

FILED

AUG 15 2024

IN THE DISTRICT COURT IN AND FOR DELAWARE COUNTY
STATE OF OKLAHOMA

KARMA SAPP
DELAWARE CO. COURT CLERK

In the Matter of the Petition of John Thomas,) Receiver for the vacation of various common) areas located in the Lakemont Shores) subdivisions known as known as Birchbark,) Blackjack, Cherrywood, Chestnut Hills,) Dogwood, East, Echo I, Echo II, Estates,) Golf, Grandview, Hawthorn Hills, Heather) Valley, Hickory, Hilltop, Lonesome Pines,) Mobile Vista, Oaks, Persimmon Park,) Ponderosa Park, Redbud, South, Spruce) Hills, Sycamore Heights, Valley View,) Walnut Ridge, West, Cottonwood and) Smoketree Hills)

Case No. CV-2024- 134

NOTICE OF HEARING PETITION TO VACATE COMMON AREAS

Notice is hereby given that John Thomas, Receiver ("Receiver") of Lakemont Shores Property Owners Association, Inc. ("POA") has filed a Petition seeking to vacate the Common Areas located in the Lakemont Shores subdivision and more particularly described on Exhibit "A".

Notice is further given that a hearing on said Petition has been set for the 3rd day of October, 2024, at the hour of 2:30 o'clock p.m. in the District Court of Delaware County, Jay, Oklahoma, before the undersigned Judge.

Notice is further given that any person may appear and show cause if any there be why the Petition should not be granted if said party has filed, at least five (5) days prior to the date set for said hearing, a verified answer showing the grounds therefore. A copy of the answer shall be mailed to the Petitioner's counsel on the date the answer is filed.

A copy of the Petition is available at the Clerk's office and at: *LakemontPOA-dissolve.org*

15/ Jennifer McAttery
JUDGE OF THE DISTRICT COURT

EXHIBIT "A"

1. LAKEMONT SHORES ECHO 1 GREEN AREA – Green Area in Echo I Addition described as beginning at the intersection of the West Margin of Maple Drive and the North Margin of Oak Drive; thence N 80° 23' 57" W along said North Margin for a distance of 109.84 feet; thence N 47° 11' 20" E for a distance of 67.0 feet; thence N 42° 48' 40" W for a distance of 40.50 feet; thence N 57° 09' 08" E for a distance of 75.53 feet to said West Margin; thence S 09° 47' 32" E along said West Margin for a distance of 136.52 feet to the Point of Beginning.
2. LAKEMONT SHORES ECHO 2 GREEN AREA - Green area in Echo 2 Addition Amended described as beginning at the Northeast Corner of Lot 31, Echo 1 Addition, an addition to Lakemont Shores & Bay Club, said Point being of the West Margin of Oak Drive; thence West for a distance of 93.16 feet; thence N 00° 39' 15" E for a distance of 103.0 feet to said West Margin; thence S 41° 48' 39" E along said West Margin for a distance of 131.11 feet to the Point of Beginning.
3. LAKEMONT SHORES ECHO 2 LOT 29, BLK 2
4. LAKEMONT SHORES ECHO 2 LOT 29, BLK 2
5. LAKEMONT SHORES HEATHER VALLEY NORTH BATH HOUSE AREA – North Bath House Area in Heather Valley described as beginning at the Southwest Corner of Lot 147, Heather Valley, an addition to Lakemont Shores & Bay Club; said Point being on the East Margin of River Birch Drive; thence S 46° 26' 35" E for a distance of 234.12 feet; thence S 43° 32' 25" W for a distance of 453.37 feet to a point on the North Margin of Heather Fork; thence N 59° 47' 03" W along said North Margin for a distance of 87.40 feet; thence along a curve to the right, having a radius of 30.00 feet for a distance of 46.74 feet; thence N 29° 29' 07" E along said East Margin of River Birch Drive for a distance of 465.54 feet to the Point of Beginning.
6. LAKEMONT SHORES HEATHER VALLEY NORTH DUMP AREA – North Dump Station in Heather Valley described as beginning at the Southeast Corner Lot 193, Hawthorn Hills, an addition to Lakemont Shores & Bay Club; thence S 00° 02' 58" W for a distance of 334.21 feet; thence N 65° 25' 33" W for a distance of 153.34 feet; thence along a curve to the left having a radius of 375.00 feet for a distance of 173.56 feet; thence N 06° 20' 08" W for a distance of 97.92 feet; thence N 88° 57' 24" E for a distance of 129.83 feet to the Point of Beginning.
7. LAKEMONT SHORES HEATHER VALLEY SOUTH BATH HOUSE AREA DUMP AREA – South Bath House Area in Heather Valley described as beginning at the Northwest Corner of Lot 567, Heather Valley, and addition to Lakemont Shores & Bay Club, said point being on the East Margin of Goldenrod Pike; thence N 30° 12' 57" E along said East Margin for a distance of 411.32 feet; thence S 28° 52' 13" E for a distance of 414.47 feet; thence N 88° 56' 33" W for a distance of 407.19 feet to said East Margin and the Point of Beginning.



