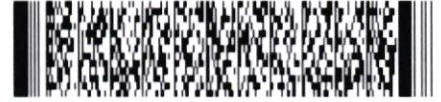


# Deed

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 #: 2202.00212

**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  
Engineering Services

Contact Name  
Courtney Jones CP 1.7.22

Email  
courtneyjones@cityoftulsa.org

Phone  
918-596-9549

Deed Type  
Deed of Dedication

Owner-Grantor  
Walnut Creek Associates, LLC

Section  
16

Township  
18

Range  
13

Addition  
FOREST CREEK CENTER

Lot  
1

Block  
1

Address  
8101 S. Harvard Ave.

Parcel  
338

Council District  
8

Bid/Project  
Kum and Go 2361

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: Phil Jones  
Legal: Carly Styer for MOS  
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 Walnut Creek Associates, LLC, an Oklahoma limited liability company. This Deed of Dedication is required in conjunction with the development of a commercial lot for a new gas station.

### Summary of Requested Actions

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

### Other Pertinent Details

MSL 1/7/22

## 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        )

**WALNUT CREEK ASSOCIATES, 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:

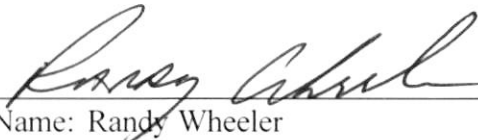
See Exhibit "A"

**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 13 day of DECEMBER, 2021.

**WALNUT CREEK ASSOCIATES, LLC,**  
**an Oklahoma limited liability company,**




Name: Randy Wheeler  
Title: Manager

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

STATE OF OKLAHOMA )  
COUNTY OF TULSA )

Before me, the undersigned, a Notary Public, in and for said County and State on this 13 day of December, 2021, personally appeared Randy Wheeler known to be the identical person who subscribed the name of **WALNUT CREEK ASSOCIATES, 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 **WALNUT CREEK ASSOCIATES, 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.

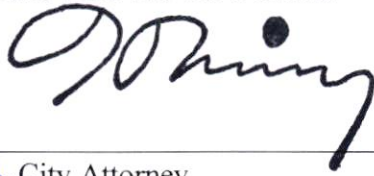
  
Notary Public

My commission expires:

2-15-2024



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:



## EXHIBIT "A"

Right-of-Way Dedication Kum &amp; Go #2361

## TRACT 1

A PART OF LOT ONE (1), BLOCK ONE (1), FOREST CREEK CENTER, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, FOREST CREEK CENTER, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF S. HARVARD AVENUE, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES

THENCE N01°02'20"W, 549.73 FEET; THENCE S89°50'48"E, 5.05 FEET; THENCE N01°03'44"W, 55.38 FEET TO THE POINT OF BEGINNING; THENCE N01°02'11"W, 159.67 FEET; THENCE N88°57'49"E, 5.00 FEET; THENCE S01°02'11"E, 159.67 FEET;

THENCE S89°00'52"W, 5.00 FEET TO THE POINT OF BEGINNING.

AND

CONTAINING 799 SQUARE FEET MORE OR LESS.

THIS PROPERTY DESCRIPTION WAS PREPARED ON MAY 20, 2021, BY BRAD WILLIAM FERGUSON, LICENSED PROFESSIONAL LAND SURVEYOR NO. 1874.

BASIS OF BEARINGS OKLAHOMA COORDINATE SYSTEM OF 1983 NORTH ZONE

CERTIFICATE OF SURVEY AND ACCURACY

KNOW ALL MEN BY THESE PRESENTS:

