

# Deed

Version 2.2 released on 8/3/21



## CITY COUNCIL USE ONLY

Date Received: \_\_\_\_\_  
Committee Date: \_\_\_\_\_  
1<sup>st</sup> Agenda Date: \_\_\_\_\_

Tracking # \_\_\_\_\_  
Committee: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
2<sup>nd</sup> Agenda Date: \_\_\_\_\_

## CITY CLERK USE ONLY

☐ Scanned Date: 02.02.2022  
☐ Posted Item #: 2202.00208

**All department items requiring Council approval must be submitted through the Mayor's Office.**

## Primary Details

### Board Approval

Department  
Engineering Services

Contact Name  
Courtney Jones 1.6.22

### Other Board Name

Email  
courtneyjones@cityoftulsa.org

### City Council Approval

☒ Yes ☐ No

Phone  
918-596-9549

Deed Type  
Deed of Dedication

Owner-Grantor  
KJM Properties, LLC

Section  
29

Township  
20

Range  
14

Addition  
Unplatted

Lot

Block

Address  
1902 N. David Patrick Ave. E.

Parcel  
H-18

Council District  
3

Bid/Project  
LLA -320

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: Carey Stynes for MDS  
Board: \_\_\_\_\_  
Mayor: [Signature]  
Other: \_\_\_\_\_

Date: 01.11.22  
Date: 1-24-22  
Date: \_\_\_\_\_  
Date: FEB 01 2022  
Date: \_\_\_\_\_

## Policy Statement

### Background Information

This Deed of Dedication is being donated by KJM Properties, LLC, an Oklahoma limited liability company, as a requirement of LLA-320. This Deed of Dedication is associated with a Lot Line Adjustment.

### Summary of Requested Actions

Engineering Services recommends approval of the Deed of Dedication. MSL:swb

### Other Pertinent Details

9/1/22

## 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

Engineering Services recommends acceptance by Council and approval by Mayor. Original to be picked up by Courtney Jones for further processing. (6-9549)

**DEED OF DEDICATION**

STATE OF OKLAHOMA     )  
  ) ss.  
COUNTY OF TULSA        )

**KJM 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 3 day of December, 2021.

**KJM PROPERTIES, LLC**,  
an Oklahoma limited liability company,

  
\_\_\_\_\_  
Name: Jerry F. Gustin  
Title: Owner and Manager

**CITY OF TULSA**  
**OFFICE OF CITY CLERK**  
**175 E. 2<sup>ND</sup> ST. – STE 260**  
**TULSA, OKLAHOMA 74103**

STATE OF OKLAHOMA                    )  
  ) ss.  
COUNTY OF TULSA                    )

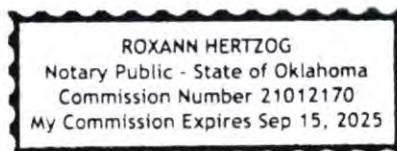
Before me, the undersigned, a Notary Public, in and for said County and State on this 3 day of December, 2021, personally appeared Jerry F. Gustin known to be the identical person who subscribed the name of **KJM PROPERTIES, LLC**, an Oklahoma limited liability company, to the foregoing as its owner and 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 **KJM 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.

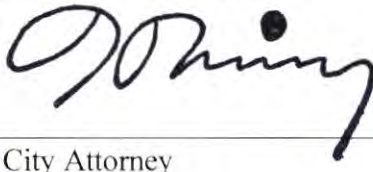
Roxann Hertzog  
Notary Public

My commission expires:


9-15-25



APPROVED AS TO FORM:

  
\_\_\_\_\_  
Sr. Asst. City Attorney M. Swiney

APPROVED AS TO SUBSTANCE:

  
\_\_\_\_\_  
City Engineer

ACCEPTED BY CITY COUNCIL:

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

BY: \_\_\_\_\_

Name: Lori Decter Wright

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 \_\_\_\_\_, 202\_\_, personally appeared Lori Decter Wright 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 \_\_\_\_\_, 202\_\_, 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:



# LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

## DESCRIBED AS FOLLOWS:

THE EAST 50.00 FEET OF THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2011070771 IN THE OFFICE OF THE TULSA COUNTY CLERK, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

## MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE N 01° 14' 46" W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 417.51 FEET, TO **THE POINT OF BEGINNING**; THENCE S 88° 45' 14" W A DISTANCE OF 50.00 FEET; THENCE N 01° 14' 46" W, PARALLEL WITH, AND 50.00 FEET WEST OF, THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 260.00 FEET; THENCE N 88° 45' 14" E A DISTANCE OF 50.00 FEET, TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4); THENCE S 01° 14' 46" E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 260.00 FEET, **TO THE POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 0.30 ACRES / 13,000.00 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON JUNE 16, 2021 BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 01° 14' 46" W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

## Surveyor's Statement

I, ALBERT JONES III, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

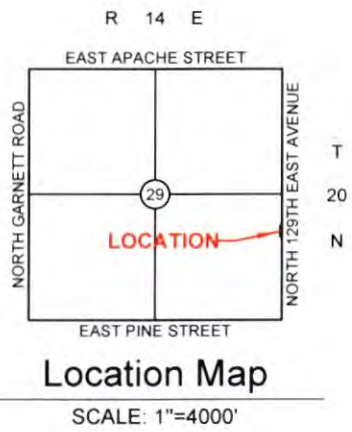
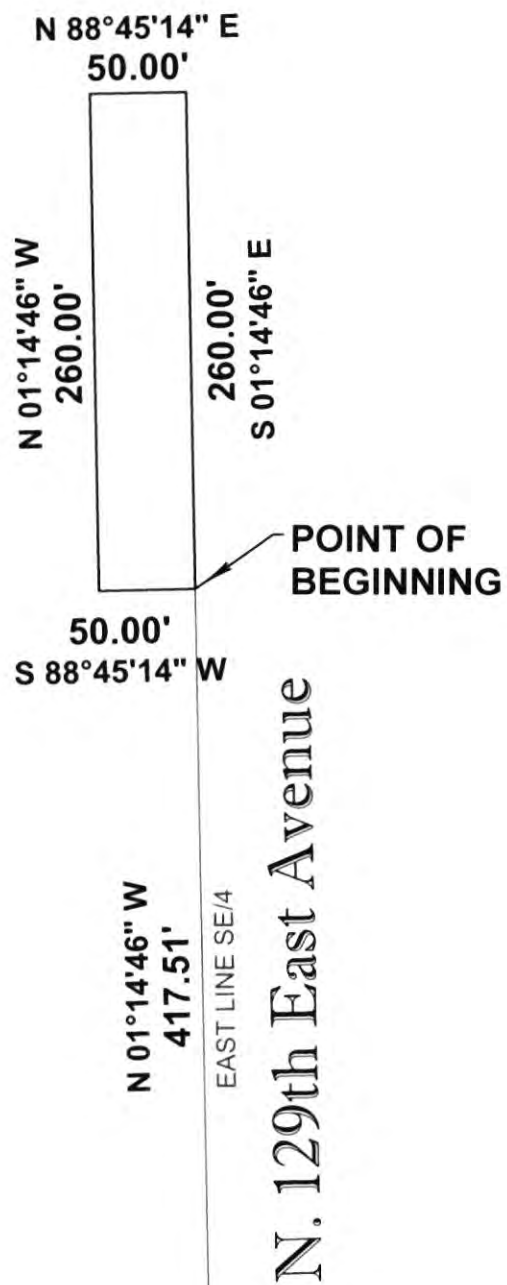


ALBERT JONES III  
AJ@ATLASLANDOFFICE.COM  
PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1580

8-30-21



# EXHIBIT OF LEGAL DESCRIPTION



POINT OF COMMENCEMENT  
SE CORNER NE/4 SE/4  
SEC. 29, T-20-N, R-14-E

