

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, DECEMBER 08, 2022
JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS

Official action can only be taken on items which appear on the agenda. The Planning Commission may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)

- 1.A. Approve minutes of the regular meeting on November 03, 2022

Documents:

[2022.11.03 PC MINUTES.PDF](#)

- 1.B. Approve Final Plat for Estates at Ritz Hollow. General Location: S of 111th, between Elwood and Elm

Documents:

[1. SR.ESTATES AT RITZ HOLLOW.PP.PDF](#)
[2.2022.11.30 - ESTATES AT RITZ HOLLOW \(DRAFT FINAL PLAT 1 - UPDATED\).PDF](#)
[3.PSO.RELEASE LETTER FOR ESTATES AT RITZ HOLLOW PLAT.PDF](#)
[3.UDOSEC.-16-8-4.SUBDIVISION_PROCEDURES.PDF](#)

- 1.C. Approve Preliminary Plat for South County Crossing II. General Location: N of 121st, between Elwood and Elm

Documents:

[1. SR.SOUTH COUNTY CROSSING II.PRELIMINARY PLAT.PDF](#)
[2.SOUTH COUNTY CROSSING II \(PRELIMINARY PLAT - UPDATED\).PDF](#)
[3.SOUTH COUNTY CROSSING II \(CONC UTIL PLAN\).PDF](#)
[4.UDOSEC._16_8_4.___SUBDIVISION_PROCEDURES. .PDF](#)

- 1.D. Approve JZ 22 PUD 112.mi3: A minor Amendment to PUD 112 (South County

Crossing) to allow for a drug store. General Location: N of 121st Between Elwood and Elm



Documents:

1. [SR.JZ 22 PUD 112.MI3 S COUNTY CROSSING.PDF](#)
2. [PUD112MI2.SITEPLAN.LOTS.PDF](#)
3. [UDOSEC._16_9_8.PUD.PDF](#)

- 1.E. Approve Minor Subdivision Amendment for Jenks Landing: adopting new street names for the neighborhood. General Location: West of South Union Avenue and south of W. 111th Street S.

Documents:

- [SR.JENKS LANDING MINOR SUB AMENDMENT.PC.PDF](#)
2. [ADDRESS - JENKS LANDING AMENDED.PDF](#)
3. [JENKS LANDING AMENDED.PDF](#)
4. [JENKS LANDING.PDF](#)

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 22-683: Zone change from CG (Commercial General) to CS (Commercial Shopping). General Location: 418 W Main St

Documents:

1. [SR.JZ 22-683.ROYS CHICKEN.PDF](#)
2. [JZ_22-683.PDF](#)

4. JZ 22-684: Zone change from RS-3 (Single Family) to CS (Commercial). General Location: 411 W "A" St

Documents:

1. [SR.JZ 22-684.MOJO.PDF](#)
2. [JZ 22-684.PDF](#)

5. PA 22-25: Request for a Comprehensive Land Use Map amendment from Business Park to High Intensity Single Family. General Location: HWY 75 and 111st St

Documents:

1. [SR.PA 22-25 BOOMTOWN.PDF](#)
2. [PUBLIC NOTICE - PA 22-22 - 121ST AND HWY 75.PDF](#)
3. [AMENDED COMP PLAN 04.18.22.PDF](#)
- 3.1 [ORIGINAL COMP PLAN.PDF](#)
- 3.2 [PROPOSED COMP PLAN AMENDMENT 12.8.22.PDF](#)
4. [APPROVAL LETTER - PA 22-24 - 91ST AND UNION - HWY 75 AND 111TH.PDF](#)
5. [BOOMTOWN LETTER AGAINST.PDF](#)
6. [BOOMTOWN LETTER AGAINST.PDF](#)
7. [BOOMTOWN LETTER AGAINST.PDF](#)
8. [PUBLIC NOTICE - PA 22-24.PDF](#)

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, NOVEMBER 03, 2022
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:01 p.m. on November 03, 2022, by Chair Scott West. A roll call vote of members was taken as follows:

Present

David Randolph
Jeffrey Beyer
John Brown
Chair Scott West

Absent

Craig Bowman
Amy Bors

Business

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1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - 1.A. Request to approve minutes of the October 06, 2022
 - 1.B. Approve JL 22-376, a request by Meghan Smith for a lot combination. General Location: 2428 W 119th St S
 - 1.C. Approve JL 22-377, a request by Michael Johnston for a lot split. General Location: 13032 S Elgin
 - 1.D. Approve 2023 Planning Calendar

John Brown made a motion to approve Item 1. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Beyer, Brown, West

NAY: None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda *Withdrawn*

3. JZ 22-682, a request by Rob Prulhiere for a zone change from AG (Agriculture) to RE (Residential Estate). General Location: 187 E 116th St S Planning Director Marcaé Hilton introduced Item 3 and 4. Applicant Rob Prulhiere answered questions.

David Randolph made a motion to approve Item 3. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Beyer, Brown, West

NAY: None

Motion carried.

4. JL 22-378, a request by Rob Prulhiere for a lot split. General Location: 187 E 116th St S Jeffrey Beyer made a motion to approve Item 4. John Brown seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Beyer, Brown, West

NAY: None

Motion carried.

Planning Update – Planning Director Marcaé Hilton gave the Planning Update and answered questions.

Adjournment. The Jenks Planning Commission adjourned at 6:12 p.m.

To	Planning Commission
Hearing Date	December 8, 2022
Case Number	Estates at Ritz Hollow
Request	Recommendation of approval of the Final Plat
Location	South of 111 th and west of Elm
Applicant	Ryan McCarty, Select Design

Staff Report

Preparer | Marcaé Hilton

Attachments

Preparer

☐ Final Plat

Ryan McCarty, Select Design

Background Information

STAFF COMMENTARY | City Council Preliminary Plat | Approved April 20, 2021 along with JZ21-PUD 128 per Ordinance No. 1551 at the regularly scheduled City Council hearing. This final plat reflects the approved Planned Unit Development proposal for a single-family subdivision in mid-south Jenks, Estates at Ritz Hollow. The subdivision has private gated streets with multiple amenities. The developer has been working on the site for some time.

PLANNING DATA

Request	Final Plat Approval
Plat Statistics	Gross Subdivision Area: 588,371.99 SF / 13.507 Acre Thirty-nine (39) Lots Five (5) Blocks Eight (8) Reserve Areas
City Council	Ward 6
Current Zoning	JZ 21 PUD- 128 RS-3 Ordinance No 1551
Intended Use	Single-family Residential
STR	Section 36, Township 18, Range 12
Comprehensive Plan	Medium Intensity Single-family

General Location

South of 111th between Elgin and Elm

Public Comment

None at the time of this staff report | Plats not advertised

PUD 128 BULK AND AREA STANDARDS	RS-1	RS-2	PUD 128	RS-3
LOT WIDTH (Min. Ft.) One Family	100	75	66*	65
LOT AREA (Min. Sq. Ft.) One Family	13,500	9,000	8,650	6,900
STRUCTURE HEIGHT (Max. Ft.)	35	35	35	35
LIVABILITY SPACE Per D.U. (min. sq. ft.)	7,000	5,000		4,000
Building Setback from 111 th			85	
Front Yard Abutting a Public Street: — Not an Arterial	35	30	35*	25
All Other Yards Abutting a Public Street: — Not an Arterial	15	15	15*	15
Rear Yards (min. ft.)	25	25	20	20
Side Yards (min. ft.) —One side yard	10	10	5	10
Side Yards (min. ft.) —Other side yard	5	5	5	5
Minimum House Size			2, 200	
Masonry First Floor			100%	
*See PUD for Exception				

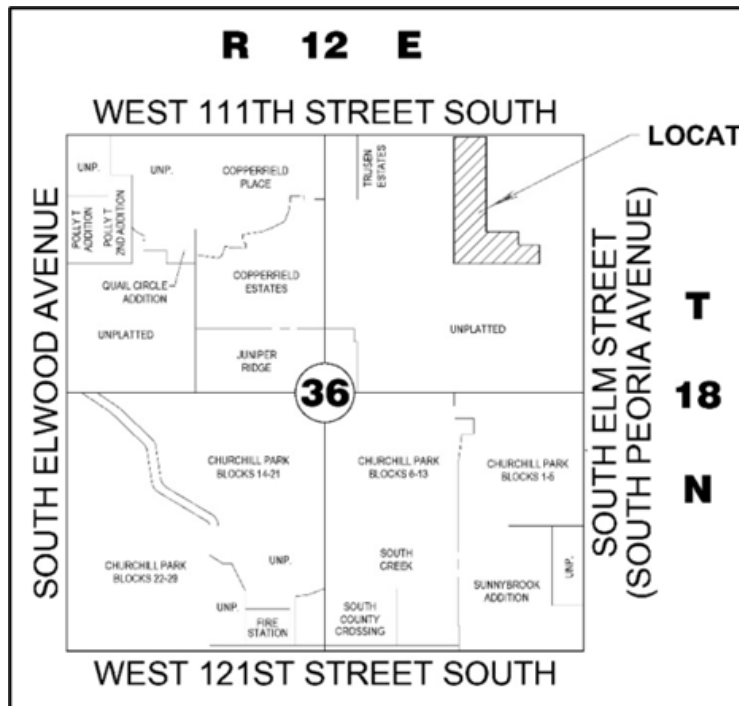


Figure 1: Plat Map

Zoning Surrounding:

North: RS-2 Residential Single-family | Haddington Heights
South: AG | Agriculture-Single-family Residence
West: AG | Agriculture-Single-family Residence
East: AG | Agriculture-Single-family Residence

