TULSA DEVELOPMENT AUTHORITY
STAFF REPORT

MEETING DATE: May 2, 2019
TO: CHAIRMAN & BOARD MEMBERS
FROM: O.C. Walker
SUBJECT: Transfer of TDA-Owned Land to LU-Tulsa
LEGAL DESCRIPTION: See Attached Map

Background:

Owner: Tulsa Development Authority
Redeveloper: TDA (soon to be LU-Tulsa)
Location: See Attached Map
Size of Tract: 31.02 acres
Development Area: N/A
Fair Market Value: N/A
Executive Director: O.C. Walker

Relevant Info:

This is a request to transfer title to certain property from UCAT by Special Warranty Deed on April 16, 2019.

This is a request to transfer title to certain properties to the Langston University-Tulsa Campus, as shown on the attached maps.

Recommendation: Staff recommends this item be approved as presented

Reviewed By: O.C. Walker
LEGAL DESCRIPTION

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.

SURVEYOR’S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 7TH DAY OF JANUARY, 2019.

CLIFF BENNETT, PLS
OKLAHOMA NO. 1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2020

FILE: 184931-LU2-2A PAGE 1 OF 1
CLOSURE REPORT

North: 432040.6880'  East: 2570817.2605'

Segment #1 : Line
Course: N90°00'00"W  Length: 360.00'
North: 432040.6880'  East: 2570457.2605'

Segment #2 : Line
Course: S00°00'00"E  Length: 479.67'
North: 431561.0180'  East: 2570457.2605'

Segment #3 : Line
Course: N90°00'00"E  Length: 360.00'
North: 431561.0180'  East: 2570817.2605'

Segment #4 : Line
Course: N00°00'00"E  Length: 479.67'
North: 432040.6880'  East: 2570817.2605'

Perimeter: 1679.34'  Area: 3.96 acres
Error Closure: 0.0000  Course: N00°00'00"E
Error North: 0.00000  East: 0.00000

Precision 1: 1679340000.00
LEGAL DESCRIPTION

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.
SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 30TH DAY OF JANUARY, 2019.

CLIFF BENNETT, PLS
OKLAHOMA NO. 1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2020
CLOSURE REPORT

North: 423006.4720'  East: 2568394.4318'
Segment #1:  Line
Course: N89° 08' 09.00"E  Length: 370.320'
North: 423012.0572'  East: 2568764.7097'

Segment #2:  Line
Course: S01° 13' 20.00"E  Length: 276.094'
North: 422736.0260'  East: 2568770.5988'

Segment #3:  Line
Course: S89° 08' 09.00"W  Length: 370.320'
North: 422730.4409'  East: 2568400.3209'

Segment #4:  Line
Course: N01° 13' 20.00"W  Length: 276.094'
North: 423006.4720'  East: 2568394.4318'

Perimeter: 1292.828'  Area: 102241.11 Sq. Ft.
Error Closure:  0.0000  Course: N00° 00' 00.00"E
Error North:  0.00000  East: 0.00000
Precision 1: 1292828000.000
LEGAL DESCRIPTION

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.
SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 5TH DAY OF FEBRUARY, 2019.

CLIFF BENNETT
PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2020
CLOSURE REPORT

North: 432084.0403'  East: 2568028.9672'
Segment #1: Line
Course: S88° 45' 43.89"W  Length: 600.001'
North: 432071.0790'  East: 2567429.1062'

Segment #2: Line
Course: N01° 07' 19.04"W  Length: 551.213'
North: 432622.1864'  East: 2567418.3131'

Segment #3: Line
Course: N88° 52' 40.96"E  Length: 330.000'
North: 432628.6479'  East: 2567748.2498'

Segment #4: Line
Course: S01° 07' 19.04"E  Length: 325.803'
North: 432302.9074'  East: 2567754.6292'

Segment #5: Line
Course: N88° 52' 40.96"E  Length: 45.000'
North: 432303.7885'  East: 2567799.6206'

Segment #6: Line
Course: S82° 35' 28.29"E  Length: 227.517'
North: 432274.4507'  East: 2568025.2382'

Segment #7: Line
Course: S01° 07' 19.04"E  Length: 190.448'
North: 432084.0392'  East: 2568028.9672'

Perimeter: 2269.982'  Area: 238600.42 Sq. Ft.
Error Closure:  0.0012  Course: S04° 01' 47.16"E
Error North:  -0.00118  East: 0.00008
Precision 1: 1891651.667
LEGAL DESCRIPTION


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°00’11”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.

SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 7TH DAY OF FEBRUARY, 2019.

CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2020
CLOSURE REPORT

North: 421375.3120'  East: 2568118.9525'
Segment #1: Line
Course: N01° 00' 11.00"W  Length: 597.291'
North: 421972.5115'  East: 2568108.4964'

Segment #2: Line
Course: N88° 54' 05.91"E  Length: 606.365'
North: 421984.1347'  East: 2568714.7500'

Segment #3: Line
Course: N01° 00' 11.00"W  Length: 25.000'
North: 422009.1309'  East: 2568714.3124'

Segment #4: Line
Course: N88° 54' 05.91"E  Length: 25.000'
North: 422009.6101'  East: 2568739.3078'

Segment #5: Line
Course: S01° 00' 11.00"E  Length: 606.446'
North: 421403.2571'  East: 2568749.9241'

Segment #6: Line
Course: S22° 10' 24.19"W  Length: 17.248'
North: 421387.2846'  East: 2568743.4145'

Segment #7: Line
Course: S88° 54' 05.91"W  Length: 624.577'
North: 421375.3122'  East: 2568118.9523'

Perimeter: 2501.927'  Area: 377679.17 Sq. Ft.
Error Closure:  0.0003  Course: N39° 30' 21.05"W
Error North:  0.00025  East: -0.00020
Precision 1: 8339756.667
LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF WASHINGTON ADDITION, LANGSTON UNIVERSITY ONE (1) AND WASHINGTON ADDITION LANGSTON 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 FEET 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

FILE: 184931-LU1-2A
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


AND

ALL OF LOT 1, BLOCK 1, 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, N 01° 07' 17" W FOR A DISTANCE OF 596.00 FEET; THENCE N88°37'37"E FOR A DISTANCE OF 120.73 FEET; THENCE N01°00'19"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 1354.17 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 #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.

SURVEYOR'S CERTIFICATE
I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 7TH DAY OF FEBRUARY, 2019.

CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2020

FILE: 184931-LU1-2A
CLOSURE REPORT

Segment #1 : Line

Course: N01° 07' 16.69"W  Length: 596.001'  
North: 432436.0942'  East: 2568621.4521'

Segment #2 : Line

Course: N88° 37' 36.96"E  Length: 120.730'  
North: 432438.9871'  East: 2568742.1475'

Segment #3 : Line

Course: N01° 07' 19.04"W  Length: 7.000'  
North: 432445.9858'  East: 2568742.0104'

Segment #4 : Line

Course: N88° 36' 47.25"E  Length: 659.361'  
North: 432461.9444'  East: 2569401.1782'

Segment #5 : Line

Course: N01° 10' 48.09"W  Length: 523.684'  
North: 432985.5173'  East: 2569390.3936'

Segment #6 : Line

Course: N88° 49' 11.91"E  Length: 250.000'  
North: 432990.6658'  East: 2569640.3405'

Segment #7 : Line

Course: S01° 10' 48.09"E  Length: 446.605'  
North: 432544.1555'  East: 2569649.5379'

Segment #8 : Line

Course: N88° 56' 32.16"E  Length: 36.999'  
North: 432544.8385'  East: 2569686.5306'
Segment #9 : Line

Course: S01° 10' 20.01"E   Length: 363.210'
North: 432181.7045'  East: 2569693.9610'

Segment #10 : Line

Course: N88° 57' 41.91"E   Length: 320.200'
North: 432187.5071'  East: 2570014.1084'

Segment #11 : Line

Course: S04° 43' 04.93"W   Length: 327.988'
North: 431860.6305'  East: 2569987.1307'

Segment #12 : Line

Course: S89° 08' 09.00"W   Length: 1354.169'
North: 431840.2069'  East: 2568633.1157'

Perimeter: 5005.946'   Area: 880428.29 Sq. Ft.
Error Closure:  0.0005   Course: S45° 42' 48.18"E
Error North:  -0.00034   East: 0.00035

Precision 1: 10011894.000
Exhibit A

- TDA - UCT to convey to TDA then TDA to convey 5 acre tract to TPS
- TDA 1 - UCT to convey to TDA then TDA to convey to City of Tulsa
- TDA 2 - LU-Tulsa to convey to TDA then TDA to convey to City of Tulsa
- OSU-Tulsa including OSU-Tulsa Maintenance facility and OSU-Tulsa/LU-Tulsa entry sign
- LU 1 - Current LU-Tulsa
- LU 2 - UCT to convey to LU
- C - Carver Middle School Football field and Track?