



Tulsa Metropolitan Area
Planning Commission

Case : Third and Greenwood

Hearing Date: July 19, 2017

Case Report Prepared by:

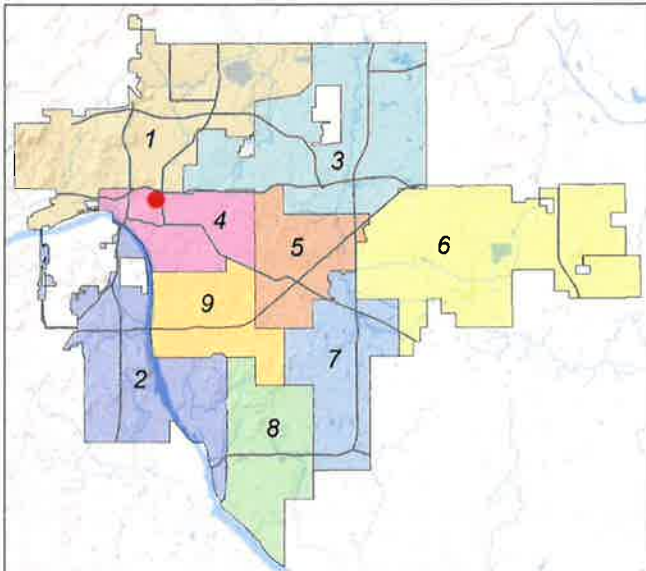
Nathan Foster

Owner and Applicant Information:

Applicant: Stephen A. Schuller

Owner: Tulsa Urban Development Group, LLC, Yvonne Hovell

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Amendment to filed Deed of Dedication

Location: Northeast corner of East 3rd Street South and South Greenwood Avenue

Summary: Amendment to establish two new reserve areas containing access drives previously contained within mutual access easements.

Zoning: CBD

Staff Recommendation:

Staff recommends **approval** of the amendment to the deed of dedication for the Third and Greenwood subdivision plat.

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Amendment Language and Exhibit

Amendment of Deed of Dedication

Third and Greenwood – Urban 8 Town Homes

KNOW ALL BY THESE PRESENTS:

That, pursuant to and in accordance with the terms, conditions and provisions of the *Deed of Dedication* of **THIRD AND GREENWOOD**, a Subdivision in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded Plat thereof, dated 10 January 2014, filed for record in the Office of the County Clerk of Tulsa County, Oklahoma, on 25 February 2014, recorded as Plat/Document No. 6513,

TULSA URBAN DEVELOPMENT GROUP, LLC, an Oklahoma limited liability company d/b/a “Urban8,” as the owner of **Lot One (1), Block One (1)**, and **YVONNE HOVELL**, individually as the owner of **Lot Eight (8), Block One (1)**, which lots consist of all of the land to which this amendment is applicable, and being collectively as well the owners of five of the lots consisting of Lots One (1) through Eight (8), Block One (1), in **THIRD AND GREENWOOD**, hereby amend the *Deed of Dedication* in the following respects:

1. **Lots One (1) and Eight (8) in THIRD AND GREENWOOD** have been further subdivided, to which lot split approval has been given by the **Tulsa Metropolitan Area Planning Commission** in **Case Nos. LS-21001 and LS-21007**, respectively, in accordance with the requirements of Title 19 of the Oklahoma Statutes, in Chapter 19A at Section 863.10. The following described parcel has been subdivided from Lot One (1):

Reserve “A:” A Tract of Land that is Part of Lot One (1), Block One (1), **THIRD AND GREENWOOD**, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as follows:

Beginning at the northeasterly corner of said Lot 1, Block 1, **THIRD AND GREENWOOD**; thence South 23°13'29" East along the East line of Lot 1 a distance of 80.00 feet to the South line of Lot 1; thence South 66°46'31" West along said South line 22.00 feet; thence North 23°13'29" West 80.00 feet to the North line of Lot 1; thence North 66°46'31" East along said North line 22.00 feet to the Point of Beginning;

and the following described parcel has been subdivided from Lot Eight (8):

Reserve “B:” A Tract of Land that is Part of Lot Eight (8), Block One (1), **THIRD AND GREENWOOD**, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as follows:

Beginning at the northeasterly corner of said Lot 8, Block 1, **THIRD AND GREENWOOD**; thence South 23°13'29" East along the East line thereof 80.00 feet to the South line of Lot 8; thence South 66°46'31" West along said South line 22.00 feet; thence North 23°13'29" West 80.00 feet to the North line of Lot 8; thence North 66°46'31" East along said North line 22.00 feet to the Point of Beginning.

