 S. Yorktown Ave. E.
<b>Parcel Number</b> 731	<b>Additional Information/Tracking Number</b>	
	<b>Addition</b> UNPLATTED	

## Budget

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

## Approvals

<b>Department:</b> _____	<b>Date:</b> <u>02.11.26</u>
<b>Legal:</b> _____	<b>Date:</b> <u>2/24/26</u>
<b>Board:</b> _____	<b>Date:</b> _____
<b>Mayor:</b> _____	<b>Date:</b> <u>MAR 04 2026</u>
<b>Other:</b> _____	<b>Date:</b> _____

## Policy Statement

**Background Information**  
This Sanitary Sewer easement is being donated by Cascia Hall Facilities, Inc., an Oklahoma not-for-profit corporation, as a requirement of IDP 205958. This Sanitary Sewer easement is required for infrastructure improvements at Cascia Hall.

PDZ: POZ 02.11.26 MSL: MSL 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

<b>Post Execution Processing</b>	<b>Additional Routing, Processing or Contact Details</b>
<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	

## SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **CASCIA HALL FACILITIES, INC., an Oklahoma not-for-profit corporation**, (Grantor) the owner of the legal and equitable title to the following real estate situated in Tulsa 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 30<sup>th</sup> day of January, 2026.

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

**CASCIA HALL FACILITIES, INC.,  
an Oklahoma not-for-profit corporation**

By: Annabelle Miller  
Name: Annabelle Miller  
Title: President

STATE OF OKLAHOMA    )  
                                  ) ss.  
COUNTY OF TULSA     )

Before me, the undersigned, a Notary Public, in and for said County and State on this 30<sup>th</sup> day of January, 2026, personally appeared **Annabelle Miller**, known to be the identical person who subscribed the name of **CASCIA HALL FACILITIES, INC., an Oklahoma not-for-profit corporation**, to the foregoing as its President 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 **CASCIA HALL FACILITIES, INC., an Oklahoma not-for-profit corporation**, the uses and purposes therein set forth.

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

Kristin L. Bryant  
Notary Public

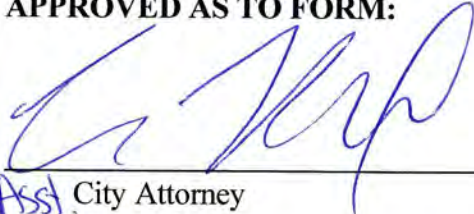
My commission expires:

July 8, 2029



**KRISTIN L BRYANT**  
NOTARY PUBLIC, STATE OF OKLAHOMA  
COMMISSION #21008945  
EXPIRES JULY 8, 2029

**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



JBH

# CASCIA HALL SANITARY SEWER EASEMENT

## Exhibit "A"

SHEET 1 OF 2

### LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4, NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4, NE/4) OF SAID SECTION EIGHTEEN (18); THENCE S89°11'45"W ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4, NE/4) OF SAID SECTION EIGHTEEN (18) FOR A DISTANCE OF 634.08 FEET; THENCE S01°22'54"E FOR A DISTANCE OF 976.55 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE S59°50'39"E FOR A DISTANCE OF 10.00 FEET; THENCE S14°50'39"E FOR A DISTANCE OF 10.86 FEET; THENCE S30°09'21"W FOR A DISTANCE OF 10.00 FEET; THENCE S75°09'21"W FOR A DISTANCE OF 202.62 FEET; THENCE N14°50'39"W FOR A DISTANCE OF 25.00 FEET; THENCE N75°09'21"E FOR A DISTANCE OF 202.62 FEET TO THE POINT OF BEGINNING (P.O.B.).

SAID TRACT CONTAINS 5,192 SQUARE FEET.

### BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS EXHIBIT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501). BASED LOCALLY ON THE NORTH LINE OF THE SW/4, NE/4 SEC. 18, T-19-N, R-13-E, I.B. & M. AS S89°11'45"W.

### SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH THE EXISTING REQUIREMENTS AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 23<sup>RD</sup> DAY OF OCTOBER 2025.



