TULSA DEVELOPMENT AUTHORITY
STAFF REPORT

MEETING DATE: October 4, 2018
TO: Chairman and Board Members
FROM: Office of Tulsa Development Authority
SUBJECT: Review Construction Plans and Building Specifications for TDA owned property
LOCATION: 2127 North Peoria Avenue, Tulsa, OK 74106

Background:
Owner: Tulsa Development Authority
Developer: Mr. Stephon Chappell
Location: 2127 North Peoria Avenue, Tulsa, Ok.
Size of Tract: 0.30 acres / 13,440 sq. ft. each
Number of Lots: 1 Lot
Development Area: Woodrow Park Addition
Fair Market Value $10,000.00
Executive Director: O.C. Walker

Relevant Info:
On May 3, 2018, the TDA Board of Commissioners reviewed and approved Resolution No. 6445 to enter into a Redevelopment Agreement with Mr. Stephon Chappell to construct a single-family dwelling (approximately 2,500 sq. ft. across both lots) on TDA owned property located at 2125 and 2127 N. Peoria Avenue, Tulsa, Oklahoma.

A Declaration to combine these lots was requested from the City of Tulsa Zoning Department and a new address was provided as 2127 North Peoria Avenue. This Declaration will be filed with Tulsa County upon completion of the purchase from TDA, which requires approval of Construction Specifications and Plans.

This is a request for TDA to approve Construction Documents, Plans and Specifications, together with financing documents pursuant to the terms of the Redevelopment Contract.

Attachments:
Construction Specifications and Plans
Email showing financing (September 12, 2018)

Recommendations:
Staff recommends approval of the Construction Documents, Plans and Specifications, pursuant to the terms of the said Redevelopment Contract.

Reviewed By: O.C. Walker
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP #405381 0240L, DATED 10/16/2012.

THIS PLAT IS MADE FOR AND AT THE REQUEST OF:
Nations Title Agency

FOR MORTGAGE LOAN PURPOSES ONLY COVERING LEGAL DESCRIPTION AS PROVIDED
Lot Four (4) and Five (5), Block Four (4), WOODROW PARK ADDITION in Tulsa County, Oklahoma, according to the recorded Plat No. 1239.

Property address: 2125 North Peoria Avenue, Tulsa, Oklahoma

COLLINS LAND SURVEYING INC. AN OKLAHOMA CORPORATION AND THE UNDERSCRIBED REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE ORIGINALLY STORED IN THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES AND THERE ARE NO ENCroachMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED; THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DECLAIMED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION ONLY FOR THE MORTGAGER AND IS NOT A LAND OR BORDER LINES SURVEY. THAT NO PROPERTY CONVEYED WITHIN THIS PLAT IS NOT TO BE USED OR RELIED UPON, FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENTS, THAT UNDERGROUND UTILITIES WERE NOT FOUND LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT. THAT THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREBY AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION, AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREBY OR HERETO BY THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT.

BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE. CALL ONE BEFORE DIGGING 1-888-582-8543

WITNESS MY HAND AND SEAL THIS DATE:
Final; 06/25/2018

K.S. COLLINS
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1259
CA#8936 EXPIRES: 06/30/2018
WOODROW PARK ADDITION

An Addition to Tulsa County, State of Oklahoma

LOTS 4,5, BLOCK 4

2125 NORTH PEORIA AVE.

The "STEPHON & ANITA CHAPPELL" Home

New Image Custom Homes, LLC

1720 N. FRANKFORT
TULSA, OK 74106
(918) 592-0858
CELL (918) 808-0858

1" = 10'

10' Esmt.
DECLARATION

STATE OF OKLAHOMA )
) SS
CITY OF TULSA )

Stephon and Anita Chappell, being the sole owners of all interests, both legal and equitable, in the
following described property, to-wit:

Lot Four (4) Block Four (4), WOODROW PARK ADDITION to the City of Tulsa, Tulsa County, State of
Oklahoma, according to the recorded plat thereof;
and
Lot Five (5) Block Four (4), WOODROW PARK ADDITION to the City of Tulsa, Tulsa County, State of
Oklahoma, according to the recorded plat thereof;

hereinafter the "Combined Parcel", declare and covenant as follows:

1. The properties in the Combined Parcel shall not be sold, conveyed or mortgaged separate
   and apart from any of the other properties within the Combined Parcel; and

2. Any attempted sale, conveyance or mortgage of the properties within the Combined Parcel,
   separate and apart from any of the other properties within the Combined Parcel shall be void.

The covenants of this Declaration shall run with the land within the Combined Parcel and shall be
binding on all parties or successors in interest having or acquiring any right, title or interest in any part
thereof.

This Declaration is for the benefit of the City of Tulsa, Oklahoma which has standing to enforce its terms
and may not be amended or terminated without approval from the Tulsa Metropolitan Area Planning
Commission, or its successor agency, which shall include a finding that post-amendment/termination,
then existing structures on the property meet all application Building Code requirements or satisfy Code
Equivalencies.

It is further declared that the above described properties, for regulation purposes, shall be governed by
the Building and Zoning Codes of the City of Tulsa or Tulsa County, Oklahoma, as applicable, and the
Subdivision Regulations adopted by the Tulsa Metropolitan Area Planning Commission.

Signed and delivered this 5th day of September, 2018.

Stephon Chappell
Anita Chappell

STATE OF OKLAHOMA )
) SS
CITY OF TULSA )

INDIVIDUAL ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this
5th day of September 2018 personally appeared
Stephon Chappell and Anita Chappell
who are known to me to be the identical person(s) who executed the
foregoing instrument and acknowledged to me that they executed the same as free and
voluntary act and deed for the purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the
day and year last above written.
My Commission Expires: 7/7/22

LAW OFFICE OF
(2510 E 2nd Street)
2018 Notary Public

This conveyance implements the lot split approved
by the Tulsa Metropolitan Area Planning Commission.
in Lot Line Adjustment LLA-35, in accordance
with TMACP Resolution 2764:979.
Date 9/4/19 by Susan Miller
TMACP Official