

Exhibit "B.1"
Part of the NE/4, Section 3
Township 18 North, Range 14 East
20' Utility Easement 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 88°40'54" WEST AND ALONG THE NORTH LINE OF THE NE/4, FOR A DISTANCE OF 1148.61 FEET; THENCE SOUTH 1°19'06" EAST FOR A DISTANCE OF 60.00 FEET TO THE CURRENT SOUTH RIGHT OF WAY OF WEST ALBANY STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 43°40'54" WEST FOR A DISTANCE OF 47.07'; THENCE SOUTH 1°19'06" EAST FOR A DISTANCE OF 52.18 FEET; THENCE ALONG A 77.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15°00'00", A CHORD BEARING AND DISTANCE OF SOUTH 6°10'54" WEST FOR 20.10 FEET, FOR AN ARC DISTANCE OF 20.16 FEET; THENCE SOUTH 13°40'54" WEST FOR A DISTANCE OF 10.02 FEET; THENCE ALONG A 23.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°00'00", A CHORD BEARING AND DISTANCE OF SOUTH 6°10'54" WEST FOR 6.00 FEET, FOR AN ARC DISTANCE OF 6.02 FEET; THENCE SOUTH 1°19'06" EAST FOR A DISTANCE OF 213.44 FEET; THENCE ALONG A 185.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 68°08'14", A CHORD BEARING AND DISTANCE OF SOUTH 35°23'14" EAST FOR 207.27 FEET, FOR AN ARC DISTANCE OF 220.01 FEET; THENCE SOUTH 69°27'21" EAST FOR A DISTANCE OF 44.33 FEET; THENCE ALONG A 655.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 21°44'01", A CHORD BEARING AND DISTANCE OF SOUTH 80°19'21" EAST FOR 246.97 FEET, FOR AN ARC DISTANCE OF 248.46 FEET; THENCE NORTH 88°48'38" EAST FOR A DISTANCE OF 586.50 FEET; THENCE NORTH 58°48'38" EAST FOR A DISTANCE OF 30.00 FEET; THENCE NORTH 88°48'38" EAST FOR A DISTANCE OF 81.02 FEET; THENCE NORTH 43°48'38" EAST FOR A DISTANCE OF 47.00 FEET TO THE WEST RIGHT OF WAY OF NORTH ELM PLACE; THENCE SOUTH 1°17'53" EAST ALONG THE WEST RIGHT OF WAY OF NORTH ELM PLACE FOR A DISTANCE OF 28.23 FEET; THENCE SOUTH 43°48'38" WEST FOR A DISTANCE OF 35.36 FEET; THENCE SOUTH 88°48'38" WEST FOR A DISTANCE OF 83.94 FEET; THENCE SOUTH 58°48'38" WEST FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 88°48'38" WEST FOR A DISTANCE OF 591.86 FEET; THENCE ALONG A 675.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°44'01", A CHORD BEARING AND DISTANCE OF NORTH 80°19'21" WEST FOR 254.51 FEET, FOR AN ARC DISTANCE OF 256.04 FEET; THENCE NORTH 69°27'21" WEST FOR A DISTANCE OF 44.33 FEET; THENCE ALONG A 205.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 68°08'14", A CHORD BEARING AND DISTANCE OF NORTH 35°23'14" WEST FOR 229.68 FEET, FOR AN ARC DISTANCE OF 243.79 FEET; THENCE NORTH 1°19'06" WEST FOR A DISTANCE OF 219.10 FEET; THENCE NORTH 13°40'54" EAST FOR A DISTANCE OF 23.18 FEET; THENCE NORTH 1°19'06" WEST FOR A DISTANCE OF 67.97 FEET; THENCE NORTH 43°40'54" EAST FOR A DISTANCE OF 35.36 FEET; THENCE NORTH 88°40'54" EAST ALONG THE SOUTH RIGHT OF WAY OF WEST ALBANY STREET FOR A DISTANCE OF 28.28 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 32263 SQUARE FEET, OR 0.743 ACRES.

