

Easement

Version 3.5 released on 7/1/25



PNO121944

CITY COUNCIL USE ONLY		CITY CLERK USE ONLY	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>05.13.2026</u>
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item #: <u>2605.01167</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 <u>SWB</u> Scott Byrd <u>4-21-26</u>	Email sbyrd@cityoftulsa.org
Easement Type Sanitary Sewer	Owner-Grantor OLT Sparks Development, Inc.	Phone 918-596-7262
Bid/Project Number ES 2022-09	Project Title Spunky Creek Interceptor Main Stem South Phase 3	Council District 6
Section 24	Township 19	Range 14
Lot	Block	Address 19100 E 31st St S
Parcel Number 6A	Additional Information/Tracking Number	

Budget

Contract Types	Funding Source(s)	
<input type="radio"/> No Payments Involved	2531S00031.SewerLines.Sewer.7500N.75003308.541101:	\$28.00
<input type="radio"/> Revenue Contracts		
<input checked="" type="radio"/> Expense Contracts	TOTAL:	\$28.00

Approvals

Department: _____	Date: <u>04.23.26</u>
Legal: _____	Date: <u>05/05/2026</u>
Board: _____	Date: <u>MAY 13 2026</u>
Mayor: _____	Date: _____
Other: _____	Date: _____

Policy Statement

Background Information
 Project ES 2022-09 - Spunky Creek Interceptor Main Stem South Phase 3, Parcel 6A at 19100 E 31st St S
 The City of Tulsa is planning a sanitary sewer project in the vicinity of 31st St S and 193rd E Ave. The attached Sanitary Sewer Easement is required for the project. This easement is being donated by OLT Sparks Development, Inc.
 Payment request is attached to the Tulsa County Clerk for the filing fee (\$28.00).

PDZ: PDZ 04.23.26 MSL: MSL 4/23/26 bh

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

Other Pertinent Details

Processing Information for City Clerk's Office

Post Execution Processing	Additional Routing, Processing or Contact Details
<input type="checkbox"/> Mail vendor copy (add'l signature copies attached)	Courtney Jones, 918-596-9549
<input checked="" type="checkbox"/> Must be filed with other governmental entity	
<input type="checkbox"/> Add'l governmental entity approval(s) required	

2026-RPZ-0253

SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **OLT Sparks Development, Inc.**, an Oklahoma 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 One Dollar (\$1.00) from 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 of Tulsa, Oklahoma, a permanent easement through, over, under and across the following described property, situated in said County, to-wit:

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 itself and 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 7th day of April, 2026.

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

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OLT Sparks Development, Inc., an Oklahoma corporation,

[Handwritten signature]

By: _____

Name: Pete Kourtis, President

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

This instrument was acknowledged before me on this 7~~th~~ day of April, 2026,
by **Pete Kourtis, President of OLT Sparks Development, Inc.**, an Oklahoma corporation.

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


Susan Kenning



My commission expires:

September 23, 2028

APPROVED AS TO FORM:



City Attorney — *assistant*

APPROVED AS TO SUBSTANCE:



Director

ACCEPTED BY CITY COUNCIL:

CITY OF TULSA, OKLAHOMA,
a municipal corporation

Date: _____

BY: _____

Name: Karen Gilbert
Title: Council Chair

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 approved the within and foregoing instrument as **Chair** of the City Council 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:

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 **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:

PARCEL NO. _____ 6A

COUNTY _____ TULSA

LEGAL DESCRIPTION

OLT SPARKS DEVELOPMENT
PERMANENT EASEMENT

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4; THENCE SOUTH 88°30'46" WEST AND ALONG THE NORTH LINE OF SAID NE/4, FOR A DISTANCE OF 65.00 FEET TO A POINT ON THE WEST LINE OF AN EXISTING WATER EASEMENT, RECORDED AS BOOK 4969, PAGE 47 IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE SOUTH 01°17'40" EAST AND ALONG THE WEST LINE OF SAID EASEMENT, SAME BEING PARALLEL WITH THE EAST LINE OF SAID NE/4, FOR A DISTANCE OF 172.52 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 01°17'40" EAST AND ALONG THE WEST LINE OF SAID EASEMENT, FOR A DISTANCE OF 1150.02 FEET; THENCE SOUTH 88°41'55" WEST, FOR A DISTANCE OF 403.33 FEET; THENCE NORTH 00°05'23" WEST, FOR A DISTANCE OF 9.53 FEET; THENCE NORTH 52°06'33" EAST, FOR A DISTANCE OF 225.12 FEET; THENCE NORTH 00°33'10" WEST, FOR A DISTANCE OF 461.68 FEET; THENCE NORTH 00°36'45" WEST, FOR A DISTANCE OF 475.01 FEET; THENCE NORTH 37°15'42" EAST, FOR A DISTANCE OF 63.67 FEET TO A POINT ON THE SOUTH LINE OF AN EXISTING SANITARY SEWER EASEMENT, RECORDED AS DOC. #2021044584 IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE NORTH 82°03'41" EAST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 172.24 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 259,755.85 SQUARE FEET OR 5.96 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501) NAD 83 (1993).