Reserves "A" and "B" are depicted in the respective "Lot Split Exhibits" appended hereto.

2. Reserves "A" and "B" described above constitute portions of the Mutual Access Easement depicted on the *Plat* of **THIRD AND GREENWOOD**, providing vehicular and pedestrian access and passage to and from **Lots One (1) through Eight (8), Block One (1), in THIRD AND GREENWOOD** pursuant to and in accordance with the terms, conditions and provisions of Section III (in Paragraph A) of the *Deed of Dedication*. No buildings shall be constructed upon Reserves "A" and "B" described above, which shall remain open for such access and passage purposes, and the use of Reserves "A" and "B" shall be limited to open space, landscaping, entry features and a private drive providing access to **Lots One (1) through Eight (8), Block One (1), in THIRD AND GREENWOOD**.

3. This amendment is subject to the terms, conditions and provisions of the *Special Warranty Deed* dated 12 May 2014, filed for record 13 May 2014, recorded as **Document No. 2014040206**, and the *Declaration of Covenants and Restrictions of Urban 8 Town Homes Homeowners Association* dated 10 September 2014 and filed for record on 24 August 2016, recorded as **Document No. 2016078548**. Reserves "A" and "B" are hereby established and reserved for conveyance to the **Urban 8 Town Homes Homeowners Association, Inc.** for maintenance pursuant to and in accordance with the provisions of Section III (in Paragraph A) of the *Deed of Dedication*.

DATED this 17 day of July, 2017.

TULSA URBAN DEVELOPMENT GROUP, LLC

By:  Yvonne Hovell, Manager
By:  **YVONNE HOVELL** (not married)

APPROVED:

Tulsa Metropolitan Area Planning Commission

City of Tulsa, Oklahoma

By: _____
Chair

By: _____
Chair of the City Council

Date: _____

Date: _____

By: _____
Mayor

Date: _____

State of Oklahoma)
County of Tulsa) ss.

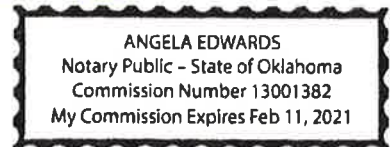
This instrument was acknowledged before me this 12th day of July, 2017, by **Yvonne Hovell as Manager of Tulsa Urban Development Group, LLC.**

(Seal)

Angela Edwards
Notary Public

Commission No./Expiration Date:

02/11/2021



State of Oklahoma)
County of Tulsa) ss.

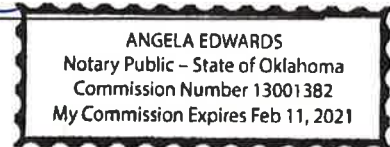
This instrument was acknowledged before me this 12th day of July, 2017 by **Yvonne Hovell, individually.**

(Seal)

Angela Edwards
Notary Public

Commission No./Expiration Date:

02/11/2021



The foregoing Amendment of Deed of Dedication is ratified and affirmed by **Arvest Bank**, an Arkansas state bank, also sometimes identified or referred to as "Arvest Bank - Tulsa."

ARVEST BANK

By: James D. Kendall
Senior Vice President

State of Oklahoma)
County of Tulsa) ss.

This instrument was acknowledged before me this 11th day of July, 2017, by Jeff W. Kendall as Senior Vice Pres. of **Arvest Bank.**

(Seal)

Kathy Johnson-Dean
Notary Public

Commission No./Expiration Date:

01001255 / 2-5-2021



Lot Split Exhibits follow this page