Basis of Bearing

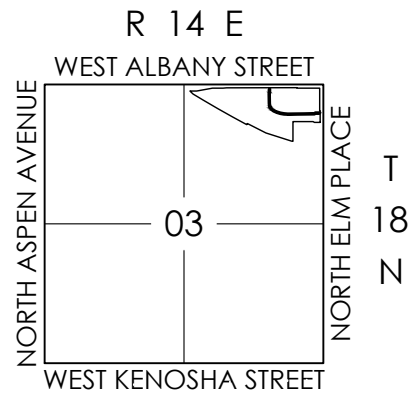
THE NON-ASTRONOMIC ASSUMED BEARING OF NORTH 88°40'54" EAST ALONG THE NORTH LINE OF THE NE/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 14 EAST, I.M., TULSA COUNTY, STATE OF OKLAHOMA WAS USED FOR THIS EXHIBIT.

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 EASEMENT AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

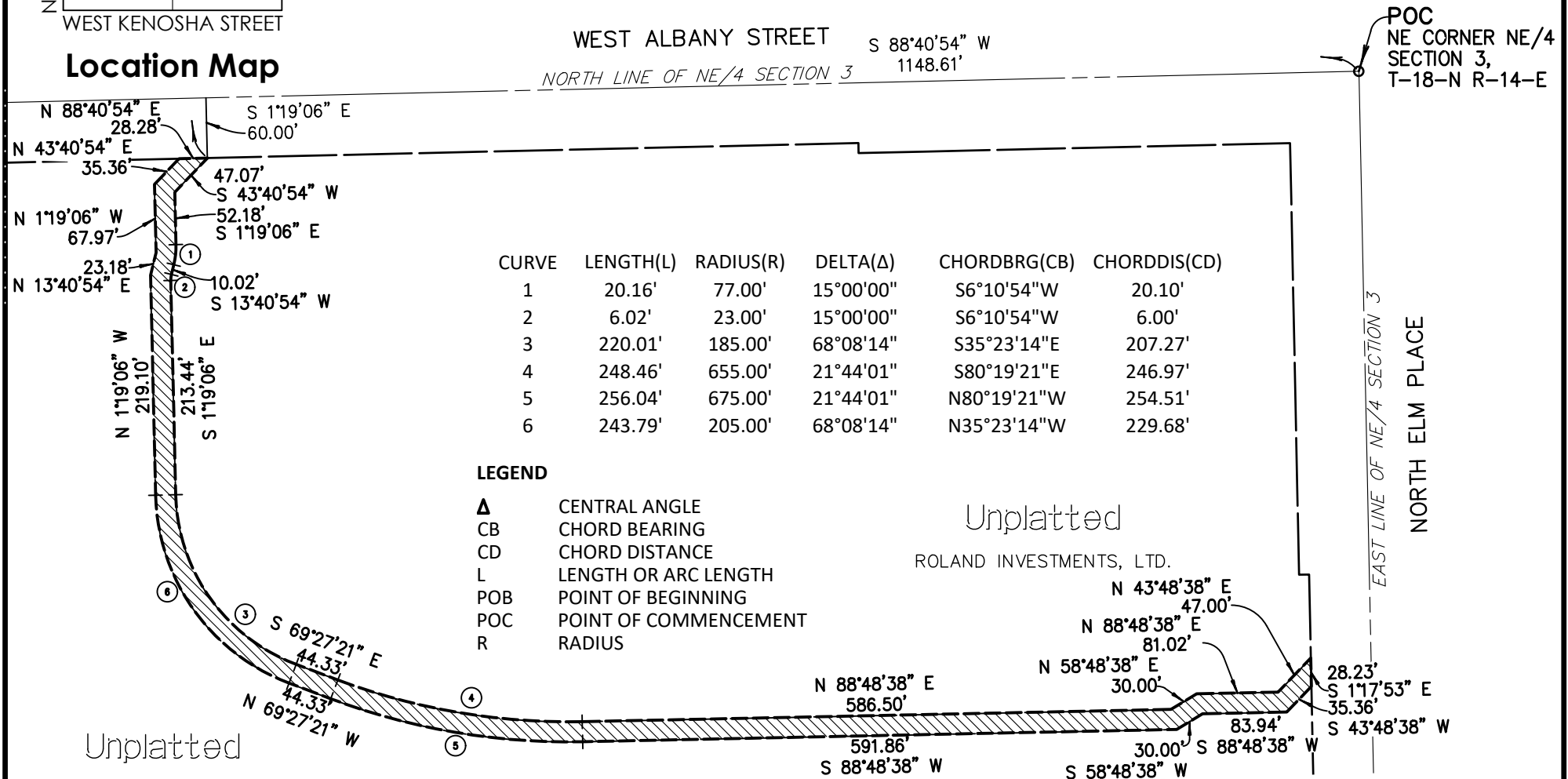
DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/23