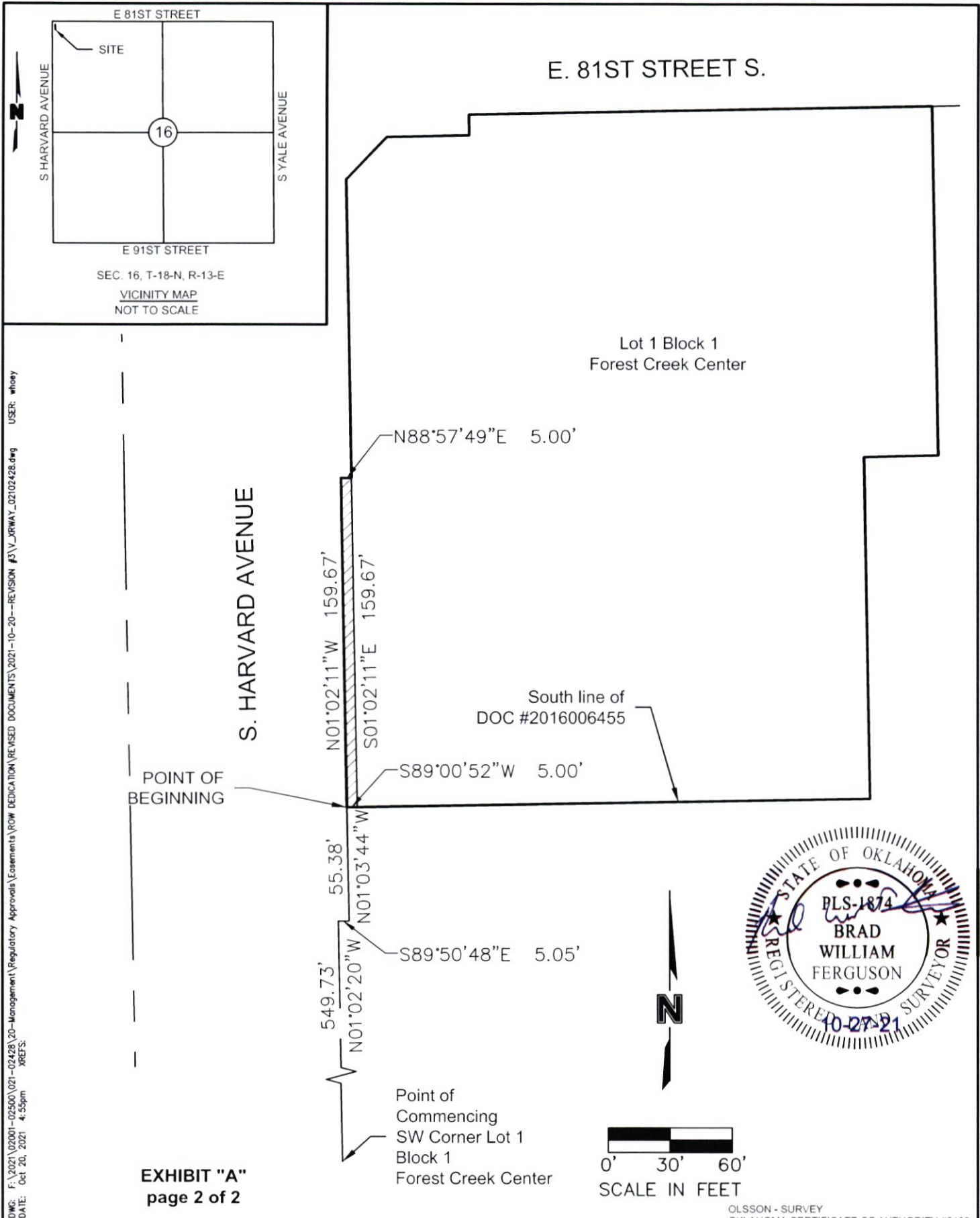
THAT I, BRAD WILLIAM FERGUSON, OF OLSSON, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE RIGHT-OF-WAY DEDICATION DESCRIBED, AND THAT THE SURVEY OF THE RIGHT-OF-WAY DEDICATION IN ACCORDANCE WITH THE CURRENT "OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS".

WITNESS MY HAND AND SEAL THIS 15th DAY OF SEPTEMBER, 2021.



BRAD WILLIAM FERGUSON, OK LS 1874  
OLSSON, OK LC 2483

MRO



**EXHIBIT "A"**  
page 2 of 2

PROJECT NO: 021-02428  
DRAWN BY: DVH  
DATE: 09/15/2021

**RIGHT-OF-WAY  
DEDICATION**

**olsson**

702 S. Main Street  
Joplin, MO 64801  
TEL 417.781.0643

EXHIBIT

**B**

OLSSON - SURVEY  
OKLAHOMA CERTIFICATE OF AUTHORITY #2483

DWG: F:\2021\02001-02500\021-02428\20-Management\Regulatory Approvals\Easements\ROW DEDICATION\REVISED DOCUMENTS\2021-10-20--REVISION #3\V\_XRWAY\_02102428.dwg  
DATE: Oct 20, 2021 4:55pm  
XREFS:  
USER: whoxy



E 81ST ST S



ESMT 351  
DEED OF  
DEDICATION

KUM & GO 2361

09/16/21 N.T.S.

ESMT 338  
DEED OF  
DEDICATION

S HARVARD AVE

FOREST CREEK CENTER

11