

Easement

Version 3.5 released on 7/1/25

PWC121810



CITY COUNCIL USE ONLY

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

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

CITY CLERK USE ONLY

Scanned Date: 04.15.2026
 Posted Item #: 2604 in 00927

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
742

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: _____
(Signatures: Krystal S. Reyes, Mayor Pro Tem)

Date: 02.11.26
Date: 4/9/2026
Date: _____
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: 02.16.26 MSL: 02/10/26 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 29th 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: 
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.





Notary Public

My commission expires:
05-21-2026

APPROVED AS TO FORM:



ass. City Attorney

APPROVED AS TO SUBSTANCE:



Dir 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

ESB JS

LEGAL DESCRIPTION - WATER METER EASEMENT

For Permanent water meter purposes a tract of land lying in the Southwest Quarter (SW/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 Southeast Corner of the Southwest Quarter, Section 8, Township 19 North, Range 15 East of the I.B.M, Thence along the South line of said Southwest Quarter, as the Basis of Bearings, S 88° 59' 43" W a distance of 1,284.17 feet; Thence leaving said South section line N 01° 00' 17" W, a distance of 50.00 feet to a point on the Proposed North Right-of-Way line for E 21st Street S, also being the **POINT OF BEGINNING**; Thence along said North Right-of-Way line S 88° 59' 43" W, a distance of 18.00 feet; Thence N 01° 00' 24" W, a distance of 55.50 feet; Thence N 88° 59' 43" E, a distance of 18.00 feet; Thence S 01° 00' 24" E, a distance of 55.50 feet to the **POINT OF BEGINNING**.

This description contains 999 sq. ft. or 0.023 acres, more or less.

Basis of Bearings:

S 88° 59' 43" W along South line said SW/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.



[Handwritten signature]

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\02001-025\00\022-02495\40-Design\Survey\SRVY\Xref\Robson\Easements\Water Meter Easement\Y_PESMT_2202495_WaterMeter2.dwg
DATE: Oct 07, 2025 9:23am USER: Imason

PROJECT NO: 022-02495
DRAWN BY: TLM
DATE: 05.22.2025

PROPOSED DESCRIPTION

EXHIBIT "A"
page 1 of 2

olsson

11600 Broadway Extension
Suite 300
Oklahoma City, OK 73114
olsson.com
TEL 405.242.6600
Olsson - Survey
Oklahoma COA #2483






EXHIBIT
A

ETB JS

PLAT OF SURVEY

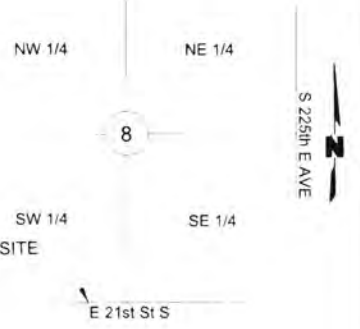
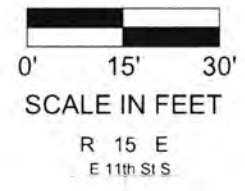
I, DARREL RAY MASON, OF OLSSON, CERTIFY THAT THE ATTACHED PLAT OF SURVEY IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

LEGEND

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

DATE OF LAST VISIT: 8-21-2024

BASIS OF BEARING
Oklahoma State Plane NAD83
Oklahoma North Zone
S88°59'43"W
Along the South Line of said SW/4
8-T19N-R15E



ATMOSS LLC C/O
MCAFFEE & TAFT

PUBLIC SERVICE OF OKLAHOMA

N88°59'43"E 18.00'

N01°00'24"W 55.50'

PROPOSED PERMANENT
WATER METER EASEMENT
999 SFT. OR 0.023 ACRES +/-

S01°00'24"E 55.50'

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

S88°59'43"W 18.00'

POINT OF BEGINNING

N01°00'17"W 50.00'

E 21ST ST S

S88°59'43"W 1284.17"
(BASIS OF BEARINGS)

POINT OF COMMENCEMENT
SE CORNER OF THE
SOUTHWEST QUARTER
SECTION 8, T-19-N, R-15-E
FOUND RR SPIKE

F:\2022\02001-02500\022-02495\4b-Design\Survey\SRV\Xref\Robson\Easements\Water Meter Easement\IV_PESMT_2202495_WaterMeter2.dwg
DATE: Oct 07, 2025 9:22am USER: rmason

PROJECT NO: 022-02495
DRAWN BY: TLM
DATE: 05.22.2025

EXHIBIT
EXHIBIT "A"
page 2 of 2

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