

Ordinance

Version 3.2 released on 8/3/21
Use for all Ordinances including: TRO, Budget, Zoning, Declarations, Trust Indentures, etc.



CITY COUNCIL USE ONLY		CITY CLERK USE ONLY		
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>05.11.2022</u>	
Committee Date: _____	Committee: _____		<input type="checkbox"/> Posted	Item #: <u>2205-00923</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

Dept. Tracking No. 5-2-21-86	Board Approval _____	Other Board Name _____	City Council Approval <input checked="" type="radio"/> Yes <input type="radio"/> No
Department Engineering Services	Contact Name Chris Kovac	Email ckovac@cityoftulsa.org	Phone 918-596-9649
Subject (Description) Request to close a portion of a utility easement		Ordinance Type Closing an Easement	
Section 33	Township 18	Range 13	Lot 16
Block 1	Address 11812 S. Toledo Ave.		BA / CT Number _____
Amending Ord. No. _____	TRO Title No. e.g. 43	TRO Subtitle e.g. G	Property/Non-Property _____
Council District 8	Zoning No. _____	PUD No. _____	Planning District _____

Budget

Funding Source(s)

TOTAL:

Enter the funding source(s) using the appropriate Munis funding format: Org (Allocation Code)-Object-Amount (1001211-531401-\$10.00) or Project String-Amount (144104.AbstrTitle5413102.6001-4043122-541102-\$30,000.01)

Approvals

Department: _____	Date: <u>03.25.22</u>
Legal: _____	Date: <u>5-4-22</u>
Board: _____	Date: _____
Mayor:	Date: _____
Other: _____	Date: _____

Policy Statement

Background Information

A request has been made by Jay Labadie to close a twenty (20) foot portion of the existing utility easement that is located in Lot Sixteen (16), Block One (1) of Wind River Crossing, as shown on the attached exhibits. The request to close a portion of the platted utility easement is to allow for the placement of a covered pool deck. The City of Tulsa has no infrastructure in the easement. Bixby Telephone Company and ONG have made an agreement with the homeowner to allow their infrastructure to remain. The request has been reviewed by City staff, representatives of various commissions, authorities and private utility companies with only concerns from Bixby Telephone Company and ONG.

Provide background information on the requested action.

Summation of the Requested Action

Recommend approval of this closure. MSL *YHS 3/24/22*

Summarize the pertinent details of the requested action.

Emergency Clause?

Reason for Emergency Clause

☐ Yes

☒ No

Explain why you are requesting that the City Council approve this action with an emergency clause.

Processing Information for City Clerk's Office

Post Execution Processing

☐ Mail vendor copy (addtl signature copies attached)

☐ Must be filed with other governmental entity

☐ Addtl governmental entity approval(s) required

Additional Routing and Processing Details

(Published in the Tulsa World

_____2022)

ORDINANCE NO. _____

AN ORDINANCE CLOSING A PORTION OF A CERTAIN UTILITY EASEMENT OF THE CITY OF TULSA, OKLAHOMA, AFFECTING A TRACT OF LAND IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA;

WHEREAS, application has been made for the closing of a portion of a Utility Easement of the City of Tulsa, Oklahoma;

WHEREAS, the request is reasonable, and it will be for the best interest of all parties concerned that said portion of the Utility Easement be closed.

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That the portion of the Utility Easement, insofar as it covers the following described land:

A tract of land being a part of a 20 foot Easement located in Lot Sixteen (16), Block One (1), Wind River Crossing, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, said tract being described as follows: Commencing at the Northwest corner of Lot 16; Thence South 01°08'53" East along the West line of Lot 16 for 20.00 feet; Thence North 88°51'07" East along the South line of a 20 foot Easement for 35.30 feet to the Point of Beginning; Thence North 01 °08'53" West for 13.10 feet; Thence North 88°51'07" East for 21 .40 feet; Thence South 01 °08'53" East for 13.10 feet to a point on the South line of the 20 foot Easement; Thence South 88°51 '07" West along the South line of the 20 foot Easement for 21 .40 feet to the Point of Beginning. Said tract containing 280 square feet, more or less.

Be the same is hereby closed.

Section 2. That the City of Tulsa retains the absolute right to reopen the closed portion of the Utility Easement without expense to the City of Tulsa.

Section 3. The closing of said portion of the Utility Easement shall not affect the right to maintain, repair, reconstruct, operate or remove utility, public service corporation or transmission company facilities existing therein, nor shall such closing affect private ways existing by operation of law.

