

## **Land Legacy lawsuit against Ringle Development timeline**

In December of 2013, the Ringle Family signed a Deed of Conservation Easement with Land Legacy. Land Legacy is a Land-Trust based in Tulsa with over 150 easements in Oklahoma including 16 in Osage County. All four members of the Ringle family signed the notarized document.

The easement language assures that the property will be retained forever predominately in its natural, scenic and open space and prohibits any development in the easement except for those that involve traditional ranching or agricultural use.

The four members of the Ringle family got to claim tax deductions totaling \$3.822 million.

On May 5<sup>th</sup> 2025, without notifying Land Legacy, the Ringles petitioned the City of Sand Springs to annex the land for development. They failed to mention their legally binding agreement with Land Legacy to not build on property protected by the Easement. This failure was compounded by the elected and appointed officials and the staff of the City of Sand Springs who failed to do a simple title search to find the easement. The City approved annexation without Land Legacy knowledge or approval.

On October 3<sup>rd</sup> 2025, Ringle Development LLC applied to rezone the property. The development team once again failed to do a simple title search, and the Ringles representative falsely stated there were no restrictions on the land. The City of Springs held a rezoning hearing at the end of 2025. Again, Land Legacy was not notified of the application or the hearing.

After Land Legacy learned of the rezoning application, its Executive Director, Michael Patton, attended a public meeting on January 20<sup>th</sup>, 2026, and alerted the city officials, members of the Ringle family, and the development team, including a Google official, about the easement. At the planning commission meeting the following Tuesday January 27<sup>th</sup> 2026 Land Legacy Executive Director, Michael Patton spoke at the public meeting about the easement and urged the commission to postpone their vote until the matter could be investigated. The planning commissioners claimed they had not been informed about the easement, but, at the request of the Ringles' attorney, they proceeded to a vote and recommend the rezoning to the City Council.

The following Thursday, January 29<sup>th</sup> 2026 the attorney representing the Ringles claimed in a letter to the City that Ringles' failure to disclose the existence of the easement was a mistake because a title examination had not yet been conducted. This excuse is not credible because all four members of the Ringle family personally signed easement and claimed large tax deductions. Also, Land Legacy conducted an onsite inspection of the easement every other year since 2013.

The City Council meeting on the matter happened on the following Tuesday February 3<sup>rd</sup> 2026. Michael Patton once again spoke about the restrictions and passed out copies from Osage County courthouse proving the existence of the easement. The city council then voted to rezone the property with one councilor opposing it. Council member Beau Wilson believed that they needed to take more time to understand the issue Mr. Patton had raised.

Monday March 23<sup>rd</sup>, 2026, Land Legacy filed a lawsuit against Ringle Development and the Ringle family for violation of the conservation easement. The same day Land Legacy joined two pending lawsuits by the Protect Sand Springs Alliance against the City of Sand Springs challenging the legality of annexation and rezoning.