

Easement

Version 3.5 released on 7/1/25

PWO121847



CITY COUNCIL USE ONLY

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

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

CITY CLERK USE ONLY

Scanned Date: 03.11.2026
 Posted Item #: 2603.00616

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 *CP*
02.26.26

Email
courtneyjones@cityoftulsa.org

Phone
918-596-9549

Easement Type
Sanitary Sewer

Owner-Grantor
Oklahoma Capital Improvement Authority

Bid/Project Number
IDP 32038-2018

Project Title
OK Pop Culture Museum

Council District
1

Section
2

Township
19

Range
12

Addition
TULSA-ORIGINAL TOWN

Lot
2

Block
8

Address
422 North Main Street West

Parcel Number
199-2020

Additional Information/Tracking Number
Sanitary Sewer easement is also located in vacated alley adjacent to Lot 2, Block 8 of the Original Town of Tulsa.

Budget

Contract Types

- No Payments Involved
- Revenue Contracts
- Expense Contracts

Funding Source(s) _____

DONATION: _____
TOTAL: \$0.00

Approvals

Department: _____
Legal: _____
Board: _____
Mayor: _____
Other: _____

Date: *02-27-26*
Date: *3-5-26*
Date: *MAR 11 2026*
Date: _____

Policy Statement

Background Information

This Sanitary Sewer easement is being donated by Oklahoma Capital Improvement Authority, a public body corporate, as a requirement of IDP 32038-2018. This Sanitary Sewer easement is required for infrastructure improvements for OK Pop Culture Museum.

PDZ: *02-27-26* MSL: *2/26/26* swb

Summation of the Requested Action

Mayoral approval and City Council acceptance.

Other Pertinent Details

City Legal prepared this Sanitary Sewer easement.

2026-RPZ 0138

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 **OKLAHOMA CAPITOL IMPROVEMENT AUTHORITY**, a public body corporate, (Grantors) the owners 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 Grantors, for itself and its administrators, successors and assigns (collectively, "Grantors"), covenant and agree that no building, structure, fence, wall or other above ground obstruction will be placed, erected, installed or permitted upon the above described land, except for the Improvements detailed in Exhibit "A" to Agreement for Construction in a Utility Easement filed April 21, 2021 (Doc # 2021044671) and any and all necessary repairs and maintenance thereto. Grantors further covenant and agree that in the event the terms of this paragraph are violated by the Grantors, or any person in privity with it, such violation will be promptly corrected and eliminated within sixty (60) days of receipt of written notification from City, or City shall have the right to remove or otherwise eliminate such violation, and Grantors shall promptly pay the actual cost thereof. "Notification" shall incorporate a good faith estimate of total costs for removal or elimination of the violation, including labor and materials, if any, from City or its agents, servants or employees, including, but not limited to, utility companies or independent contractors.

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

Dated this 13th day of February, 2026.

INTENTIONALLY LEFT BLANK

**OKLAHOMA CAPITOL IMPROVEMENT
AUTHORITY**, a public body corporate

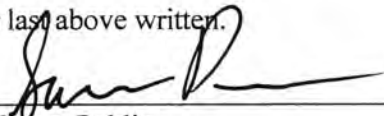
By: 

Name: Todd Russ
Title: Secretary

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State on this 13th day of February, 2026, personally appeared **Todd Russ**, to me known to be the identical person who subscribed the name of **OKLAHOMA CAPITOL IMPROVEMENT AUTHORITY**, a public body corporate, to the foregoing as its Secretary, 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 **OKLAHOMA CAPITOL IMPROVEMENT AUTHORITY**, a public body corporate, for the uses and purposes therein set forth.

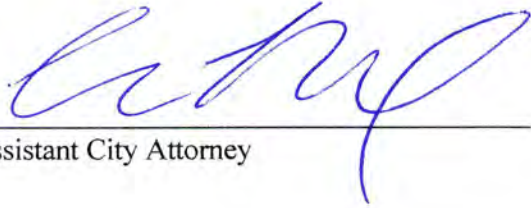
Given under my hand and seal the day and year last above written.


Notary Public

My Commission Expires:
4/16/28



APPROVED AS TO FORM:



Assistant City Attorney

APPROVED AS TO SUBSTANCE:



Director

ACCEPTED BY CITY COUNCIL:

Date: _____

BY: _____

Karen Gilbert, Chair

APPROVED BY MAYOR:

CITY OF TULSA, OKLAHOMA,
a municipal corporation

Date: _____

BY: _____

Monroe Nichols IV, 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: _____



SANITARY SEWER EASEMENT
LEGAL DESCRIPTION

A TRACT OF LAND THAT IS IN PART OF THE VACATED ALLEY WAY AND LOT TWO (2), BLOCK EIGHT (8) OF THE ORIGINAL TOWN OF TULSA PLAT, SECTION TWO (2), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4, THENCE S65°36'18"W, ALONG THE SOUTH LINE OF SAID BLOCK 8, 135.00 FEET THENCE N24°26'15"W FOR A DISTANCE OF 153.00 FEET TO THE POINT OF BEGINNING; THENCE S65°36'18"W FOR A DISTANCE OF 15.00 FEET; THENCE N24°26'15"W FOR A DISTANCE OF 8.75 FEET; THENCE N65°36'18"E FOR A DISTANCE OF 15.00 FEET; THENCE S24°26'15"E FOR A DISTANCE OF 8.75 FEET TO THE POINT OF BEGINNING, CONTAINING 131 SQUARE FEET OR 0.01 ACRES MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON OCTOBER 15, 2020 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE SOUTH LINE OF BLOCK 8, ORIGINAL TOWN OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA AS S65°36'18"W.

SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE EASEMENT DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION 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 15TH DAY OF OCTOBER, 2020.