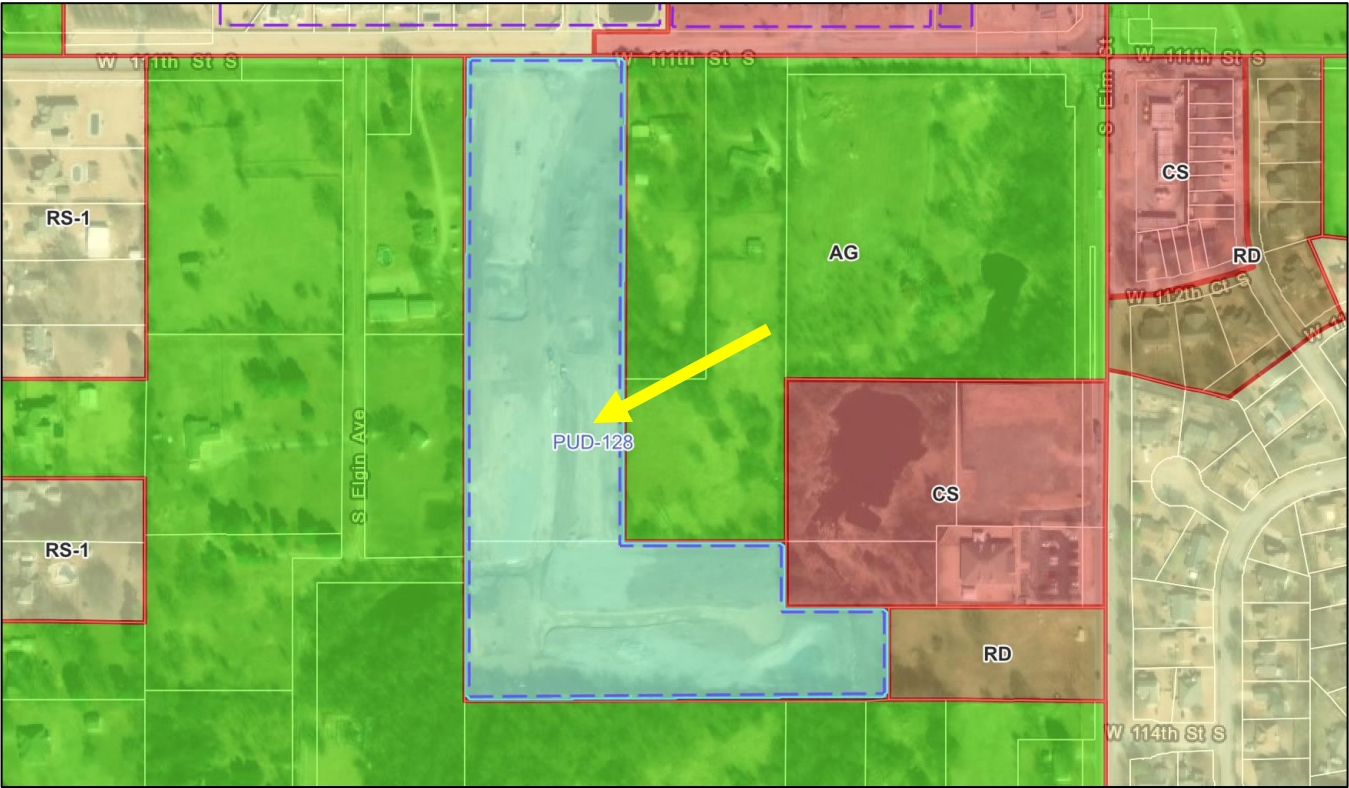


Figure 2: ZONING MAP



Figure 3: Site Map

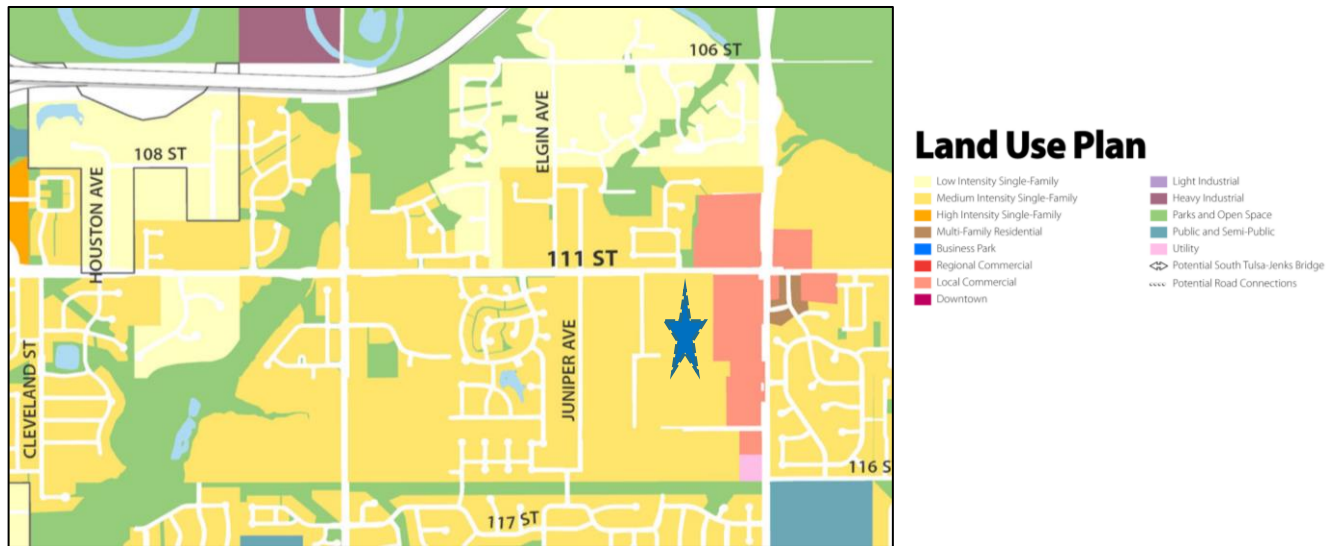


Figure 4: COMPREHENSIVE PLAN | MEDIUM INTENSITY SINGLE-FAMILY

Staff Evaluation & Recommendation

EVALUATION | The *Estates At Ritz Hollow* subdivision brings a small subdivision in an area predominantly undeveloped with Single-family residences on large Agricultural properties. Approving this Final Plat will allow the developer to move forward with approvals and building permits.

STAFF & TAC (11-16-22) COMMENTS:

- *Cindy Hubble, Creek County Water* | I don't believe these will involve Creek 2 Water.
- *Timothy Mickles, ONEOK* | Estates at Ritz Hollow Addition (Final Plat): ONEOK has no pipelines or facilities within the Estates at Ritz Hollow Addition (Final Plat), Jenks, OK, in the Northeast ¼ of the Northeast ¼ of Section 36, Township 18 North, Range 12 East of the Indian Meridian, Tulsa Co., OK.
- *Angela Hughes, COX* | Request for additional easement | **Hi Angela – that entire Reserve Area 'F' is dedicated as a utility easement. We added labels to the plat & detail in the bottom left to better clarify. Thanks!**
- *Chris Cloyde, COJ Engineer* | Remove the reference to the 17.5-foot waterline easement and the offsite easement lines in the southeast corner of the plat.

UDO LANGUAGE REGARDING FINAL PLAT:

Record Plat Document Review Requirements.

- *Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.*
- *The following certifications shall be shown on the record plat:*
 - (i) *The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.*
 - (ii) *The certificate for release of mortgage for land dedicated to the public.*
 - (iii) *Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.*
 - (iv) *The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.*
 - (v) *The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.*
 - (vi) *The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.*

(vii) The certificate by the County Treasurer that all land taxes have been paid on the property.

- (c) *Review and Recommendation by Planning Commission.* After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.
- (d) *Review and Approval by City Council.* After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.
- (e) *Correction of Deficiencies and Abandonment.* If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.
- (7) *Time Limit.* The required improvements shall be completed within two years from the approval of the record plat by the City Council unless extended by the City Council for cause.

Residential Development Timeline	Pre-Develop Meeting	SWP3	Earth Change Permit	Start Earth Work	Construction Plans Accepted			ODEQ Permit Issued		Pre-Const. Meeting	Construction Complete			
					Water Line	Sanitary Sewer	Street & Drainage	Water Line	Sanitary Sewer		Sanitary Sewer	Water	Drainage	Street
Estates at Ritz Hollow		8/4/21	8/18/21	1/3/22	6/23/22	6/23/22	8/18/21	4/13/22	6/3/22	6/13/22		9/26/22		

RECOMMENDATION | Staff and TAC recommend approval of the Estates at Ritz Hollow Final Plat, any outstanding comments must be addressed prior to filing plat with Tulsa County.

