

Deed

Version 2.4 released on 6/29/23

PWC120568

**CITY COUNCIL USE ONLY**

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

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

CITY CLERK USE ONLY☐ ScannedDate: 06.05.2024☐ PostedItem #: 2406.01457**All department items requiring Council approval must be submitted through the Mayor's Office.****Primary Details****Board Approval**

Department
Public Works

Contact Name
Courtney Jones

CP
5.22.24**Other Board Name**

Email
courtneyjones@cityoftulsa.org

City Council Approval☒ Yes ☐ No

Phone
918-596-9549

Deed Type
Deed of Dedication

Owner-Grantor
JM Capital Properties, LLC

Section
27

Township
19

Range
13

Addition
CANFIELD SUBDIVISION

Lot
17

Block

Address
5115 East 51st Street

Parcel
606

Council District
5

Bid/Project
IDP 170725

Related Contract No.

Date Filed Cnty Clerk

County Document Number

Budget**Contract Type**☒ No Payments Involved☐ Revenue Contract☐ Expense Contract**Funding Source(s)**

DONATION: \$0.00

TOTAL: \$0.00

Approvals

Department: _____

Legal: _____

Board: _____

Mayor: _____

Other: _____

Jones
Audrey D Blank
[Signature]

Date: 5/23/2024Date: 5-30-2024

Date: _____

Date: JUN 05 2024

Date: _____

Policy Statement**Background Information**

This Deed of Dedication is being donated by JM Capital Properties, LLC, an Oklahoma limited liability company, as a requirement of IDP 170725. This Deed of Dedication is required for infrastructure improvements at Slim Chickens & Freddy's in Tulsa.

PDZ: [Signature] MSL: [Signature] swb

Summary of Requested Actions

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 and Processing Details**

Original to be picked up by Courtney Jones for further processing. (6-9549)

DEED OF DEDICATION

Kansas
STATE OF ~~OKLAHOMA~~)
Sedgwick) ss.
COUNTY OF ~~TULSA~~)

JM CAPITAL PROPERTIES, 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 11th day of March, 2024.

**JM CAPITAL PROPERTIES, LLC,
an Oklahoma limited liability company**

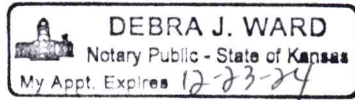
By: 
Name: Jeff McCoy
Title: Manager

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

Kansas
STATE OF ~~OKLAHOMA~~)
Sedgwick) ss.
COUNTY OF ~~FULSA~~)

Before me, the undersigned, a Notary Public, in and for said County and State on this *11th* day of *March*, 2024, personally appeared **Jeff McCoy**, to me known to be the identical person who subscribed the name of **JM CAPITAL PROPERTIES, 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 **JM CAPITAL PROPERTIES, 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.



Debra J. Ward
Notary Public

My commission expires:

12-23-24

APPROVED AS TO FORM:

APPROVED AS TO SUBSTANCE:

Asst
Audrey D Blank
City Attorney

[Signature]
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

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, a Notary Public in and for said County and State, on the _____ day of _____, 2024, personally appeared Jeannie Cue, to me known to be the identical person who accepted the within and foregoing instrument as Chair of the City Council of the City of Tulsa, Oklahoma, and acknowledged to me that she accepted the within and foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of the City Council of the City of Tulsa, Oklahoma, for the uses and purposes therein set forth.

Notary Public

My commission expires:

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, a Notary Public in and for said County and State, on the _____ day of _____, 2024, personally appeared G. T. Bynum, to me known to be the identical person who approved the within and foregoing instrument as Mayor 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:

PARCEL NO. 1.0COUNTY TULSALEGAL DESCRIPTION

PERMANENT RIGHT OF WAY

A PART OF LOTS SEVENTEEN (17) AND EIGHTEEN (18), CANFIELD SUBDIVISION, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 17; THENCE NORTH 00°00'00" WEST AND ALONG THE EAST LINE OF SAID LOT 17, FOR A DISTANCE OF 7.46 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 90°00'00" WEST, FOR A DISTANCE OF 70.06 FEET (DESCRIBED AS 69.07 FEET); THENCE NORTH 88°05'40" WEST, FOR A DISTANCE OF 216.56 FEET; THENCE NORTH 66°42'20" WEST, FOR A DISTANCE OF 19.60 FEET TO A POINT ON THE WEST LINE OF SAID LOT 18; THENCE NORTH 00°00'00" WEST AND ALONG THE WEST LINE OF SAID LOT 18, FOR A DISTANCE OF 2.59 FEET; THENCE NORTH 90°00'00" EAST AND PARALLEL WITH SOUTH LINES OF SAID LOTS 17 AND 18, FOR A DISTANCE OF 304.50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 17; THENCE SOUTH 00°00'00" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 17.54 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,362.84 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BASED UPON THE SOUTH LINE OF CANFIELD SUBDIVISION BEING NORTH 90°00'00" WEST, AS ALSO DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN BOOK 5931, PAGE 2084.