ADOPTED by the Council: _____
Date

Chair of the Council

OFFICE OF THE MAYOR

Received by the Mayor: _____, at _____
Date Time

G. T. Bynum, Mayor

By _____
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: _____
Date
at _____
Time

MAYOR

ADB
AB/ecs

5-2-21-86
(5-4-2022)

(SEAL)
ATTEST:

City Clerk

APPROVED:

City Attorney

ADB

APPROVED AS TO LEGAL DESCRIPTION:



Engineering Services

ADB
AB/ecs



Application for
Right-of-way / Easement
Closure or Encroachment Agreement

APPLICATION IS HEREBY MADE TO THE CITY OF TULSA TO CONSIDER THE FOLLOWING:

CHOOSE (1) CLOSURE: X ENCROACHMENT: _____

CHOOSE (1) RIGHT-OF-WAY: _____ EASEMENT: X AIR SPACE: _____

County Assessor Parcel Number: 74174-83-33-43650 Zoning: Res

Property Location: 11812 S. Toledo Ave.

Legal Description: Subdivision: Wind River Crossing Plat No.: _____

Lot: 16 Block: 1

Section: 33 Township: 18 Range: 13

IF UNPLATTED ATTACH LEGAL DESCRIPTION.

Applicant Name: Jay D. Labadie 

Applicant Company: _____

Applicant D.B.A.: _____

Address: 11812 S. Toledo Ave.

City: Tulsa State: Oklahoma Zip: 74137

Phone: 918.625.3757 Email: labadijd@gmail.com

Secondary Point of Contact: N/A

Phone: _____ Email: _____

Property Owner(s) of Record: Jay D. Labadie

Address: 11812 S. Toledo Ave

City: Tulsa State: Oklahoma Zip: 74137

Phone: 918.625.3757 Email: labadijd@gmail.com

Signatures

Applicant:   Date: _____

Property Owner(s): Jay D. Labadie  Date: 01.24.22

Date: _____

Date: _____



Application for
Right-of-way / Easement
Closure or Encroachment Agreement

Explanation of necessity for closing right-of-way or easement or for encroaching into the right-of-way or easement.

REQUIRED - Legal Description with a Plat of Survey for all closings. For Encroachments a digital sketch delineating the described request, showing all data pertinent to the property (refer to application instructions).

Easement closure request is for beautification and for placement of the covered pool deck.

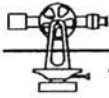
See attached legal description

*Note: The covered pool deck dimensions are 16' x 15.5'

