

Exhibit "A.3"
Creek 51 Business Park
City of Broken Arrow Right-of-Way to be Vacated - Part 2

Description

A TRACT OF LAND THAT IS A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (SE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) 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:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE SOUTH 88°49'03" WEST AND ALONG SAID SOUTH LINE FOR A DISTANCE OF 63.38 FEET; THENCE ALONG A 1260.00 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 73°20'27" WEST, HAVING A CENTRAL ANGLE OF 12°12'16", A CHORD BEARING AND DISTANCE OF NORTH 67°14'19" WEST FOR 267.88 FEET, FOR AN ARC DISTANCE OF 268.39 FEET; THENCE NORTH 61°12'11" WEST FOR A DISTANCE OF 913.40 FEET; THENCE ALONG A 512.96 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 83°39'06", A CHORD BEARING AND DISTANCE OF SOUTH 76°58'16" WEST FOR 684.15 FEET, FOR AN ARC DISTANCE OF 748.92 FEET; TO A POINT ON THE NORTHERLY R/W LINE OF THE UNION PACIFIC RAILROAD AS PRESENTLY LOCATED; THENCE ALONG SAID NORTHERLY LINE ALONG A 5550.00 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 62°34'24" WEST, HAVING A CENTRAL ANGLE OF 1°14'48", A CHORD BEARING AND DISTANCE OF NORTH 61°57'00" WEST FOR 120.75 FEET, FOR AN ARC DISTANCE OF 120.75 FEET; THENCE ALONG A 632.96 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 33°47'48" EAST, HAVING A CENTRAL ANGLE OF 85°00'02", A CHORD BEARING AND DISTANCE OF NORTH 76°17'48" EAST FOR 855.25 FEET, FOR AN ARC DISTANCE OF 939.02 FEET; THENCE SOUTH 61°12'11" EAST FOR A DISTANCE OF 913.47 FEET; THENCE ALONG A 1140.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 61°08'11" EAST, A CENTRAL ANGLE OF 13°35'05", A CHORD BEARING AND DISTANCE OF SOUTH 67°55'43" EAST FOR 269.66 FEET, FOR AN ARC DISTANCE OF 270.29 FEET; TO A POINT ON THE EAST LINE OF THE SE/4 OF SECTION 18; THENCE SOUTH 1°25'10" EAST FOR A DISTANCE OF 106.15 FEET, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 246,570 SQUARE FEET OR 5.66 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) BRASS CAP FOUND AT THE CENTER OF THE SECTION 18;
- (2) MAGNETIC NAIL FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 18.

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°51'46" EAST

Certification

I, RONALD M. MCGILL, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

RONALD M. MCGILL, P.L.S.
OKLAHOMA P.L.S. #1897
OKLAHOMA CA #2861
EXPIRATION DATE 6/30/21