BLOCK	LOT	STREET ADDRESS	LOT AREA (SF)
1	1		15,178.99
	2		10,932.73
	3		10,019.43
	4		9,266.56
	5		8,923.94
2	1		10,030.39
	2		10,395.19
	3		10,614.66
	4		10,689.54
	5		10,620.06
	6		10,350.47
	7		11,368.74
3	1		8,780.64
	2		8,909.85
	3		10,890.00
	4		10,197.85
	5		8,874.65
	6		8,896.55
	7		9,350.08
	8		9,801.94
	9		10,193.44
4	1		9,442.82
	2		9,226.43
	3		9,152.48
	4		9,220.73
	5		9,478.44
	6		10,047.33
	7		10,077.01
	8		8,873.87
	9		9,455.43
	10		9,164.48
	11		8,734.39
	12		8,931.51
	13		12,285.89
5	1		16,445.35
	2		10,236.18
	3		10,805.63
	4		10,926.85
	5		10,606.96
RES	A		19,186.97
	B		15,290.47
	C		4,170.02
	D		46,165.36
	E		2,575.94
	F		5,000.74
	G		64,582.30
	H		17,469.20

Estates at Ritz Hollow

Owner / Developer

THE BRUMBLE GROUP, LLC
5014 EAST 101ST STREET, SUITE 101
TULSA, OKLAHOMA 74137
PHONE: (918) 409-8723
MR. CLINT BRUMBLE

Engineer

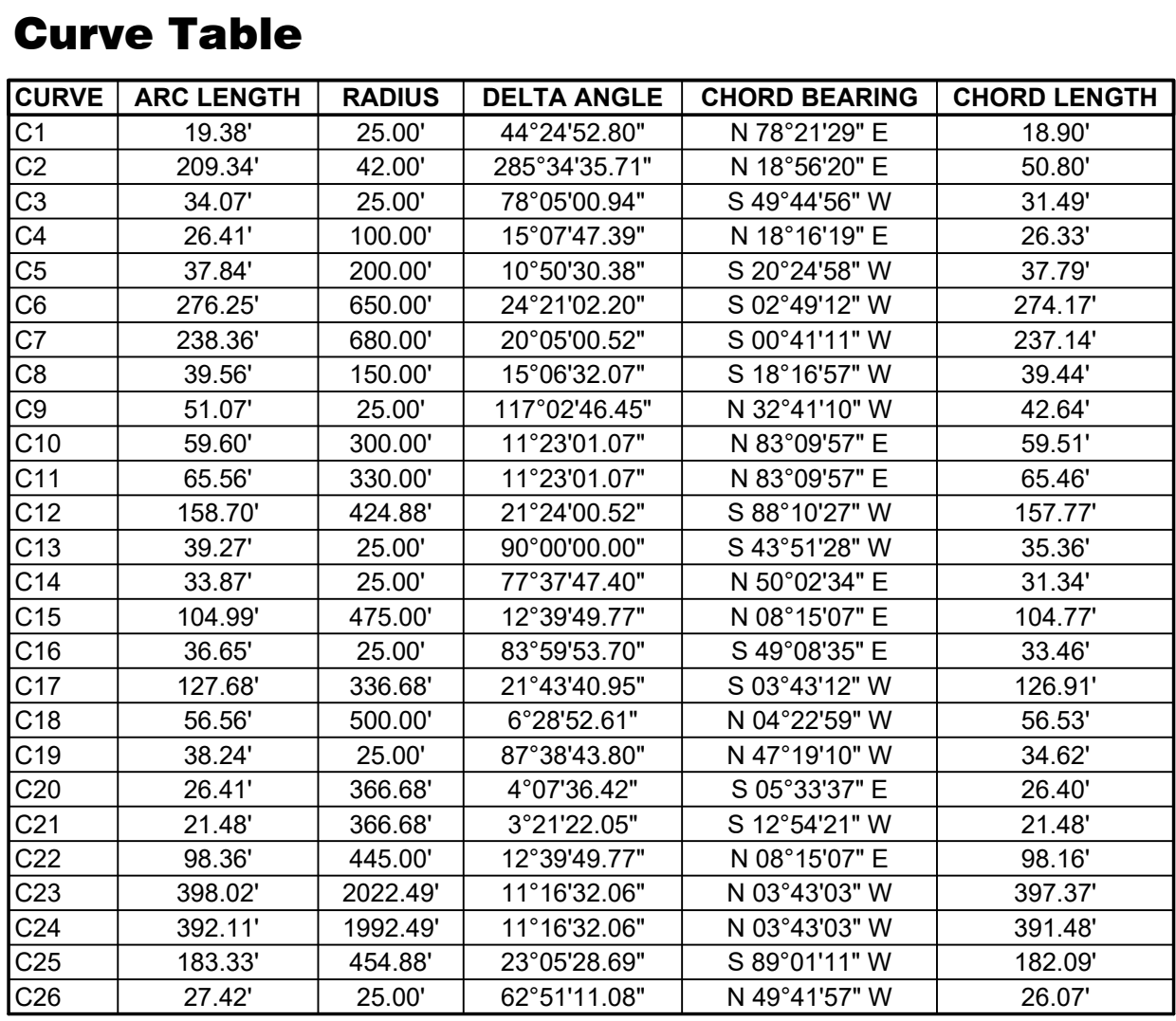
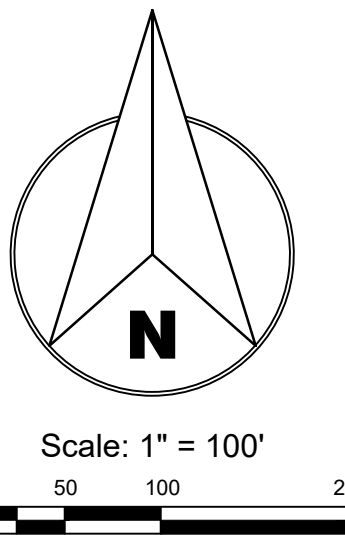
ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575

EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2024

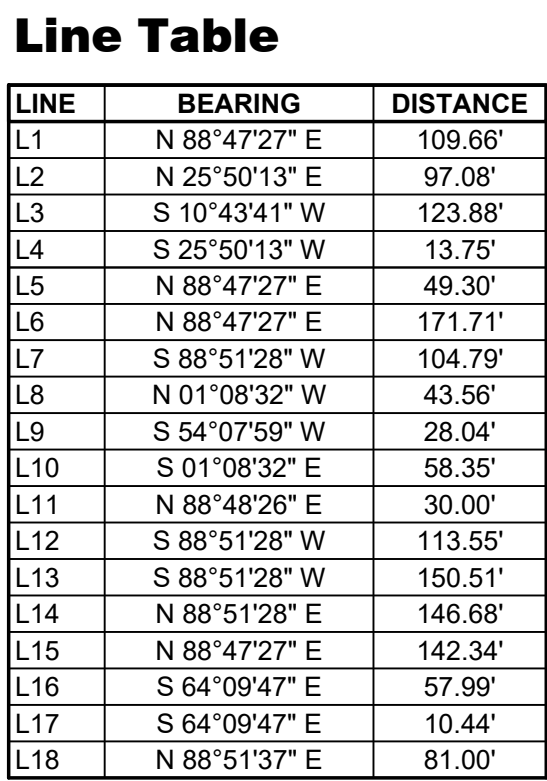
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2024



BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N),
NORTH AMERICAN DATUM 1983 (NAD83).