Cliff Bennett

CLIFF BENNETT, PLS
 OKLAHOMA NO. 1815
 CERT. OF AUTH. NO. 4502
 EXP. DATE JUNE 30, 2022

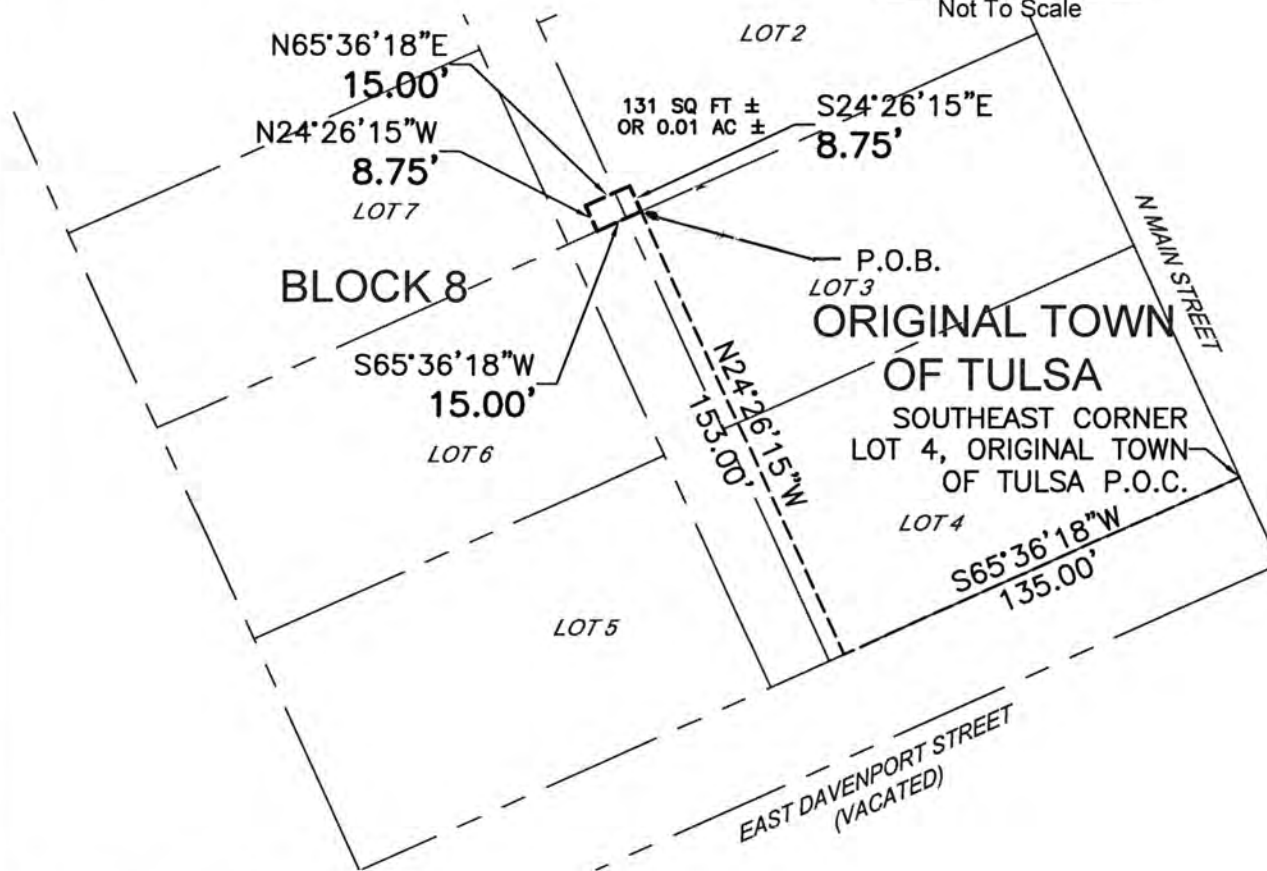
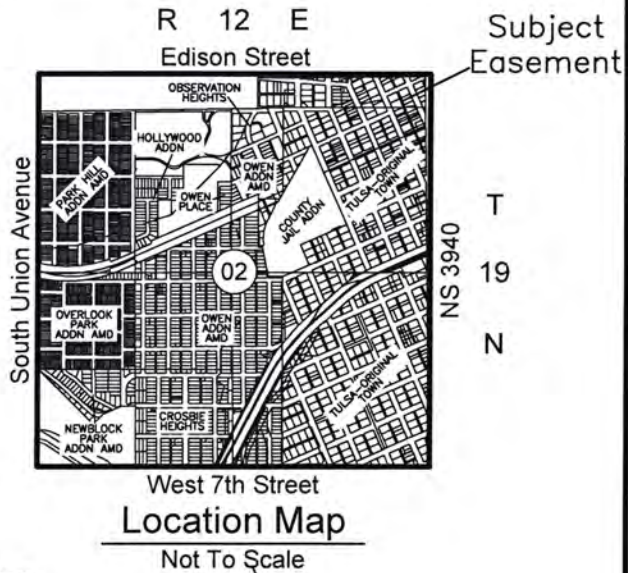
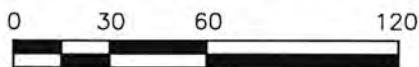
MRO

SANITARY SEWER EASEMENT

Page 2 of 2



Scale: 1"=60'



FILE: 191910 LG-2A

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE SOUTH LINE OF BLOCK 8, ORIGINAL TOWN OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA AS S65°36'18"W.
2. SEE EXHIBIT "A" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.



**BENNETT
SURVEYING, INC.**
P.O. BOX 848, CHOUTEAU, OK 74337
PHONE: (918) 476-7484 FAX: (918) 476-7485
C.A. NO.: 4502 EXP. DATE: 6/30/22