

P:\2017\17079\EXHIBITS\17079EX_SIDEWALKEASEMENT.DWG, DESCRIPTION, 8/14/2019 1:20:54 PM, SROBINSON, I:, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2021

Exhibit "A.1"

121 Elm

Sidewalk Easement Description

PAGE 1 OF 1

Description

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, CITY OF BROKEN ARROW, 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 THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 3; THENCE SOUTH 88°37'28" WEST AND ALONG THE NORTH LINE OF SAID NE/4 FOR A DISTANCE OF 494.37, THENCE SOUTH 1°22' 32" EAST FOR A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST TUCSON STREET AS DESCRIBED IN GENERAL WARRANTY DEED DOCUMENT NO. 2013037744, TULSA COUNTY, STATE OF OKLAHOMA, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE SOUTH 1°22'32" EAST AND ALONG SAID RIGHT-OF-WAY LINE OF WEST TUCSON STREET FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°37'28" WEST FOR A DISTANCE OF 70.79 FEET; THENCE NORTH 1°22'32" WEST FOR A DISTANCE OF 15.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST TUCSON STREET; THENCE NORTH 88°37'28" EAST AND ALONG SAID RIGHT-OF-WAY LINE OF WEST TUCSON STREET FOR A DISTANCE OF 70.79 FEET AND BACK TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1,062 SQUARE FEET, OR 0.024 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) CHISELED "X" FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 3;
- (2) IRON PIN WITH YELLOW PLASTIC CAP FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 3;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°37'28" WEST.

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: 6/30/21

