



Tulsa Metropolitan Area
Planning Commission

Case : Tri-Center Village

Hearing Date: July 7, 2021

Case Report Prepared by:

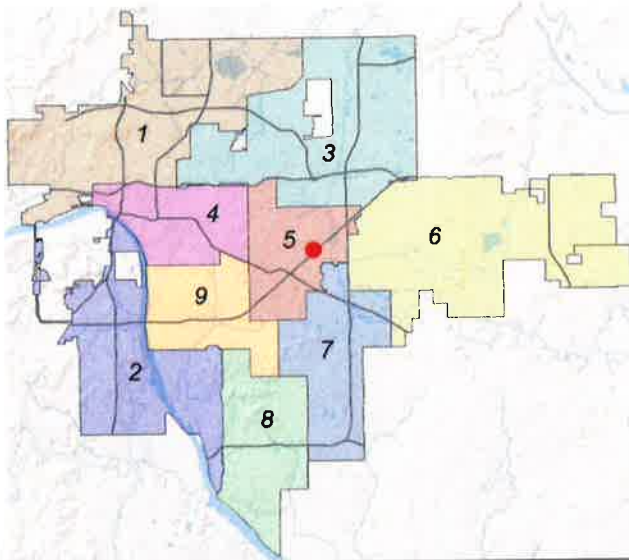
Nathan Foster

Owner and Applicant Information:

Applicant: Erik Enyart, Tanner Consulting

Owner: MH Real Estate

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Change of Access

Location: Southwest corner of East 26th Street South and Skelly Drive

Summary: Adjust point of access on Skelly Drive to the southwest and remove previous point of access.

Zoning: OM/PUD-533-C

Staff Recommendation:

