

**Deed**

Version 2.4 released on 6/29/23

PWO1210279

**CITY COUNCIL USE ONLY**

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

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

1<sup>st</sup> Agenda Date: \_\_\_\_\_

Tracking #: \_\_\_\_\_

Committee: \_\_\_\_\_

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

2<sup>nd</sup> Agenda Date: \_\_\_\_\_**CITY CLERK USE ONLY**☐ Scanned

Date: 04.30.2025

☐ Posted

Item # 2504.01097

*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

Email

courtneyjones@cityoftulsa.org

Phone

918-596-9549

Deed Type

Deed of Dedication

Owner-Grantor

Myers Property Management, LLC

Section

3

Township

19

Range

14

Addition

UNPLATTED

Lot

Block

Address

14511 East 11th Street South

Parcel

685

Council District

6

Bid/Project

LS 21602

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: \_\_\_\_\_

Other: \_\_\_\_\_

Date: 04.15.25

Date: 4-21-2025

Date: APR 30 2025

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

**Policy Statement****Background Information**

This Deed of Dedication is being donated by Myers Property Management, LLC, an Oklahoma limited liability company, as a requirement of LS 21602. This Deed of Dedication is required for a Lot Line Split at 145th and 11th.

PDZ: 04.15.25

MSL: 04.15.25 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)

**DEED OF DEDICATION**

STATE OF OKLAHOMA     )  
  ) ss.  
COUNTY OF TULSA     )

**MYERS PROPERTY MANAGEMENT, 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,

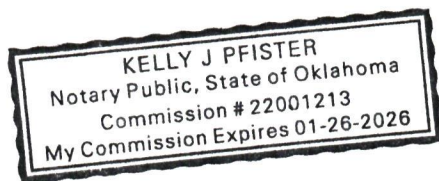
DO HEREBY DEDICATE to the PUBLIC, as public street right-of-way, for the use and enjoyment of the public, the following described real estate and premises, to-wit:

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 20<sup>th</sup> day of March, 2025.



CITY OF TULSA  
OFFICE OF CITY CLERK  
175 East 2<sup>nd</sup> Street – Suite 260  
TULSA, OK 74103

**MYERS PROPERTY MANAGEMENT, LLC,  
an Oklahoma limited liability company**

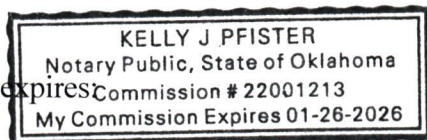
By: Buddy W. Myers  
Name: Buddy W. Myers  
Title: Managing Member

STATE OF OKLAHOMA     )  
  ) ss.  
COUNTY OF TULSA     )

Before me, the undersigned, a Notary Public, in and for said County and State on this 20<sup>th</sup> day of March, 2025, personally appeared **Buddy W. Myers**, to me known to be the identical person who subscribed the name of **MYERS PROPERTY MANAGEMENT, LLC, an Oklahoma limited liability company**, to the foregoing as its Managing Member 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 **MYERS PROPERTY MANAGEMENT, LLC, an Oklahoma 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.

My commission expires 1/26/26



Kelly J. Pfister  
Notary Public

**APPROVED AS TO FORM:**

*Abs*  
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



[illegible]

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:

[illegible]

