

Easement

Version 3.5 released on 7/1/25

PWO 1021860



CITY COUNCIL USE ONLY		CITY CLERK USE ONLY	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>04.01.2026</u>
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item #: <u>2604.00816</u>
1 st Agenda Date: _____	Hearing Date: _____		
	2 nd Agenda Date: _____		

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

Primary Details

Board Approval		Other Board Name	City Council Approval <input checked="" type="radio"/> Yes <input type="radio"/> No
Department Public Works	Contact Name Courtney Jones <u>CP</u>	Email courtneyjones@cityoftulsa.org	Phone 918-596-9549
Easement Type Waterline	<u>03.04.26</u>	Owner-Grantor The Bluffs at Catoosa Apartments Limited Partnership	
Bid/Project Number IDP 176008	Project Title The Bluffs at Catoosa Apartments	Council District	
Section 31	Township 20	Range 15	Addition
Lot 2	Block	Address 1201 N. HWY 167	
Parcel Number 674	Additional Information/Tracking Number Property is located in Rogers County on U.S. Government Lot 2		

Budget

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

Approvals

Department:	<u>Jones</u>	Date:	<u>3/5/2026</u>
Legal:	<u>JMS</u>	Date:	<u>03/23/2026</u>
Board:		Date:	
Mayor:	<u>[Signature]</u>	Date:	<u>APR 01 2026</u>
Other:		Date:	

Policy Statement

Background Information
This Waterline easement is being donated by The Bluffs at Catoosa Apartments Limited Partnership, an Oklahoma limited partnership, as a requirement of IDP 176008. This Waterline easement is required for infrastructure improvements at The Bluffs at Catoosa Apartment Development.

PDZ: ~~PPZ~~ 03.04.26 MSL: [Signature] 3/4/26 swb

Summation of the Requested Action
Mayoral approval and City Council acceptance.

Other Pertinent Details

2026-RPZ-0141

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)

WATER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **THE BLUFFS AT CATOOSA APARTMENTS LIMITED PARTNERSHIP, an Oklahoma limited partnership**, (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.

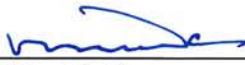
TO HAVE AND TO HOLD such easement and right-of-way unto the City, its successors or assigns, forever.

Dated this 23 day of February, 2026.

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

**THE BLUFFS AT CATOOSA APARTMENTS
LIMITED PARTNERSHIP, an Oklahoma
limited partnership**

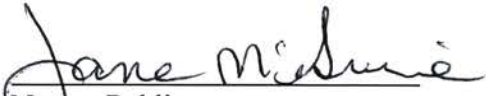
By: **CASE EQUITIES II LLC,
an Oklahoma limited liability company,
its General Partner**

By: 
Name: Mike D. Case
Title: Manager

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public, in and for said County and State on this 23 day of February, 2026, personally appeared **Mike D. Case**, known to be the identical person who subscribed the name of **CASE EQUITIES II 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 the free and voluntary act and deed of such limited liability company, as General Partner of **THE BLUFFS AT CATOOSA APARTMENTS LIMITED PARTNERSHIP, an Oklahoma limited partnership**, 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:
10-3-2026



APPROVED AS TO FORM:



ASX 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

THE BLUFFS AT CATOOSA (No. 5104)
WATERLINE DESCRIPTION:

JMS

A WATERLINE EASEMENT THAT IS LOCATED IN A PART OF U.S. GOVERNMENT LOT 2 AND PART OF THE W/2 OF THE SE/4 OF THE NW/4 IN SECTION 31, TOWNSHIP 20 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, ROGERS COUNTY, STATE OF OKLAHOMA ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT THAT IS THE NORTHWEST CORNER OF SAID SECTION 31; THENCE S 01°12'31" E ALONG THE WESTERLY LINE OF SECTION 31 FOR 2,504.54 FEET; THENCE N 88°47'29" E FOR 223.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 167; THENCE N 01°12'31" W ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE EASTERLY LINE OF THE TRACT DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 428 PAGE 486 AND BEING PARALLEL WITH THE WESTERLY LINE OF SECTION 31 FOR 208.00 FEET; THENCE N 05°02'04" E ALONG THE RIGHT-OF-WAY LINE FOR 88.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 05°02'04" E ALONG SAID RIGHT-OF-WAY LINE FOR 20.10 FEET; THENCE N 89°13'15" E FOR 20.83 FEET; THENCE N 00°46'45" W FOR 63.57 FEET; THENCE S 87°37'53" E FOR 22.68 FEET; THENCE N 05°32'09" E FOR 152.80 FEET; THENCE S 81°49'41" E FOR 460.03 FEET; THENCE S 03°29'36" W FOR 142.40 FEET; THENCE N 88°57'03" E FOR 17.70 FEET TO A POINT ON THE WESTERLY LINE OF A TRACT DESCRIBED IN BOOK 740 PAGE 656, SAID POINT BEARS S 03°29'36" W FOR 438.22 FEET FROM THE NORTHWEST CORNER OF SAID TRACT; THENCE S 03°29'36" W ALONG SAID WESTERLY LINE FOR 20.06 FEET; THENCE S 88°57'03" W FOR 37.77 FEET; THENCE N 03°29'36" E FOR 145.62 FEET; THENCE N 81°49'41" W FOR 420.65 FEET; THENCE S 05°32'09" W FOR 160.79 FEET; THENCE N 87°37'53" W FOR 19.37 FEET; THENCE S 00°46'45" E FOR 52.42 FEET; THENCE S 89°13'15" W FOR 42.86 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARINGS FOR THE DESCRIBED WATERLINE EASEMENT IS THE RECORD BEARING OF S 01°12'31" E ALONG THE WESTERLY LINE OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, ROGERS COUNTY, STATE OF OKLAHOMA

SAID TRACT CONTAINS 17,805.88 SQUARE FEET OR 0.409 ACRES MORE OR LESS.



