

# Deed

Version 2.6 released on 7/1/25

PWO121834



<b>CITY COUNCIL USE ONLY</b>		<b>CITY CLERK USE ONLY</b>	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>03.11.2026</u>
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item #: <u>2605.00603</u>
1st Agenda Date: _____	Hearing Date: _____		
	2nd 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> Public Works	<b>Contact Name</b> Courtney Jones	<b>Email</b> courtneyjones@cityoftulsa.org	<b>Phone</b> 918-596-9549
<b>Deed Type</b> Deed of Dedication	<b>Owner-Grantor</b> Blue Point Realty, LLC		
<b>Section</b> 9	<b>Township</b> 19	<b>Range</b> 14	<b>Addition</b> ROMOLAND
<b>Lot</b> 6	<b>Block</b> 11	<b>Address</b> 1437 S. 131st E. Ave.	
<b>Parcel</b> 759	<b>Council District</b> 6	<b>Bid/Project</b> IDP 201905	<b>Related Contract No.</b>
<b>Date Filed Cnty Clerk</b>	<b>County Document Number</b>		

## Budget

<b>Contract Type</b>	<b>Funding Source(s)</b>	<b>DONATION:</b>	
<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>2/24/2026</u>
<b>Legal:</b>	<u>Caroline Wolf</u>	<b>Date:</b>	<u>3/2/26</u>
<b>Board:</b>		<b>Date:</b>	
<b>Mayor:</b>		<b>Date:</b>	<u>MAR 11 2025</u>
<b>Other:</b>		<b>Date:</b>	

## Policy Statement

**Background Information**  
This Deed of Dedication is being donated by Blue Point Realty, LLC, an Oklahoma limited liability company, as a requirement of IDP 201905. This Deed of Dedication is required for infrastructure improvements at 1437 S. 131st E. Avenue.

PDZ: MSL: MSL 2/17/26 swb

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

**Other Pertinent Details**

## 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	

**DEED OF DEDICATION**

STATE OF OKLAHOMA    )  
  ) ss.  
COUNTY OF TULSA     )

**BLUE POINT REALTY, 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"

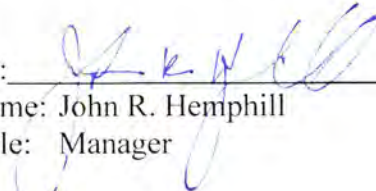
**EXEMPT FROM DOCUMENTARY STAMPS PURSUANT 68 O.S. 3202 (11).**

TO HAVE AND TO HOLD the above described premises unto the public forever.

SIGNED AND DELIVERED this 12<sup>th</sup> day of February, 2026.

**BLUE POINT REALTY, LLC, an Oklahoma limited liability company**

CITY OF TULSA  
OFFICE OF CITY CLERK  
175 E. 2<sup>ND</sup> ST. – STE 260  
TULSA, OKLAHOMA 74103

By:   
Name: John R. Hemphill  
Title: Manager

STATE OF OKLAHOMA    )  
  ) ss.  
COUNTY OF TULSA        )

Before me, the undersigned, a Notary Public, in and for said County and State on this 12<sup>th</sup> day of February, 2026, personally appeared **John R. Hemphill**, known to be the identical person who subscribed the name of **BLUE POINT REALTY, 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 **BLUE POINT REALTY, LLC, an Oklahoma limited liability company**, uses and purposes therein set forth.

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

My commission expires:

1/14/2029



Giselle Richardson-Jones  
Notary Public

**APPROVED AS TO FORM:**

*Assist.*  
Caroline E Wolf  
City Attorney

**APPROVED AS TO SUBSTANCE:**

[Signature]  
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

STATE OF OKLAHOMA    )  
  ) ss.  
COUNTY OF TULSA        )

Before me, a Notary Public in and for said County and State, on the \_\_\_\_ day of \_\_\_\_\_, 2026, personally appeared Karen Gilbert, 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 \_\_\_\_\_, 2026, 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:  
\_\_\_\_\_

*ESB*

# LEGAL DESCRIPTION

## 5' DEED OF DEDICATION

A tract of land that is the West 5.00 feet of Lot Six (6) of Block Eleven (11), of "ROMOLAND", and addition to the City of Tulsa filed as plat no. 972 at the office of the Tulsa County Clerk, more particularly described as follows; Point of Beginning at the Southwest corner of said Lot Six (6); thence along the South line of said Lot Six (6), N88°41'14"E a distance of 5.00 feet; thence along the East line of the West 5.00 feet of said Lot Six (6), N01°56'07"W a distance of 158.75 feet; thence along the North line of said Lot Six (6), S88°41'14"W a distance of 5.00 feet; thence along the West line of said Lot Six (6), S01°56'07"E a distance of 158.75 feet to the Point of Beginning.