8. LAKEMONT SHORES MOBILE VISTA NORTH GREEN AREA – North Green Area in Mobile Vista Addition, Lakemont Shores & Bay Club, described as a tract of land lying adjacent to the North Line of the SE/4 of the NE/4 of the Section 12-23-22 as shown on the recorded plat of Mobile Vista Addition
9. LAKEMONT SHORES PERSIMMON PARK TRACT A – Tracts A, B, C and D in Persimmon Park, an addition in Lakemont Shores & Bay Club, according to the recorded plat thereof.
10. LAKEMONT SHORES PERSIMMON PARK TRACT C - Tracts A, B, C and D in Persimmon Park, an addition in Lakemont Shores & Bay Club, according to the recorded plat thereof.
11. LAKEMONT SHORES PERSIMMON PARK TRACT D - Tracts A, B, C and D in Persimmon Park, an addition in Lakemont Shores & Bay Club, according to the recorded plat thereof.
12. LAKEMONT SHORES PONDEROSA PARK TRACT A – Tracts A, B, C, D, E, F and G in Ponderosa Park, an addition in Lakemont Shores & Bay Club, according to the recorded plat thereof.
13. LAKEMONT SHORES PONDEROSA PARK TRACT B - Tracts A, B, C, D, E, F and G in Ponderosa Park, an addition in Lakemont Shores & Bay Club, according to the recorded plat thereof.
14. LAKEMONT SHORES PONDEROSA PARK TRACT C - Tracts A, B, C, D, E, F and G in Ponderosa Park, an addition in Lakemont Shores & Bay Club, according to the recorded plat thereof.
15. LAKEMONT SHORES SOUTH LOT 15, BLK 1
16. All the part of the NE1/4 of the SE1/4 of Section 14, Township 23 North, Range 22 East of the Indian Principle Base and Meridian in Delaware County, Oklahoma, being described as: Beginning at the point on the East line of said NE1/4 of the SE1/4, South 00° 01' East a distance of 464.7 feet from the Northeast corner thereof; thence South 00° 01' East a distance of 240.0 feet; thence South 89° 47' West a distance of 370.0 feet; thence North 00° 01' West a distance of 125.0 feet; thence North 89° 47' East a distance of 160.0 feet; thence north 00° 01' West a distance of 115.0 feet; thence North 89° 47' East a distance of 210.0 feet to the point of beginning and containing 1.62 acres.
17. Beginning at the SW corner of the SE/4 SE/4 NW/4; thence North 441'; thence southeast 72° 235'; thence North 5'; thence SE 72° 280.87'; thence South 120'; thence NW 66° 76.20'; thence South 210'; thence West 370' to the point of beginning. LESS: Beginning 200'N & 15'E OF SW corner of E/2 SE/4 NW/4; thence East 50'; thence North 100'; thence West 50'; thence South 100' TO point of beginning AND LESS: Beginning 310' West & 164' North of SE corner of E/2 SE/4 NW/4, thence South 164'; thence West 335', thence North 200', thence East 50', thence North 100FT, thence West 50', thence North 100', thence Southeast along the county road to the point of beginning
18. LAKEMONT SHORES BLACKJACK TRACT A – Tracts "A" and "B" in Blackjack, an addition to Lakemont Shores & Bay Club, less and except that part better described as follows:

Commencing at the North West Corner of Tract "A", Blackjack, an addition to Lakemont Shores & Bay Club, thence N 88° 55' 00" E for a distance of 347.39 feet to the point of Beginning; thence continue N 88° 55' 00" E for a distance of 20.00 feet; thence S 01° 05' 00" E for a distance of 68.55 feet; thence S 47° 15' 00" E for a distance of 31.29 feet; thence S 42° 45' 00" W for a distance of 30.00 feet; thence N 47° 15' 00" W for a distance of 30.22 feet; thence N 01° 05' 00" W for a distance of 90.94 feet to the Point of Beginning.