THE BLUFFS AT CATOOSA (No. 5104) PLAT OF SURVEY

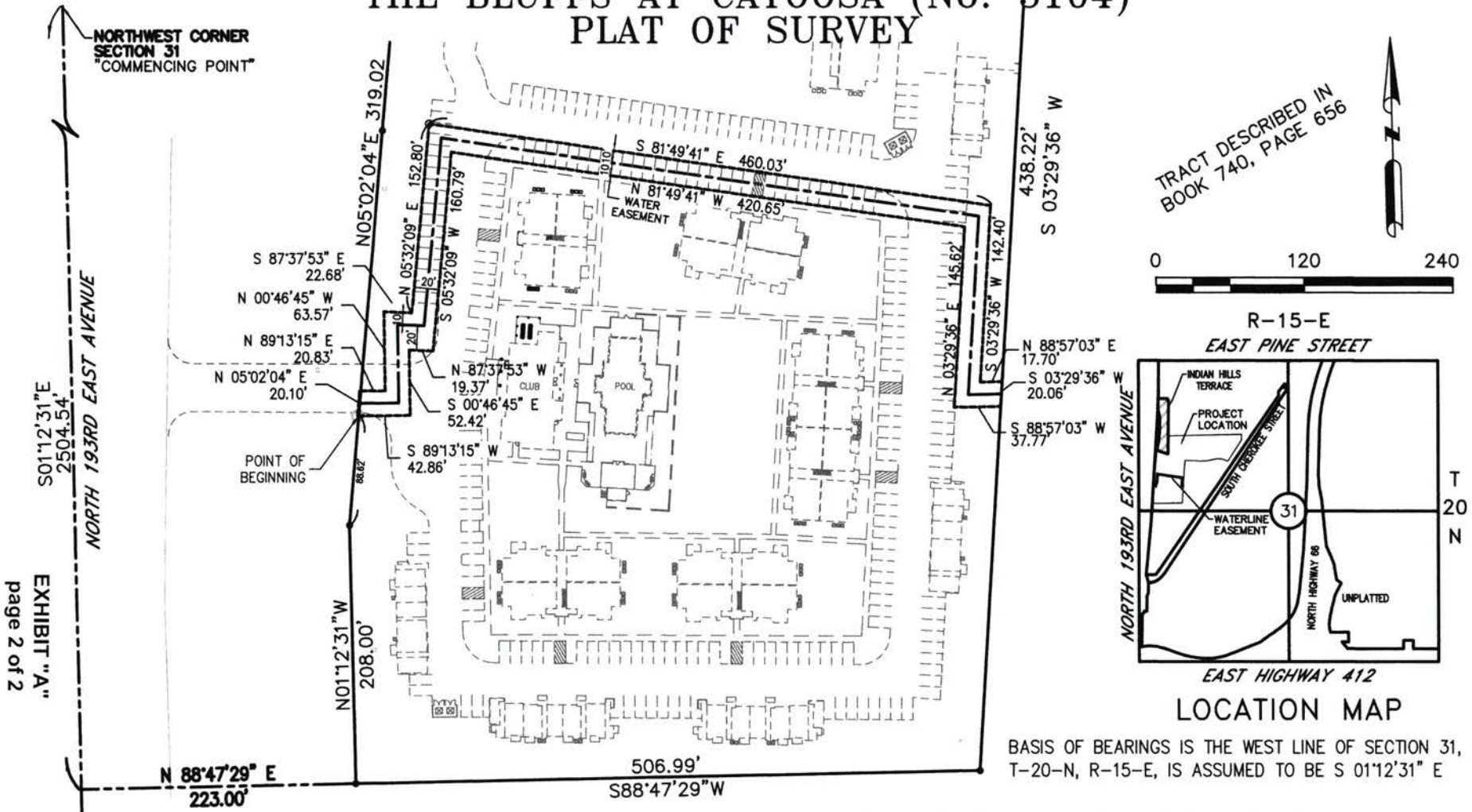


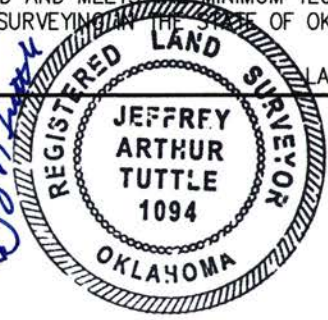
EXHIBIT "A"
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IT IS UNFEASIBLE TO MONUMENT THE EASEMENT BEFORE GRADING. EASEMENT WILL BE MONUMENTED PRIOR TO ACCEPTANCE

I, JEFFREY TUTTLE, OF TUTTLE & ASSOCIATES, 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 IN THE STATE OF OKLAHOMA

LAST FIELD VISIT DATE: 12/09/2025

TUTTLE & ASSOCIATES, INC.
P.O. Box 471313
Tulsa, Oklahoma 74147-1313
Phone: (918) 663-5567



Date: 02/04/2026
Drawn: MPR
Checked: JAT
Job Number: 5104

JMS