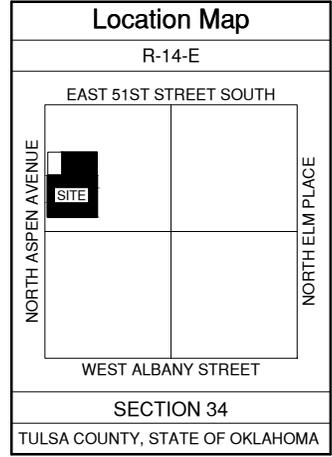
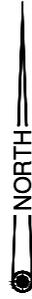
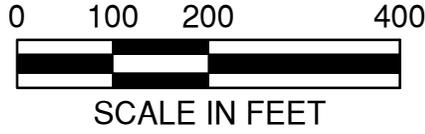


# Exhibit "A"



T  
19  
N

Unplatted  
Owner: BC Land  
Holding Co., LLC

Unplatted  
Owner: City of  
Broken Arrow

300.00'  
N 88°36'47" E

734.94'  
N 88°36'47" E

N 01°22'54" W  
481.80'

PARCEL 'C'

481.80'  
S 01°22'54" E

50' S 88°36'47" W  
60' 290.00'

South Line General Warranty Deed Do. 2023048784  
North line "Outlet Mall", Plat No. 4440

PARCELS 'A' & 'B'  
28.3642 Acres  
Owner: BATTLECREEK  
CHURCH, INC.

1341.80'  
N 01°22'54" W

The Heights at Battle Creek

Lot 1, Block 1  
(Plat No. 5986)

Owner: Heights at Battle Creek, LLC

West Line NW/4, Section 34, T-19-N, R-14-E

North Aspen Avenue

860.00'  
S 01°22'54" E

N 88°36'47" E  
1024.94'

West Granger Street

40'

SW Corner NW/4,  
Section 34, T-19-N, R-14-E

## PARCELS 'A' & 'B' LOT CONSOLIDATION

Sheet 1 of 2



Tulsa Engineering & Planning Associates  
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146  
Phone: 918-252-9621 Fax: 918-340-5999  
Civil Engineering, Land Surveying, Land Planning  
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 21-056  
Scale: 1" = 200'  
Date: 3/17/2025

# Exhibit "A"

## Legal Description Parcel 'A'

Lot 1, Block 1, Outlet Mall, an addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to Plat No. 4440, as recorded in the office of the Tulsa County Clerk.

Containing 881,450 square feet or 20.2353 acres.

Together with:

Legal Description Parcel 'B'  
(General Warrant Deed, Doc. No. 2023048784)

A tract of land located in the Northwest Quarter (NW/4) of Section Thirty-four (34) in Township Nineteen (19) North and Range Fourteen (14) East of the Indian Base and Meridian (I.B.&M.), according to the U.S. Government Survey thereof, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing at the SW corner of the NW/4 of Sec. 34, T-19-N, R-14-E, I.B.&M.; N 01°22'54" W along the west line of said NW/4 a distance of 1170.00 feet; Thence N 88°36'47" E a distance of 50.00 feet to the Point of Beginning being on the present right-of-way of North Aspen Avenue; Thence N 01°22'54" W along said present right-of-way a distance of 481.80 feet; Thence N 88°36'47" E a distance of 1034.94 feet; Thence S 01°22'54" E a distance of 481.80 feet; Thence S 88°36'47" W a distance of 1034.94 feet to the Point of Beginning, Less and Except the West 300.00 feet thereof.

Said tract contains 354,094 square feet or 8.1289 acres.

Parcel 'A', together with Parcel 'B', contain 1,235,544 square feet or 28.3642 acres.

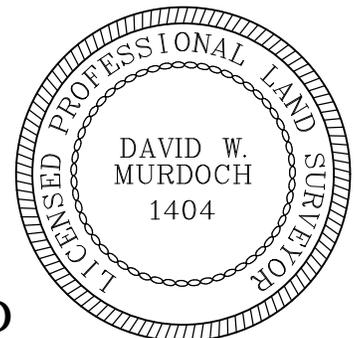
The basis of bearings contained herein is the Oklahoma State Plane Coordinate System-North Zone-NAD83 (2011).

## Certificate

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com  
Telephone: (918) 252-9621



