

# Ordinance

Version 3.7 released on 7/1/25

Use for all Ordinances including: TRO, Budget, Zoning, Declarations, Trust Indentures, etc.



PW 0121649

<b>CITY COUNCIL USE ONLY</b>		<b>CITY CLERK USE ONLY</b>	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>11.19.2025</u>
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item #: <u>2511.02946</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>Dept. Tracking No.</b> 5-3-25-09	<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> Public Works	<b>Contact Name</b> Tony Glynn <i>TG</i> 11/3/2025	<b>Email</b> TGLYNN@cityoftulsa.org	<b>Phone</b> 918-596-9245
<b>Subject (Description)</b> Request to close a Public Way		<b>Ordinance Type</b> Closing Public Way	
<b>Section</b> 25	<b>Township</b> 20	<b>Range</b> 12	<b>Lot</b> 7 & 4
<b>Block</b> 5 & 4	<b>Address</b> 1520 N Hartford Ave		<b>BA / CT Number</b>
<b>Amending Ord. No.</b>	<b>TRO Title No.</b> e.g. 43	<b>TRO Subtitle</b> e.g. G	<b>Property/Non-Property</b>
<b>Council District</b> 1	<b>Zoning No.</b>	<b>PUD No.</b>	<b>Planning District</b>

## Budget

Funding Source(s)

**TOTAL:**

Enter the funding source(s) using the appropriate Munis funding format: Org (Allocation Code)-Object-Amount (1001211-531401-\$10.00) or Project String-Amount (144104.Abst>Title5413102.6001-4043122-541102-\$30,000.01)

## Approvals

<b>Department:</b>	<i>JMS</i>	<b>Date:</b>	<u>11/4/2025</u>
<b>Legal:</b>	<i>JMS</i>	<b>Date:</b>	<u>11/06/2025</u>
<b>Board:</b>		<b>Date:</b>	
<b>Mayor:</b>	<i>[Signature]</i>	<b>Date:</b>	<u>NOV 19 2025</u>
<b>Other:</b>		<b>Date:</b>	

2025-11-19

### Policy Statement

#### Background Information

A request has been made by Bailey Betz with Eller & Detrich on behalf of Tulsa Economic Development Corporation, to close a portion of the public way as shown on the attached exhibits. The public way is situated between Pine Street to Greenwood Avenue and between Lot Four (4), Block Four (4) and Lot Seven (7), Block Five (5) in Dunbar Addition. The requested closing of the public way is for future development. The existing utilities will remain and an easement retained over the entire Right-of-Way. The public way has been open for more than five (5) years, therefore a public meeting will be required. The request to close the public way has been reviewed by City of Tulsa staff, representatives of various authorities, boards, and/or commissions, and private utility companies with no objection.

*Provide background information on the requested action.*

#### Summation of the Requested Action

Recommended approval of this closure. PDZ: PDZ 11.04.25 MSL: [Signature] 11/3/25

*Summarize the pertinent details of the requested action.*

#### Emergency Clause?

#### Reason for Emergency Clause

Yes

No

*Explain why you are requesting that the City Council approve this action with an emergency clause.*

### 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 596-9549

(Published in the Tulsa World

\_\_\_\_\_, 2025)

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CLOSING A PORTION OF A CERTAIN PUBLIC WAY OF THE CITY OF TULSA, OKLAHOMA, AFFECTING A CERTAIN TRACT OF LAND IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

WHEREAS, application has been made for the closing of a portion of a certain Public Way of the City of Tulsa, Oklahoma:

WHEREAS, the request is reasonable, and it will be in the best interest of all parties concerned that said portion of Public Way be closed.

