

Easement

Version 3.5 released on 7/1/25

PW0121943



CITY COUNCIL USE ONLY

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

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

CITY CLERK USE ONLY

Scanned Date: 05.13.2026
 Posted Item #: 2605.01168

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 Scott Byrd <i>SwB 4-21-26</i>	Email sbyrd@cityoftulsa.org	Phone 918-596-7262
Easement Type Utility		Owner-Grantor OLT Sparks Development, Inc.	
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	Addition UNPLATTED
Lot	Block	Address 19100 E 31st St S	
Parcel Number 6B	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:	<i>[Signature]</i>	Date:	<u>04.23.26</u>
Legal:	<i>[Signature]</i>	Date:	<u>05/05/2026</u>
Board:	<i>[Signature]</i>	Date:	
Mayor:	<i>[Signature]</i>	Date:	<u>MAY 13 2026</u>
Other:		Date:	

Policy Statement

Background Information
Project ES 2022-09 - Spunky Creek Interceptor Main Stem South Phase 3, Parcel 6B 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 Utility Easement is beneficial 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: *TPB 04.23.26* MSL: *MA 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-0254

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **OLT SPARKS DEVELOPMENT, Inc., an Oklahoma for profit business 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"

to construct **all public utilities** 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.

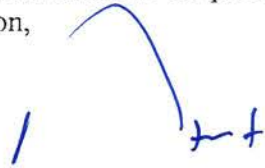
TO HAVE AND TO HOLD Such easement and right-of-way unto the City, its successors or assigns, forever.

Dated this 7th day of April, 2026.

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

OLT SPARKS DEVELOPMENT, INC.,
an Oklahoma domestic for profit business
corporation,

By:



Pete Kourtis, President

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

This instrument was acknowledged before me on (date) this 7th day of April, 2026, by Pete Kourtis as President of OLT Sparks Development, Inc., an Oklahoma domestic for profit business corporation.

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



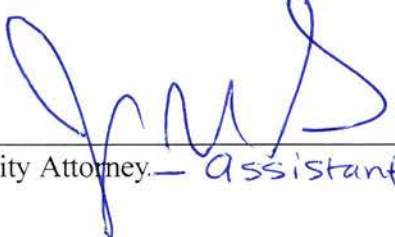
Notary Public

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:

Jms

PARCEL NO. _____ 6B
COUNTY _____ TULSA

LEGAL DESCRIPTION

OLT SPARKS DEVELOPMENT
GENERAL UTILITY 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 236.73 FEET; THENCE SOUTH 01°29'14" EAST AND PERPENDICULAR TO SAID NORTH LINE, FOR A DISTANCE OF 191.87 FEET TO A POINT ON THE SOUTH LINE OF AN EXISTING EASEMENT, RECORDED AS DOC. #2021044584 IN THE OFFICE OF THE TULSA COUNTY CLERK, SAME BEING THE **POINT OF BEGINNING**; THENCE SOUTH 37°15'42" WEST, FOR A DISTANCE OF 63.67 FEET; THENCE SOUTH 00°36'45" EAST, FOR A DISTANCE OF 475.01 FEET; THENCE SOUTH 00°33'10" EAST, FOR A DISTANCE OF 461.68 FEET; THENCE SOUTH 52°06'33" WEST, FOR A DISTANCE OF 225.12 FEET; THENCE SOUTH 00°05'23" EAST, FOR A DISTANCE OF 9.53 FEET; THENCE SOUTH 88°41'55" WEST, FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 00°05'23" WEST, FOR A DISTANCE OF 14.65 FEET; THENCE NORTH 52°06'33" EAST, FOR A DISTANCE OF 225.07 FEET; THENCE NORTH 00°33'29" WEST, FOR A DISTANCE OF 501.72 FEET; THENCE NORTH 00°36'59" WEST, FOR A DISTANCE OF 433.68 FEET; THENCE NORTH 37°20'42" EAST, FOR A DISTANCE OF 56.77 FEET TO A POINT ON THE SOUTH LINE OF SAID EXISTING EASEMENT; THENCE NORTH 82°03'41" EAST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 14.32 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 12,360.41 SQUARE FEET OR 0.28 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 2-18-2014
 DATE OF LAST SITE VISIT 2-6-2014



