

Deed

Version 2.4 released on 6/29/23

PWO120567

**CITY COUNCIL USE ONLY**

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

Tracking #: _____

Committee: _____

Hearing Date: _____

2nd Agenda Date: _____**CITY CLERK USE ONLY**☐ Scanned

Date: 06.20.2024

☐ Posted

Item #: 2406.01559

*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
Courtney Jones 5.22.24

Email
courtneyjones@cityoftulsa.org

Phone
918-596-9549

Deed Type
Deed of Dedication

Owner-Grantor
Anthony Douglas Hoffman and Cheryl Susanne Hoffman

Section
10

Township
18

Range
12

Addition
UNPLATTED

Lot
Block

Address
2450 W. 78th Street

Parcel
643

Council District
2

Bid/Project
LS 21575

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: _____

Date: 5/23/2024
 Date: MAY 31. XXIV
 Date: _____
 Date: JUN 20 2024
 Date: _____

Policy Statement**Background Information**

This Deed of Dedication is being donated by Anthony Douglas Hoffman and Cheryl Susanne Hoffman, husband and wife, as a requirement of LS 21575. This Deed of Dedication is required for Lot Line Split at 2450 W. 78th Street in Tulsa.

PDZ: _____ MSL: _____ 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

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

ANTHONY DOUGLAS HOFFMAN and **CHERYL SUSANNE HOFFMAN**, husband and wife,
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,

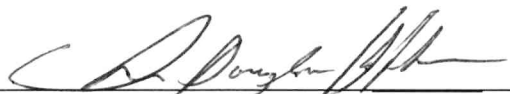
DO HEREBY DEDICATE to the PUBLIC, as public street right-of-way, for the use and enjoyment
of the public, the following described real estate and premises, to-wit:

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 6 day of May, 2024.

By: 
ANTHONY DOUGLAS HOFFMAN

By: 
CHERYL SUSANNE HOFFMAN

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

STATE OF OKLAHOMA)
)
COUNTY OF TULSA) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 6 day of May, 2024, personally appeared **ANTHONY DOUGLAS HOFFMAN** and **CHERYL SUSANNE HOFFMAN**, husband and wife, the to me known to be the identical persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

E L Reddell
Notary Public



My commission expires:

8/3/26

APPROVED AS TO FORM:

APPROVED AS TO SUBSTANCE:


SENIOR ASSISTANT City Attorney (SWINEY)


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

[illegible]

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:

[illegible]

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:

JBH

PLAT OF SURVEY
5' RIGHT-OF-WAY DEDICATION
EXHIBIT "A"

PARENT TRACT LEGAL DESCRIPTION - SWD - DOC. #2006096806

5' RIGHT-OF-WAY DEDICATION LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TEN (10), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE/4 OF SAID SECTION 10;
THENCE NORTH 01°12'11" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 1623.99 FEET TO
THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°12'11" WEST ALONG SAID WEST LINE A DISTANCE OF 5.00 FEET;
THENCE NORTH 88°29'29" EAST A DISTANCE OF 165.32 FEET TO THE EAST LINE OF THE W/2 SW/4
SW/4 NW/4 SE/4 OF SAID SECTION 10;
THENCE SOUTH 01°12'21" EAST ALONG SAID EAST LINE 5.00 FEET;
THENCE SOUTH 88°29'29" WEST A DISTANCE OF 165.32 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 826.6 SQ. FEET OR 0.02 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N),
NORTH AMERICAN DATUM 1983 (NAD83).

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY IS INTENDED TO ILLUSTRATE THE PROPOSED 5' RIGHT-OF-WAY DEDICATION AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: JANUARY 9, 2024.

WITNESS MY HAND AND SEAL THIS 1st DAY OF APRIL, 2024.