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That a portion of a Public Way, insofar as it covers the following-described land:

A tract of land lying in DUNBAR ADDITION, an addition lying the Southwest Quarter (SW/4) of Section Twenty-five (25), Township Twenty (20) North, Range Twelve (12) East of the Indian Meridian, City of Tulsa, Tulsa County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of Lot Seven (7), Block Five (5) of said DUNBAR ADDITION; Thence N01°09'33"W along the West line of said Lot 7 also being the East line of a 50.00 foot platted road right-of-way in DUNBAR ADDITION a distance of 20.00 feet to the POINT OF BEGINNING; Thence S88°53'25"W a distance of 50.00 feet to a point on the East line of Lot Four (4), Block Four (4) in said DUNBAR ADDITION, also being the West line of said 50.00 foot platted road right-of-way; Thence N01°09'33"W along the East line said Lot 4, also being the West line of said 50.00 foot platted road right-of-way, a distance of 160.97 feet; Thence N34°49'17"E a distance of 46.31 feet; Thence N24°08'43"E a distance of 53.32 feet to a point on the West line of Lot 8 of said DUNBAR ADDITION, also being a point on the East line of said 50.00 foot platted road right-of-way; Thence S01°09'33"E along the West line of said Lots 7 and 8 a distance of 246.69 feet to the POINT OF BEGINNING;

be and the same is hereby closed.

Section 2. That the City of Tulsa retains the absolute right to reopen the closed portion of the Public Way without expense to the City of Tulsa.

Section 3. That the closing of said portion of the Public Way shall not affect the right to maintain, repair, reconstruct, operate, or remove utility, public service corporation, or transmission company facilities existing therein, nor shall such closing affect private ways existing by operation of law.

ADOPTED by the Council: \_\_\_\_\_  
Date

\_\_\_\_\_  
Chair of the Council

OFFICE OF THE MAYOR

Received by the Mayor: \_\_\_\_\_, at \_\_\_\_\_  
Date Time

Monroe Nichols, IV, Mayor

By \_\_\_\_\_  
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: \_\_\_\_\_  
Date

at: \_\_\_\_\_  
Time

\_\_\_\_\_  
Mayor

(Seal)  
ATTEST:

\_\_\_\_\_  
City Clerk

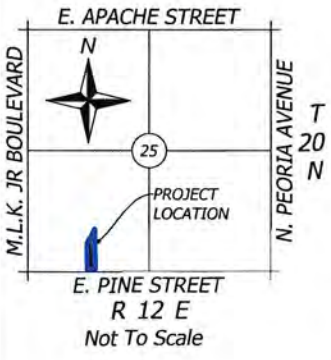
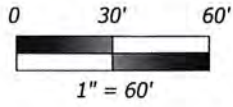
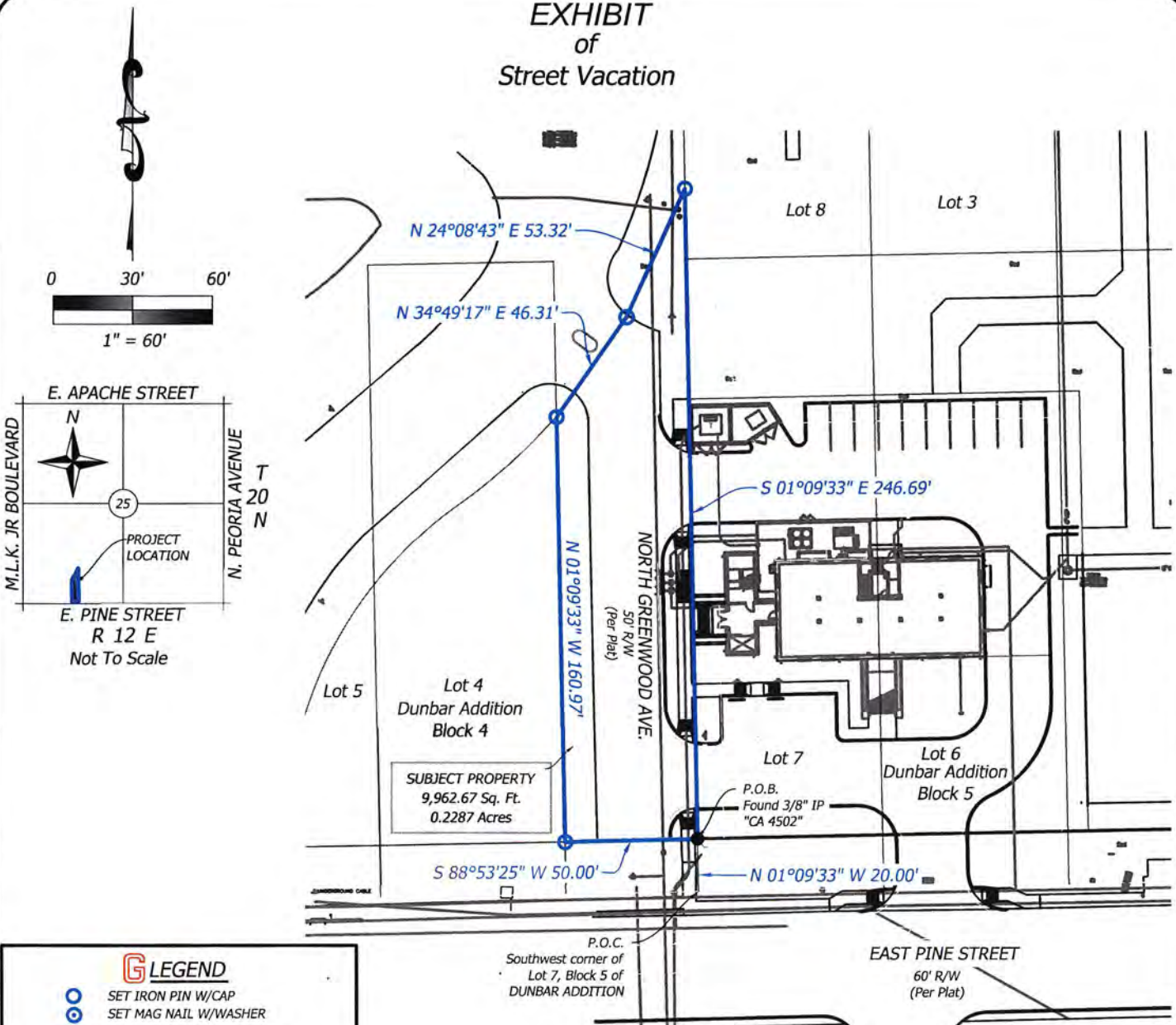
APPROVED:

APPROVED AS TO LEGAL DESCRIPTION:

\_\_\_\_\_  
City Attorney

  
\_\_\_\_\_  
Public Works

# EXHIBIT of Street Vacation



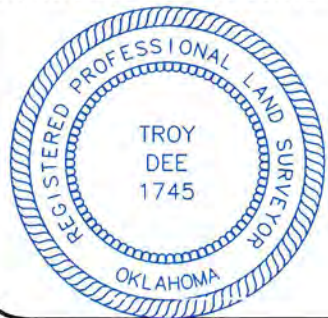
**LEGEND**

- SET IRON PIN W/CAP
- SET MAG NAIL W/WASHER
- FOUND MONUMENT

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263" UNLESS NOTED OTHERWISE.

**SURVEYOR'S STATEMENT**  
The basis of bearings for the legal descriptions are based on Oklahoma State Plane Coordinate System (North Zone) using North 01°09'33" West as the West line of Block Five (5) in DUNBAR ADDITION.

**SURVEYOR'S CERTIFICATION**  
I, TROY DEE, OF GOLDEN LAND SURVEYING, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



*Troy Dee*  
Troy Dee, PLS #1745  
November 10, 2025

Prepared By  
**GOLDEN LAND SURVEYING**  
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120  
C.A.# 7263 / Exp. Date =6/30/2026  
Telephone: (405) 849-6010 Email: troy@goldens.com  
Drafted by: JP GLS Job No.: 251138  
Plot Date: November 10, 2025

Filename: \\GLS\AS\OFFICE\JOBS\PROJECTS 2025\251138 CEDAR CREEK\_PINE STREET TULSA BOUNDARY\DWG\251138\_LEGAL EXHIBIT.DWG; Last Saved: 4/9/2025 8:10:37 AM; Plot Date: 11/10/2025; Login: Troy Dee