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



JW

EAST 31st STREET SOUTH

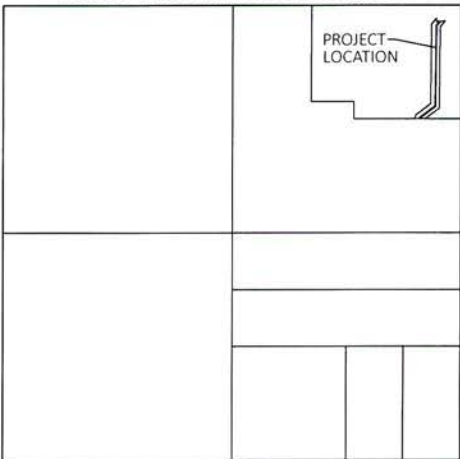
PLAT OF SURVEY

PARCEL NO. 6B

OLT SPARKS DEVELOPMENT
GENERAL UTILITY EASEMENT

COUNTY TULSA

SOUTH 177th EAST AVENUE

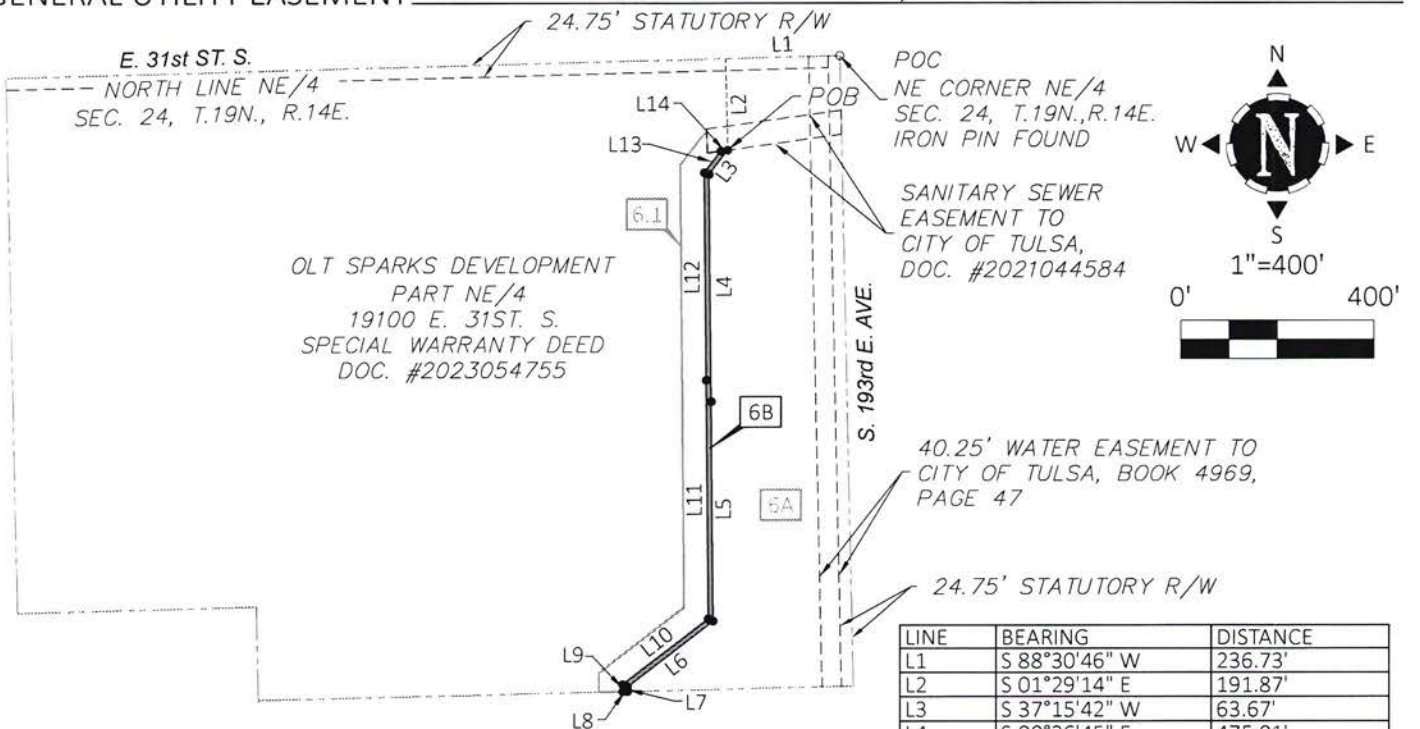


SOUTH 193rd EAST AVENUE

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
GENERAL UTILITY EASEMENT	12,360.41 SF	0.28 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	236.73'
L2	S 01°29'14" E	191.87'
L3	S 37°15'42" W	63.67'
L4	S 00°36'45" E	475.01'
L5	S 00°33'10" E	461.68'
L6	S 52°06'33" W	225.12'
L7	S 00°05'23" E	9.53'
L8	S 88°41'55" W	10.00'
L9	N 00°05'23" W	14.65'
L10	N 52°06'33" E	225.07'
L11	N 00°33'29" W	501.72'
L12	N 00°36'59" W	433.68'
L13	N 37°20'42" E	56.77'
L14	N 82°03'41" E	14.32'

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

NATHANIEL J. REED, P.L.S. 1744

DATE OF SIGNATURE 2-18-2024

DATE OF LAST SITE VISIT 2-18-2024

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

[Handwritten signature]

MUNIS
INVOICE COVER SHEET

Vendor Name and Address
Tulsa County Clerk

Department #: 32- Public Works	ACCOUNTS PAYABLE USE
Date: 4/17/2026	
Special Handling	
<input type="checkbox"/> Wire Transfer <input checked="" type="checkbox"/> Will Pick up Email: PWAdmin@cityoftulsa.org	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
Filing Fee Project ES 2022-09 Parcel 6B	\$28.00

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

E. C. Davis 4/29/26

**MUNIS for ES 2022-09 Parcel 6B
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