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

PREPARED FOR:  
GREG NORRIS  
AND THE CITY OF TULSA  
11/11/2024

## LEGAL DESCRIPTION

### RIGHT-OF-WAY:

AN UNPLATTED TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 14 EAST; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER  $N01^{\circ}18'26''W$  A DISTANCE OF 75.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE  $N01^{\circ}18'26''W$  A DISTANCE OF 1241.31 FEET; THENCE EAST PERPENDICULAR TO SAID WEST LINE  $N88^{\circ}41'34''E$  A DISTANCE OF 60 FEET; THENCE SOUTH AND PARALLEL TO SAID WEST LINE OF THE SOUTHWEST QUARTER  $S01^{\circ}18'26''E$  A DISTANCE OF 1231.18 FEET; THENCE SOUTHEAST  $S46^{\circ}18'26''E$  A DISTANCE OF 39.60 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER  $N88^{\circ}41'34''E$  A DISTANCE OF 162.00 FEET; THENCE  $S01^{\circ}18'26''E$  A DISTANCE OF 58.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE  $S88^{\circ}41'34''W$  ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 175.36 FEET, THENCE  $N01^{\circ}18'26''W$  A DISTANCE OF 24.75 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF  $N45^{\circ}36'35''W$  AND A CHORD DISTANCE OF 71.43 FEET WITH A RADIUS OF 108.92 FEET AND AN ARC DISTANCE OF 72.76 FEET; THENCE  $S88^{\circ}41'34''W$  A DISTANCE OF 24.75 FEET TO THE POINT OF BEGINNING. CONTAINING 86,343.2 SQ FT OR 2 ACRES MORE OR LESS

I, SALVADOR TITONE, PLS #1460, OF BAKER 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.

BASIS OF BEARING:  
WEST LINE OF THE SOUTHWEST  
QUARTER (SW/4)  $N01^{\circ}18'26''W$

DATE OF LAST FIELD VISIT 10/30/24



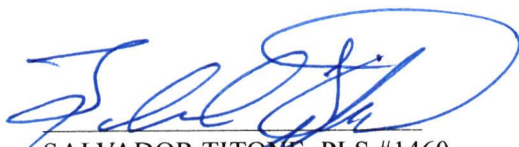
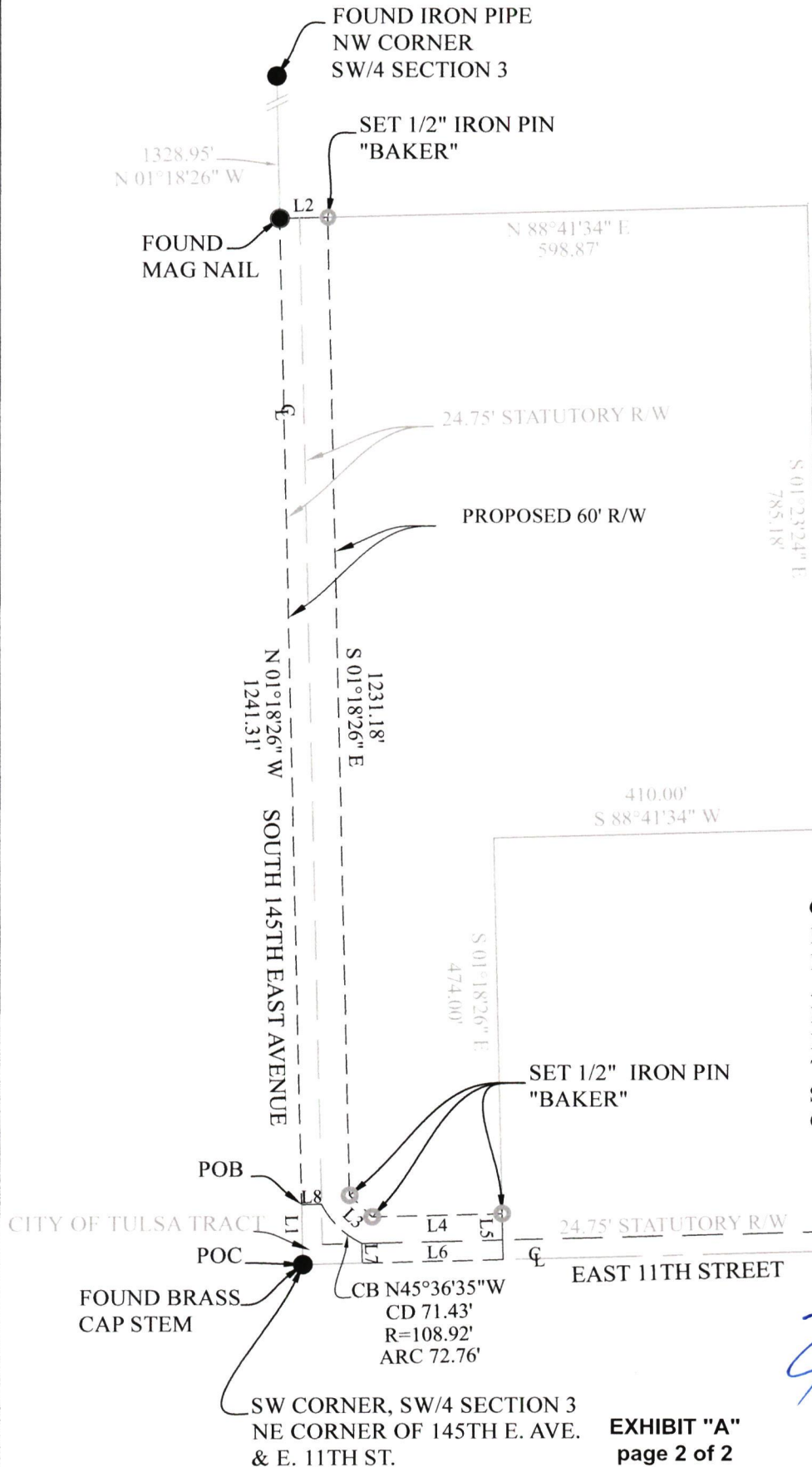
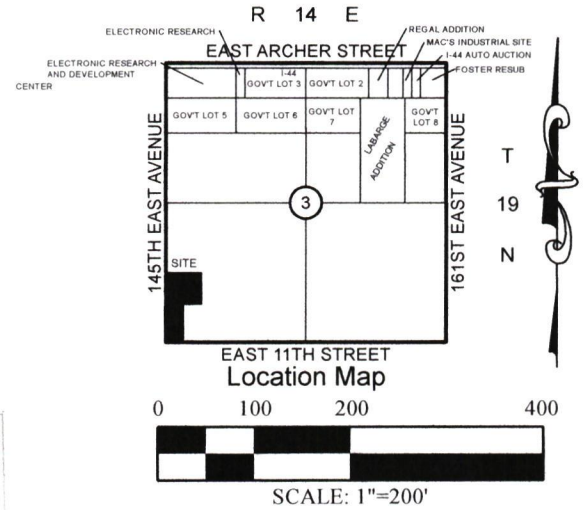
  
