

# Deed

Version 2.4 released on 6/29/23

PWO121241



<b>CITY COUNCIL USE ONLY</b>		<b>CITY CLERK USE ONLY</b>	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>04.16.2025</u>
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item #: <u>2504.00949</u>
1 <sup>st</sup> Agenda Date: _____	Hearing Date: _____		
	2 <sup>nd</sup> Agenda Date: _____		

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

## Primary Details

<b>Board Approval</b>		<b>Other Board Name</b>	<b>City Council Approval</b>
_____		_____	<input checked="" type="radio"/> Yes <input type="radio"/> No
<b>Department</b>	<b>Contact Name</b>	<b>Email</b>	<b>Phone</b>
Public Works	Courtney Jones <u>3.26.25</u>	courtneyjones@cityoftulsa.org	918-596-9549
<b>Deed Type</b>	<b>Owner-Grantor</b>	_____	
Deed of Dedication	Habitat Housing, Inc.	_____	
<b>Section</b>	<b>Township</b>	<b>Range</b>	<b>Addition</b>
32	20	13	LINDELL PARK
<b>Lot</b>	<b>Block</b>	<b>Address</b>	
1	1	3243 E. Archer Street N.	
<b>Parcel</b>	<b>Council District</b>	<b>Bid/Project</b>	<b>Related Contract No.</b>
675	3	BLDC 161795	_____
<b>Date Filed Cnty Clerk</b>	<b>County Document Number</b>		
_____	_____		

## Budget

<b>Contract Type</b>	<b>Funding Source(s)</b>	<b>DONATION:</b>	\$0.00
<input checked="" type="radio"/> No Payments Involved	_____	<b>TOTAL:</b>	\$0.00
<input type="radio"/> Revenue Contract			
<input type="radio"/> Expense Contract			

## Approvals

<b>Department:</b>	<u>Tulsa</u>	<b>Date:</b>	<u>3/28/2025</u>
<b>Legal:</b>	<u>Andrey D Blank</u>	<b>Date:</b>	<u>4-2-2025</u>
<b>Board:</b>	_____	<b>Date:</b>	_____
<b>Mayor:</b>	<u>Krystal S. Reyes</u>	<b>Date:</b>	<u>APR 16 2025</u>
<b>Other:</b>	<u>Mayor Pro Tem</u>	<b>Date:</b>	_____

## Policy Statement

**Background Information**  
 This Deed of Dedication is being donated by Habitat Housing, Inc., d/b/a Boomtown Development Co., an Oklahoma not for profit corporation, as a requirement of BLDC 161795. This Deed of Dedication is required for redevelopment at Harvard Apartments.  
 PDZ: 406 0328.25 MSL: 3/26/25 swb

**Summary of Requested Actions**  
 Mayoral approval and City Council acceptance.

**Other Pertinent Details**  
 Property for Deed of Dedication is on Lot 1 and Lot 26, Block 1 of LINDELL PARK ADDITION.

## Processing Information for City Clerk's Office

<b>Post Execution Processing</b>	<b>Additional Routing and Processing Details</b>
<input type="checkbox"/> Mail vendor copy (add'l signature copies attached)	Original to be picked up by Courtney Jones for further processing. (6-9549)
<input checked="" type="checkbox"/> Must be filed with other governmental entity	_____
<input type="checkbox"/> Add'l governmental entity approval(s) required	_____

2025-RPZ-0177

**DEED OF DEDICATION**

STATE OF OKLAHOMA    )  
  ) ss.  
COUNTY OF TULSA        )

**HABITAT HOUSING, INC., d/b/a BOOMTOWN DEVELOPMENT CO., an Oklahoma not for profit corporation**, 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:

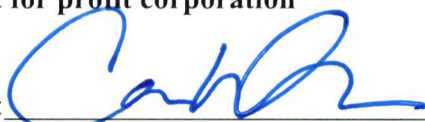
See Exhibit "A"