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2024
FLS 23501



ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2024

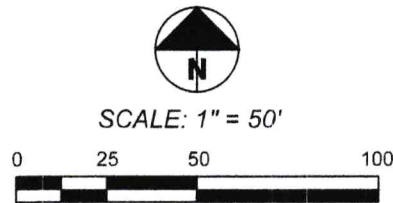
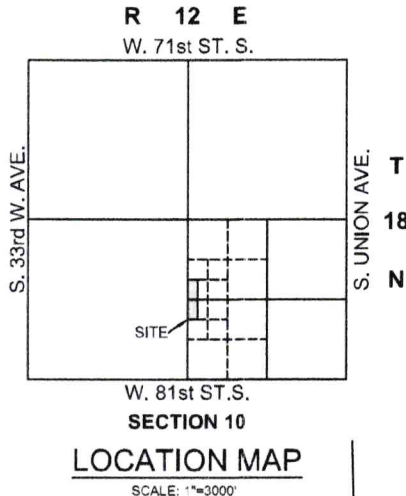


EXHIBIT "A"

Page 1 of 2

JBH

PLAT OF SURVEY
5' RIGHT-OF-WAY DEDICATION
EXHIBIT "A"



LEGEND

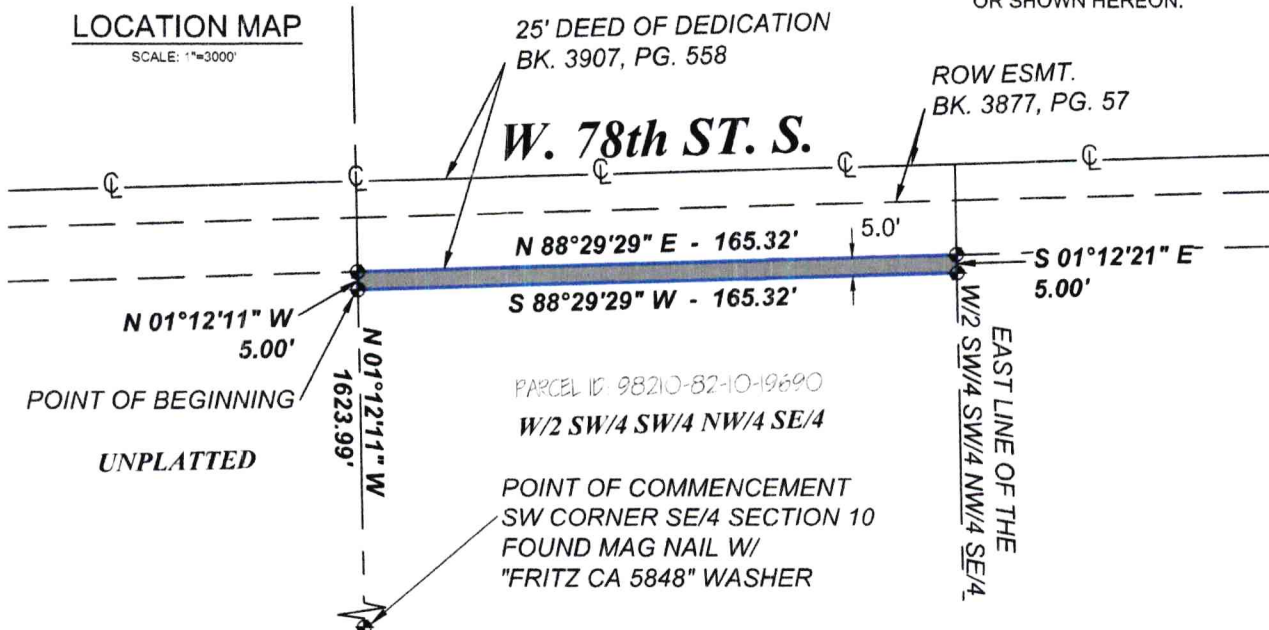
ROW = RIGHT-OF-WAY

INDEX

PLAT OF SURVEY..... SHEET 1
LEGAL DESCRIPTION.....SHEET 2

SURVEYOR'S NOTES

- ⦿ = SET 3/8" IRON PIN W/ GREEN
"FRITZ CA5848" CAP OR MAG
NAIL W/ "FRITZ CA5848"
WASHER AT ALL CORNERS
UNLESS OTHERWISE NOTED
OR SHOWN HEREON.



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