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848".

5/8" REBAR WITH 1.5" ALUMINUM CAP STAMPED '348' LOCATED AT THE SOUTHWEST CORNER OF WEST 101ST AND SOUTH ELWOOD AVENUE. ELEVATION: 619.341 (NAVD 1988)
N: 376434.265 / E: 2561695.970



B/L -- BUILDING SETBACK LINE
L.N.A. -- LIMITS OF NO ACCESS
OD/E -- OVERLAND DRAINAGE EASEMENT
U/E -- UTILITY EASEMENT

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY
THE JENKS CITY COUNCIL ON

MAYOR - VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER.

CITY MANAGER

[illegible]

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE
COUNTY AND STATE ABOVE NAMED, DO HEREBY
CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT
COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY
OFFICE.

DATED THE _____ DAY OF _____, 2022
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

DRAFT FINAL
PLAT #1

11/28/2022 - REVISED PER CITY ENGINEERING COMMENTS

Deed of Dedication & Restrictive Covenants
ESTATES AT RITZ HOLLOW
PUD NO. 128

KNOW ALL MEN BY THESE PRESENTS:

BRUMBLE CONSTRUCTION CO., AN OKLAHOMA CORPORATION, HEREINAFTER REFERRED TO AS THE OWNER/DEVELOPER, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SAID SECTION 36; THENCE SOUTH 88°47'27" WEST ALONG THE NORTH LINE OF THE NE/4 A DISTANCE OF 992.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°08'23" EAST 992.65 FEET; THENCE NORTH 88°48'11" EAST 330.63 FEET; THENCE SOUTH 01°08'15" EAST 136.00 FEET; THENCE NORTH 88°48'11" EAST 212.25 FEET; THENCE SOUTH 01°07'57" EAST 194.92 FEET TO THE SOUTH LINE OF THE NE/4 OF THE NE/4; THENCE SOUTH 88°48'26" WEST ALONG SAID SOUTH LINE 873.46 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°08'32" WEST ALONG THE WEST LINE OF THE NE/4 OF THE NE/4 A DISTANCE OF 1323.44 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 88°47'27" EAST ALONG SAID NORTH LINE 330.67 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 588,371.99 SQUARE FEET OR 13.51 ACRES.

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OK NORTH ZONE 3501, NAD83, USING THE NORTH LINE OF THE NE/4 OF SECTION 36, T18N, R12E, AS SOUTH 88°47'27" WEST.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND PRIVATE STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "ESTATES AT RITZ HOLLOW", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES, AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

1. OVERHEAD POLES MAY BE LOCATED ALONG THE NORTH PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.

2. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.

3. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.

4. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

5. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICES.

6. OKLAHOMA NATURAL GAS'S EASEMENT RECORDED IN BOOK 3813, PAGE 2088 SHALL REMAIN IN FULL FORCE AND EFFECT. OKLAHOMA NATURAL GAS'S EASEMENT PRE-DATES THE RIGHT-OF-WAY DEDICATION IN THIS PLAT AND MAY PROHIBIT OR LIMIT CERTAIN USES OF OKLAHOMA NATURAL GAS'S RIGHT-OF-WAY, INCLUDING PAVING, OTHER UTILITY LINES, AND PERMANENT STRUCTURES, WITHOUT OKLAHOMA NATURAL GAS'S PRIOR WRITTEN CONSENT.

C. WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF JENKS, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

4. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF ESTATES AT RITZ HOLLOW, SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S), SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF JENKS, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. OVERLAND DRAINAGE EASEMENTS

1. OVERLAND DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF JENKS OR IT'S SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THE CERTIFICATE OF DEDICATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.

2. NO BUILDING STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF JENKS.

3. THE OWNER OF EACH LOT UPON WHICH A DRAINAGE EASEMENT IS SITUATED SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ANY SAID EASEMENT WHICH TRAVERSES THEIR RESPECTIVE PROPERTY.

4. IN THE EVENT OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF THE CONTOUR THEREIN, THE CITY OF JENKS OR IT'S DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT BY THE OWNER, OR THE HOMEOWNER'S ASSOCIATION. IN THE COST THEREOF SHALL BE PAID BY THE OWNER, OR THE HOMEOWNER'S ASSOCIATION. IN THE EVENT OWNER OR THE HOMEOWNER'S ASSOCIATION, AS THE CASE MAY BE, FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER FILE A LIEN AGAINST THE SUBJECT LOT, SUCH LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS.

G. STORM WATER DETENTION EASEMENT

1. THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE AREAS "B" AND "D" (HEREINAFTER REFERRED TO AS THE "DETENTION EASEMENT AREAS") FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION.

2. DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.

3. DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE HOMEOWNERS' ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.

- THE DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

4. IN THE EVENT THE HOMEOWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE HOMEOWNERS' ASSOCIATION.

5. IN THE EVENT THE HOMEOWNERS' ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF JENKS, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PROPORTIONATE SHARE OF THE COSTS.

6. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

H. RESERVE AREA "A"

RESERVE AREA "A" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING AN OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING AND WALLS, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW MASTER HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

I. RESERVE AREA "B"

RESERVE AREA "B" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING DETENTION FACILITIES, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING AND WALLS, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

J. RESERVE AREA "C"

RESERVE AREA "C" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING EMERGENCY ACCESS, OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, OPEN SPACE AND LANDSCAPING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

K. RESERVE AREA "D"

RESERVE AREA "D" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING DETENTION FACILITIES, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING AND WALLS, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

L. RESERVE AREA "E" AND "F"

RESERVE AREAS "E" AND "F" ARE HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING SUBDIVISION PERIMETER SCREENING FENCES AND WALLS, ENTRY FEATURES, UTILITY EASEMENT AND LANDSCAPING, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE

TO THE ESTATES AT RITZ HOLLOW HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

M. RESERVE AREA "G"

RESERVE AREA "G" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES AND KEYPAD ENTRY, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF ESTATES AT RITZ HOLLOW.

