

Deed

Version 2.2 released on 8/3/21



CITY COUNCIL USE ONLY

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

Tracking #: _____

Committee: _____

Hearing Date: _____

2nd Agenda Date: _____

CITY CLERK USE ONLY

☐ Scanned

Date: 03.30.2022

☐ Posted

Item #: 2203.00587

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 3.8.22

Email
courtneyjones@cityoftulsa.org

Phone
918-596-9549

Deed Type
Deed of Dedication

Owner-Grantor
KG STORE 2360 LLC

Section
27

Township
19

Range
13

Addition
BANK OF OKLAHOMA TECH
CENTER ONE

Lot
1

Block
1

Address
6364 E. 41st St.

Parcel
348

Council District
5

Bid/Project
Kum and Go 2360

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: [Signature]

Other: _____

Date: 03.10.22

Date: MARCH 21 XXII

Date: MAR 30 2022

Date: _____

Policy Statement

Background Information

This Deed of Dedication is being donated by KG STORE 2360 LLC, an Iowa limited liability company. This Deed of Dedication is required in conjunction with the development of a commercial lot for a new Kum and Go gas station.

Summary of Requested Actions

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

Other Pertinent Details

[Signature]
3/8/22

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)

KG STORE 2360, L.L.C., an Iowa 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 27 day of JANUARY, 2022.

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

**KG STORE 2360, L.L.C.,
an Iowa limited liability company**

Niki Mason

Name: Niki Mason

Title: Manager and Senior VP of Store Development

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

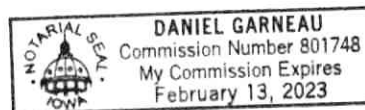
Before me, the undersigned, a Notary Public, in and for said County and State on this 27 day of JANUARY, 2022, personally appeared Niki Mason known to be the identical person who subscribed the name of **KG STORE 2360, L.L.C., an Iowa limited liability company**, to the foregoing as its Manager and Senior VP of Store Development and acknowledged to me that she executed the same as her free and voluntary act and deed and as the free and voluntary act and deed of **KG STORE 2360, L.L.C., an Iowa 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.

[Signature]
Notary Public

My Commission Expires:

FEB. 13, 2023



APPROVED AS TO FORM:

APPROVED AS TO SUBSTANCE:

Senior Assistant

City Attorney (M. SWINEY)

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

STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA)

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:

STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA)

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:

RIGHT-OF-WAY DEDICATION KUM & GO #2360

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), BANK OF OKLAHOMA TECH CENTER ONE, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT ONE (1);
THENCE NORTH 88°35'24" EAST, 197.83 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND;
THENCE CONTINUING NORTH 88°35'24" EAST, 137.22 FEET;
THENCE SOUTH 01°22'48" EAST, 8.05 FEET;
THENCE SOUTH 88°35'24" WEST, 137.22 FEET;
THENCE NORTH 01°22'32" WEST, 8.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1105 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

PROJECT NO: 021-02224
DRAWN BY: DVH
DATE: 09/15/2021

RIGHT-OF-WAY DEDICATION

olsson

702 S. Main Street
Joplin, MO 64801
TEL 417.781.0643

EXHIBIT

OLSSON - SURVEY
OKLAHOMA CERTIFICATE OF AUTHORITY #2483

E. 41ST STREET

POINT OF COMMENCING
NW Corner Lot 1, Bank of
Oklahoma Tech Center
One

N88°35'24"E 197.83'

N01°22'32"W 8.05'

E 41ST STREET

S YALE AVENUE

S SHERIDAN ROAD

SITE

27

E 51ST STREET

SEC. 27, T-19-N, R-13-E

VICINITY MAP
SCALE: 1"=2000'

Existing Right-of-Way line

POINT OF BEGINNING

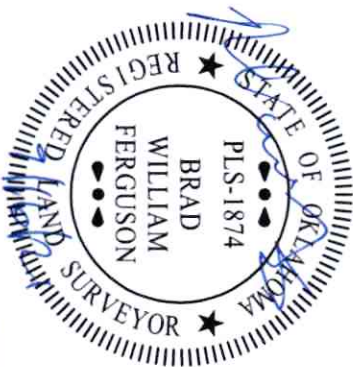
N88°35'24"E 137.22'

S88°35'24"W 137.22'

Proposed Right-of-Way

S01°22'48"E 8.05'

Lot 1, Bank of Oklahoma Tech Center One



0' 25' 50'
SCALE IN FEET