

RESOLUTION NO. 6555

**RESOLUTION APPROVING CONVEYANCE OF CERTAIN REAL  
PROPERTY TO LANGSTON UNIVERSITY, PURSUANT TO TERMS  
OF SETTLEMENT AGREEMENT BETWEEN TDA AND UCT  
PERTAINING TO PENDING LITIGATION IN  
CASE NO. CV-2018-00127**

**WHEREAS**, the Tulsa Development Authority (“TDA”), and University Center at Tulsa (“UCT”) have previously settled litigation filed by UCT in Case No. CV-2018-00127 in the District Court of Tulsa County, pertaining to disputes related to a Redevelopment Agreement dated June 30, 1986, for the redevelopment of certain real property located immediately north of the Inner Dispersal Loop (IDL), City of Tulsa, Tulsa County, State of Oklahoma; and,

**WHEREAS**, TDA and UCT have agreed, as a part of the Settlement Agreement, that the real property described on Exhibit A attached hereto would be conveyed to the Board of Regents for Oklahoma Agricultural and Mechanical Colleges, acting for and on behalf of Langston University and certain clouds upon the title have been identified; and,

**WHEREAS**, the Board of Commissioners of the Tulsa Development Authority, based upon the recommendations of its Executive Director and its General Counsel, believes that it would be in the best interest of the TDA, the City of Tulsa and the general public to approve a Quit Claim Deed from TDA to the Board of Regents for Oklahoma Agricultural and Mechanical Colleges, acting for and on behalf of Langston University, to disclaim any interest of TDA in and to the real property described in Exhibit A, attached hereto.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TULSA DEVELOPMENT AUTHORITY, to-wit:**


**Section 1.** That the Board of Commissioners of the Tulsa Development Authority does hereby approve the conveyance by Quit Claim Deed from TDA to the Board of Regents for Oklahoma Agricultural and Mechanical Colleges, acting for and on behalf of Langston University, to disclaim any interest of TDA in and to the real property described in Exhibit A, attached hereto.

**Section 2.** The Chairman is authorized to execute said Quit Claim Deed and to take such action as may be reasonably necessary to implement and/or put into effect the terms thereof.


**Section 3.** This Resolution shall take effect immediately.

**PASSED and ADOPTED** this 2nd day of May, 2019.

**TULSA DEVELOPMENT AUTHORITY**

By:   
Roy Peters, Jr., Chairman

**Approved as to legal form and adequacy:**

  
Jot Hartley, General Counsel  
The Hartley Law Firm, PLLC

**EXHIBIT A**

**LEGAL DESCRIPTION – DEED TO LANGSTON UNIVERSITY**

A TRACT OF LAND THAT IS PART OF LINCOLN PARK ADDITION, AND ALSO A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING 30 FEET EAST OF THE NORTHEAST CORNER OF THE SE/4 NW/4 SW/4 THENCE WEST 360 FEET THENCE SOUTH 479.67 FEET THENCE EAST 360 FEET THENCE NORTH 479.67 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THE EAST 90.73 FEET THEREOF SECTION 36 T-20-N, R-12-E; CONTAINING 3.965 ACRES MORE OR LESS.

AND

LOTS 3 THROUGH 24 LESS THE EAST 10.73 FEET OF LOT 3 BLOCK 3, LINCOLN PARK ADDITION TO THE CITY OF TULSA, TULSA COUNTY STATE OF OKLAHOMA.

LEGAL DESCRIPTION WAS PREPARED ON JANUARY 30, 2019 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE NORTH LINE OF BLOCK 4, UNIVERSITY CENTER AT TULSA, TULSA COUNTY, STATE OF OKLAHOMA AS S89°08'09"W.

AND

A TRACT OF LAND THAT IS A PART OF THE FOLLOWING DESCRIBED TRACT;

LOT 1 LESS A TRACT OF LAND BEGINNING 340 FEET NORTH AND 354.04 FEET EAST OF THE SOUTHWEST CORNER OF LOT 1 THENCE EAST 715.09 THENCE ON A CURVE TO THE RIGHT FOR A LENGTH OF 853.97 FEET THENCE NORTHWEST 62.48 FEET THENCE ON A CURVE TO THE LEFT 37.24 FEET THENCE NORTH 46.95 FEET THENCE NORTHEAST 120.43 FEET THENCE NORTHWEST 123.66 FEET THENCE NORTH 145.33 FEET TO THE POINT OF BEGINNING, ALL IN BLOCK 4 UNIVERSITY CENTER AT TULSA, CITY OF TULSA, TULSA COUNTY;

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND THAT IS PART OF BLOCK 4, UNIVERSITY CENTER AT TULSA, AND ALSO A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION

THIRTY-SIX (36), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 4 OF UNIVERSITY CENTER AT TULSA, THENCE N89°08'09"E, 590.78 FEET TO THE POINT OF BEGINNING; THENCE N89°08'09"E, 370.32 FEET; THENCE S01°13'20"E, 276.09 FEET; THENCE S89°08'09"W, 370.32 FEET; THENCE N01°13'20"W, 276.09 FEET TO THE POINT OF BEGINNING, CONTAINING 2.35 ACRES MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON JANUARY 30, 2019 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE NORTH LINE OF BLOCK 4, UNIVERSITY CENTER AT TULSA, TULSA COUNTY, STATE OF OKLAHOMA AS N89°08'09"E.