## PARCELS 'A' & 'B' COMBINED

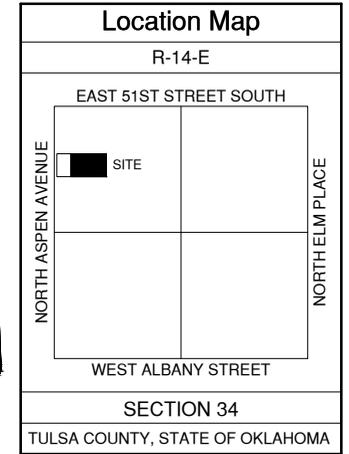
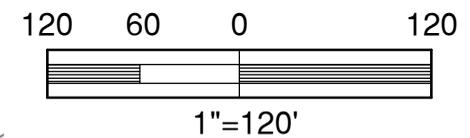
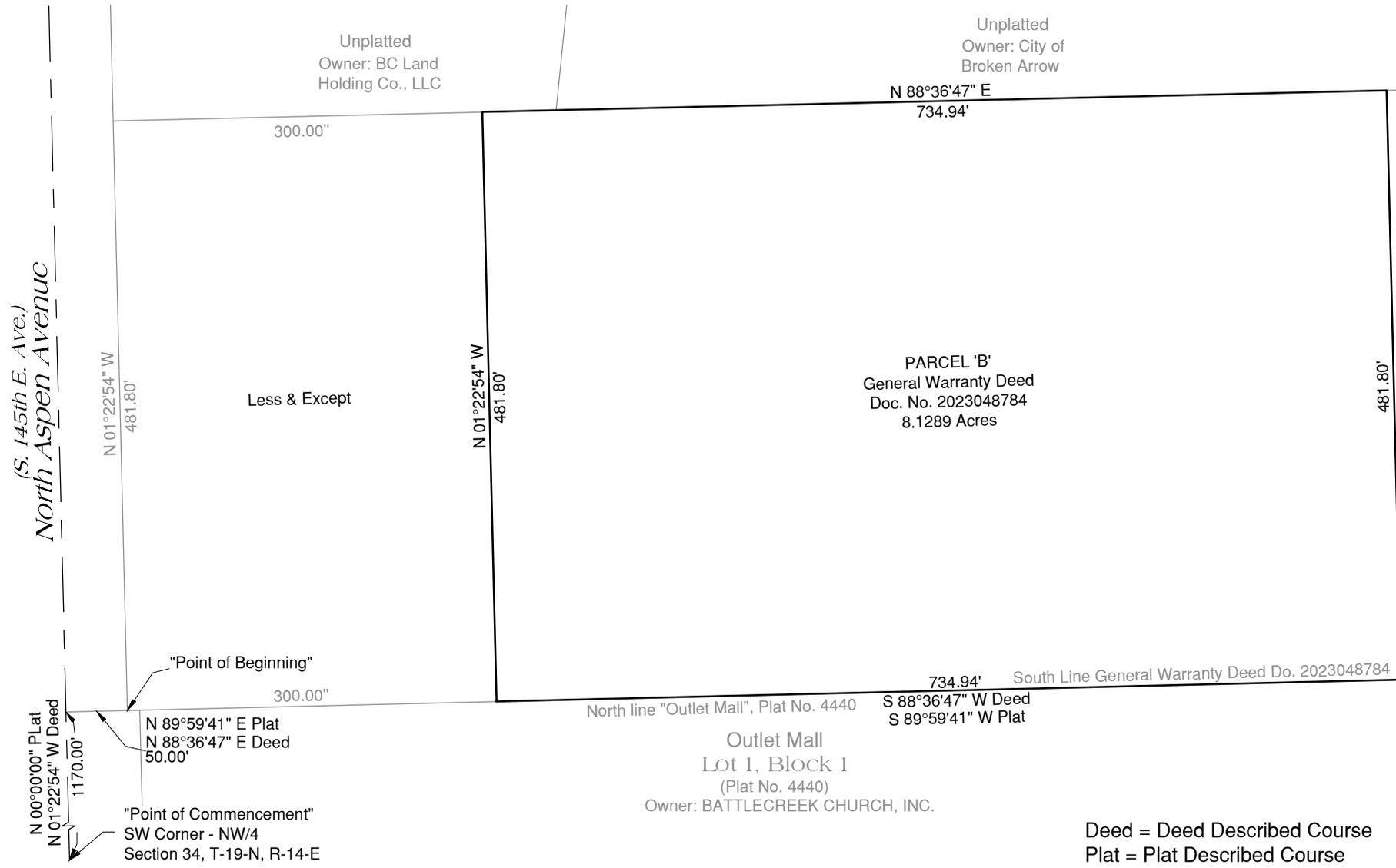


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Job No: 21-056  
Scale: N/A  
Date: 3/17/2025

Sheet 2 of 2

# Exhibit "A"



Deed = Deed Described Course  
Plat = Plat Described Course



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**PARCEL 'B' EXHIBIT**  
 Part of the NW/4, Section 34, T-19-N, R-14-E  
 Tulsa County, State of Oklahoma



Job No: 21-056  
 Scale: 1" = 120'  
 Date: 3/17/2025

Sheet 1 of 2

# Exhibit "A"

Legal Description  
(General Warrant Deed, Doc. No. 2023048784)

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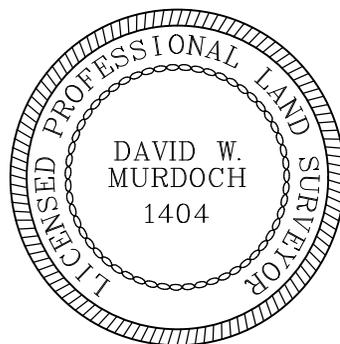
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David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com  
Telephone: (918) 252-9621