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 2-9-2024
DATE OF LAST SITE VISIT 10-13-2023

EXHIBIT "A"
Page 1 of 2



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, 2025

JBH

SHEET 2 OF 2

EAST 41st STREET SOUTH

PARCEL NO. 1.0

COUNTY TULSA

SOUTH YALE AVENUE

SOUTH SHERIDAN ROAD



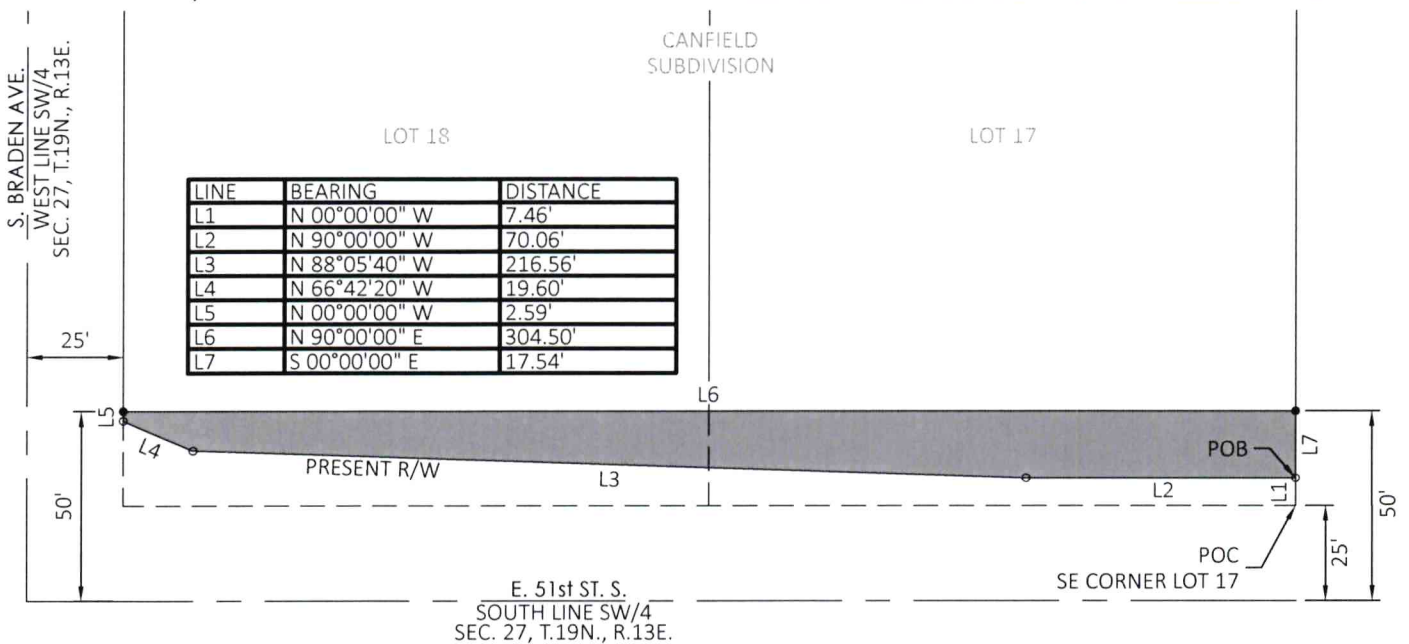
LEGAL DESCRIPTION: A PART OF LOTS 17 AND 18
CANFIELD SUBDIVISION, CITY OF TULSA, TULSA
COUNTY, STATE OF OKLAHOMA

SEC 27 T 19 N R 13 E

PROJECT LOCATION

EAST 51st STREET SOUTH

PERMANENT R/W 4,362.84 SF 0.10 ACRES



BASIS OF BEARINGS: BASED UPON THE SOUTH LINE OF CANFIELD SUBDIVISION BEING NORTH 90°00'00" WEST, AS ALSO DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN BOOK 5931, PAGE 2084.

I, NATHANIEL J. REED OF THE STATE OF OKLAHOMA, AND A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE SHOWN 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.

LEGEND

- POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
- IRON PIN FOUND w/CAP
 - IRON PIN SET w/CAP (#4916)

EXHIBIT "A"

Page 2 of 2

NATHANIEL J. REED

DATE OF SIGNATURE

DATE OF LAST SITE VISIT