**EXHIBIT**  
of  
**Street Vacation**

**G** LEGAL DESCRIPTION

A tract of land lying in DUNBAR ADDITION, an addition lying the Southwest Quarter (SW/4) of Section Twenty-five (25), Township Twenty (20) North, Range Twelve (12) East of the Indian Meridian, City of Tulsa, Tulsa County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of Lot Seven (7), Block Five (5) of said DUNBAR ADDITION; Thence N01°09'33"W along the West line of said Lot 7 also being the East line of a 50.00 feet platted road right-of-way per DUNBAR ADDITION a distance of 20.00 feet to the POINT OF BEGINNING; Thence S88°53'25"W a distance of 50.00 feet to a point on the East line of Lot Four (4), Block Four (4) in said DUNBAR ADDITION also being the West line of said 50.00 feet platted road right-of-way; Thence N01°09'33"W along the East line said Lot 4 also being the West line of said 50.00 feet platted road right-of-way a distance of 160.97 feet; Thence N34°49'17"E a distance of 46.31 feet; Thence N24°08'43"E a distance of 53.32 feet to a point on the West line of Lot 8 of said DUNBAR ADDITION also being a point on the East line of said 50.00 feet platted road right-of-way; Thence S01°09'33"E along the West line of said Lots 7 and 8 a distance of 246.69 feet to the POINT OF BEGINNING.

Containing 9,962.67 Sq. Ft. or 0.2287 Acres, more or less.

**G** SURVEYOR'S STATEMENT

The basis of bearings for the legal descriptions are based on Oklahoma State Plane Coordinate System (North Zone) using North 01°09'33" West as the West line of Block Five (5) in DUNBAR ADDITION.

**G** SURVEYOR'S CERTIFICATION

I, TROY DEE, OF GOLDEN LAND SURVEYING, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



*Troy Dee*  
Troy Dee, PLS #1745  
November 10, 2025

Prepared By  
**GOLDEN**  
**LAND SURVEYING**

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120  
C.A.# 7263 / Exp. Date =6/30/2026  
Telephone: (405) 849-6010 Email: troy@goldenls.com  
Drafted by: JP GLS Job No.: 251138  
Plot Date: November 10, 2025

Sheet 2 Of 3

EXHIBIT  
of  
Street Vacation

Parcel Name: Survey Site - Tract : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:434,471.3229' East:2,564,363.4315'

Segment# 1: Line

Course: S88° 53' 25"W Length: 50.00'

North: 434,470.3545' East: 2,564,313.4408'

Segment# 2: Line

Course: N1° 09' 33"W Length: 160.97'

North: 434,631.2916' East: 2,564,310.1844'

Segment# 3: Line

Course: N34° 49' 17"E Length: 46.31'

North: 434,669.3091' East: 2,564,336.6284'

Segment# 4: Line

Course: N24° 08' 43"E Length: 53.32'

North: 434,717.9642' East: 2,564,358.4390'

Segment# 5: Line

Course: S1° 09' 33"E Length: 246.69'

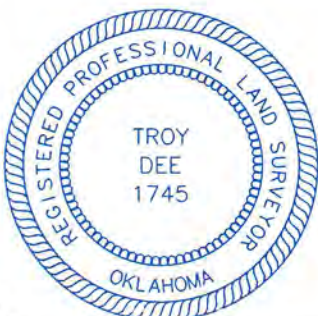
North: 434,471.3247' East: 2,564,363.4295'

Perimeter: 557.29' Area: 9,962.67Sq.Ft.

Error Closure: 0.0027 Course: N46° 34' 19"W

Error North : 0.00184 East: -0.00194

Precision 1: 206,403.70



*Troy Dee*  
Troy Dee, PLS #1745  
November 10, 2025

Prepared By  
**GOLDEN**  
**LAND SURVEYING**

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120

C.A.# 7263 / Exp. Date =6/30/2026

Telephone: (405) 849-6010 Email: troy@goldens.com

Drafted by: JP GLS Job No.: 251138

Plot Date: November 10, 2025

Sheet 3 Of 3

# OWNERSHIP LIST CERTIFICATE

STATE OF OKLAHOMA  
COUNTY OF TULSA

Order No.: 3072501251

The undersigned a duly bonded and qualified abstract company within and for Tulsa County, Oklahoma, hereby certifies that the current year's Tax Rolls in the Office of the Tulsa County Treasurer shows the names and addresses of the owners of the properties abutting and lying within 300 feet in any direction of the following described real estate, to be as follows:

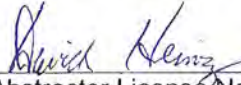
A tract of land lying in DUNBAR ADDITION, an Addition lying in the Southwest Quarter (SW/4) of Section Twenty-five (25), Township Twenty (20) North, Range Twelve (12) East of the Indian Meridian, City of Tulsa, Tulsa County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of Lot Seven (7), Block Five (5) of said DUNBAR ADDITION; Thence N01°09'33"W along the West line of said Lot 7 also being the East line of a 50.00 feet platted road right-of-way per DUNBAR ADDITION a distance of 20.00 feet to the POINT OF BEGINNING; Thence S88°53'25"W a distance of 50.00 feet to a point on the East line of Lot Four (4), Block Four (4) in said DUNBAR ADDITION also being the West line of said 50.00 feet platted road right-of-way; thence N01°09'33"W along the East line said Lot 4 also being the West line of said 50.00 feet platted road right-of-way a distance of 160.97 feet; Thence N42°12'07"E a distance of 7.96 feet; Thence N88°50'27"E a distance of 44.54 feet to the Northwest corner of said Lot 7 of DUNBAR ADDITION also being a point on the East line of said 50.00 feet platted road right-of-way; Thence S01°09'33"E along the West line of said Lot 7 a distance of 166.80 feet to the POINT OF BEGINNING.

--See attached Ownership List--

IN WITNESS WHEREOF, the undersigned have executed this document on February 7, 2025.

Smith Brothers Abstract & Title Co., LLC

  
\_\_\_\_\_  
Abstractor License No. 0775



# OWNERSHIP LIST

Order No.: 3072501251

Through:

Page No.: 1

OWNER	LEGAL DESCRIPTION
CITY OF TULSA 175 E 2ND ST, FL 14 TULSA, OK 74103-3202	PRT LTS 4 & 5 BEG 20N SECR LT 4 TH N160.44 TH ON CRV RT 50.08 TH ON CRV LF 150.28 TH E105.20 POB BLK 4 DUNBAR ADDN
TULSA DEVELOPMENT AUTHORITY 175 E 2ND ST, FL 15 TULSA, OK 74103-3202	PRT LTS 1-10 BEG 186.80N SWC BLK 5 TH N413.20 E280 S580 W132.36 N166.93 W147.50 POB LESS N5 THEREOF BLK 5 DUNBAR ADDN
TULSA ECONOMIC DEVELOPMENT CORPORATION 125 W 3RD ST TULSA, OK 74103-3427	PRT LTS 5-7 BEG 20N SWC BLK 5 TH N166.80 E147.50 S186.93 W147.64 POB BLK 5 DUNBAR ADDN
CITY OF TULSA 175 E 2ND ST, STE 260 TULSA, OK 74103-3204	PRT LTS 3 THR 5 BEG SECR LT 4 TH W140 N148.72 CRV RT 79.31 CRV LF 64.44 NE80.08 S139.36 CRV RT 50.08 CRV LF 150.29 E105.20 S20 POB BLK 4 & S20 LTS 4 THRU 7 BLK 5 & S20 LTS 4 & 5 BLK 6 DUNBAR ADDN
CITY OF TULSA 175 E 2ND ST, STE 260 TULSA, OK 74103-3204	S20 LTS 7 THRU 12 BLK 4 & S20 LTS 8 THRU 12 & PRT LTS 6 & 7 BEG SECR LT 7 TH W50 N20 E4.87 CRV RT 138.47 S148.72 POB BLK 5 HARDING ADDN
DANA N BUTLER 1544 N GREENWOOD AVE TULSA, OK 74106	S40 LT 1 & N20 LT 2 BLK 4 DUNBAR ADDN
MICHELLE GAINES 2531 N BOSTON PL TULSA, OK 74106	LT 6 BLK 6 HARDING ADDN
MELVIN R MONDAY SR PO BOX 6265 TULSA, OK 74148-0265	LT 3 BLK 2 HERITAGE HILLS III
JAMES O PATRICK 561 E PINE PL TULSA, OK 74106-4341	LT 4 BLK 2 HERITAGE HILLS III
ERNESEL L GRIFFIN 1540 N GREENWOOD AVE TULSA, OK 74106-4339	LT 5 BLK 2 HERITAGE HILLS III
KELSEY N DAVIS and DARLENE GREEN 1532 N GREENWOOD AVE TULSA, OK 74106-4339	LT 6 BLK 2 HERITAGE HILLS III
INGRAM REV TRUST 546 E PINE PL TULSA, OK 74106	LT 11 BLK 3 HERITAGE HILLS III
GLADYS WALLACE 548 E PINE PL TULSA, OK 74106-4340	LT 12 BLK 3 HERITAGE HILLS III
JOE BURNS and MAXINE BURNS C/O SANDRA B KNOX & SAMANTHA BURNS 554 E PINE PL TULSA, OK 74106-4340	LT 13 BLK 3 HERITAGE HILLS III
NATHANIEL TODD and MARCIA BRUNO 564 E PINE PL TULSA, OK 74106-4340	LT 14 BLK 3 HERITAGE HILLS III