## PARCEL 'B' EXHIBIT

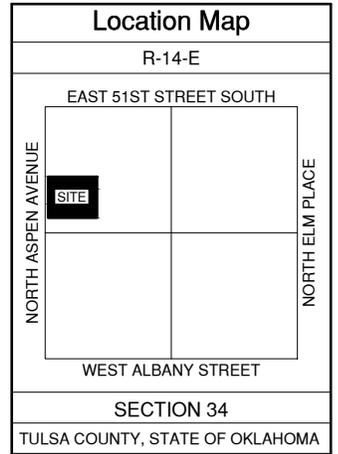
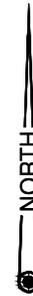
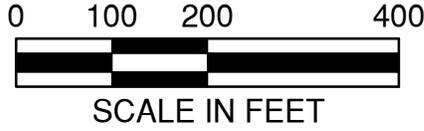


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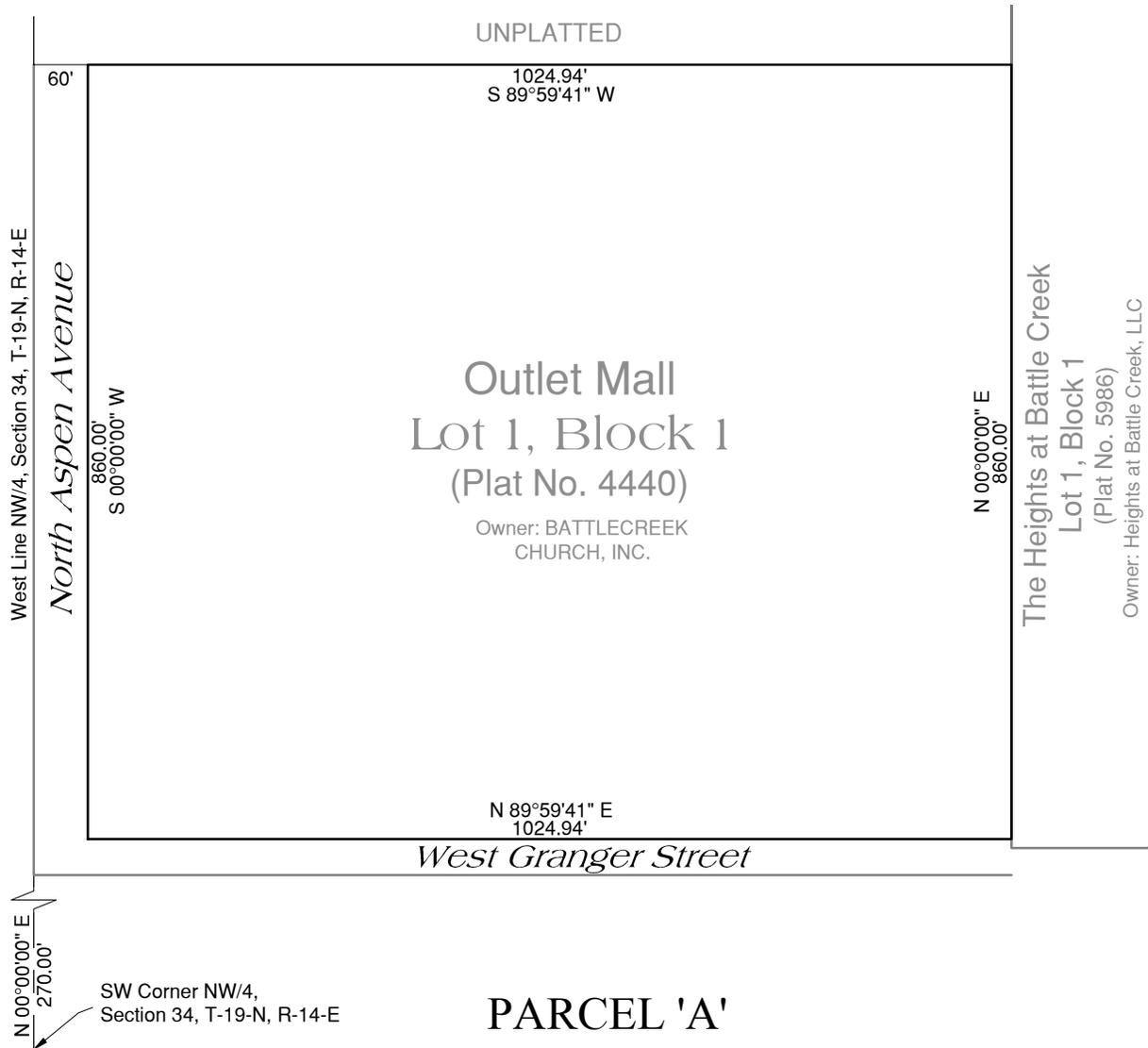
Job No: 21-056  
Scale: N/A  
Date: 3/17/2025

Sheet 2 of 2

# Exhibit "A"



T  
19  
N



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Job No: 21-056  
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Sheet 1 of 2

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E-mail: [d.murdoch@tulsaengineering.com](mailto:d.murdoch@tulsaengineering.com)

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## PARCEL 'A'



Tulsa Engineering & Planning Associates

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Sheet 2 of 2