THE MUTUAL ACCESS EASEMENT, DEPICTED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION. SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

THESE AREAS ARE ALSO RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

N. RESERVE AREA "H"

RESERVE AREA "H" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING AN OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT AND OPEN SPACE, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

O. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA.

P. ROOF DRAIN REQUIREMENTS

THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH AFFECTED LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, THAT BUILDINGS CONSTRUCTED ON LOTS 1-6, BLOCK 4 AND LOTS 2-5, BLOCK 5 SHALL EACH HAVE ALL ROOF DRAINS DESIGNED AND CONSTRUCTED TO DISCHARGE STORMWATER RUNOFF TO SOUTH FIR STREET.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "ESTATES AT RITZ HOLLOW" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD 128), AS PROVIDED WITHIN THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON APRIL 8, 2021, (HEREINAFTER THE "JENKS ZONING CODE"), AND

WHEREAS PUD 128 WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION AND APPROVED BY THE JENKS CITY COUNCIL, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE JENKS ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO, AND

WHEREAS, THE OWNERS ESTABLISHED RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA, AND

THEREFORE, THE OWNERS DO HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (ESTATES AT RITZ HOLLOW), AND WHICH COVENANTS SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

GROSS LAND AREA: 13.507 ACRES (588,371.99SQUARE FEET)
EXISTING ZONING: PUD 128

ESTATES AT RITZ HOLLOW NEIGHBORHOOD PUD DEVELOPMENT STANDARDS INCLUDES ALL LOTS LOCATED WITHIN ESTATES AT RITZ HOLLOW:

PERMITTED USES:

USE UNIT 1, AREA WIDE USES BY RIGHT
USE UNIT 6, SINGLE-FAMILY DWELLINGS, AND CUSTOMARY FACILITIES AND AMENITIES, INCLUSIVE OF COMMON SPACE AREA USES AND ACTIVITIES GENERALLY FOUND WITHIN MASTER-PLANNED RESIDENTIAL COMMUNITIES.

MINIMUM LOT WIDTH: 66 FEET

MINIMUM LOT AREA: 8,650 SQUARE FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET, WITH THE EXCEPTION OF CHIMNEYS, CUPOLAS, OR OTHER ARCHITECTURAL STRUCTURES WHICH MAY EXTEND TO A MAXIMUM HEIGHT OF 45 FEET.

MINIMUM OFF-STREET PARKING: THREE (3) ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT

BUILDING SETBACK FROM ARTERIAL STREET RIGHT-OF-WAY: 85 FEET FROM THE CENTERLINE OF WEST 111TH STREET SOUTH

FRONT YARD ABUTTING A PRIVATE STREET RESERVE: 35 FEET (25 FEET FOR LOT 1, BLOCK 5)

REAR YARD: 20 FEET

SIDE YARD: 5 FEET, NO RESIDENCE SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT ON ONE SIDE, AND FIVE (5) FEET ON THE OTHER SIDE, THUS REQUIRING A COMBINED TOTAL OF AT LEAST TEN (10) FEET BETWEEN THE RESIDENCES.

ALL OTHER YARDS ABUTTING A PRIVATE STREET RESERVE: 15 FEET, UNLESS A SIDE ENTRY GARAGE IS PROPOSED. IF A SIDE ENTRY GARAGE IS PROPOSED THE BUILDING WALL CONTAINING THE GARAGE DOOR SHALL BE SET A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE PRIVATE STREET RESERVE.

SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH ADDITIONAL RESTRICTIONS FOR "ESTATES AT RITZ HOLLOW" FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE RESIDENTIAL NEIGHBORHOODS WITHIN ESTATES AT RITZ HOLLOW, AND TO ENSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNERS, ITS SUCCESSORS AND ASSIGNS.

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY AND LIKEWISE IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS UPON THE LOTS WITHIN THIS SUBDIVISION PLAT (ESTATES AT RITZ HOLLOW) WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS:

A. ARCHITECTURAL COMMITTEE - PLAN REVIEW

1. NO BUILDING, FENCE, WALL OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY RESIDENTIAL LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, LANDSCAPING PLANS, AND SPECIFICATIONS FOR ALL HOUSES TO BE BUILT, AND LANDSCAPING TO BE INSTALLED, ARE ON FILE WITH THE ESTATES AT RITZ HOLLOW ARCHITECTURAL COMMITTEE. INITIALLY TO BE THE OWNER/DEVELOPER OR THEIR DULY AUTHORIZED REPRESENTATIVE, REPRESENTATIVES OR SUCCESSORS. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF THE ESTATES AT RITZ HOLLOW ARCHITECTURAL COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH PLANS, SPECIFICATIONS, COLOR SCHEME, MATERIALS AND PLOT PLAN, OR TO DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WITH THE LIKE AUTHORITY, AND SAID REMAINING MEMBER OR MEMBERS SHALL HAVE AUTHORITY TO FILL ANY VACANCY OR VACANCIES CREATED BY THE DEATH OR RESIGNATION OF ANY OF THE AFORESAID MEMBERS, AND SAID NEWLY APPOINTED MEMBER SHALL HAVE THE SAME AUTHORITY HEREUNDER AS THEIR PREDECESSORS, AS ABOVE SET FORTH. ANY CHANGES TO PLANS ON FILE WITH THE ARCHITECTURAL COMMITTEE OR ANY ADDITIONAL NEW PLANS WILL NEED WRITTEN APPROVAL BEFORE CONSTRUCTION MAY BEGIN.

2. THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF BUILDING OR LANDSCAPING PLANS FOR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE, OR CODE VIOLATIONS. THE APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE OF ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HEREINAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER.

3. THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE OR ITS DESIGNATED REPRESENTATIVE SHALL CEASE WHEN ONE-HUNDRED PERCENT (100%) OF THE HOUSES ON THE RESIDENTIAL LOTS HAVE BEEN BUILT. THEREAFTER, THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL BE EXERCISED BY THE HOMEOWNERS ASSOCIATION HEREAFTER PROVIDED FOR.

B. BUILDING MATERIAL REQUIREMENTS AND OTHER RESTRICTIONS APPLICABLE TO ALL RESIDENTIAL LOTS CONTAINED WITHIN ESTATES AT RITZ HOLLOW

1. STEM WALLS:

ALL EXPOSED FOUNDATION OR STEM WALLS SHALL BE OF BRICK, STONE OR STUCCO. NO CONCRETE BLOCKS, POURED CONCRETE OR ANY OTHER FOUNDATION WILL BE EXPOSED. NO STEM WALLS WILL BE EXPOSED.

2. ROOFING:

ROOFING SHALL BE A SINGULAR ROOF SELECTION AND COLOR FOR EACH RESPECTIVE NEIGHBORHOOD COMMUNITY WITHIN ESTATES AT RITZ HOLLOW. AND THE OWNER/DEVELOPER SHALL HAVE THE RIGHT TO SELECT A DIFFERENT ROOFING COLOR FOR EACH NEIGHBORHOOD COMMUNITY WITHIN ESTATES AT RITZ HOLLOW. THE MINIMUM ROOF PITCH SHALL BE AN 8/12 PITCH ON THE FORWARD FACING GABLES.

3. EXTERIOR WALLS:

THE FIRST STORY EXTERIOR WALLS OF THE DWELLINGS ERECTED ON ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW NEIGHBORHOOD SHALL BE ONE-HUNDRED PERCENT (100%) BRICK, STONE, OR STUCCO. PROVIDED, HOWEVER, THAT THE AREA OF ALL WINDOWS AND DOORS LOCATED IN SAID EXTERIOR WALLS AND THE AREA ADJACENT TO PATIOS AND UNDER PORCHES SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA OF EXTERIOR WALLS, AND FURTHER PROVIDED THAT WHERE A PART OF THE EXTERIOR WALL IS EXTENDED ABOVE THE INTERIOR ROOM CEILING LINE DUE TO THE CONSTRUCTION OF A GABLE TYPE ROOF, THEN THAT PORTION OF THE WALL EXTENDING ABOVE THE INTERIOR ROOM CEILING HEIGHT MAY BE CONSTRUCTED OF WOOD MATERIAL AND SHALL BE EXCLUDED FROM THE DETERMINATION OF THE AREA OF THE EXTERIOR WALLS (EXCLUSIVE OF FIREPLACE CHASE).

4. MINIMUM SQUARE FOOTAGE:

ALL SINGLE STORY DWELLINGS SHALL HAVE A MINIMUM LIVING SPACE OF AT LEAST 2,200 SQUARE FEET. DWELLINGS IN EXCESS OF A SINGLE STORY SHALL HAVE A MINIMUM LIVING SPACE OF 1,800 SQUARE FEET AT THE LOWER LEVEL. SQUARE FOOTAGE SHALL BE COMPUTED ON MEASUREMENTS OVER FRAME OF THE LIVING SPACE, EXCLUSIVE OF PORCHES, PATIOS, AND GARAGES.

5. MINIMUM LOT WIDTH:

AS DESCRIBED ABOVE UNDER SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS.

6. MINIMUM LOT AREA:

AS DESCRIBED ABOVE UNDER SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS.

7. WINDOWS:

ALL DWELLINGS WITH WINDOWS OTHER THAN WOOD OR VINYL WILL BE EITHER ANODIZED OR ELECTROSTATICALLY PAINTED. METAL WINDOW FRAMES SHALL BE CONSISTENT WITH THE EXTERIOR COLOR AND TEXTURE OF THE RESIDENCE. NO UNPAINTED ALUMINUM WILL BE PERMITTED FOR WINDOW FRAMING. WOOD FRAMES WILL BE PAINTED, SEALED OR STAINED.

8. SIDING:

NO STEEL, ALUMINUM OR PLASTIC SIDING SHALL BE PERMITTED ON ANY BUILDING ON ANY RESIDENTIAL LOT.

9. MAILBOXES:

ALL MAILBOXES SHALL BE OF A SINGULAR DESIGN FOR THE LOTS WITHIN ESTATES AT RITZ HOLLOW, AS APPROVED BY THE ARCHITECTURAL COMMITTEE. NO MAILBOX SHALL BE ERECTED ON ANY RESIDENTIAL LOT WITHOUT THE APPROVAL OF THE DESIGN BY THE ARCHITECTURAL COMMITTEE, AND SHALL CONFORM TO A DESIGN STANDARD FOR EACH COMMUNITY. A CHARGE FOR MAILBOXES WILL BE COLLECTED BY THE OWNER/DEVELOPER AT THE CLOSING OF EACH LOT.

10. WAIVER:

THE ARCHITECTURAL COMMITTEE MAY WAIVE, IN A PARTICULAR INSTANCE, THE BUILDING MATERIAL REQUIREMENTS SET OUT IN THIS SUBSECTION; PROVIDED, SUCH WAIVER TO BE EFFECTIVE MUST BE IN WRITING, DATED AND SIGNED BY A MAJORITY OF THE ARCHITECTURAL COMMITTEE.

C. NOXIOUS ACTIVITY

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT WITHIN THIS SUBDIVISION, NOR SHALL ANY TRASH, OR OTHER REFUSE BE THROWN, PLACED OR DUMPED UPON ANY VACANT RESIDENTIAL LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

D. EXISTING BUILDING

NO EXISTING OR ERECTED BUILDING OF ANY SORT MAY BE MOVED ONTO OR PLACED ON AN RESIDENTIAL LOT, EXCEPT FOR CONSTRUCTION OR SALES TRAILERS WHICH MAY BE INSTALLED ON A TEMPORARY BASIS ONLY.

E. DETACHED STRUCTURES PROHIBITION

NO DETACHED ACCESSORY STRUCTURE SHALL BE ALLOWED UPON ANY LOT WITHIN THE DEVELOPMENT.