JEANA LATRECE DORSEY TRUST 1433 N FRANKFORT PL TULSA, OK 74106-4841	LTS 1 & 2 BLK 1 UNITY ADDN
MARY NOBLE 2712 NW 27TH ST OKLAHOMA CITY, OK 73107-2105	LT 3 BLK 1 UNITY ADDN
DEBORAH KAY CHARLES C/O DEBORAH HAWKINS 1450 N FRANKFORT PL TULSA, OK 74106-4841	LT 4 BLK 1 UNITY ADDN
INDEPENDENT SCHOOL DIST NO 1 C/O BOARD OF EDUCATION 3027 S NEW HAVEN TULSA, OK 74114	ALL OF BLK 1 GREENWOOD ADD; LESS N20 LTS 1 THRU 12
CITY OF TULSA 175 E 2ND ST, STE 260 TULSA, OK 74103-3204	N20 LTS 1 THRU 12 BLK 1 GREENWOOD ADDN
CITY OF TULSA 175 E 2ND ST, STE 260 TULSA, OK 74103-3204	N20 LTS 1 THRU 10 LESS N15 W15 LT 1 BLK 2 GREENWOOD ADDN
OKLAHOMA NATL GAS CO 624 S BOSTON TULSA, OK 74119-1225	PT LT 1 15X15, IN NW COR BLK 2 GREENWOOD ADDN



# APPLICATION FOR RIGHT-OF-WAY/EASEMENT CLOSURE OR ENCROACHMENT AGREEMENT

Application is hereby made to the City of Tulsa to consider the following:

Choose one:  Closure  Encroachment

Choose one:  Right-of-Way  Easement  Air Space

County Assessor Parcel Number: 11825-02-25-06139 Zoning: CS and RS-3

Property Location: 1520 N HARTFORD AV TULSA 74106

**Legal Description:**

Subdivision: Dunbar Addition Plat No.: N/A

Lot: Lt 7, Bl 5 and Lt 4, Bl 4 Block: \_\_\_\_\_

Section: 25 Township: 20N Range: 12E

If unplatted, attach legal description.

Applicant Name: ~~Jacob Purdum~~ Bailey Betz

Applicant Company: Eller & Detrich, P.C.

Applicant D.B.A.: \_\_\_\_\_

Address: 2727 E. 21st St., Ste. 200 City: Tulsa State: OK Zip: 74114

Phone: (918) 747-8900 Email: ~~jpurdum@ellerdetrich.com~~ bbetz@ellerdetrich.com

Secondary Point of Contact: Lou Reynolds

Phone: (918) 747-8900 Email: lreynolds@ellerdetrich.com

Property Owner(s) of Record: Tulsa Economic Development Corporation

Address: 125 West 3rd Street City: Tulsa State: OK Zip: 74103

Phone: (918) 585-8332 Email: rose@tedcnet.com

Signatures:  01/24/2025

Applicant: Tulsa Economic Development Corp Date: 01/23/2025

Property Owner(s):  Date: 01/23/2025

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

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

# APPLICATION FOR RIGHT-OF-WAY/EASEMENT CLOSURE OR ENCROACHMENT AGREEMENT



Explanation of necessity for closing right-of-way or easement or for encroaching into the right-of-way or easement.

