

Exhibit "A.1"

PAGE 1 OF 2

Oakmont Hills

Oakmont Hills, LLC Right-of-Way Dedication Description

Description

A TRACT OF LAND IN THREE (3) PARTS THAT IS A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) 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:

PART 1: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4 SE/4; THENCE NORTH 01°25'49" WEST AND ALONG THE EAST LINE OF THE SE/4 SE/4, FOR A DISTANCE OF 604.80 FEET TO A POINT ON THE PRESENT RIGHT-OF-WAY LINE OF SOUTH 9TH STREET SAID POINT ALSO BEING THE POINT OF BEGINNING OF PART 1;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) COURSES: SOUTH 88°34'11" WEST FOR A DISTANCE OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG A 206.01 FOOT RADIUS NON-TANGENT CURVE TO THE CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 1°25'49" EAST, WITH A CENTRAL ANGLE OF 26°20'24", A CHORD BEARING AND DISTANCE OF SOUTH 11°44'23" WEST FOR 93.87 FEET, FOR AN ARC DISTANCE OF 94.71 FEET; THENCE SOUTH 24°54'35" WEST FOR A DISTANCE OF 3.80 FEET TO A POINT OF CURVATURE; THENCE ALONG A 256.01 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 0°59'18", A CHORD BEARING AND DISTANCE OF SOUTH 24°24'56" WEST FOR 4.42 FEET, FOR AN ARC DISTANCE OF 4.42 FEET; THENCE NORTH 1°25'49" WEST FOR A DISTANCE OF 145.82 FEET; THENCE SOUTH 88°38'13" WEST FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 1°25'49" WEST FOR A DISTANCE OF 300.00 FEET; THENCE NORTH 88°38'13" EAST FOR A DISTANCE OF 46.79 FEET TO A POINT ON THE RIGHT-OF-WAY LINE; THENCE ALONG THE RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) COURSES: SOUTHEASTERLY ALONG A 256.01 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 25°02'48" EAST, A CENTRAL ANGLE OF 2°43'25", A CHORD BEARING AND DISTANCE OF SOUTH 26°24'31" EAST FOR 12.17 FEET, FOR AN ARC DISTANCE OF 12.17 FEET; THENCE SOUTH 27°46'13" EAST FOR A DISTANCE OF 3.80 FEET; THENCE ALONG A 206.01 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 26°20'24", A CHORD BEARING AND DISTANCE OF SOUTH 14°36'01" EAST FOR 93.88 FEET, FOR AN ARC DISTANCE OF 94.71 FEET; THENCE NORTH 88°34'09" EAST FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST LINE OF THE SE/4 SE/4; THENCE SOUTH 1°25'49" EAST AND ALONG SAID EAST LINE FOR A DISTANCE OF 241.19 FEET TO THE POINT OF BEGINNING OF PART 1;

SAID PART 1 CONTAINING 30,320 SQUARE FEET OR 0.697 ACRES;

PART 2: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4 SE/4; THENCE NORTH 01°25'49" WEST AND ALONG THE EAST LINE OF THE SE/4 SE/4, FOR A DISTANCE OF 206.34 FEET TO A POINT ON THE PRESENT RIGHT-OF-WAY LINE OF SOUTH 9TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING OF PART 2;

THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING SEVEN (7) COURSES: NORTHWESTERLY ALONG A 256.01 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 26°57'43" WEST, A CENTRAL ANGLE OF 0°48'30", A CHORD BEARING AND DISTANCE OF NORTH 27°21'58" WEST FOR 3.61 FEET, FOR AN ARC DISTANCE OF 3.61 FEET TO A POINT OF TANGENCY; THENCE NORTH 27°46'13" WEST FOR A DISTANCE OF 3.80 FEET TO A POINT OF CURVATURE; THENCE ALONG A 206.01 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 26°20'24", A CHORD BEARING AND DISTANCE OF NORTH 14°36'01" WEST FOR 93.88 FEET, FOR AN ARC DISTANCE OF 94.71 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°25'49" WEST FOR A DISTANCE OF 92.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 206.01 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 26°20'24", A CHORD BEARING AND DISTANCE OF NORTH 11°44'23" EAST FOR 93.88 FEET, FOR AN ARC DISTANCE OF 94.71 FEET TO A POINT OF TANGENCY;

