

# Exhibit "A.1"

## Shadow Trails Clubhouse Sidewalk Easement Description

PAGE 1 OF 1

### Description

A TRACT OF LAND THAT IS A PART OF RESERVE "E", "SHADOW TRAILS", AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6637), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 15, BLOCK 3, SAID "SHADOW TRAILS"; THENCE NORTH  $1^{\circ}43'36''$  WEST AND ALONG THE EAST LINE OF SAID LOT 15, FOR A DISTANCE OF 12.00 FEET; THENCE NORTH  $88^{\circ}45'55''$  EAST AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF WEST VAN BUREN STREET, AS PLATTED WITHIN SAID "SHADOW TRAILS", FOR A DISTANCE OF 88.08 FEET; THENCE NORTH  $1^{\circ}42'50''$  WEST AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF SOUTH PALM AVENUE, AS PLATTED WITHIN SAID "SHADOW TRAILS", FOR A DISTANCE OF 127.54 FEET; THENCE ALONG A 13.67 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH  $88^{\circ}54'16''$  EAST, A CENTRAL ANGLE OF  $87^{\circ}11'26''$ , A CHORD BEARING AND DISTANCE OF SOUTH  $45^{\circ}18'33''$  EAST FOR 18.85 FEET, FOR AN ARC DISTANCE OF 20.80 FEET; THENCE SOUTH  $1^{\circ}42'50''$  EAST AND ALONG THE WEST RIGHT OF WAY OF SAID SOUTH PALM AVENUE FOR A DISTANCE OF 112.21 FEET; THENCE ALONG A 13.67 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  $90^{\circ}28'45''$ , A CHORD BEARING AND DISTANCE OF SOUTH  $43^{\circ}31'32''$  WEST FOR 19.41 FEET, FOR AN ARC DISTANCE OF 21.59 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID WEST VAN BUREN STREET; THENCE SOUTH  $88^{\circ}45'55''$  WEST AND ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 87.29 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 2791 SQUARE FEET OR 0.064 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) 3/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "CA4502" FOUND AT THE NORTHEAST CORNER OF LOT 12, BLOCK 3, "SHADOW TRAILS";
- (2) 3/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "CA4502" FOUND AT THE SOUTHEAST CORNER OF LOT 15, BLOCK 3, "SHADOW TRAILS";

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH  $1^{\circ}43'36''$  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 REAL PROPERTY 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: 6/30/19

