



Tulsa Metropolitan Area
Planning Commission

Case : Retail Center II

Hearing Date: December 6, 2017

Case Report Prepared by:

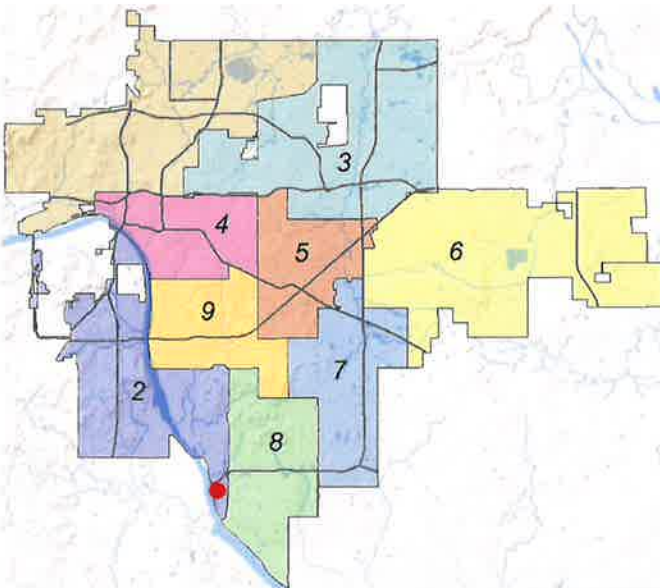
Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan McCarty

Owner: Storage Center, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Correction of Plat

Location: South of the southeast corner of East 101st Street South and South Delaware Avenue

Zoning: CS (Commercial – Shopping)

Staff Recommendation:

Staff recommends **approval** of the change of access

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Certificate of Correction for Plat

11.1

Certificate of Correction of Plat

This Certificate is being filed in accordance with 11 O.S. § 41-115 to correct the plat of Retail Center II, Plat No. 5407 (the "Plat"). The Plat is hereby corrected to show that the utility easement shown along the East boundary line is to read "17.5' Utility Easement." Attached hereto is the Surveyor's Affidavit for Scrivener's Error evidencing the same.

APPROVED:

Tulsa Metropolitan Area Planning Commission

By: _____
Chair

Dated: _____

APPROVED:

City Council of the City of Tulsa, Oklahoma

By: _____
Chair

Dated: _____

APPROVED:

Fritz Land Surveying, LLC

By:  _____
Andy Fritz, OK PLS 1694

FRITZ LAND SURVEYING, LLC

Professional Land Surveying Services

SURVEYOR'S AFFIDAVIT FOR SCRIVENER'S ERROR

I, ANDY FRITZ, PLS, OF FRITZ LAND SURVEYING, LLC AND A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, REGISTRATION NUMBER 1694, CERTIFICATE OF AUTHORIZATION #5848, DO HEREBY CERTIFY THAT:

THE SURVEYOR OF RECORD, MR. ADRIAN SMITH, JR, PLS #210, HAS BEEN INACTIVE SINCE 2009 AND IS NO LONGER IN BUSINESS.

THIS AFFIDAVIT IS CREATED TO CORRECT THE PLAT OF RETAIL CENTER II, PLAT NO. 5407, FILED DECEMBER 07, 1999 IN BOOK 6302, PAGE 2167. THE 17.5' UTILITY EASEMENT SHOWN ALONG THE EAST BOUNDARY LINE IS LABELED TO READ AS FILED; "17.5' UTILITY EASEMENT BY PLAT NO. 5308"

THE LABEL SHOULD AND IS HEREBY CORRECTED TO READ;
"17.5' UTILITY EASEMENT"

"RETAIL CENTER II, PLAT NO. 5407" IS THE DEDICATING INSTRUMENT FOR SAID EASEMENT.

WITNESS MY HAND AND SEAL THIS 7th DAY OF NOVEMBER 2017.




ANDY FRITZ, OK PLS 1694



STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

SUBSCRIBED AND SWORN BEFORE ME, ANDY FRITZ, PLS, THIS 7th DAY OF NOVEMBER 2017.

JENNIFER FRITZ, NOTARY PUBLIC
MY COMMISSION NO. 14005589
MY COMMISSION EXPIRES JUNE 23, 2018



2017 W. 91st Street Tulsa, OK 74132

Ph: 918.231.0575

Email: fritzlandsurveying@gmail.com

11.3

RATIFICATION OF PLAT

WHEREAS, Storage Center LLC, an Oklahoma limited liability company, is the owner of all of Retail Center II;

WHEREAS, the plat of Retail Center II was filed December 7, 1999 as Plat No. 5407 with the County Clerk of Tulsa County, State of Oklahoma in Book 6302 at Page 2167 (the "Plat"); and

WHEREAS, there appears dedicated in the Plat a 17.5' utility easement along the Eastern boundary thereof (the "Utility Easement"); and

WHEREAS, the Plat incorrectly refers to the Utility Easement as dedicated by plat number 5308; and

WHEREAS, there has been filed a Certificate of Correction of Plat in accordance with 11 O.S. § 41-115 declaring that the Utility Easement was not dedicated by plat number 5308, but rather it was dedicated by the Plat.

NOW THEREFORE, for and in consideration of the mutual covenants set forth herein, Storage Center, LLC, an Oklahoma limited liability company, hereby ratifies and confirms in all respects the aforesaid Plat, including without limitation the dedication of the above described Utility Easement.

Storage Center, LLC an Oklahoma limited liability company

Robert A. Lemons
By: Robert A. Lemons, Its Manager

ACKNOWLEDGEMENT

STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

This instrument was acknowledged before me this 9th day of November, 2017, by Robert A. Lemons, Manager of Storage Center, LLC, an Oklahoma limited liability company.

My commission expires:

Catherine E. Matthews
Notary Public

My commission number:

