

Deed

Version 2.6 released on 7/1/25

PW0121718



CITY COUNCIL USE ONLY

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

Tracking #: _____
Committee: _____
Hearing Date: _____
2nd Agenda Date: _____

CITY CLERK USE ONLY

Scanned Date: *01.07.2026*
 Posted Item #: *2601.00063*

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
Public Works

Contact Name
Courtney Jones *CP 12-11-25*

Email
courtneyjones@cityoftulsa.org

Phone
918-596-9549

Deed Type
Deed of Dedication

Owner-Grantor
Angela Urquiza

Section
7

Township
20

Range
13

Addition
UNPLATTED

Lot

Block

Address
5522 N. Lewis Avenue

Parcel
747

Council District
1

Bid/Project
LS 21612

Related Contract No.

Date Filed Cnty Clerk

County Document Number

Budget

Contract Type

- No Payments Involved
 Revenue Contract
 Expense Contract

Funding Source(s)

DONATION:

TOTAL: \$0.00

Approvals

Department: *[Signature]*
Legal: *[Signature]* *JMS*
Board: _____
Mayor: _____
Other: _____

Date: *12/16/2025*
Date: *12/18/2025*
Date: _____
Date: *JAN 07 2026*
Date: _____

Policy Statement

Background Information

This Deed of Dedication is being donated by Angela Urquiza, a single person, as a requirement of LS 21612. This Deed of Dedication is required for a lot split at 5522 N. Lewis Avenue.

PDZ: *[Signature]* *12/16/25* MSL: *[Signature]* *12/12/25* swb

Summary of Requested Actions

Mayoral approval and City Council acceptance.

Other Pertinent Details

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)

2025-RPZ-0659

DEED OF DEDICATION

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

ANGELA URQUIZA, a single person, the undersigned, being the owner of the following described property,

FOR AND IN CONSIDERATION OF the special benefits to the remainder of the property of the above named owner, 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 10 day of December, 2025.

By: Angela Urquiza
ANGELA URQUIZA

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

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

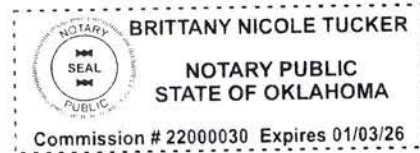
Before me, the undersigned, a Notary Public in and for said County and State, on this 10 day of December, 2025, personally appeared **ANGELA URQUIZA, a single person**, the to me known to be the identical person who executed the foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

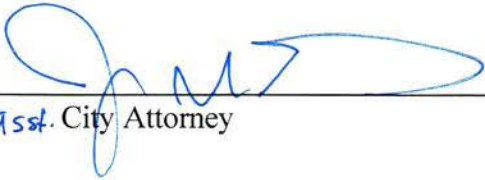
Brittany Nicole Tucker
Notary Public

My commission expires:

01/03/2026




APPROVED AS TO FORM:



asst. City Attorney

APPROVED AS TO SUBSTANCE:



Director

ACCEPTED BY CITY COUNCIL:

Date: _____

BY: _____
Name: Karen Gilbert
Title: Chair

APPROVED BY MAYOR:

CITY OF TULSA, OKLAHOMA,
a municipal corporation

Date: _____

BY: _____
Name: Monroe Nichols IV
Title: Mayor

ATTEST:

City Clerk

REVISION RECORD

Project Name: Lot Split
Project No.: 10709
Parcel No.: 05175-92-12-20690
Parcel Type:
-Right-of-Way 1.0
-Perm. Easement
-Temp. Easement
-Other

Existing Parcel Total Area	<u>196,683.79 SF</u>	<u>4.5152 ACRES</u>
Existing Statutory R/W	<u>0.00 SF</u>	<u>0.0000 ACRES</u>
New Permanent R/W	<u>6,253.73 SF</u>	<u>0.1436 ACRES</u>
Permanent Easement	<u>0.00 SF</u>	<u>0.0000 ACRES</u>
Temporary Easement	<u>0.00 SF</u>	<u>0.0000 ACRES</u>

<u>Date:</u>	<u>By</u>	<u>Description of Revision</u>
06/02/2025	EDT	Creation of Right of Way Documents
12/02/2025	EDT	Revised per City of Tulsa Request

