



**DEED OF DEDICATION**

STATE OF OKLAHOMA    )  
  ) ss.  
COUNTY OF TULSA     )

**HALONA DEVELOPMENT LLC, an Oklahoma limited liability company**, the undersigned, being the owners of the following described property,

FOR AND IN CONSIDERATION OF the special benefits to the remainder of the property of the above named owners, accruing thereto upon this dedication,

DO HEREBY DEDICATE to the PUBLIC, as public street right-of-way, for the use and enjoyment of the public, the following described real estate and premises, to-wit:


See Exhibit "A"

**EXEMPT FROM DOCUMENTARY STAMPS PURSUANT 68 O.S. 3202 (11).**

TO HAVE AND TO HOLD the above described premises unto the public forever.

SIGNED AND DELIVERED this 20 day of February, 2024.

**HALONA DEVELOPMENT LLC,  
an Oklahoma limited liability company**

By:   
\_\_\_\_\_  
Name: Jay Penn  
Title: Manager

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

STATE OF OKLAHOMA    )  
  ) ss.  
COUNTY OF TULSA     )

Before me, the undersigned, a Notary Public, in and for said County and State on this 30 day of February, 2024, personally appeared **Jay Penn**, to me known to be the identical person who subscribed the name of **HALONA DEVELOPMENT LLC, an Oklahoma limited liability company**, to the foregoing as its Manager and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of **HALONA DEVELOPMENT LLC, an Oklahoma limited liability company**, for the uses and purposes therein set forth.

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

Elizabeth Franklin  
Notary Public

My commission expires:


12-11-2024



**APPROVED AS TO FORM:**

**APPROVED AS TO SUBSTANCE:**

*Senior Assistant*  
  
\_\_\_\_\_  
City Attorney

  
\_\_\_\_\_  
Director

**ACCEPTED BY CITY COUNCIL:**

Date: \_\_\_\_\_

BY: \_\_\_\_\_  
Name: Jeannie Cue  
Title: Chair

**APPROVED BY MAYOR:**

CITY OF TULSA, OKLAHOMA,  
a municipal corporation

Date: \_\_\_\_\_

BY: \_\_\_\_\_  
Name: G. T. Bynum  
Title: Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk



EB

# RIGHT OF WAY DEDICATION

## Exhibit "A"

SHEET 1 OF 2

### LEGAL DESCRIPTION

A TRACT OF LAND LYING IN GOVERNMENT LOT TEN (10) OF THE SOUTHWEST QUARTER (GL10, SW/4) OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND ALSO BEING A PART OF LOTS THREE (3), AND FOUR (4), BLOCK FOUR (4), SUNSET ADDITION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

**BEGINNING** AT THE NORTHWEST CORNER OF LOT FOUR (4), BLOCK FOUR (4), SUNSET ADDITION (P.O.B.); THENCE N89°13'22"E AND ALONG THE NORTH LINE OF SAID LOT FOUR (4), BLOCK FOUR (4), SUNSET ADDITION, FOR A DISTANCE OF 5.00 FEET; THENCE S01°12'56"E FOR A DISTANCE OF 475.10 FEET; THENCE S88°56'53"W FOR A DISTANCE OF 5.00 FEET; THENCE N01°12'56"W FOR A DISTANCE OF 475.13 FEET TO THE **POINT OF BEGINNING** (P.O.B.); SAID TRACT CONTAINING 0.05 ACRES MORE OR LESS.

### BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501).

### SURVEYOR'S CERTIFICATE

I, R. WESLEY BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH THE EXISTING RECORDS AND IS A TRUE REPRESENTATION OF THE DEDICATION AS DESCRIBED. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 18<sup>TH</sup> DAY OF JANUARY, 2024.



*R. Wesley Bennett*

R. WESLEY BENNETT P.L.S.  
OKLAHOMA NO. 1562  
CERT. OF AUTH. NO. 1460  
EXP. DATE JUNE 30, 2025

SURVEYOR'S LAST SITE VISIT: SEPTEMBER 28, 2023



wallace  
design  
collective

wallace design collective, pc  
structural - civil - landscape - survey  
123 north martin luther king jr. boulevard  
tulsa, oklahoma 74103  
918.584.5858 - 800.364.5858  
wallace design

ORIG SIZE: 8.5" X 11"

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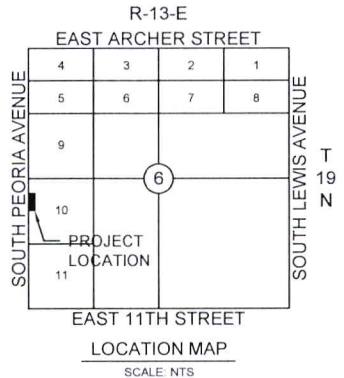
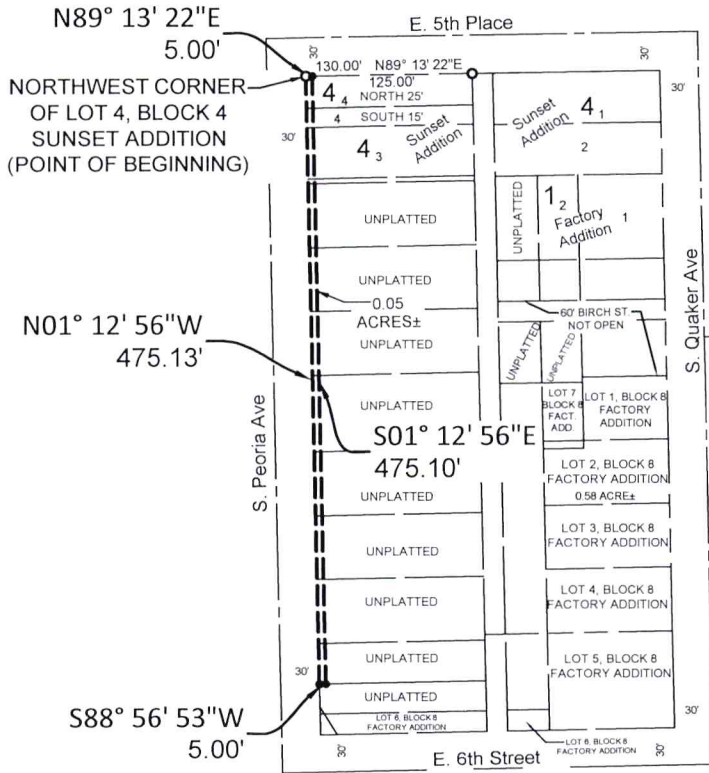
\\Civil-Server\Projects\2140399 6th & Peoria Mixed-Use\Drawings\PRODUCTION\Exhibits\2140399 ROW Exhibit.dwg

EB3

# Plat of Survey Right of Way Dedication Exhibit "A"

SHEET 2 OF 2

A PART OF GL10 OF THE SW/4 OF SEC. 6, T.19 N., R.13 E., I.B.& M.,  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



**BASIS OF BEARINGS**  
 THE BASIS OF BEARING FOR THIS SURVEY IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501).

**SURVEYOR'S LAST SITE VISIT:**  
 SEPTEMBER 28, 2023

**LEGEND**

- = FOUND SURVEY MONUMENT
- = SET SURVEY MONUMENT

**CERTIFICATION**

I, R. WESLEY BENNETT HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 18TH DAY OF JANUARY, 2024.



*R. Wesley Bennett*  
 R. WESLEY BENNETT P.L.S.  
 OKLAHOMA NO. 1562  
 CERT. OF AUTH. NO. 1460  
 EXP. DATE JUNE 30, 2025

EXHIBIT "A"  
Page 2 of 2



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