

# Exhibit "A.1"

## Buff Creek Blocks 1-7, Broken Arrow, Oklahoma Offsite Utility Easement For Storm Sewer Description

### Description

A TRACT OF LAND THAT IS A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW/4; THENCE SOUTH 1°23'45" EAST AND ALONG THE EAST LINE OF THE NW/4, FOR A DISTANCE OF 2022.66 FEET; THENCE SOUTH 88°36'15" WEST AND PERPENDICULAR TO SAID EAST LINE, FOR A DISTANCE OF 733.33 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 12°45'55" EAST FOR A DISTANCE OF 33.06 FEET; THENCE SOUTH 39°45'00" EAST FOR A DISTANCE OF 35.54 FEET; THENCE SOUTH 50°15'00" WEST FOR A DISTANCE OF 202.50 FEET; THENCE NORTH 39°45'00" WEST FOR A DISTANCE OF 15.00 FEET; THENCE NORTH 50°15'00" EAST FOR A DISTANCE OF 127.50 FEET; THENCE NORTH 39°45'00" WEST FOR A DISTANCE OF 15.00 FEET; THENCE NORTH 50°15'00" EAST FOR A DISTANCE OF 65.00 FEET; THENCE NORTH 39°45'00" WEST FOR A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF NORTH 5°15'00" EAST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 4,599 SQUARE FEET OR 0.106 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) FOUND 1" IRON PIN AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 7;
- (2) FOUND MAG NAIL AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 7;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°43'47" EAST.

### 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: 6/30/25