The deck is 8' from the back property line SEE SURVEY BY WHITE

The covered pool deck is 35' from the west property line

The covered pool deck is 14' from the east property line



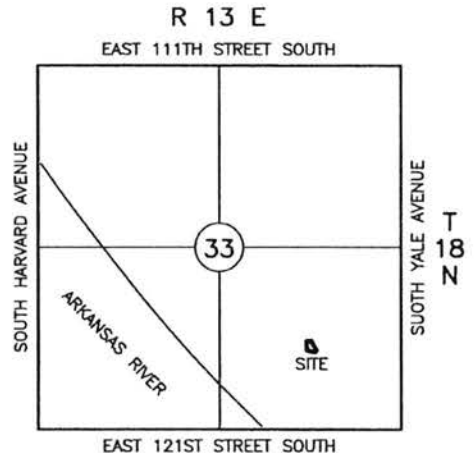
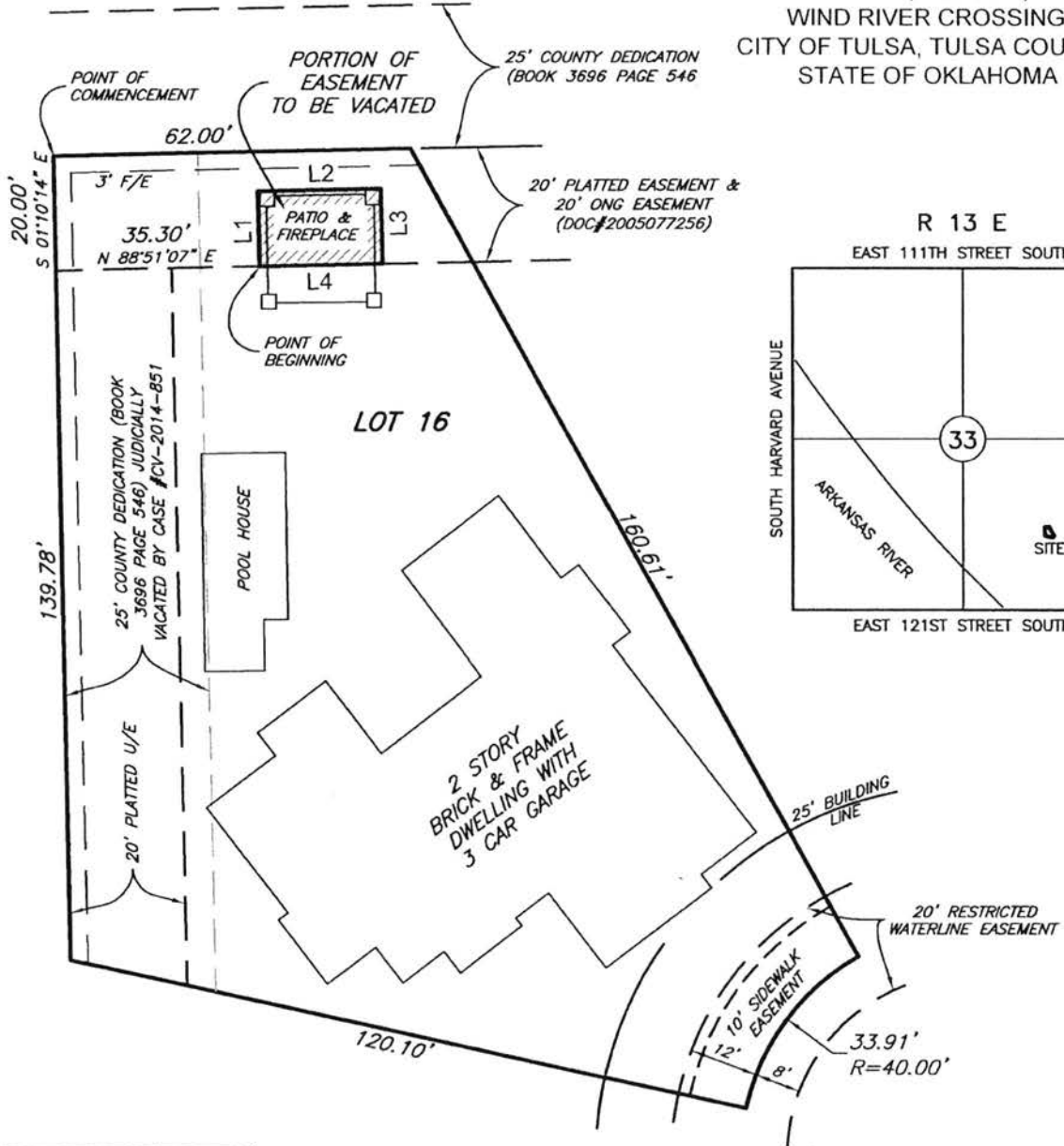
WHITE SURVEYING COMPANY

• 9936 EAST 55TH PLACE TULSA, OKLAHOMA 74146 • (918) 663-6924

EASEMENT CLOSURE

LOT 16, BLOCK 1,
WIND RIVER CROSSING,
CITY OF TULSA, TULSA COUNTY,
STATE OF OKLAHOMA

1"=30'

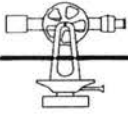


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.10	N01°08'53\"W
L2	21.40	S88°51'07\"W
L3	13.10	S01°08'53\"E
L4	21.40	S88°51'07\"W



WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION
NO. CA1098

BY: Randy K. Shoefstall DATE: 1/17/2022
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1676



WHITE SURVEYING COMPANY

9936 East 55th Place • Tulsa, Oklahoma 74146 • (918) 663-6924 fax (918) 664-8366
mailing address: P.O. Box 471675 Tulsa, Oklahoma 74147-1675

EASEMENT CLOSURE

Description:

A tract of land being a part of a 20 foot Easement located in Lot Sixteen (16), Block One (1), Wind River Crossing, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, said tract being described as follows: Commencing at the Northwest corner of Lot 16; Thence South 01°08'53" East along the West line of Lot 16 for 20.00 feet; Thence North 88°51'07" East along the South line of a 20 foot Easement for 35.30 feet to the Point of Beginning; Thence North 01°08'53" West for 13.10 feet; Thence North 88°51'07" East for 21.40 feet; Thence South 01°08'53" East for 13.10 feet to a point on the South line of the 20 foot Easement; Thence South 88°51'07" West along the South line of the 20 foot Easement for 21.40 feet to the Point of Beginning. Said tract containing 280 square feet, more or less.