**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 12 day of March, 2025.

**HABITAT HOUSING, INC., d/b/a BOOMTOWN DEVELOPMENT CO., an Oklahoma not for profit corporation**

By:  \_\_\_\_\_


Name: Cameron Walker  
Title: President and CEO

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 )

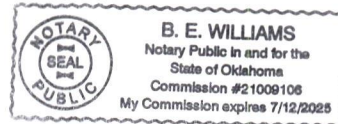
Before me, the undersigned, a Notary Public, in and for said County and State on this 13<sup>th</sup> day of March, 2025, personally appeared **Cameron Walker**, to me known to be the identical person who subscribed the name of **HABITAT HOUSING, INC., d/b/a BOOMTOWN DEVELOPMENT CO., an Oklahoma not for profit corporation**, to the foregoing as its President and CEO, 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 **HABITAT HOUSING, INC., d/b/a BOOMTOWN DEVELOPMENT CO., an Oklahoma not for profit corporation**, 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:

7/12/2025



**APPROVED AS TO FORM:**

*Asst*  
Audrey D Blank  
City Attorney

**APPROVED AS TO SUBSTANCE:**

[Signature]  
Director

**ACCEPTED BY CITY COUNCIL:**

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

BY: \_\_\_\_\_  
Name: Phil Lakin, Jr.  
Title: Chair

**APPROVED BY MAYOR:**

CITY OF TULSA, OKLAHOMA,  
a municipal corporation

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

BY: \_\_\_\_\_  
Name: Monroe Nichols IV  
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 \_\_\_\_\_, 2025, personally appeared Phil Lakin, Jr., 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 he accepted 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 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 \_\_\_\_\_, 2025, personally appeared Monroe Nichols IV, 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:  
\_\_\_\_\_

# PLAT OF SURVEY - PROPOSED RIGHT-OF-WAY DEDICATION EXHIBIT

JBH

**LEGAL DESCRIPTION, PROPOSED RIGHT-OF-WAY DEDICATION:**

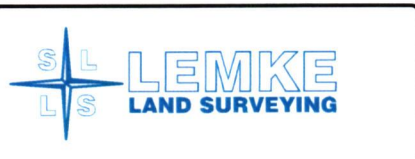
A 15-FOOT WIDE STRIP LAND BEING A PART OF LOTS ONE (1) AND TWENTY-SIX (26), BLOCK ONE (1), LINDELL PARK ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 26; THENCE SOUTH 88°45'34" WEST ALONG THE SOUTH LINE OF SAID LOT 26 FOR 15.00 FEET; THENCE NORTH 01°14'26" WEST AND PARALLEL WITH THE EAST LINE OF LOTS 26 AND 1 FOR 211.50 FEET; THENCE NORTH 88°45'34" EAST FOR 15.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 01°14'26" EAST ALONG SAID EAST LINE OF LOTS 1 AND 26 FOR 211.50 TO THE POINT OF BEGINNING OF SAID STRIP OF LAND. SAID DESCRIBED STRIP OF LAND CONTAINS 3,172.50 SQUARE FEET OR 0.0728 ACRES, MORE OR LESS.

Point	RAW TRAVERSE Coordinates	No RULE - Balanced Angles Coordinates	Delta
1	N 429571.8055 E 2576624.6742	N 429571.8055 E 2576624.6742	0.0000
S 88-45-34 W	Dist: 15.0000		
2	N 429571.4807 E 2576609.6777	N 429571.4807 E 2576609.6777	0.0000
N 01-14-26 W	Dist: 211.5000		
3	N 429782.9311 E 2576605.0987	N 429782.9311 E 2576605.0987	0.0000
N 88-45-34 E	Dist: 15.0000		
4	N 429783.2559 E 2576620.0952	N 429783.2559 E 2576620.0952	0.0000
S 01-14-26 E	Dist: 211.5000		
1	N 429571.8055 E 2576624.6742	N 429571.8055 E 2576624.6742	0.0000
Angular error = 0-00-00			
Angular error/set = 0-00-00 Under			
Error North : 0.0000			
Error East : 0.0000			
Absolute error : 0.0000			
Error Direction : N 83-17-24 E			
Perimeter : 453.0000			
Precision : 1 in 26464698.5182			
Number of sides : 4			
Area : 3172.5 sq. ft. , 0.0728 Acres			

Basis of Bearings is Oklahoma State Plane North, NAD83(2011) with the South Line of Lot 26, Block 1 as South 88°45'34" West.  
Legal Description created on 8/26/2024 by Charles D. Cahill, OK-PLS#1470.

