

Exhibit "A.1"
Creek 51 Business Park
City of Broken Arrow Right-of-Way to be Vacated - Part 1

Description

A TRACT OF LAND THAT IS A PART OF THE SW/4 OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) 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 SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE NORTH 1°26'45" WEST AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 51.30 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 1°26'45" WEST CONTINUING ALONG SAID WEST LINE FOR A DISTANCE OF 8.80 FEET; THENCE ALONG A 807.45 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 87°42'58" EAST, A CENTRAL ANGLE OF 58°18'50", A CHORD BEARING AND DISTANCE OF NORTH 63°07'37" EAST FOR 786.79 FEET, FOR AN ARC DISTANCE OF 821.80 FEET; TO A POINT ON THE SOUTHERLY R/W LINE OF THE UNION PACIFIC RAILROAD AS PRESENTLY LOCATED; THENCE ALONG SAID SOUTHERLY LINE AND ALONG A 5650.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 61°14'25" EAST, A CENTRAL ANGLE OF 1°13'06", A CHORD BEARING AND DISTANCE OF SOUTH 61°50'58" EAST FOR 120.13 FEET, FOR AN ARC DISTANCE OF 120.14 FEET; THENCE SOUTH 33°47'53" WEST FOR A DISTANCE OF 10.51 FEET; THENCE ALONG A 925.88 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 33°47'48" WEST A CENTRAL ANGLE OF 25°26'59", A CHORD BEARING AND DISTANCE OF SOUTH 46°31'18" WEST FOR 407.89 FEET, FOR AN ARC DISTANCE OF 411.26 FEET TO A POINT ON THE NORTHERLY R/W LINE OF EAST 91ST STREET SOUTH (WASHINGTON STREET), AS RECORDED IN WARRANTY DEED, JANUARY 28, 2008, IN BOOK 1731 AT PAGE 582, COUNTY OF WAGONER, STATE OF OKLAHOMA RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES NORTH 79°50'42" WEST FOR A DISTANCE OF 5.21 FEET; THENCE SOUTH 88°48'00" WEST FOR A DISTANCE OF 100.09 FEET; THENCE SOUTH 83°12'06" WEST FOR A DISTANCE OF 101.58 FEET; THENCE SOUTH 89°00'48" WEST FOR A DISTANCE OF 299.69 FEET, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 65,797 SQUARE FEET OR 1.51 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) BRASS CAP FOUND AT THE CENTER OF THE SECTION 18;
- (2) MAGNETIC NAIL FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 18.

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°51'46" EAST.

Certification

I, RONALD M. MCGILL, 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.

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EXPIRATION DATE: 6/30/21



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