Having an area of 794 square feet or 0.0182 acres.

Bearings based on the Oklahoma State Plane Coordinates Zone North, N3501 (NAD83)

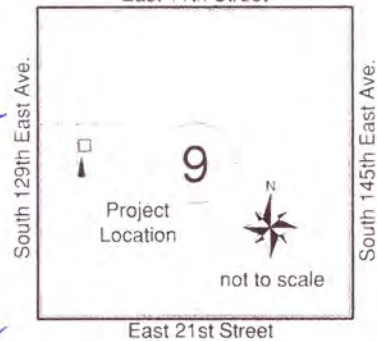
I Russell M. Muzika, Okla. P.L.S. No. 1603 of GEODECA LLC, Certify that the attached legal description closes in accord with existing records, is a true representation as described and meets the minimum technical standards for Land Surveying of the State of Oklahoma.

P.O. Box 33012  
Tulsa Oklahoma 74153  
(918) 949 4064  
CA # 5524  
renewal date 6/30/2026

**GEODECA**  
LAND SURVEYING COMPANY

*Russell M. Muzika*  
*12 09 25*

LOCATION MAP  
T-19-N, R-14-E TULSA COUNTY  
East 11th Street



Prepared: 12/09/2025  
EXHIBIT A Page 1 of 2

**EXHIBIT "A"**

# PLAT OF SURVEY

## 5' DEED OF DEDICATION

ES

FOUND 3/8" REBAR  
ALSO FOUND A 3/8"  
REBAR 2.2' SOUTH  
AND 1.0' EAST.

S88°41'14"W  
5.00'

152.50' (West Half L6)

Lot 7

N88°41'14"E CLF

SET  
3/8" REBAR &  
CAP "CA5524"

CHAINLINK FENCE (CLF)

Plat #972  
**ROMOLAND**  
Block 11  
Lot 6

S. 131st E. Ave.  
40' Right of Way per Plat  
S01°56'07"E 158.75'

N01°56'07"W 158.75'  
5' DEED OF DEDICATION  
794 Sq. Feet or 0.0182 Acres

West 1/2 Lot 6, Block 11  
1437 S 131 AV E TULSA 74108  
BLUE POINT REALTY LLC  
Parcel ID 36275-94-09-02800  
Warranty Deed Doc #2023007576

FOUND 1/2" REBAR  
WITH CAP "LS 1798"  
Point of Beginning

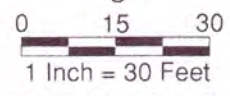
SET  
3/8" REBAR &  
CAP "CA5524"

N88°41'14"E

152.50' (West Half L6)

CHAINLINK FENCE

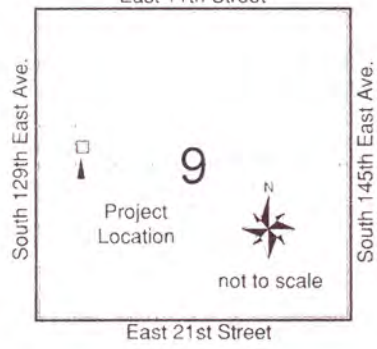
5.00'  
N88°41'14"E



Oklahoma State Plane Zone North Grid  
N3501 (NAD83)

Lot 5

LOCATION MAP  
T-19-N, R-14-E TULSA COUNTY  
East 11th Street



I Russell M. Muzika, Okla. P.L.S. No. 1603  
of GEODECA LLC, Certify that this survey plat is  
a true presentation of the property as described  
and meets the minimum technical standards for  
Land Surveying of the State of Oklahoma.

*Russell M. Muzika*  
RUSSELL M. MUZIKA  
LS 17001  
12-09-25

**GEODECA**  
LAND SURVEYING COMPANY  
P.O. Box 33012  
Tulsa Oklahoma 74153  
(918) 949 4064  
CA # 5524  
renewal date 6/30/2026

Prepared: 12/09/2025  
EXHIBIT A Page 2 of 2

**EXHIBIT "A"**