REAL PROPERTY CERTIFICATION:

I, NATHANIEL J. REED, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



 NATHANIEL J. REED

 DATE OF SIGNATURE 2-6-2024

 DATE OF LAST SITE VISIT 2-6-2024



NATIVE PLAINS
 Surveying & Mapping, LLC
 A Native American Owned Business
 5807 South Garnett Road, Suite K, Tulsa, Oklahoma, 74146
 Telephone: 918.234.7596, Fax: 918.893.5552
 Certificate of Authorization No. 4916 Expires June 30, 2027



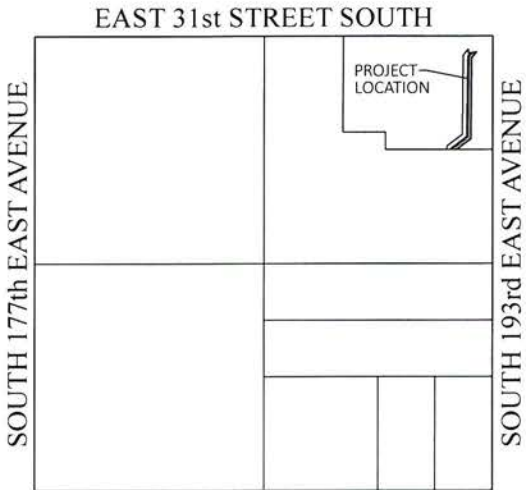
Jms

PLAT OF SURVEY

OLT SPARKS DEVELOPMENT
PERMANENT EASEMENT

PARCEL NO. 6A

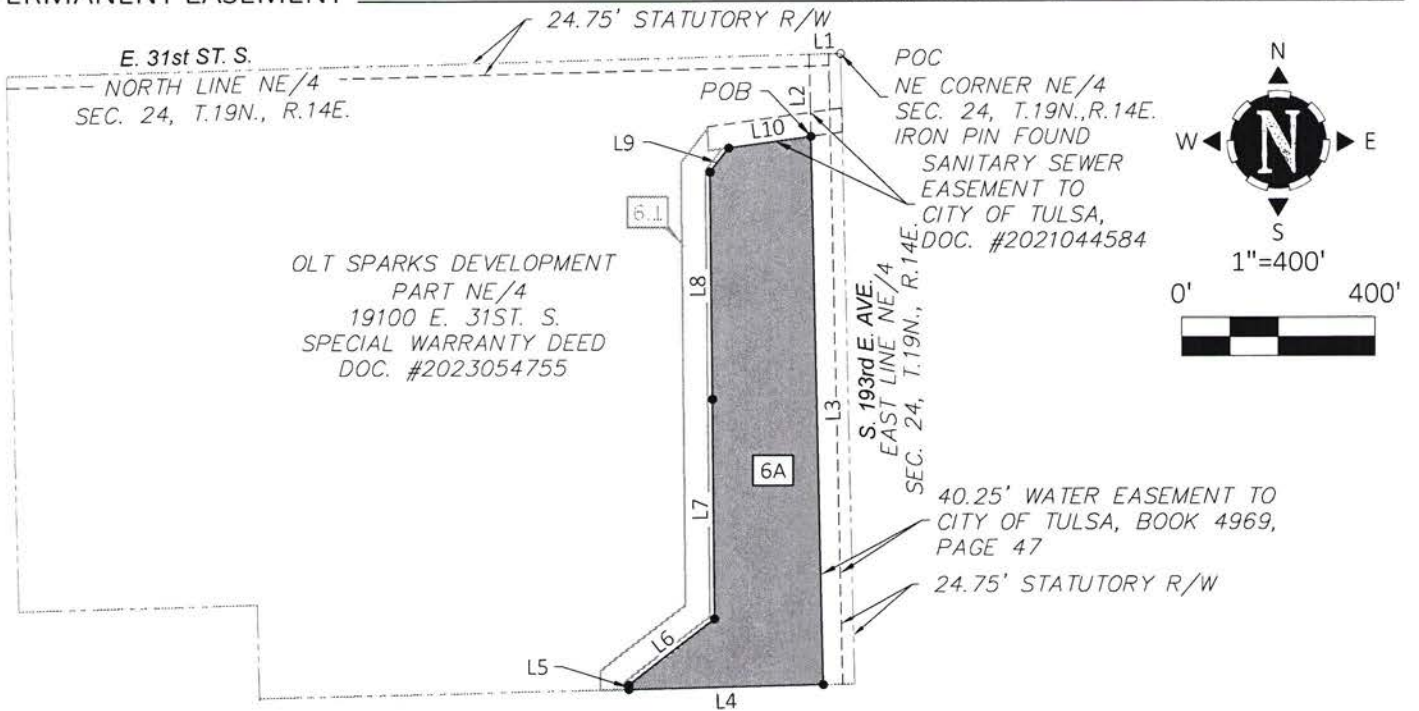
COUNTY TULSA



LEGAL DESCRIPTION: A TRACT OF LAND LOCATED
IN THE NE/4, SECTION 24, TOWNSHIP 19 NORTH,
RANGE 14 EAST, TULSA COUNTY, STATE OF
OKLAHOMA

SEC 24 T 19 N R 14 E

TEMPORARY EASEMENT	0.00	SF	0.00	ACRES
PERMANENT EASEMENT	259,755.85	SF	5.96	ACRES



I, NATHANIEL J. REED, OF THE STATE OF OKLAHOMA, AND A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE SHOWN PLAT OF SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

LINE	BEARING	DISTANCE
L1	S 88°30'46" W	65.00'
L2	S 01°17'40" E	172.52'
L3	S 01°17'40" E	1150.02'
L4	S 88°41'55" W	403.33'
L5	N 00°05'23" W	9.53'
L6	N 52°06'33" E	225.12'
L7	N 00°33'10" W	461.68'
L8	N 00°36'45" W	475.01'
L9	N 37°15'42" E	63.67'
L10	N 82°03'41" E	172.24'

LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- 3/8" IRON PIN SET w/CAP (#4916)
- IRON PIN FOUND

BASIS OF BEARINGS: BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501) NAD 83 (1993).

NATHANIEL J. REED, P.L.S. 1744
DATE OF SIGNATURE 2-18-2016
DATE OF LAST SITE VISIT 2-16-2016