**AND**

A TRACT OF LAND THAT IS PART OF THE FOLLOWING DESCRIBED TRACT OF LAND;

LOTS 1 THROUGH 24 SUNSET HILL ADDITION LESS A TRACT OF LAND BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 THENCE NORTH 18 FEET THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF LOT 13 THENCE WEST 12 FEET TO THE POINT OF BEGINNING; AND LESS A TRACT OF LAND BEGINNING AT THE NORTHWEST CORNER OF LOT 12 THENCE SOUTH 77.07 FEET TO A POINT ON THE NORTH LINE OF BLOCK 1 THENCE WEST 8.56 FEET TO THE POINT OF BEGINNING; AND THE EAST 38 FEET OF LOT 4 AND ALL OF LOTS 5 THROUGH 9 AND THE WEST 5 FEET OF LOT 10 BLOCK 1 RAMONA ADDITION AND ALL VACATED STREETS ADJUSTED THERETO AND LESS A TRACT OF LAND BEGINNING 18 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 13; THENCE NORTH 6.52 FEET; THENCE EAST 14.33 FEET; THENCE SOUTHEAST 34.66 FEET; THENCE WEST 26.62 FEET THENCE NORTHWEST 21.67 FEET TO THE POINT OF BEGINNING;

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

A TRACT OF LAND THAT IS PART OF SUNSET HILL ADDITION, AND ALSO A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 4 OF UNIVERSITY CENTER AT TULSA, THENCE N00°59'01"W, 253.32 FEET; THENCE S89°04'17"W,

359.50 FEET TO THE POINT OF BEGINNING; THENCE S88°45'44"W, 600.00 FEET; THENCE N01°07'19"W, 551.21 FEET; THENCE N88°52'41"E, 330.00 FEET; THENCE S01°07'19"E, 325.80 FEET; THENCE N88°52'41"E, 45.00 FEET; THENCE S82°35'28"E, 227.52 FEET; THENCE S01° 07' 19"E, 190.45 FEET TO THE POINT OF BEGINNING, CONTAINING 5.48 ACRES MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON FEBRUARY 5, 2019 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE SOUTH LINE OF BLOCK 2, SUNSET HILL ADDITION, TULSA COUNTY, STATE OF OKLAHOMA AS S88°45'44"W.

**AND**

THE WEST 20 FEET OF LOT 16, BLOCK 1 AND THE WEST 20 FEET OF LOT 16 AND 35, BLOCK 2 AND LOTS 17 THROUGH 25, BLOCK 1 AND LOTS 17 THROUGH 34 BLOCK 2 WASHINGTON ADDITION AND THE WEST 250 FEET OF VACATED LATIMER STREET AND THE WEST 250 FEET OF THE VACATED ALLEYWAY IN BLOCK 2, WASHINGTON ADDITION AND THE WEST 250 FEET OF THE VACATED ALLEYWAY IN BLOCK 1 LESS THE SOUTH APPROXIMATE 17.71 FEET OF LOTS 26 THROUGH 35 OF BLOCK 2 WASHINGTON ADDITION;

**AND**

LOTS 8 THROUGH 12 OF BLOCK 16, GREENWOOD ADDITION, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF;

A TRACT OF LAND THAT IS PART OF BLOCKS 1 AND 2, WASHINGTON ADDITION, BLOCK 16, GREENWOOD ADDITION AND ALSO A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 2, WASHINGTON ADDITION, THENCE N01°00'11"W, 17.71 FEET TO THE POINT OF BEGINNING; THENCE N01°00'11"W, 597.29 FEET; THENCE N88°54'06"E, 250.00 FEET; THENCE S01 000' 11"E 597.29 FEET; THENCE S88°54'06"W, 250.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.43 ACRES MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON FEBRUARY 7, 2019 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE WEST LINE OF BLOCK 2, WASHINGTON ADDITION, TULSA COUNTY, STATE OF OKLAHOMA AS N01°00'11"W.