19. LAKEMONT SHORES MOBILE VISTA SOUTH GREEN AREA – South Green Area in Mobile Vista Addition, Lakemont Shores & Bay Club described as a tract of land lying adjacent to the West Line and the South Line of the SE/4 of the NE/4 of Section 12-23-22 as shown on the recorded plat of Mobile Vista Addition
20. LAKEMONT SHORES OAKS TATUM PARK – Tatum Park Area in Allyson Acres-Oaks Addition, described as commencing at the Northeast corner of Lot 5, Block 2, Allyson Acres-Oaks Addition, thence S 83° 11' 19" E for a distance of 64.00 feet to the point of beginning; thence S 05° 04' 10" W for a distance of 192.01 feet; thence S 33° 00' 55" E for a distance of 37.80 feet; thence N 86° 23' 46" E for a distance of 193.50 feet; thence N. 00° 01' 00" W for a distance of 187.30 feet; thence N 83° 11' 19" W for a distance of 198.08 feet to the point of beginning.
21. LAKEMONT SHORES PERSIMMON PARK TRACT B - Tracts A, B, C and D in Persimmon Park, an addition in Lakemont Shores & Bay Club, according to the recorded plat thereof.
22. LAKEMONT SHORES PONDEROSA PARK TRACT D - Tracts A, B, C, D, E, F and G in Ponderosa Park, an addition in Lakemont Shores & Bay Club, according to the recorded plat thereof.
23. LAKEMONT SHORES PONDEROSA PARK TRACT E - Tracts A, B, C, D, E, F and G in Ponderosa Park, an addition in Lakemont Shores & Bay Club, according to the recorded plat thereof.
24. LAKEMONT SHORES PONDEROSA PARK TRACT F - Tracts A, B, C, D, E, F and G in Ponderosa Park, an addition in Lakemont Shores & Bay Club, according to the recorded plat thereof.
25. LAKEMONT SHORES PONDEROSA PARK TRACT G - Tracts A, B, C, D, E, F and G in Ponderosa Park, an addition in Lakemont Shores & Bay Club, according to the recorded plat thereof.
26. LAKEMONT SHORES SOUTH TATUM PARK – Tatum Park in Allyson Acres South, a subdivision, according to the recorded plat thereof, described as beginning at the Southwest corner of Lot 12, Block 3, of Allyson Acres West, a subdivision, according to the recorded plat thereof, thence East for a distance of 261.51 feet to the West margin of Dogwood Drive; thence S 32° 40' 09" W along said West margin for a distance of 127.20 feet, thence S 74° 16' 12" W along said margin for a distance of 158.83 feet, thence S 86° 23' 46" W along said margin for a distance of 40.00 feet; thence N 00° 01'

- 00" W for a distance of 152.65 feet to the point of beginning, less that non-determinable portion owned by the Grand River Dam Authority.
27. LAKEMONT SHORES SPRUCE HILLS TRACT A – Tracts "A" and "B" in Spruce Hills, an addition to Lakemont Shores & Bay Club, according to the recorded plat thereof.
28. LAKEMONT SHORES SPRUCE HILLS TRACT B
29. LAKEMONT SHORES SYCAMORE HEIGHTS GREEN AREA – Green Area in Sycamore Heights described as beginning at the Northwest Corner of Lot 1, Sycamore Heights, an addition to Lakemont Shores & Bay Club; thence North 00° 10' 49" W for a distance of 20.00 feet; thence N 89° 34' 46" E for a distance of 244.28 feet; thence N 60° 52' 11" E for a distance of 629.83 feet; thence N 00° 29' 42" W for a distance of 254.86 feet; thence along a curve to the right having a radius of 22.28 feet for a distance of 32.75 feet; thence S 00° 29' 42" E for a distance of 185.35 feet; thence along a curve to the right having a radius of 100.00 feet for a distance of 107.11 feet; thence S 60° 52' 11" W for a distance of 587.48 feet; thence S 89° 34' 46" W for a distance of 249.48 feet to the Point of Beginning.
30. Major Recreation Area, Lakemont Shores & Bay Club, described as beginning at the Northwest Corner of Lot 15, Lonesome Pine, an addition to Lakemont Shores & Bay Club, thence N 89° 30' 00" E for a distance of 1202.37 feet to the West Margin of a County Road; thence S 00° 01' 00" E along said West Margin for a distance of 331.26 feet; thence N 89° 30' 00" E for a distance of 41.40 feet; thence N 00° 01' 00" W for a distance of 1319.70 feet; thence S 89° 30' 00" W for a distance of 175.00 feet; thence S 89° 30' 00" W for a distance of 391.65 feet; thence S 27° 11' 27" E for a distance of 322.83 feet; thence S 00° 03' 08" E for a distance of 700.00 feet to the Point of Beginning.