EXHIBIT "A"

Handwritten initials/signature

MUNIS
INVOICE COVER SHEET

Vendor Name and Address
Tulsa County Clerk

Department #: 32- Public Works

Date: 4/17/2026

Special Handling

Wire Transfer
 Will Pick up
Email: PWAdmin@cityoftulsa.org

ACCOUNTS PAYABLE USE

Allocation code: _____

MUNIS VENDOR NUMBER

1222-6

MUNIS CONTRACT #

PROJECT STRING (if applicable)	ORG	OBJECT	AMOUNT
2531S00031.SewerLines.Sewer.7500N	75003308	541101	\$28.00
			\$0.00
			\$0.00

INVOICE NUMBER/DESCRIPTION TOTAL **\$28.00**

Filing Fee
Project ES 2022-09 Parcel 6A

REMARKS

Purchase Authority Special Approval Exception Contract

Invoice Original Attached Prepay (Attach form) Refund

Affidavit Affidavit attached (form TUL-373) For invoices over \$25,000 Not applicable

Prepared by: Bruce Hutton *Munis Workflow approval*
Date: 4/17/2026 *Eric Dea 4/29/26*

**MUNIS for ES 2022-09 Parcel 6A
As of 4/17/2026**

▲	Project *	2531S00031	Spunky Creek MnStm Cont 1&2
▲	Phase *	SewerLines	Sewer lines
▲	Task *	Sewer	Sewer projects
	Sub-Task *	7500N	TMUA Sewer Capital Projects

Name * Spunky Creek MnStm Cont 1&2
 Short Name * SCMainStem
 Status Active *
 Projected date range 07/01/2024 to 06/30/2030
 Actual date range to

Project String Balances

GL Accounts

◀	Project Year	2026
Original Budget		.00
Transfers - In		322,829.99
Transfers - Out		.00
Revised Budget		322,829.99
Actual (Memo)		.00
Encumbrances		.00
SOY Encumbrances		.00
Requisitions		.00
Inception to SOY		.00
Available		322,829.99
Percent Used		0.00
Budget GL account		
Fund	SubFund	
Org	Object	
75003308	541101	