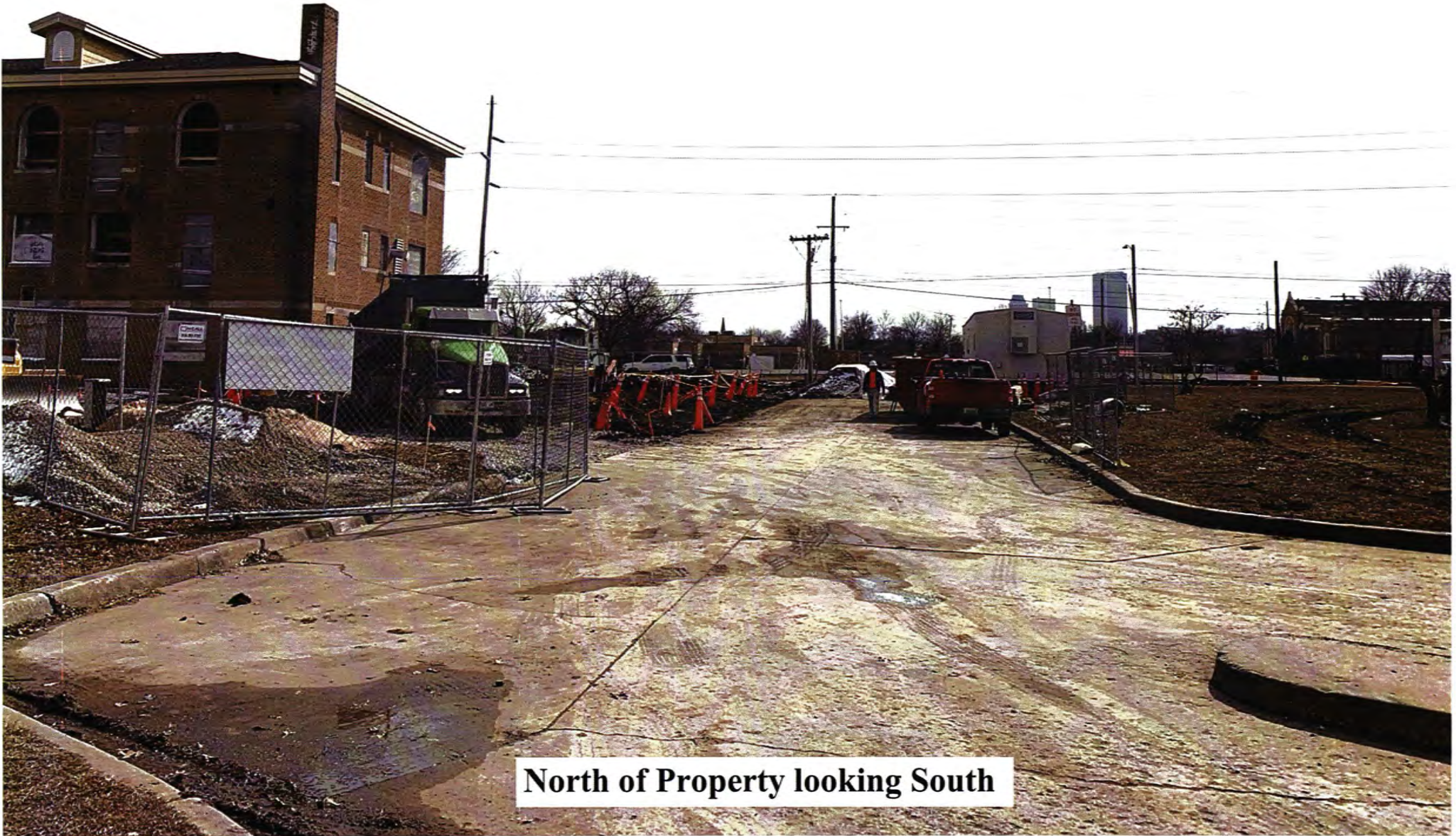
**REQUIRED:** Legal Description with a Plat of Survey for all closings. For Encroachments, a digital sketch delineating the described request, showing all data pertinent to the property (refer to application instructions).

