



Tulsa Metropolitan Area
Planning Commission

Case : Parkhill

Hearing Date: April 19, 2017

Case Report Prepared by:

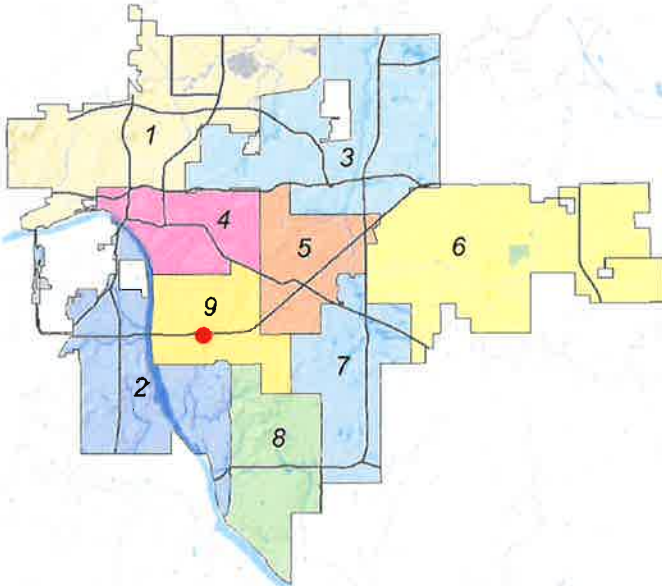
Nathan Foster

Owner and Applicant Information:

Applicant: Carolyn Back, Wallace
Engineering

Owner: Parkhill & Parkhill LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Correction to Filed Plat Deed of
Dedication

Location: East of the southeast corner of
East 51st Street South and South Lewis
Avenue

Summary: Parkhill subdivision plat was
filed in November of 2016 with an error in
the legal description. The certificate
provided by the applicant will be filed of
record to correct the previously filed plat.

Zoning: CS

Staff Recommendation:

Staff recommends **approval** of the
amendment to the deed of dedication for
Parkhill

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Certificate of Correction of Plat and Deed of Dedication

16.1

**Certificate of Correction of Plat and Deed of Dedication
of PARKHILL, a Subdivision in the City of Tulsa, Tulsa County, Oklahoma,
with Amendment of Deed of Dedication and Ratification**

KNOW ALL BY THESE PRESENTS:


The undersigned Registered Professional Land Surveyor hereby certifies that, pursuant to the provisions of **Title 11 of the Oklahoma Statutes, in Ch. 1, Art. XLI, §41-115**, the incorrect description of the land platted and subdivided by the *Plat and Deed of Dedication* of **PARKHILL**, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, approved by the **Tulsa Metropolitan Area Planning Commission** on 5 October 2016 and by the **City Council of the City of Tulsa, Oklahoma**, on 2 November 2016, and duly filed for record on 30 November 2016 in the Office of the County Clerk of Tulsa County, Oklahoma, as **Plat/Document No. 6703**, which inadvertently excluded a portion of such land, is hereby corrected to be described as follows:

The North Half of the West Half of the East Half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter (N/2 W/2 E/2 NW/4 NW/4) of Section Thirty-Two (32), Township Nineteen (19) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 32; thence South 88°31'53" West along the Section line for a distance of 2,142.84 feet to the Point of Beginning; thence South 01°19'37" East for a distance of 329.73 feet; thence South 88°32'17" West for a distance of 164.85 feet; thence North 01°19'29" West for a distance of 329.72 Feet; thence North 88°31'53" East for a distance of 164.83 feet to the Point of Beginning,

consistent with the *Surveyor's Affidavit* dated 30 November 2016, duly filed for record in the Office of the County Clerk of Tulsa County, Oklahoma, on 30 November 2016, recorded as **Document No. 2016113410**.

DATED this 9th day of FEBRUARY, 2017.


R. Wade Bennett
Registered Professional Land Surveyor




Amendment and Ratification

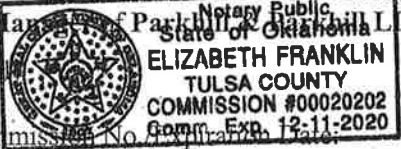
Parkhill & Parkhill LLC, the owner of all of the land platted and subdivided by the *Plat and Deed of Dedication* of **PARKHILL**, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, hereby states that although Sheet 1 of the recorded Plat correctly depicts the land subdivided including the 50-foot right-of-way intended to be dedicated by the *Deed of Dedication*, the legal description of the land that appears in the *Deed of Dedication* itself inadvertently excluded the area of the 50-foot right-of-way. Parkhill & Parkhill LLC hereby adopts the foregoing Certificate as an amendment of the *Deed of Dedication* to correct the legal description of the platted land to include the area of the dedicated right-of-way, as set forth in the foregoing Certificate, and ratifies and confirms the same.

Parkhill & Parkhill LLC
By: [Signature]
Manager

State of Oklahoma)
County of Tulsa) ss.

This instrument was acknowledged before me this 9th day of February, 2017 by **R. Wade Bennett**.
(Seal)  [Signature]
Notary Public
12-11-20 00020202

State of Oklahoma)
County of Tulsa) ss.

This instrument was acknowledged before me this 30 day of March, 2017, by **Lance Parkhill**
as Manager of **Parkhill & Parkhill LLC**.
(Seal)  [Signature]
Notary Public
12-11-20 00020202

APPROVED:

Tulsa Metropolitan Area Planning
Commission

City Council of the City of Tulsa, Oklahoma

By: _____
Chair

By: _____
Chair

Date: _____

Date: _____