LESS AND EXCEPT FOR THE FOLLOWING TRACT:

All the part of the NE1/4 of the SE1/4 of Section 14, Township 23 North, Range 22 East of the Indian Principle Base and Meridian in Delaware County, Oklahoma, being described as: Beginning at the point on the East line of said NE1/4 of the SE1/4, South 00° 01' East a distance of 464.7 feet from the Northeast corner thereof: thence South 00° 01' East a distance of 240.0 feet; thence South 89° 47' West a distance of 370.0 feet; thence North 00° 01' West a distance of 125.0 feet; thence North 89° 47' East a distance of 160.0 feet; thence North 00° 01' West a distance of 115.0 feet; thence North 89° 47' East a distance of 210.0 feet to the point of beginning and containing 1.62 acres.

31. LAKEMONT SHORES BLACKJACK TRACT B - Tracts "A" and "B" in Blackjack, an addition to Lakemont Shores & Bay Club, less and except that part better described as follows: Commencing at the North West Corner of Tract "A", Blackjack, an addition to Lakemont Shores & Bay Club, thence N 88° 55' 00" E for a distance of 347.39 feet to the point of Beginning; thence continue N 88° 55' 00" E for a distance of 20.00 feet; thence S 01° 05' 00" E for a distance of 68.55 feet; thence S 47° 15' 00" E for a distance of 31.29 feet;

thence S 42° 45' 00" W for a distance of 30.00 feet; thence N 47° 15' 00" W for a distance of 30.22 feet; thence N 01° 05' 00" W for a distance of 90.94 feet to the Point of Beginning.

32. LAKEMONT SHORES HEATHER VALLEY SOUTH PARK AREA – South Park Area in Heather Valley described as beginning at the Northeast Corner of Lot 186, Sycamore Heights, an addition to Lakemont Shores & Bay Club; thence along a curve to the left having a radius of 200.00 feet for a distance of 109.29 feet; thence N 35° 12' 34" E for a distance of 138.19 feet; thence along a curve to the right having a radius of 50.00 feet for a distance of 48.68 feet; thence S 89° 00' 33" E for a distance of 55.05 feet; thence along a curve to the right having a radius of 100.00 feet for a distance of 49.73 feet; thence S 60° 30' 53" E for a distance of 83.14 feet; thence along a curve to the right having a radius of 30.00 feet for a distance of 47.12 feet; thence S 29° 29' 07" W for a distance of 500.41 feet; thence N 23° 36' 33" W for a distance of 358.13 feet to the Point of Beginning.
33. LAKEMONT SHORES HEATHER VALLEY NORTH PARK AREA – North Park Area in Heather Valley described as beginning at the Southwest Corner of Lot 112, Sycamore Heights, an addition to Lakemont Shores & Bay Club; thence S 35° 12' 34" W for a distance of 133.03 feet; thence S 89° 00' 33" E for a distance of 102.68 feet; thence along a curve to the right having a radius of 140.00 feet for distance of 69.63 feet; thence S 60° 30' 53" E for a distance of 83.14 feet; thence along a curve to the left having a radius of 30.00 feet for a distance of 47.12 feet; thence N 29° 29' 07" E for a distance of 175.87 feet; thence N 89° 00' 33" W for a distance of 292.31 feet to the Point of Beginning.