 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929



Location Map

Exhibit "B.2" **Part of the NE/4, Section 3** **Township 18 North, Range 14 East** **20' Utility Easement Exhibit**



Traverse Closure

Crandall's Method

Project: **21116 - Utility Easement B**

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	43. 40 54	SW	47.07		4,965.9595	4,967.4911	47.070	4,965.9594 5478	4,967.4909 8111
	1. 19 06	SE	52.18		4,913.7933	4,968.6916	52.180	4,913.7933 7195	4,968.6914 9580
		R	20.16	77.00	4,893.8078	4,966.5267	20.160	4,893.8078 3647	4,966.5266 5201
	13. 40 54	SW	10.02		4,884.0721	4,964.1567	10.020	4,884.0721 6116	4,964.1566 5025
		L	6.02	23.00	4,878.1042	4,963.5102	6.020	4,878.1042 6131	4,963.5100 7901
	1. 19 06	SE	213.44		4,664.7207	4,968.4208	213.440	4,664.7211 8888	4,968.4207 3166
		L	220.01	185.00	4,495.7414	5,088.4533	220.009	4,495.7426 3065	5,088.4527 0003
	69. 27 21	SE	44.33		4,480.1847	5,129.9640	44.330	4,480.1860 2155	5,129.9631 6533
		L	248.46	655.00	4,438.6692	5,373.4227	248.459	4,438.6707 3533	5,373.4205 5509
	88. 48 38	NE	586.50		4,450.8439	5,959.7964	586.497	4,450.8453 7373	5,959.7910 9990
	58. 48 38	NE	30.00		4,466.3800	5,985.4601	30.000	4,466.3814 0116	5,985.4547 9932
	88. 48 38	NE	81.02		4,468.0618	6,066.4627	81.020	4,468.0632 2419	6,066.4569 1619
	43. 48 38	NE	47.00		4,501.9785	6,098.9997	47.000	4,501.9798 8331	6,098.9938 1962
	1. 17 53	SE	28.23		4,473.7558	6,099.6392	28.230	4,473.7571 8451	6,099.6333 2397
	43. 48 38	SW	35.36		4,448.2389	6,075.1603	35.360	4,448.2401 9352	6,075.1543 8373
	88. 48 38	SW	83.94		4,446.4964	5,991.2384	83.940	4,446.4977 3848	5,991.2320 3006
	58. 48 38	SW	30.00		4,430.9603	5,965.5746	30.000	4,430.9616 0086	5,965.5681 4861
	88. 48 38	SW	591.86		4,418.6744	5,373.8421	591.863	4,418.6755 6991	5,373.8325 7273
		R	256.04	675.00	4,461.4565	5,122.9559	256.041	4,461.4579 6296	5,122.9449 7791
	69. 27 21	NW	44.33		4,477.0132	5,081.4452	44.330	4,477.0147 4688	5,081.4340 4612
		R	243.79	205.00	4,664.2583	4,948.4400	243.791	4,664.2606 1610	4,948.4282 6188
	1. 19 06	NW	219.10		4,883.3003	4,943.3991	219.100	4,883.3030 6117	4,943.3873 6828
	13. 40 54	NE	23.18		4,905.8225	4,948.8818	23.180	4,905.8253 3850	4,948.8700 7340
1	1. 19 06	NW	67.97		4,973.7745	4,947.3180	67.970	4,973.7774 8360	4,947.3062 6902
2	43. 40 54	NE	35.36		4,999.3465	4,971.7394	35.360	4,999.3493 5903	4,971.7276 3408
End	88. 40 54	NE	28.28		4,999.9971	5,000.0119	28.280	5,000.0000 0000	5,000.0000 0000
3	Ending Coordinates:				4,999.9971	5,000.0119		4,501.9798 8331	6,098.9938 1962

Total Traverse Length:			3,293.65						
Closure:	76. 28 17	SE	0.012						
	1:	268,055.941	Closure Precision	Closure Area:			32,367.153	SF	
							0.743	Acres	

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.