*Type required explanation here.*

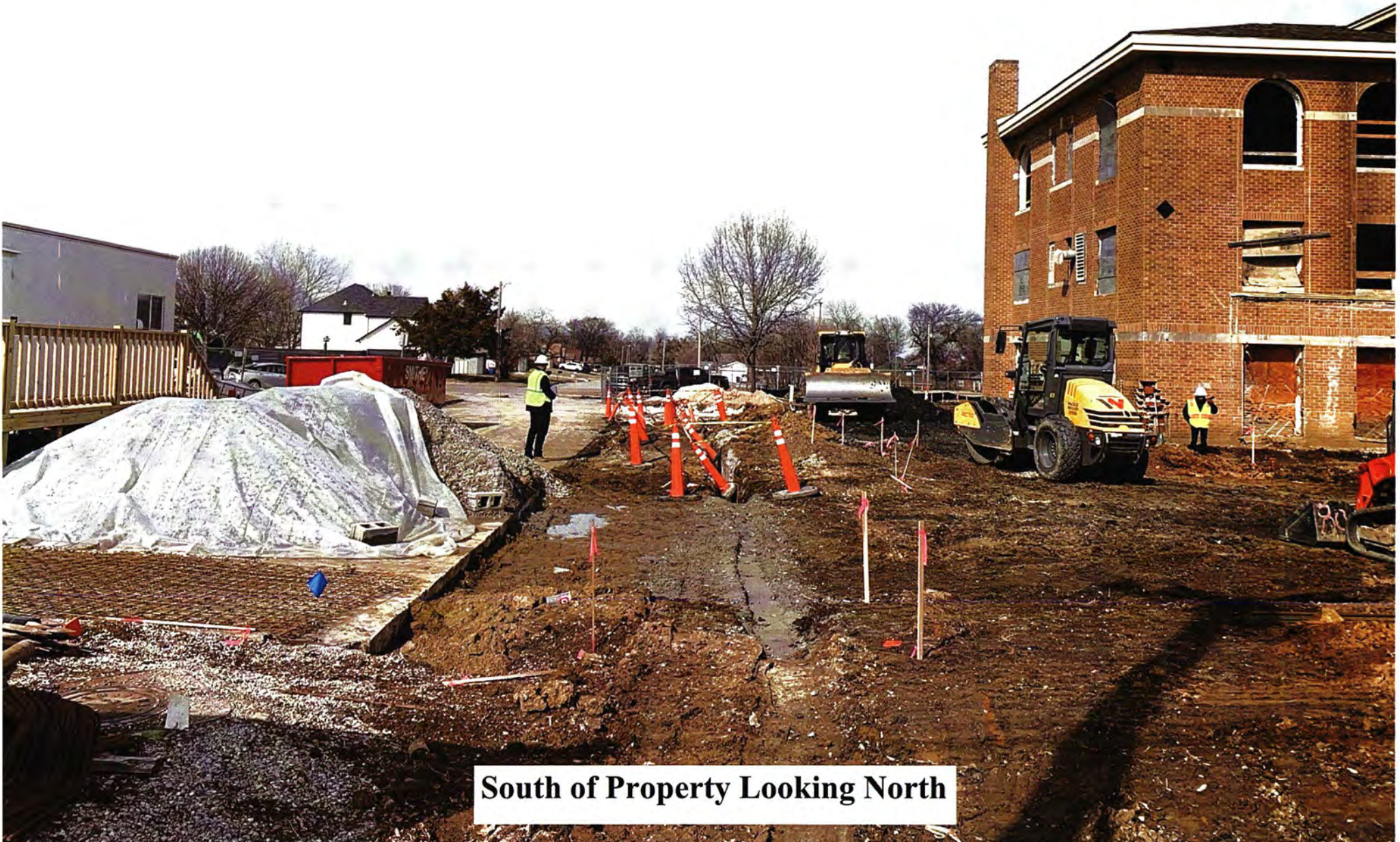
The Applicant (and Landowner) request the closure of the platted right-of-way between Lot 7, Block 5 and Lot 4, Block 4 of Dunbar Addition (the "Public Way"), such Public Way being more particularly described on the attached "Exhibit of Street Vacation". Said Public Way was dedicated to the City through that certain Plat and Deed of Dedication of Dunbar Addition, dated March, 1920, and recorded with the Tulsa County Clerk's Office.

The Public Way is not not needed for public purposes nor for the holder of any franchise. There is no need for the Public Way to remain open nor is there any public purpose served by the Public Way. Closing the Public Way will preserve City resources (i.e. the expenses associated with the maintenance of the Public Way and is in the best interest of the City.

Thank you for your time and consideration.



**North of Property looking South**



**South of Property Looking North**