

# Easement

Version 3.5 released on 7/1/25

PWC121817



### CITY COUNCIL USE ONLY

Date Received: \_\_\_\_\_  
 Committee Date: \_\_\_\_\_  
 1<sup>st</sup> Agenda Date: \_\_\_\_\_

Tracking #: \_\_\_\_\_  
 Committee: \_\_\_\_\_  
 Hearing Date: \_\_\_\_\_  
 2<sup>nd</sup> Agenda Date: \_\_\_\_\_

### CITY CLERK USE ONLY

Scanned      Date: 04.15.2026  
 Posted      Item #: 2604.00913

**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 CP  
Courtney Jones 02.10.26

Email  
courtneyjones@cityoftulsa.org

Phone  
918-596-9549

Easement Type  
Waterline

Owner-Grantor  
ATMOSS, LLC

Bid/Project Number  
IDP 197415

Project Title  
Project Anthem

Council District  
6

Section  
8

Township  
19

Range  
15

Addition  
UNPLATTED

Lot

Block

Address  
21304 East 11th Street

Parcel Number  
741

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: \_\_\_\_\_  
 Board: \_\_\_\_\_  
 Mayor: \_\_\_\_\_  
 Other: \_\_\_\_\_

*Krystal S. Reyes*  
 Krystal S. Reyes  
 Mayor Pro Tem

Date: 02.11.26  
 Date: 4/9/2026  
 Date: APR 15 2026  
 Date: \_\_\_\_\_

## Policy Statement

### Background Information

This Waterline easement is being donated by ATMOSS, LLC, a Delaware limited liability company, as a requirement of IDP 197415. This Waterline easement is required for infrastructure improvements at Project Anthem.

PDZ: 02.11.26 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

### 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, **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 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 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.

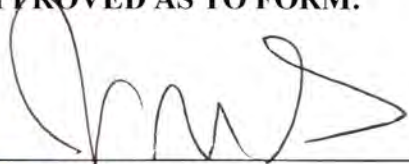


*Kelly Anne Pfitzenmeyer*

Notary Public

My commission expires:  
05-21-2026

**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



EYB JS

### LEGAL DESCRIPTION - WATER METER EASEMENT

For Permanent water meter purposes a tract of land lying in the Northwest Quarter (NW/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 Northeast Corner of the Northwest Quarter, Section 8, Township 19 North, Range 15 East of the I.B.M, Thence along the North line of said Northwest Quarter, as the Basis of Bearings, S 89° 00' 04" W a distance of 925.62 feet; Thence leaving said North section line S 00° 59' 56" E, a distance of 50.00 feet to a point on the Proposed South Right-of-Way line of E 11th Street S, also being the **POINT OF BEGINNING**; Thence S 01° 30' 20" E, a distance of 53.00 feet; Thence S 88° 59' 57" W, a distance of 33.00 feet; Thence N 01° 30' 20" W, a distance of 53.00 feet to a point on said South Right-of-Way line; Thence along said South Right-of-Way line N 88° 59' 57" E, a distance of 33.00 feet to the **POINT OF BEGINNING**.

This description contains 1,749 sq. ft. or 0.040 acres, more or less.

Basis of Bearings:

S 89° 00' 04" W along North line said NW/4.Sec. 8, T-19-N. R-15-E  
Grid, based on NAD 83 Oklahoma State Plane Coordinate System North Zone

Date of last visit: 8-21-2024

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*  
*10/7/25*


Darrel Ray Mason

Date

OK PLS NO. 1690 - Expires August 31, 2026

OK CA NO. 2483 - Expires June 30, 2025

F:\2022\02001-02500\022-02495\40-Design\Survey\SRV\Y\Xref\Robson\Easements\Water Meter Easement\IV\_PESMT\_2202495\_WaterMeter1.dwg  
DATE: Oct 06, 2025 10:03am USER: rmason

PROJECT NO: 022-02495	<p style="text-align: center;"><b>PROPOSED DESCRIPTION</b></p> <p style="text-align: center;"><b>EXHIBIT "A"</b></p> <p style="text-align: center;">page 1 of 2</p>	 <p>11600 Broadway Extension Suite 300 Oklahoma City, OK 73114 olsson.com TEL 405.242.6600 Olsson - Survey Oklahoma COA #2483</p>	EXHIBIT
<p>DRAWN BY: TLM</p> <p>DATE: 05.22.2025</p>			A

# PLAT OF SURVEY

**POINT OF COMMENCEMENT**  
 NE CORNER OF THE  
 NORTHWEST QUARTER  
 SECTION 8, T-19-N, R-15-E  
 FOUND 1/2" REBAR

50.00'  
 FUTURE R.O.W.  
 PROPOSED  
 BY SEPARATE  
 INSTRUMENT

S89°00'04"W 925.62'  
 (BASIS OF BEARINGS)

E 11TH ST S

S00°59'56"E 50.00'

N88°59'57"E 33.00'

**POINT OF BEGINNING**

N01°30'20"W 53.00'

S01°30'20"E 53.00'






S88°59'57"W 33.00'

PROPOSED PERMANENT  
 WATER METER EASEMENT  
 1,749 SFT. OR 0.040 ACRES +/-

ATMOSS LLC C/O MCAFFEE & TAFT

BASIS OF BEARING  
 Oklahoma State Plane NAD83  
 Oklahoma North Zone  
 S89°00'04"W  
 Along the North Line of said NW/4  
 8-T19N-R15E

## LEGEND

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



LOCATION MAP  
 NOT TO SCALE

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



F:\2022\02001-02500\022-02495\40-Design\Survey\SRV\Xref\Robson\Easements\Water Meter Easement\V\_PESMT\_2202495\_WaterMeter1.dwg DATE: Oct 06, 2025 10:03am USER: tmason

PROJECT NO: 022-02495	EXHIBIT		11600 Broadway Extension Suite 300 Oklahoma City, OK 73114 olsson.com TEL 405.242.6600 Olsson - Survey Oklahoma COA #2483	EXHIBIT
DRAWN BY: TLM	EXHIBIT "A"		A	
DATE: 05.22.2025	page 2 of 2			