*Cliff Bennett*

CLIFF BENNETT, P.L.S.  
OKLAHOMA NO. 1815  
CERT. OF AUTH. NO. 1460  
EXP. DATE JUNE 30, 2027

SURVEYOR'S LAST SITE VISIT: OCTOBER 1, 2025



wallace design collective

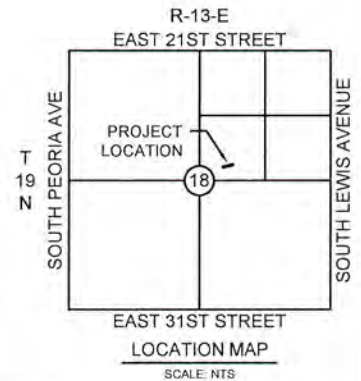
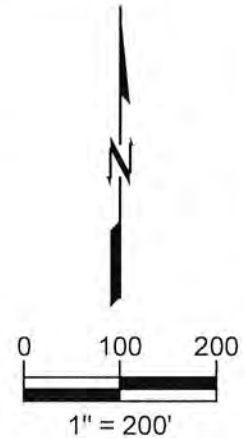
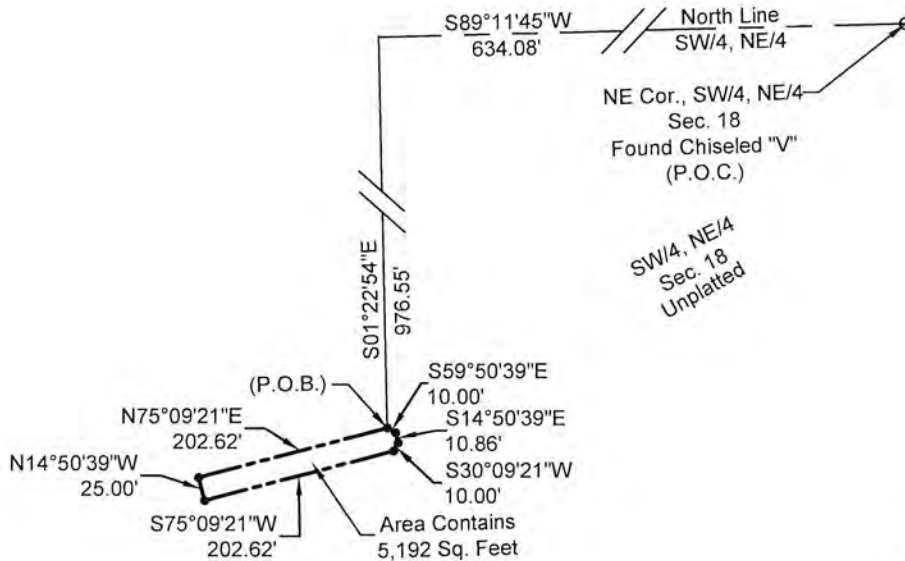
wallace design collective, pc  
structural • civil • landscape • survey  
123 North Phoenix (further listing if Newseaward  
tulsa, oklahoma 74103  
918 584 5858 • 800 364 5858  
wallacedesign

JBH

# CASCIA HALL SANITARY SEWER EASEMENT Exhibit "A"

SHEET 2 OF 2

A PART OF THE SW/4 OF THE NE/4 OF SEC. 18, T.19 N., R.13 E., I.B. & M.,  
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



**LEGEND**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = IRON PIN SET
- = CHISELED "V" FOUND

### BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501). SAID BEARINGS ARE BASED LOCALLY ON THE NORTH LINE OF THE SW/4, NE/4 SEC. 18, T-19-N, R-13-E, I.B. & M. AS S89°11'45"W.

### SURVEYOR'S LAST SITE VISIT:

OCTOBER 1, 2025

### CERTIFICATION

I, CLIFF BENNETT, HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

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

*Cliff Bennett*

CLIFF BENNETT P.L.S.  
OKLAHOMA NO. 1815  
CERT. OF AUTH. NO. 1460  
EXP. DATE JUNE 30, 2027



**EXHIBIT "A"**

Page 2 of 2



wallace  
design  
collective

wallace design collective, pc  
structural · civil · landscape · survey  
123 north martin luther king jr. blvd.  
tulsa, oklahoma 74103  
918.584.5858 · 800.364.5858  
wallace.design