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- Page 4 Legal Description
- Page 5 Closure Report

LEGEND

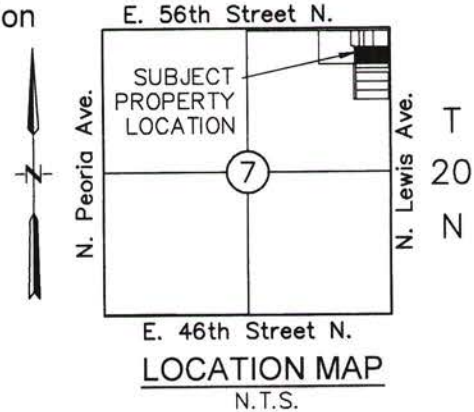
- IPCS* 3/8" Iron Pin w/ Cap Set
'PLS 1893'
- *IPF* Iron Pin Found
- *MAGS* Mag Nail Set w/ Washer
'PLS 1893'
- ◆ *U/E* Utility Easement
- B/L* Building Setback Line
- POC* Point of Commencement
- POB* Point of Beginning
- (*F.M.*) Field Measured
- (*P*) Platted

PLAT OF SURVEY
Right of Way Dedication

EPB

R 13 E

JMS



Basis of Bearing:
Grid North as Established By State
Plane Datum
NAD83(2011)

E. Dane Trout



THIS PLAT OF SURVEY AND LEGAL DESCRIPTION MEET THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

FIELD SURVEY WAS PERFORMED FEBRUARY 11 - 25th, 2025.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF JUNE 2025.

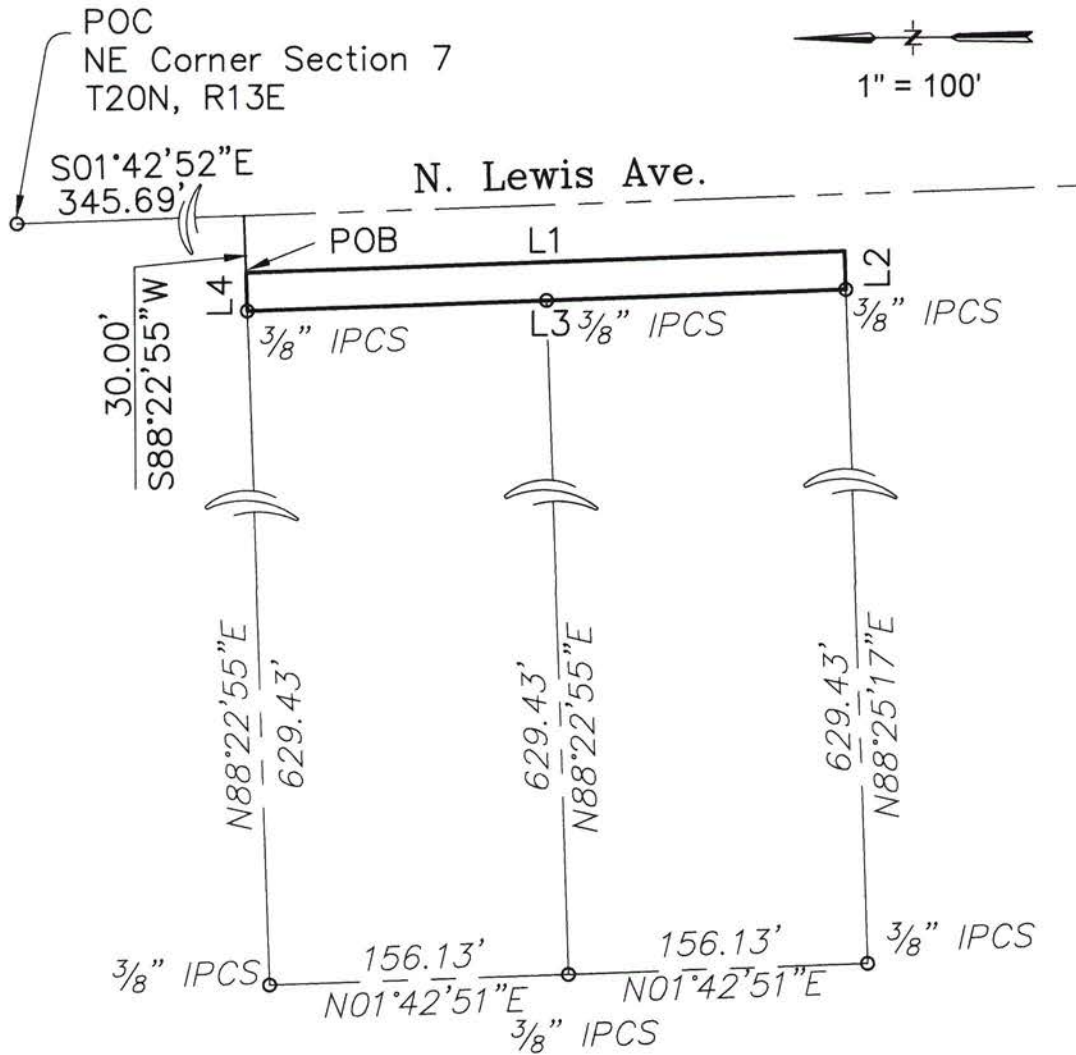
TROUT  **LAND SURVEYING, LLC**
918.734.3423 • 7020 S. Yale Avenue, Tulsa, Oklahoma
CA 7312 (LS) 6/30/2027