REAL PROPERTY CERTIFICATION

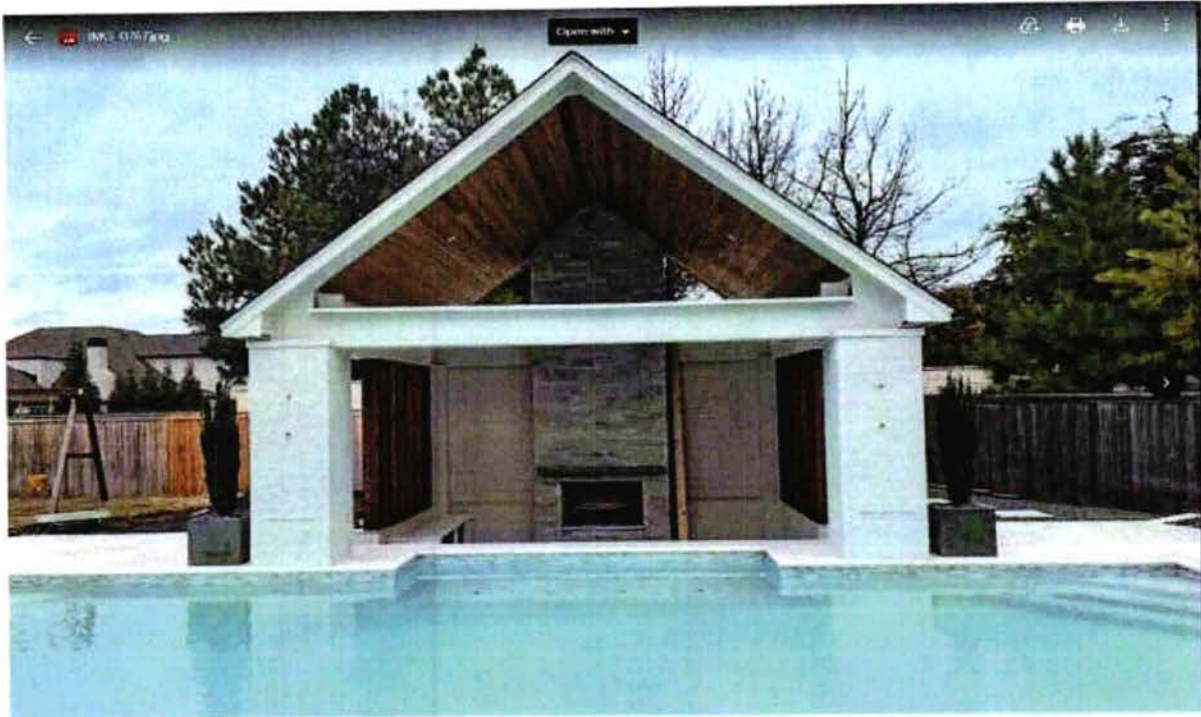
I, Randy K. Shoefstall of White Surveying Company, a Registered Professional Land Surveyor in the State of Oklahoma, certify that the attached legal description is based upon the Oklahoma State Plane Coordinate System, closes in accord with existing records, that the attached drawing is a true representation of the real property as described and meets the minimum technical standards for land surveying of the state of Oklahoma.

1/17/2022

Date



Randy K. Shoefstall
RPLS No. 1676
White Surveying Company
C.A. No. 1098



IT IS 14' FROM THE EAST SIDE OF
THE DECK/WALL TO THE EAST PROPERTY
LINE.
14' FEET

IT IS 9' FEET FROM BACK OF DECK/WALL
TO THE FENCE AT BACK OF PROPERTY

← 9' FEET →

SOUTH



NORTH



IT IS 35' FROM WEST SIDE OF THE POOL
DECK/WALL TO THE WEST PROPERTY LINE.



Property Search

Disclaimer

The Tulsa County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair cash (market) value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

The Tulsa County Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this web site or by any use of this web site.

