

Exhibit "A"

LEGAL DESCRIPTION

Belmont Cove North
Variable Width Utility Easement

Part of the NW/4, Section 12, T13N, R4W, I.M.
Oklahoma City, Oklahoma County, Oklahoma

February 8, 2024

A variable width tract of land being a part of the Northwest Quarter (NW/4) of Section Twelve (12), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, particularly described as follows:

COMMENCING at the Northeast corner of said Northwest Quarter (NW/4);

THENCE South 00°20'46" East, along the East line of said Northwest Quarter (NW/4), a distance of 957.81 feet to the POINT OF BEGINNING;

THENCE continuing South 00°20'46" East along said line, a distance of 1,338.94 feet;

THENCE South 89°37'05" West, a distance of 15.00 feet;

THENCE North 00°20'46" West, parallel with the East line of said Northwest Quarter (NW/4), a distance of 698.52 feet;

THENCE South 89°38'53" West, a distance of 811.18 feet to the East line of the Permanent Easement in favor of the City of Oklahoma City recorded at Book 8533, page 558, filed in the offices of the County Clerk of Oklahoma County, Oklahoma;

THENCE North 00°20'04" West, along the East line of said Easement, a distance of 15.00 feet;

THENCE North 89°38'53" East, a distance of 11.15 feet;

THENCE North 00°21'07" West, a distance of 277.92 feet;

THENCE South 89°38'53" West, a distance of 11.07 feet to the East line of said Permanent Easement;

THENCE North 00°20'04" West, along said East line, a distance of 15.00 feet;

THENCE North 89°38'53" East, a distance of 811.12 feet;

THENCE North 00°20'46" West, parallel with the East line of said Northwest Quarter (NW/4), a distance of 332.60 feet;

THENCE North 89°37'05" East, a distance of 15.00 feet to the POINT OF BEGINNING.

Said tract of land containing 266,762 square feet or 6.1240 acres, more or less.

Prepared by Durham Surveying, Inc.
Damon K. Durham, PLS No. 1521

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Less and Except No.1

COMMENCING at the Northeast corner of said Northwest Quarter (NW/4);

THENCE South 00°20'46" East, along the East line of said Northwest Quarter (NW/4), a distance of 1,305.32 feet;

THENCE South 89°38'53" West, a distance of 16.00 feet to the POINT OF BEGINNING;

THENCE South 00°20'46" East, parallel with said East line, a distance of 277.92 feet;

THENCE South 89°38'53" West, a distance of 81.02 feet;

THENCE North 00°21'07" West, a distance of 277.92 feet;

THENCE North 89°38'53" East, a distance of 81.05 feet to the POINT OF BEGINNING.

Said tract of land containing 22,621 square feet or 0.5170 acres, more or less

Less and Except No.2

COMMENCING at the Northeast corner of said Northwest Quarter (NW/4);

THENCE South 00°20'46" East, along the East line of said Northwest Quarter (NW/4), a distance of 1,305.32 feet;

THENCE South 89°38'53" West, a distance of 116.05 feet to the POINT OF BEGINNING;

THENCE South 00°21'07" East, a distance of 277.92 feet;

THENCE South 89°38'53" West, a distance of 156.00 feet;

THENCE North 00°21'07" West, a distance of 277.92 feet;

THENCE North 89°38'53" East, a distance of 156.00 feet to the POINT OF BEGINNING.

Said tract of land containing 43,365 square feet or 0.9953 acres, more or less.

Less and Except No.3

COMMENCING at the Northeast corner of said Northwest Quarter (NW/4);

THENCE South 00°20'46" East, along the East line of said Northwest Quarter (NW/4), a distance of 1,305.32 feet;

THENCE South 89°38'53" West, a distance of 292.05 feet to the POINT OF BEGINNING;

THENCE South 00°21'07" East, a distance of 277.92 feet;

THENCE South 89°38'53" West, a distance of 156.00 feet;

THENCE North 00°21'07" West, a distance of 277.92 feet;

THENCE North 89°38'53" East, a distance of 156.00 feet to the POINT OF BEGINNING.

Said tract of land containing 43,365 square feet or 0.9953 acres, more or less.

Less and Except No.4

COMMENCING at the Northeast corner of said Northwest Quarter (NW/4);

THENCE South 00°20'46" East, along the East line of said Northwest Quarter (NW/4), a distance of 1,305.32 feet;

THENCE South 89°38'53" West, a distance of 468.05 feet to the POINT OF BEGINNING;

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THENCE South 00°21'07" East, a distance of 277.92 feet;
THENCE South 89°38'53" West, a distance of 156.00 feet;
THENCE North 00°21'07" West, a distance of 277.92 feet;
THENCE North 89°38'53" East, a distance of 156.00 feet to the POINT OF BEGINNING.
Said tract of land containing 43,355 square feet or 0.9953 acres, more or less.

AND

Less and Except No.5

COMMENCING at the Northeast corner of said Northwest Quarter (NW/4);
THENCE South 00°20'46" East, along the East line of said Northwest Quarter (NW/4), a distance of 1,306.32 feet;
THENCE South 89°38'53" West, a distance of 644.05 feet to the POINT OF BEGINNING;
THENCE South 00°21'07" East, a distance of 277.92 feet;
THENCE South 89°38'53" West, a distance of 156.00 feet;
THENCE North 00°21'07" West, a distance of 277.92 feet;
THENCE North 89°38'53" East, a distance of 156.00 feet to the POINT OF BEGINNING.
Said tract of land containing 43,355 square feet or 0.9953 acres, more or less.
The above-described variable width Utility Easement contains a net area of 70,821 square feet or 1.6258 acres, more or less.
The basis of bearing for the above-described tract of land is the East line of said Northwest Quarter (NW/4) having a measured bearing of South 00°20'46" East.

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