ES

PLAT OF SURVEY

Right of Way Dedication

JMS



LINE TABLE		
#	Distance	Bearing
L1	312.69'	S01°42'52"E
L2	20.00'	S88°25'17"W
L3	312.68'	N01°42'52"W
L4	20.00'	N88°22'55"E

LEGAL DESCRIPTION
Right of Way Dedication

EB3
JMS

A parcel of land located in the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4 NE/4) of Section Seven (7), Township Twenty (20) North, Range Thirteen (13) East of the Indian Base and Meridian, City of Tulsa, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract being more particularly described as follows:

COMMENCING at the Northeast Corner of said Section Seven (7); thence S01°42'52"E along the East line of said Section Seven (7) a distance of 345.69 feet to a point; thence S88°22'55"W a distance of 30.00' to the POINT OF BEGINNING; thence S01°42'52"E parallel to said East section line a distance of 312.69 feet to a point; thence S88°25'17"W a distance of 20.00 feet to a point; thence N01°42'52"W and parallel to said East section line a distance of 312.68 feet to a point; thence N88°22'55"E a distance of 20.00 feet to the POINT OF BEGINNING. Said parcel contains 6253.73 square feet, or 0.1436 acres, more or less.

Bearings shown hereon are based on the Oklahoma State Plane Coordinate System North Zone NAD83 (2011).

This property description was prepared on June 2nd, 2025 by E. Dane Trout, Licensed Professional Land Surveyor No. 1893.

Tract Name: Right of Way Dedication
Description: Closure Report
Distance Units: US Feet

Mapcheck: Dedication

Closure Summary

Precision, 1 part in: 2521217.30'
Error distance: 0.00'
Error direction: S02°07'29"W
Area: 6253.73 Sq. Ft.
Square area: 6253.727
Perimeter: 665.37'

Point of Beginning

Easting: 2570529.59'
Northing: 455595.35'

Side 1: Line

Direction: S01°42'52"E
Angle: [-001.7144 (d)]
Deflection angle: [178.2856 (d)]
Distance: 312.69'
Easting: 2570538.95'
Northing: 455282.80'

Side 2: Line

Direction: S88°25'17"W
Angle: [-089.8643 (d)]
Deflection angle: [090.1357 (d)]
Distance: 20.00'
Easting: 2570518.95'
Northing: 455282.24'

Side 3: Line

Direction: N01°42'52"W
Angle: [-090.1357 (d)]
Deflection angle: [089.8643 (d)]
Distance: 312.68'
Easting: 2570509.60'
Northing: 455594.78'

Side 4: Line

Direction: N88°22'55"E
Angle: [-089.9037 (d)]
Deflection angle: [090.0963 (d)]
Distance: 20.00'
Easting: 2570529.59'
Northing: 455595.35'