

**Exhibit "A.1"**  
**Part of the NE/4, Section 3**  
**Township 18 North, Range 14 East**  
**Right of Way Description**

**Description**

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4; THENCE SOUTH 1°11'22" EAST AND ALONG THE EAST LINE OF THE NE/4, FOR A DISTANCE OF 711.80 FEET; THENCE SOUTH 88°48'38" WEST AND PERPENDICULAR TO SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE PRESENT WEST RIGHT-OF-WAY LINE OF NORTH ELM PLACE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 7°23'05" WEST AND ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 4.80 FEET; THENCE SOUTH 88°48'38" WEST FOR A DISTANCE OF 108.23 FEET; THENCE NORTH 61°11'21" WEST FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 88°48'38" WEST FOR A DISTANCE OF 591.86 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 725.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°44'01", WITH A CHORD BEARING AND DISTANCE OF NORTH 80°19'21" WEST FOR 273.36 FEET, FOR AN ARC DISTANCE OF 275.01 FEET TO A POINT OF TANGENCY; THENCE NORTH 69°27'21" WEST FOR A DISTANCE OF 44.33 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 255.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 68°08'14", WITH A CHORD BEARING AND DISTANCE OF NORTH 35°23'14" WEST FOR 285.69 FEET, FOR AN ARC DISTANCE OF 303.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°19'06" WEST FOR A DISTANCE OF 219.10 FEET; THENCE NORTH 16°19'06" WEST FOR A DISTANCE OF 23.18 FEET; THENCE NORTH 1°19'06" WEST FOR A DISTANCE OF 67.97 FEET; THENCE NORTH 46°19'06" WEST FOR A DISTANCE OF 35.36 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF WEST ALBANY STREET; THENCE NORTH 88°40'54" EAST AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 112.00 FEET; THENCE SOUTH 43°40'54" WEST FOR A DISTANCE OF 35.36 FEET; THENCE SOUTH 1°19'06" EAST FOR A DISTANCE OF 67.97 FEET; THENCE SOUTH 13°40'54" WEST FOR A DISTANCE OF 23.18 FEET; THENCE SOUTH 1°19'06" EAST FOR A DISTANCE OF 219.10 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 205.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 68°08'14", WITH A CHORD BEARING AND DISTANCE OF SOUTH 35°23'14" EAST FOR 229.68 FEET, FOR AN ARC DISTANCE OF 243.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 69°27'21" EAST FOR A DISTANCE OF 44.33 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 675.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 21°44'01", WITH A CHORD BEARING AND DISTANCE OF SOUTH 80°19'21" EAST FOR 254.51 FEET, FOR AN ARC DISTANCE OF 256.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°48'38" EAST FOR A DISTANCE OF 591.86 FEET; THENCE NORTH 58°48'38" EAST FOR A DISTANCE OF 30.00 FEET; THENCE NORTH 88°48'38" EAST FOR A DISTANCE OF 83.94 FEET; THENCE NORTH 43°48'38" EAST FOR A DISTANCE OF 35.36 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF NORTH ELM PLACE; THENCE SOUTH 1°11'22" EAST AND ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 100.26 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 88,075 SQUARE FEET OR 2.022 ACRES.

**Basis of Bearing**

THE NON-ASTRONOMIC ASSUMED BEARING OF NORTH 88°40'54" EAST ALONG THE NORTH LINE OF THE NE/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 14 EAST, I.M., TULSA COUNTY, STATE OF OKLAHOMA WAS USED FOR THIS EXHIBIT.

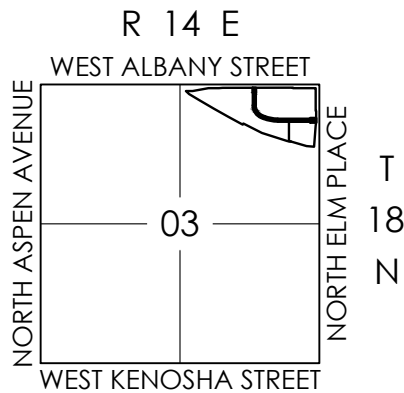
**Certification**

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE RIGHT-OF-WAY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

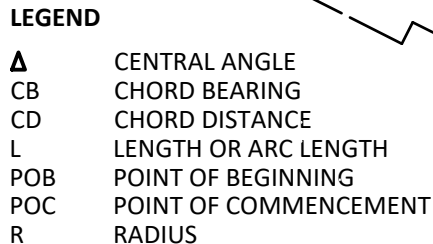
DAN E. TANNER, P.L.S.  
OKLAHOMA P.L.S. #1435  
OKLAHOMA CA #2661  
EXPIRATION DATE: 6/30/23

 **Tanner Consulting LLC**  
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Township 18 North, Range 14 East  
Right of Way Exhibit**



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ROLAND INVESTMENTS, LTD.



## Crandall's Method

[illegible]

Total Traverse Length:		3,546.28	
Closure:	69.10 04 SW	0.013	Closure Area: 88,074.800 SF
	1:	271,722.330	2.022 Acres
		Closure Precision	

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