Quick Facts

Account #

R74174833343650

Parcel #

74174-83-33-43650

Situs address

11812 S TOLDEO AV E TULSA 741374000

Owner name

LABADIE, JAY D

Fair cash (market) value

\$805,000

Last year's taxes


\$11,566

Subdivision: WIND RIVER CROSSING

Legal description

Legal: LOT 16 BLOCK 1

Section: 33 Township: 18 Range: 13



R74174833343650 (07/2021)

General Information

Situs address

11812 S TOLDEO AV E TULSA 741374000

Owner name

LABADIE, JAY D

Owner mailing address

11812 S TOLEDO AVE
TULSA, OK 74137

Land area†

0.36 acres / 15,695 sq ft

Tax rate

T-5A [JENKS]

Subdivision: WIND RIVER CROSSING

Legal description

Legal: LOT 16 BLOCK 1

Section: 33 Township: 18 Range: 13

Zoning

RES SINGLE-FAMILY MEDIUM DENSITY DIST [RS2]

Tax Information

2020

2021

2022

Fair cash (market) value

\$764,500

\$764,500

\$805,000

Total taxable value (capped)

\$764,500

\$764,500

\$805,000

Assessment ratio

11%

11%

11%

Gross assessed value

\$84,095

\$84,095

\$88,550

Exemptions

\$-1,000

\$-1,000

\$-1,000

Net assessed value

\$83,095

\$83,095

\$87,550

Tax rate

T-5A [JENKS]

Tax rate mills

136.26

139.19

139.19

Estimated taxes

\$11,323

\$11,566

\$12,186

Most recent NOV

March 1, 2022

Values

2020

2021

2022

Land value

\$100,000

\$100,000

\$100,000

Improvements value

\$664,500

\$664,500

\$705,000

Fair cash (market) value

\$764,500

\$764,500

\$805,000

Exemptions claimed

2020

2021

2022

Homestead

✓

✓

✓

Additional homestead

—

—

—

Senior Valuation Limitation

—

—

—

Veteran

—

—

—

Tax detail (2022 millages)

%

Mills

Dollars

City-County Health

1.9

2.58

\$225.88

City-County Library

3.8

5.32

\$465.77

Tulsa Technology Center

9.6

13.33

\$1,167.04

Emergency Medical Service

0.0

0.00

\$0.00

Tulsa Community College

5.2

7.21

\$631.24

School Locally Voted

24.0

33.35

\$2,919.79

City Sinking

14.7

20.44

\$1,789.52

School County Wide Bldg

3.7

5.20

\$455.26

School County Wide ADA

2.9

4.00

\$350.20

School County Wide General

26.2

36.40

\$3,186.82

County Government

8.2

11.36

\$994.57

(Continued on next page)

Improvements

Bldg ID#	Property type	Condition	Quality	Year built	Livable†	Stories	Foundation	Exterior	Roof	Baths	HVAC
1	Residential	Excellent	Good	2018	6,019 SF	1.5	Slab	Frame Siding/ Masonry Veneer	Composition Shingle	6.3	Cool Air in Heat Ducts

Sales/Documents

Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#
Jul 21, 2017	LABADIE CONSTRUCTION COMPANY LLC	LABADIE, JAY D	\$—	General Warranty Deed	2017068420
Oct 27, 2016	PLATINUM LEAF PROPERTIES LLC	LABADIE CONSTRUCTION COMPANY LLC	\$100,000	General Warranty Deed	2016120740
Jun 17, 2016	GOLD TEAM REALTY GROUP LLC	PLATINUM LEAF PROPERTIES LLC	\$630,000*	General Warranty Deed	2016057501

* Multiple parcel sale

Images

Photo/sketch
(Click to enlarge)

The images show: 1. Front exterior of a two-story house. 2. Side exterior of the house. 3. A swimming pool with a diving board. 4. A close-up of the pool. 5. A covered patio area. 6. Another exterior view of the house. 7. A site plan or map showing the property location. 8. A close-up of the pool. 9. A side view of the house. 10. A front view of the house. 11. A view of the house under construction or renovation.

† Square footage and acreage values included in this record are approximations. They may not reflect what a licensed surveyor would determine by performing a formal survey. They are for tax purposes only and are not intended for use in making conveyances or for preparing legal descriptions of properties.



Leaflet | Tiles © Esri — Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, UPR-EGP, and the GIS User Community

[Click to view this area on the Google Maps web page in a new window](#)

John A. Wright — Tulsa County Assessor

Tulsa County Headquarters, 5th floor | 218 W. Sixth St. | Tulsa, OK, 74119

Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: assessor@tulsacounty.org

Office hours: 8:00–5:00 Monday–Friday (excluding holidays)