Exhibit "A.1"

PAGE 2 OF 2

Oakmont Hills

Oakmont Hills, LLC Right-of-Way Dedication Description

Description

THENCE NORTH 24°54'35" EAST FOR A DISTANCE OF 3.80 FEET; THENCE ALONG A 256.01 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 0°48'31", A CHORD BEARING AND DISTANCE OF NORTH 24°30'20" EAST FOR 3.61 FEET, FOR AN ARC DISTANCE OF 3.61 FEET TO A POINT ON THE EAST LINE OF THE SE/4 SE/4; THENCE SOUTH 1°25'49" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 288.12 FEET TO THE POINT OF BEGINNING OF PART 2;

SAID PART 2 CONTAINING 5,522 SQUARE FEET OR 0.127 ACRES;

PART 3: PART 3 BEGINNING AT THE SOUTHEAST CORNER OF SAID SE/4 SE/4; THENCE SOUTH 88°37'53" WEST AND ALONG THE SOUTH LINE OF THE SE/4 SE/4 FOR A DISTANCE OF 1317.97 FEET TO THE SOUTHWEST CORNER OF THE SE/4 SE/4; THENCE NORTH 1°25'17" WEST AND ALONG THE WEST LINE OF THE SE/4 SE/4 FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 88°37'53" EAST AND PARALLEL WITH THE SOUTH LINE, FOR A DISTANCE OF 942.04 FEET; THENCE NORTH 58°37'53" EAST FOR A DISTANCE OF 30.00 FEET; THENCE NORTH 88°37'53" EAST AND PARALLEL WITH THE SOUTH LINE, FOR A DISTANCE OF 259.93 FEET; THENCE NORTH 43°36'02" EAST FOR A DISTANCE OF 35.34 FEET; THENCE NORTH 1°25'49" WEST FOR A DISTANCE OF 144.69 FEET TO A POINT ON THE PRESENT RIGHT-OF-WAY LINE OF SOUTH 9TH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) COURSES: SOUTHEASTERLY ALONG A 256.01 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 17°12'55" EAST, A CENTRAL ANGLE OF 10°33'18", A CHORD BEARING AND DISTANCE OF SOUTH 22°29'34" EAST FOR 47.09 FEET, FOR AN ARC DISTANCE OF 47.16 FEET; THENCE SOUTH 27°46'13" EAST FOR A DISTANCE OF 3.80 FEET; THENCE ALONG A 206.01 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 26°20'24", A CHORD BEARING AND DISTANCE OF SOUTH 14°36'01" EAST FOR 93.88 FEET, FOR AN ARC DISTANCE OF 94.71 FEET; THENCE NORTH 88°34'11" EAST FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST LINE OF THE SE/4 SE/4; THENCE SOUTH 1°25'49" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 96.00 FEET TO THE POINT OF BEGINNING OF PART 3;

SAID PART 3 CONTAINING 77,085 SQUARE FEET OR 1.770 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:

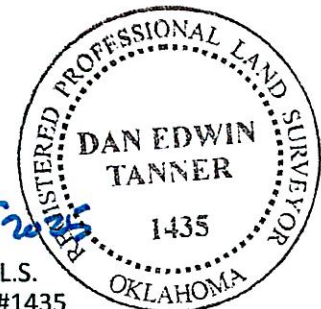
- (1) 3/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 26;
- (2) BRASS CAP FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 26;

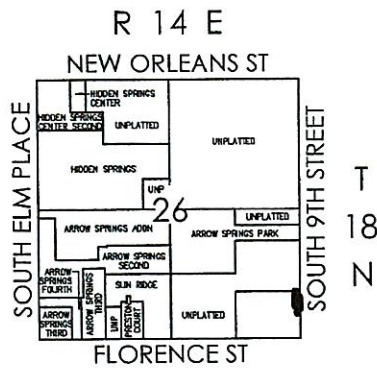
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°37'53" EAST.

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: 6/30/25





Location Map

Exhibit "A.2"

Oakmont Hills

Oakmont Hills, LLC Right-of-Way Dedication Exhibit - Part 1



Unplatted