Date of Last Visit: 1/16/2025  
Revised 1/16/2025  
Boundary Monuments added  
BLDC 161795; Easment 675

H:\04225723.00 Green Country Harvard Rentals\Final\04225723.00 15-FOOT-ROW-DED R4.dwg 1/16/2025 10:51:55 AM



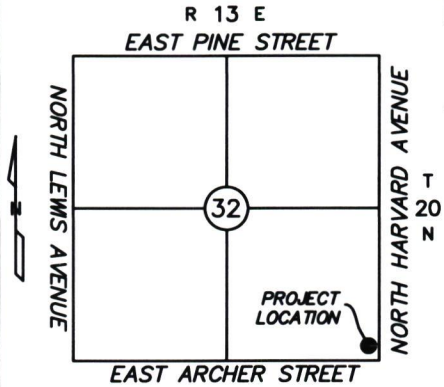
8622 SOUTH PEDINA AVE.  
TULSA, OK 74110  
PH (918) 986-3343  
CM 8975 EX. 06/30/2025  
http://www.lemke-ls.com

Surveyed By: BB / ER  
Drawn By: CDC / RLR  
Approved By: CDC  
Date: 8/26/2024  
Scale: 1" = 50'  
Project No: 04225723.00

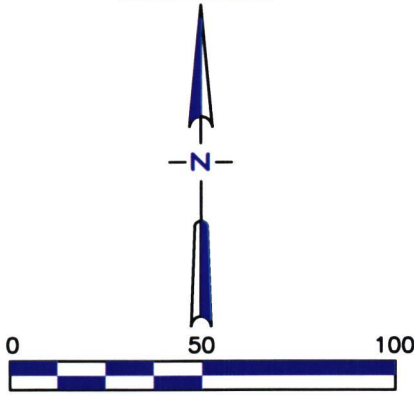
Project: HARVARD RENTALS  
PROPOSED RIGHT-OF-WAY DEDICATION  
Project Location: 3243 E ARCHER ST, TULSA, OK 74110  
PT OF LOTS 1-2 & 25-26, BLK 1, LINDELL PARK  
Client: BOOMTOWN DEVELOPMENT  
6235 E 13TH ST, TULSA, OK 74112