SALVADOR TITONE, PLS #1460  
SIGNED: 03/10/2025

EXHIBIT "A"  
page 1 of 2

REVISED 03/10/2025  
REVISED 1/13/2025

# PLAT OF SURVEY

PREPARED FOR:  
GREG NORRIS  
AND THE CITY OF TULSA  
11/11/2024



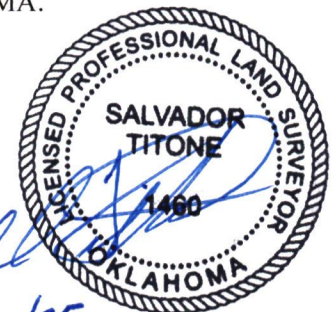
LINE	BEARING	DISTANCE
L1	N01°18'26"W	75.87'
L2	N88°41'34"E	60.00'
L3	S46°18'26"E	39.60'
L4	N88°41'34"E	162.00'
L5	S01°18'26"E	58.00'
L6	S88°41'34"W	175.36'
L7	N01°18'26"W	24.75'
L8	S88°41'34"W	24.75'

DATE OF LAST FIELD VISIT  
10/30/24

BASIS OF BEARING:  
WEST LINE OF THE SOUTHWEST  
QUARTER (SW/4) N01°18'26"W

## CERTIFICATION:

I, SALVADOR TITONE, PLS #1460, OF  
BAKER SURVEYING, CERTIFY THAT THE  
ATTACHED PLAT OF SURVEY IS A TRUE  
REPRESENTATION OF THE EASEMENT AS  
DESCRIBED, AND MEETS THE MINIMUM  
TECHNICAL STANDARDS FOR LAND  
SURVEYING OF THE STATE OF  
OKLAHOMA.



REVISED 03/10/2025  
REVISED 1/13/2025