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

City Council District: 5

Councilor Name: Mykey Arthrell-Knezek

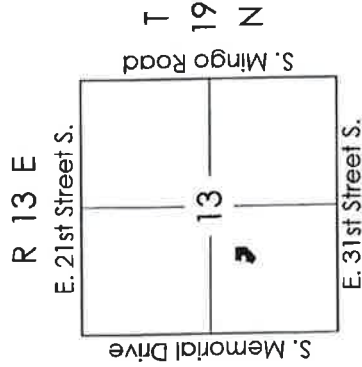
County Commission District: 2

Commissioner Name: Karen Keith

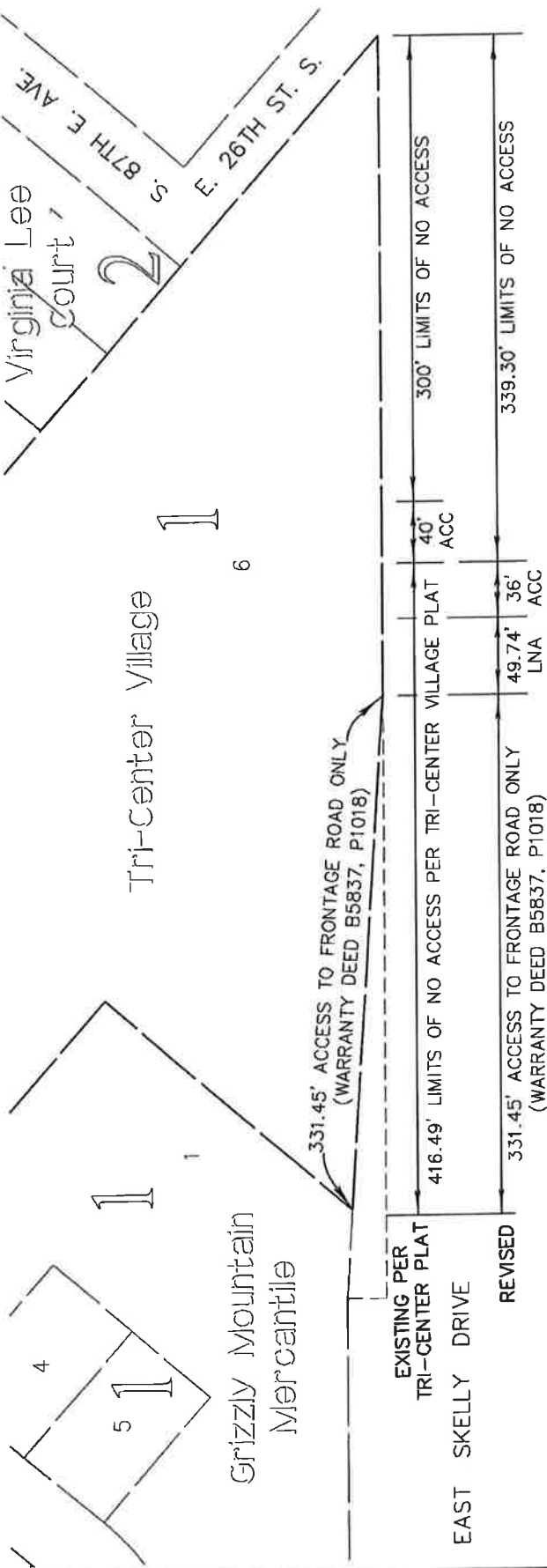
EXHIBITS: Change of Access Exhibits

Exhibit "A"

Part of Lot 6, Block 1 Tri-Center Village Change of Access



Location Map



APPROVED: Rust W. Tuff 6-25-21
TRAFFIC ENGINEER

**CHANGE OF AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT**

WHEREAS, M-H Real Estate, LLC is the owner of that certain real property and premises described in the General Warranty Deed dated April 30, 2020, filed of record April 30, 2020 as Document # 2020038650 in the records of the County Clerk of Tulsa County, Oklahoma, and attached as Exhibit "A", incorporated herein by reference, in the city and/or county of Tulsa, Oklahoma, according to the recorded plat thereof, being more particularly described as follows:

LOT SIX (6), TRI-CENTER VILLAGE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, LESS AND EXCEPT A TRACT OF LAND SITUATED IN LOT 6, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF LOT THREE (3), SAID TRI-CENTER VILLAGE, SAID POINT BEING THE WEST RIGHT OF WAY LINE OF SOUTH 85TH EAST AVENUE; THENCE NORTH 00°37'30" WEST AND PARALLEL TO THE WEST LINE OF SAID LOT SIX (6) FOR 20.40 FEET; THENCE NORTH 60°37'30" WEST FOR 0.0 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET FOR 261.80 FEET; THENCE SOUTH 00°37'30" EAST FOR 12.57 FEET TO THE NORTHWEST CORNER OF LOT FOUR (4), SAID TRI-CENTER VILLAGE; THENCE SOUTH 00°37'30" EAST AND ALONG THE WEST LINE OF SAID LOT FOUR (4) FOR 8.00 FEET; THENCE SOUTH 89°34'25" WEST FOR 50.00 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT SIX (6) A DISTANCE OF 243.34 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF SAID LOT SIX (6); THENCE SOUTHEASTERLY ALONG A JOG IN SAID EASTERLY LINE A DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE A DISTANCE OF 388.25 FEET; THENCE SOUTH 51°19'53" WEST A DISTANCE OF 389.05 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT

THAT PORTION OF TRACT 'A' DESCRIBED AS FOLLOWS:

A TRACT OF LAND THAT IS PART OF LOT 6 OF TRI-CENTER VILLAGE, FORMERLY PLATTED AS HOLIDAY VILLAGE, A RE-SUBDIVISION OF LOT THREE (3) AND PART OF LOT TWO (2), BLOCK ONE (1), TRI-CENTER, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NUMBER 4354 THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT THAT IS THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT SIX (6); THENCE N 45°25'35" W ALONG THE SOUTHWESTERLY LINE OF LOT SIX (6)

