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 <u>POINT OF BEGINNING</u>;

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

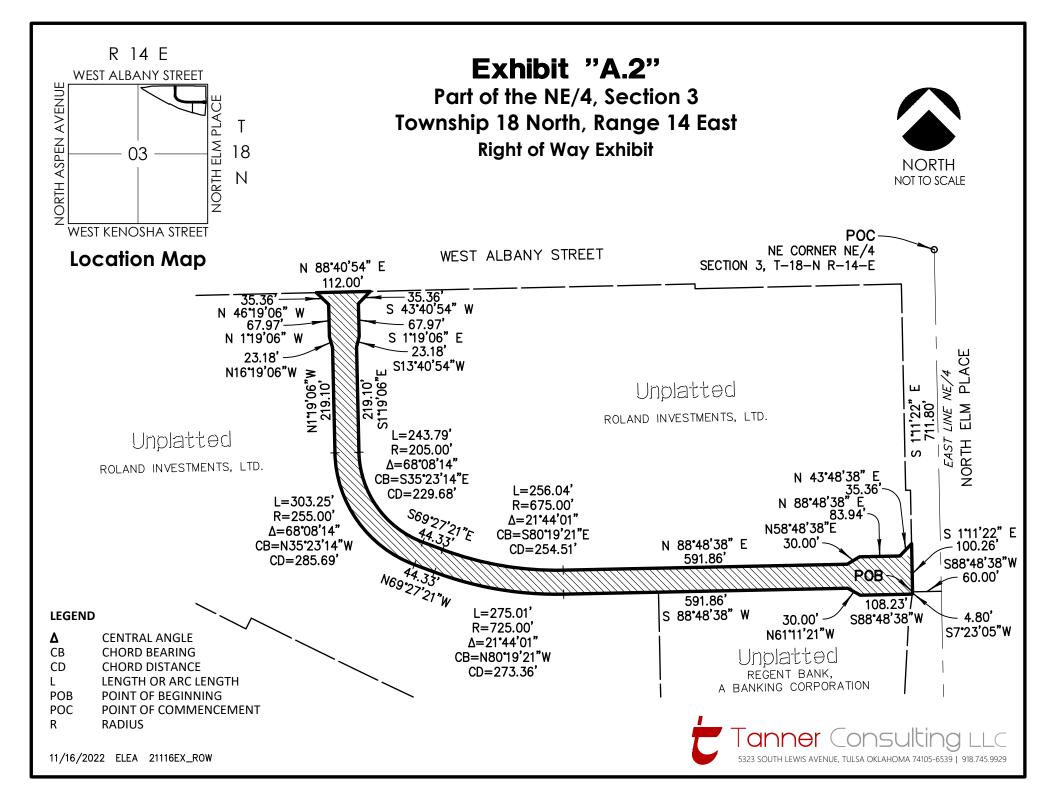
THE NON-ASTRONOMIC ASSUMED BEARING OF NORTH 88°40'54" EAST ALONG THE NORTH LINE OF THE NE/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 14 EAST, I.M., TULSA COUNTY, STATE OF OKLAHOMA WAS USED FOR THIS EXHIBIT.

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





Traverse Closure

Crandall's Method

Leg#	Bearing	Direction	Distance	Radius	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
	Starting Coordinates:				5,000.0000	5,000.0000		5,000. 0000 0000	5,000. 0000 0000
1	7. 23 05	5 SW	4.80		4,995.2398	4,999.3831	4.800	4,995. 2398 4433	4,999. 3830 5437
2	88. 48 38	8 SW	108.23		4,992.9932	4,891.1764	108.229	4,992. 9931 9471	4,891. 1770 3457
3			30.00		5,007.4507	4,864.8899	30.000	5,007. 4507 3941	4,864. 8906 3267
4	88. 48 38		591.86		4,995.1648	4,273.1574	591.856	4,995. 1648 4782	4,273. 1617 6933
5		R	275.01	725.00	5,041.1174	4,003.6832	275.009	5,041. 1172 5868	4,003. 6888 9668
6			44.33		5,056.6741	3,962.1725	44.330	5,056. 6738 9928	3,962. 1783 4731
7		R	303.25	255.00	5,289.5877	3,796.7271	303.250	5,289. 5877 6755	3,796. 7326 8294
8			219.10		5,508.6297	3,791.6862	219.101	5,508. 6309 9063	3,791.69177143
9	16. 19 06		23.18		5,530.8759	3,785.1732	23.180	5,530. 8772 7888	3,785. 1787 7379
10			67.97		5,598.8279	3,783.6094	67.970	5,598.82966534	3,783. 6149 6386
11	46. 19 06		35.36		5,623.2493	3,758.0375	35.360	5,623.25107689	3,758.0430 3974
12			112.00		5,625.8262	3,870.0078	112.001	5,625.82790205	3,870.01407684
13			35.36		5,600.2542	3,845.5864	35.360	5,600. 2561 7921	3,845. 5928 5752
14	1. 19 06		67.97		5,532.3022	3,847.1502	67.970	5,532. 3045 4916	3,847. 1566 5004
15			23.18		5,509.7799	3,841.6675	23.180	5,509.7824 4174	3,841.67398628
16 17	1. 19 06	6 SE L	219.10 243.79	205.00	5,290.7379	3,846.7084 3,979.7128	219.099 243.790	5,290. 7416 5693 5,103. 4962 5086	3,846. 7148 4167 3,979. 7191 1175
17			44.33	205.00	5,103.4923 5,087.9356	4,021.2235	44.330	5,087.9394 9845	4,021. 2299 5948
10		L	256.04	675.00	5,045.1523	4,272.1095	256.041	5,045. 1559 8853	4,021, 2299 3948
20			591.86	075.00	5,057.4383	4,863.8420	591.864	5,057. 4420 2984	4,863.85328355
20			30.00		5,072.9744	4,889.5058	30.000	5,072. 9782 3768	4,889. 5172 8100
22			83.94		5,074.7168	4,973.4277	83.941	5,074. 7206 9419	4,973. 4397 0535
23			35.36		5,100.2338	4,997.9066	35.360	5,100. 2378 3717	4,997. 9187 9140
End	1. 11 22		100.26		4,999.9954	4,999.9878	100.259	5,000. 0000 0000	5,000. 0000 0000
2.1.4			100.20		0.0000	0.0000		0,000.0000.0000	0,000.0000.0000
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000 0.0000	0.0000 0.0000			
24		Ending	Coordinates:		4,999.9954	4,999.9878		5,600. 2561 7921	3,845. 5928 5752
Total Traverse Length: 3,546.28 Closure: 69, 10 04 SW 0.013 Closure Area: 88,074.800 SF									
1: 271,722.330 Closure Precision 2.022 Acres									

Project: 21116 - Right-of-Way

The information shown on this sheet is confidential and intended for the use of Tanner Consulting personnel only. This sheet may not be edited, duplicated or filed of record in any form without the express written permission of Tanner Consulting.