JBH

# PLAT OF SURVEY - PROPOSED RIGHT-OF-WAY DEDICATION EXHIBIT

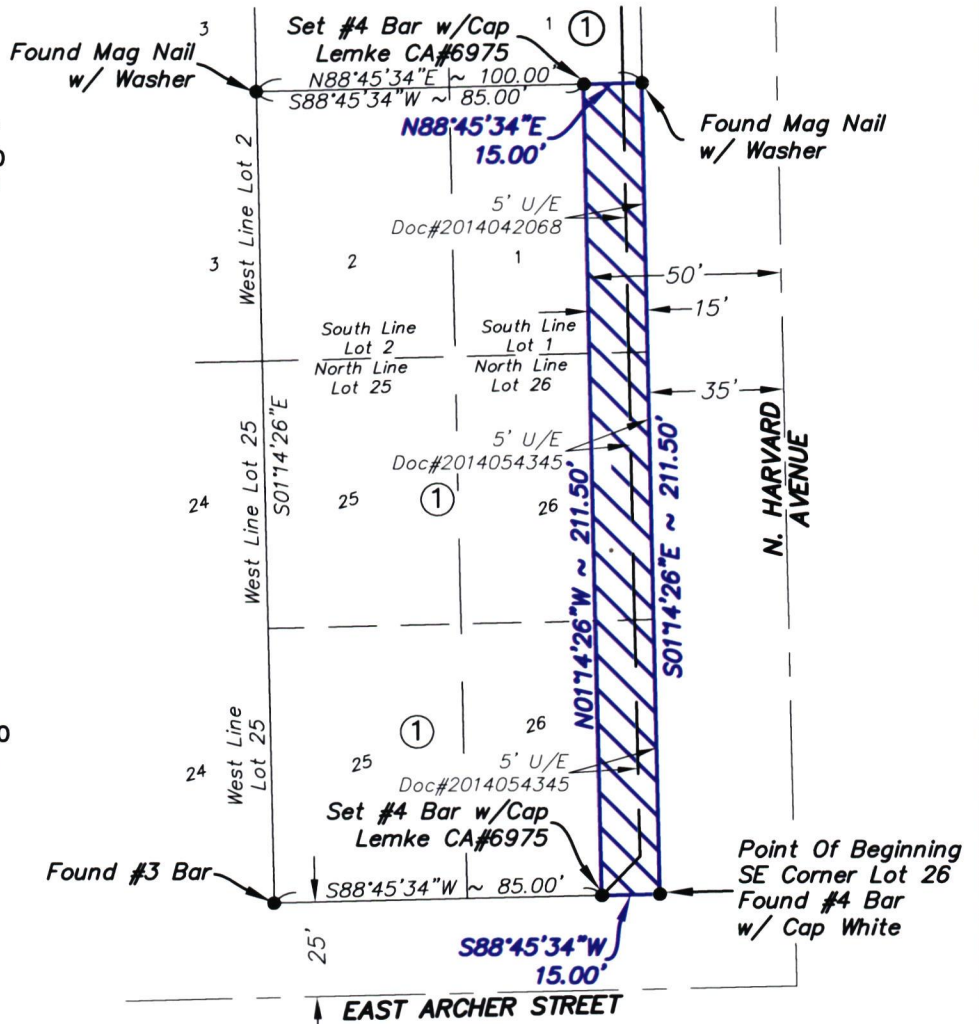


LOCATION MAP



Basis of Bearings is Oklahoma State Plane North, NAD83(2011) with the South Line of Lot 26, Block 1 as South  $88^{\circ}45'34''$  West.

INDEX:  
SHEET 1 - PLAT & SIGNATURE  
SHEET 2 - LEGAL DESCRIPTION & CLOSURE REPORT



### SURVEYOR'S CERTIFICATION:

I, Charles D. Cahill, Professional Land Surveyor No. 1470 in and for the State of Oklahoma, do hereby certify that the attached plat of survey is a true representation of the Right-of-Way as described, and that this survey meets or exceeds the Oklahoma Minimum Standards for Land Surveying as adopted by the Oklahoma State Board of Registration for Engineers and Land Surveyors.

*Charles D. Cahill*

CHARLES D. CAHILL, P.L.S. NO. 1470

DATED: 1-16-2025

Date of Last Visit: 1/16/2025  
Revised 1/16/2025 - Boundary Monuments added  
BLDC 161795; Easment 675

H:\04225723.00 Green Country Harvard Rentals\Final\04225723.00 15-FOOT-ROW-DED R4.dwg 1/16/2025 10:51:24 AM



8622 SOUTH PEDRA AVE.  
TULSA, OK 74114  
PH: (918) 986-3343  
CM: 6975 EX. 06/30/2025  
http://www.lemke-us.com

Surveyed By: BB / ER  
Drawn By: CDC  
Approved By: CDC  
Date: 8/26/2024  
Scale: 1" = 50'  
Project No: 04225723.00

Project: HARVARD RENTALS  
PROPOSED RIGHT-OF-WAY DEDICATION  
Project Location: 3243 E ARCHER ST, TULSA, OK 74110  
PT OF LOTS 1-2 & 25-26, BLK 1, LINDELL PARK  
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