FOR 105.26 FEET; THENCE N 45°00'00" E ALONG A WESTERLY LINE OF LOT SIX (6) FOR 5.87 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID WESTERLY LINE ON A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 45°37'30" AND A RADIUS OF 143.87 FEET FOR 114.56 FEET TO A POINT OF TANGENCY; THENCE N 00°37'30" W ALONG SAID TANGENCY AND ALONG SAID WESTERLY LINE FOR 3.97 FEET TO A POINT THAT IS A CORNER OF LOT SIX (6), SAID POINT ALSO BEING THE SOUTHWESTERN CORNER OF LOT FIVE (5) OF SAID TRI-CENTER VILLAGE; THENCE N 89°34'25" E ALONG A NORTHERLY LINE OF LOT SIX (6) AND THE SOUTHERLY LINE OF SAID LOT FIVE (5) FOR 106.33 FEET TO A POINT THAT IS THE SOUTHEAST CORNER OF LOT FIVE (5); THENCE N 00°37'30" W ALONG A WESTERLY LINE OF LOT SIX (6) AND THE EASTERLY LINE OF LOT FIVE (5) AND LOT FOUR (4) OF TRI-CENTER FOR 133.00 FEET TO A POINT THAT IS THE NORTHEAST CORNER OF SAID LOT FOUR (4); THENCE S 89°34'25" W ALONG A SOUTHERLY LINE OF LOT SIX (6) AND THE NORTHERLY LINE OF LOT FOUR (4) FOR 106.33 FEET TO A POINT THAT IS A CORNER OF LOT SIX (6), SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT FOUR (4); THENCE N 00°37'30" W ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT FOUR (4) FOR 12.41 FEET; THENCE N 59°21'43" E FOR 0.00 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 95°47'01" AND A RADIUS OF 50.00 FEET FOR 83.59 FEET; THENCE N 89°34'25" E AND PARALLEL WITH THE NORTHERLY LINE OF LOT SIX (6) FOR 240.79 FEET; THENCE S 00°37'30" E AND PARALLEL WITH THE EASTERLY LINE OF SAID LOTS FOUR (4) AND FIVE (5) FOR 209.35 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 44; THENCE S 52°15'33" W ALONG SAID RIGHT-OF-WAY LINE FOR 56.94 FEET TO A CORNER OF LOT SIX (6); THENCE S 48°34'30" W ALONG THE SOUTHEASTERLY LINE OF LOT SIX (6) FOR 243.34 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

NOW PLATTED AS GRIZZLY MOUNTAIN MERCANTILE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA; and

WHEREAS, said owners desire to change the access points from East Skelly Drive to the above described property and,

WHEREAS, such change requires approval of the Tulsa Metropolitan Area Planning Commission; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission may approve such change of access with a favorable recommendation by the designated Engineer of the City of Tulsa or Tulsa County, Oklahoma.

NOW THEREFORE, the undersigned owners of the above named property in the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof, does hereby change the access point(s) from its (their) present location as shown on the above named plat as recorded in the office of the County Clerk of Tulsa County, Oklahoma, as plat number 4354 to the location(s) as shown on the attached Exhibit A, which is incorporated herein by reference and made a part hereof for all purposes.

The Tulsa Metropolitan Area Planning Commission by the affixing of its approval to this instrument does hereby stipulate and agree to such change and, that from and after the date of this consent, ingress and egress shall be permitted over, through and across the areas of access as shown on attached Exhibit 'B', which is incorporated herein by reference. The area of "access" as previously shown are hereby revoked and access to the property prohibited across said area. The area of limits of no access previously existing along the area of access now permitted by this change and consent is hereby expressly vacated, annulled and held for naught.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this 28th day of APRIL, 2021.

[Signature]
 TIMOTHY R. MURPHY
 MEMBER
 Owner

APPROVED:
[Signature]
 City/County Engineer
 TMAPC

STATE OF Kansas)
) SS CORPORATE ACKNOWLEDGEMENT
 COUNTY OF JOHNSON)

Before me, the undersigned, a Notary Public in and for said County and State, on this 28th day of April, 2021, personally appeared TIMOTHY R. MURPHY, to me known to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument as its Member and acknowledged to me that He executed the same as _____ free and voluntary act and deed of such corporation, for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: 3-22-25



[Signature]
 Notary Public

