

Deed

Version 2.4 released on 6/29/23



PW0100971

CITY COUNCIL USE ONLY

Date Received: _____

Committee Date: _____

1st Agenda Date: _____

Tracking #: _____

Committee: _____

Hearing Date: _____

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

Date: 11.20.2024

☐ Posted

Item #: 2411.03161

All department items requiring Council approval must be submitted through the Mayor's Office.**Primary Details****Board Approval**Department
Public WorksContact Name
Courtney Jones 10.28.24**Other Board Name**Email
courtneyjones@cityoftulsa.org**City Council Approval**☒ Yes ☐ NoPhone
918-596-9549Deed Type
Deed of DedicationOwner-Grantor
Westside River Rats, LLCSection
9Township
19Range
12Addition
HOME GARDENS SECOND
ADDITIONLot
9Block
1Address
4008 W. Charles Page Blvd. S.Parcel
650Council District
4Bid/Project
LLA 594

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: 11.05.24

Date: 11/8/24

Date: NOV 20 2024

Date: _____

Date: _____

Policy Statement**Background Information**

This Deed of Dedication is being donated by Westside River Rats, LLC, an Oklahoma limited liability company, as a requirement of LLA 594. This deed of dedication is required for lot line adjustments at the Charles Page Warehouse.

PDZ: 11.05.24 MSL: 11/4/24 swb

Summary of Requested Actions

Mayoral approval and City Council acceptance.

Other Pertinent Details

Legal description is located within lots 9 - 12, Block 1, HOME GARDENS SECOND ADDITION.

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

[illegible]

WESTSIDE RIVER RATS, 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 24th day of September, 2024.

**WESTSIDE RIVER RATS, LLC, an Oklahoma
limited liability company**

By: _____
Name: Chad Potter
Title: Manager

CITY OF TULSA
OFFICE OF CITY CLERK
175 East 2nd Street – Suite 260
TULSA, OK 74103

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

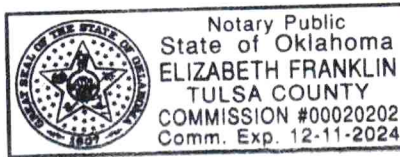
Before me, the undersigned, a Notary Public, in and for said County and State on this 24th day of September, 2024, personally appeared **Chad Potter**, to me known to be the identical person who subscribed the name of **WESTSIDE RIVER RATS, LLC, an Oklahoma limited liability company**, to the foregoing 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 **WESTSIDE RIVER RATS, 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.

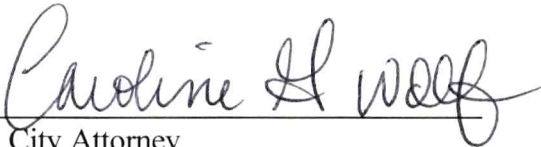
Elizabeth Franklin
Notary Public

My commission expires:

12-11-2024



APPROVED AS TO FORM:



City Attorney

APPROVED AS TO SUBSTANCE:



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:

**RIGHT-OF-WAY DEDICATION
EXHIBIT
LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS IN PART OF LOTS NINE (9), TEN (10), ELEVEN (11), AND TWELVE (12) BLOCK ONE (1), HOME GARDENS SECOND ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THERE OF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 1; THENCE N89°00'53"E ALONG THE NORTH LINE OF LOTS 12, 11, 10 AND 9 OF SAID BLOCK 1 FOR A DISTANCE OF 196.00 FEET; THENCE S01°03'36"E FOR A DISTANCE OF 10.00 FEET; THENCE S89°00'53"W PARALLEL TO THE NORTH LINE OF LOTS 9, 10, 11, AND 12 FOR A DISTANCE OF 196.00 FEET; THENCE N01°03'36"W ALONG THE WEST LINE OF SAID LOT 12 FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING

SAID TRACT CONTAINING 1,960 SQUARE FEET

LEGAL DESCRIPTION WAS PREPARED ON AUGUST 20, 2024 BY CLIFF BENNETT, PLS #1815 WITH THE BEARING BASED ON THE NORTH LINE OF THE BLOCK 1 OF HOME GARDENS SECOND ADDITION AS N89°00'53"E.
SITE VISITED 5-3-24

SURVEYORS CERTIFICATE

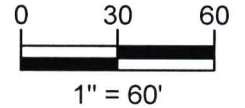
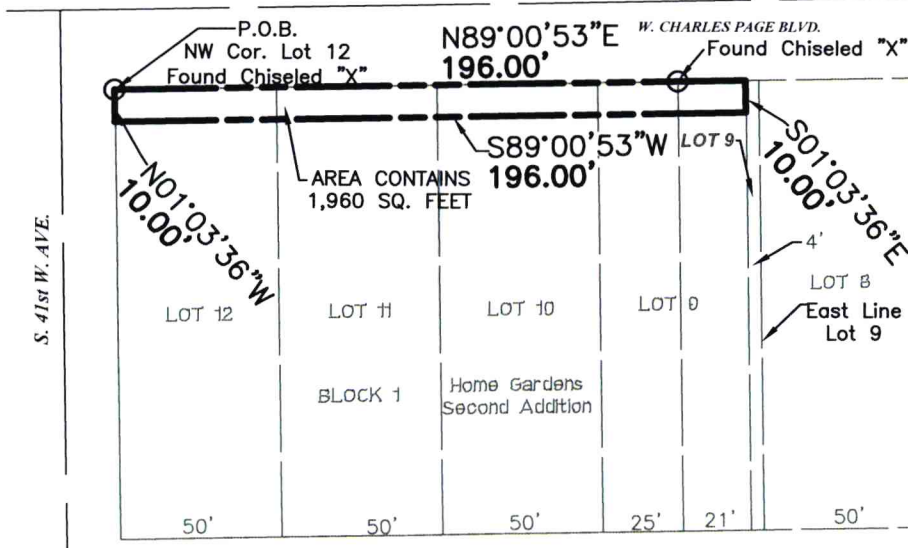
I, CLIFF BENNETT, OF WALLACE DESIGN COLLECTIVE CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE DESCRIBED LEGAL DESCRIPTION, AND THAT THE SURVEY OF THE DESCRIBED LEGAL MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 20TH DAY OF AUGUST 2024.



CLIFF BENNETT, PLS
OKLAHOMA NO. 1815
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2025

EB3



Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF LOTS 1-9, BLOCK 1, HOME GARDENS SECOND ADDITION AS N89°00'53"E
2. SEE EXHIBIT "B" PAGE 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.
3. SITE VISITED 5-3-24

Surveyor's Statement

I, CLIFF 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 20TH DAY OF AUGUST, 2024.

BY:

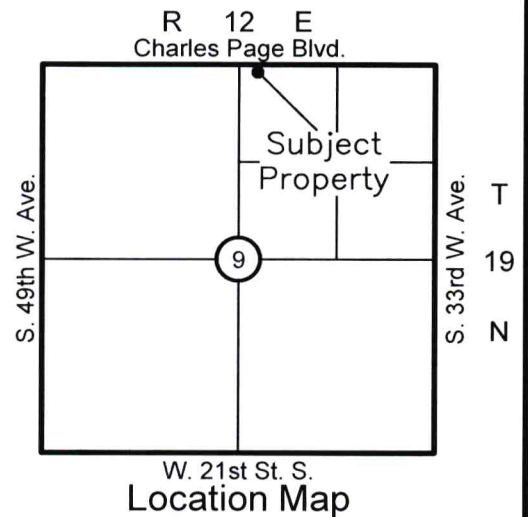
Cliff Bennett
CLIFF BENNETT, R.P.L.S. No.1815

AUGUST 20, 2024

DATE OF STATEMENT

Legend

- DEDICATION BOUNDARY
--- SUBDIVISION LOT LINE



W. 21st St. S.
Location Map



wallace
design
collective

wallace design collective, pc
structural-civil-landscape-survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858
oklahoma ca1460
exp: 6-30-25

EXHIBIT "A"

Page 2 of 2



R/W DEDICATION

4008 CHARLES PAGE BLVD.
TULSA, TULSA COUNTY

DATE 8/20/24

PROJECT NO. 2140191.2

SHEET NAME

EXHIBIT

SHEET NO.

2 of 2