**AND**

A TRACT OF LAND THAT IS PART OF WASHINGTON ADDITION, LANGSTON UNIVERSITY ONE (1) AND WASHINGTON ADDITION LANGTON UNIVERSITY TWO (2) AND GURLEY-HILL ADDITION AND PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LOT 1, BLOCK 1, LANGSTON UNIVERSITY 1 A RESUB OF BLOCK 3 AND PART OF THE NORTH 7 AND EAST 7 OF BLOCK 4 GURLEY HILL SUBDIVISION, CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

AND

LOTS 24 THROUGH 35, BLOCK 4, GURLEY-HILL ADDITION, CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

AND

LOTS 12 THROUGH 17, BLOCK 4 AND LOTS 1 THROUGH 6, BLOCK 6, GURLEY-HILL ADDITION, CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

AND

LOTS 1 THROUGH 11 BLOCK 4 LESS THE FOLLOWING DESCRIBED TRACT, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 THENCE SOUTH 7.00 FEET; THENCE NORTHWEST 9.88 FEET; THENCE EAST 7 FEET TO THE POINT OF BEGINNING ALL IN BLOCK 4 GURLEY-HILL ADDITION, CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

AND

LOTS 18 THROUGH 23 BLOCK 4 AND LOTS 7 THROUGH 12 BLOCK 6, GURLEY-HILL ADDITION, CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

AND

LOTS 1 AND 2 AND THE EAST 10.73 FEET OF LOT 3 BLOCK 3 LINCOLN PARK ADDITION, AND PART OF THE NW/4 OF THE SW/4 OF SAID SECTION 36 BEING DESCRIBED AS FOLLOWS;  
BEGINNING 30 FEET EAST OF THE NORTHEAST CORNER OF THE SE/4 NW/4 SW/4; THENCE SOUTH 479.67 THENCE WEST 90.73 FEET NORTH 479.67 FEET THENCE EAST 90.73 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 12.999 ACRES MORE OR LESS.

AND

THE SOUTH 17.71 FEET OF LOTS 26 THROUGH 34 BLOCK 2 AND THE WEST 20 FEET OF THE SOUTH 17.71 FEET OF LOT 35 BLOCK 2 WASHINGTON ADDITION;

AND

THE SOUTH 17.71 FEET OF LOTS 26 THROUGH 36 BLOCK 2 AND THE WEST 7 FEET OF LOTS 37 BLOCK 2, AND I2 AND 35 BLOCK 3 AND LOTS 13 THROUGH 34 BLOCK 3 LESS THE SOUTH 6.5 FEET OF LOTS 24 THROUGH 34 AND THE WEST 7 FEET OF LOT 35, BLOCK 3 THEREOF AND THE WEST 250 FEET OF VACATED EAST KING STREET WASHINGTON ADDITION AND THE SOUTH 303.50 FEET OF THE NE/4 OF THE SW/4 LYING SOUTHEAST OF WASHINGTON ADDITION AND NORTH UCAT ADDITION AND EAST LANGSTON UNIVERSITY SECOND ADDITION; SECTION 36, T-20-N, R-I2-E.

AND

ALL OF LOT I, BLOCK I, LANGSTON UNIVERSITY SECOND ADDITION;

SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:  
A TRACT OF LAND THAT IS PART OF WASHINGTON ADDITION, LANGSTON UNIVERSITY TWO (2), GURLEY HILL ADDITION AND PART OF LINCOLN PARK ADDITION, AND THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT THAT IS ON THE CENTERLINE OF NORTH FRANKFORD AVENUE AND BEING THE SOUTHWEST CORNER OF GURLEY HILL ADDITION; THENCE, N01° 07' 17" W FOR A DISTANCE OF 596.00 FEET; THENCE N88°37'37"E FOR A DISTANCE OF I20.73 FEET; THENCE N01°07'19"W FOR A DISTANCE OF 7.00 FEET; THENCE N88°36'47"E FOR A DISTANCE OF 659.36 FEET; THENCE N01°10'48"W FOR A DISTANCE OF 523.68 FEET; THENCE N88°49'12"E FOR A DISTANCE OF 250.00 FEET; THENCE S01°10'48"E FOR A DISTANCE OF 446.60 FEET; THENCE N88°56'32"E FOR A DISTANCE OF 37.00 FEET; THENCE S01°10'20"E FOR A DISTANCE OF 363.21 FEET; THENCE N88°57'42"E FOR A DISTANCE OF 320.20 FEET; THENCE S04°43'05"W FOR A DISTANCE OF 327.99 FEET; THENCE S89°08'09"W A DISTANCE OF I354.17 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 20.21 ACRES MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON FEBRUARY 7, 2019 BY CLIFF BENNETT, PLS #I815 WITH THE BEARINGS BASED ON THE SOUTH LINE OF BLOCK 2, SUNSET HILL ADDITION, TULSA COUNTY, STATE OF OKLAHOMA AS S88°45