F. VEHICLE STORAGE AND PARKING

NO INOPERATIVE VEHICLE SHALL BE STORED ON ANY RESIDENTIAL LOT EXCEPT WITHIN AN ENCLOSED GARAGE. NO MOTOR HOME, BOAT TRAILER, TRAVEL TRAILER OR SIMILAR RECREATIONAL VEHICLE SHALL BE LOCATED, PARKED OR STORED WITHIN A SIDE OR FRONT YARD, AND IF NOT LOCATED WITHIN AN ENCLOSED GARAGE AND SHALL BE SCREENED SUFFICIENTLY TO PREVENT ANY VIEW THEREOF FROM ANY STREET WITHIN THE ESTATES AT RITZ HOLLOW DEVELOPMENT.

G. ANTENNAS

NO RADIO OR TELEVISION TOWER, AERIAL OR ANTENNA SHALL BE LOCATED ON ANY RESIDENTIAL LOT. SATELLITE DISHES SHALL BE NO LARGER THAN 18" IN DIAMETER AND BE SCREENED FROM VIEW FROM THE STREET AND ADJACENT RESIDENTIAL LOTS WITHIN THE ADDITION.

H. LANDSCAPING REQUIREMENTS

THE FRONT ELEVATION OF ALL RESIDENTIAL LOTS MUST BE PROFESSIONALLY LANDSCAPED UPON COMPLETION OF THE RESIDENCE. ALL FRONT, SIDE AND BACK YARDS MUST BE SODDED ON THE COMPLETION OF ANY RESIDENCE IN THE SUBDIVISION. ALL PROPOSED LANDSCAPING UPON EVERY LOT WITHIN THIS SUBDIVISION MUST RECEIVE APPROVAL BY THE ARCHITECTURAL COMMITTEE AS DESCRIBED UNDER SECTION III.A HEREOF.

I. LIVESTOCK AND POULTRY PROHIBITED

NO ANIMALS, LIVESTOCK OR POULTRY (INCLUDING PIGEONS) OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY RESIDENTIAL LOT OR PART THEREOF, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT; PROVIDED, THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

J. FENCES AND WALLS

FENCES AND WALLS SITUATED UPON RESIDENTIAL LOTS SHALL COMPLY WITH THE FOLLOWING:

1. NO FENCING SHALL EXTEND BEYOND THE BUILDING LINE OF ANY RESIDENCE. IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A RESIDENTIAL LOT, A FENCE MAY NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER.

2. ALL FENCES SHALL CONSIST ENTIRELY OF WOOD, BRICK, NATURAL STONE, WROUGHT IRON, OR SOME COMBINATION THEREOF. THE ARCHITECTURAL COMMITTEE MAY, BUT NOT BE OBLIGATED TO, GRANT AN EXCEPTION TO THIS PROVISION UPON WRITTEN REQUEST.

3. NO FENCE IN EXCESS OF SIX FEET (6') IN HEIGHT SHALL BE PERMITTED UNLESS OTHERWISE APPROVED BY THE ARCHITECTURAL COMMITTEE IN WRITING.

4. CONCRETE CURBING SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE SUBDIVISION PERIMETER FENCING.

K. GARAGE

EACH DWELLING SHALL HAVE A GARAGE FOR AT LEAST TWO AUTOMOBILES. GLASS SHALL NOT BE PERMITTED IN GARAGE DOORS WITHOUT ARCHITECTURAL COMMITTEE APPROVAL.

L. COMMERCIAL STRUCTURES

NO BUILDING OR STRUCTURE SHALL BE PLACED, ERECTED OR USED AT ANY TIME FOR ANY BUSINESS, PROFESSIONAL, TRADE OR COMMERCIAL PURPOSE ON ANY PORTION OF ANY RESIDENTIAL LOT; PROVIDED, HOWEVER, THAT OWNER, AS THE DEVELOPER OF THE SUBDIVISION MAY MAINTAIN A SALES OFFICE IN THE SUBDIVISION FOR THE SALE OF THE SUBDIVISION LOTS AND BUILDING CONTRACTORS MAY MAINTAIN SALES OFFICES, CONSTRUCTION TRAILERS, AND MODEL HOMES IN THE SUBDIVISION FOR THE CONSTRUCTION, SALE AND DISPLAY OF HOMES LOCATED, OR TO BE LOCATED, IN THE SUBDIVISION SUBJECT TO THE CITY OF JENKS ZONING CODE REQUIREMENTS.

M. TRASH RECEPTACLES

TRASH RECEPTACLES CANNOT BE LEFT CURBSIDE FOR MORE THAN A 24 HOUR PERIOD OF TIME. ALL TRASH RECEPTACLES SHALL BE KEPT INSIDE OF A GARAGE OR SCREENED FROM VIEW FROM ALL STREETS WITHIN THE SUBDIVISION.

N. BUILDING REQUIREMENTS AND AMENDMENTS

ANY MODIFICATIONS OR AMENDMENTS TO THE BUILDING AND/OR ARCHITECTURAL REQUIREMENTS LISTED UNDER THIS SECTION (SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS) SHALL ONLY BE ALLOWED WITH ARCHITECTURAL COMMITTEE APPROVAL AS DESCRIBED UNDER SECTION III.A HEREOF.

O. SWIMMING POOLS

NO SWIMMING POOL SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT LINE OR REAR YARD LOT LINE. WHERE SIDE YARD AND REAR YARD EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT. ABOVE-GROUND SWIMMING POOLS ARE PROHIBITED.

P. CLOTHESLINES

CLOTHES LINES OR OTHER OUTDOOR CLOTHES DRYING APPURTENANCES ARE PROHIBITED.

SECTION IV. HOMEOWNERS ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

A HOMEOWNERS' ASSOCIATION, KNOWN AS 'ESTATES AT RITZ HOLLOW ASSOCIATION', AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, HAS BEEN OR SHALL BE ESTABLISHED PURSUANT TO 60 O.S. 1991, § 851, ET SEQ., TO MAINTAIN THE PRIVATE STREETS AND RESERVE AREAS IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE. ALL LAWFUL ACTS, IF ANY, OF ESTATES AT RITZ HOLLOW ASSOCIATION (THE 'ASSOCIATION'), MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BY-LAWS SHALL BE BINDING UPON THE LOTS CONTAINED IN THE ADDITION AND THE OWNERS THEREOF. MEMBERSHIP IN THE ASSOCIATION SHALL CONSIST OF ALL OWNERS OF LOTS IN THE ADDITION AND ALL OWNERS OF SUCH ADDITIONAL PROPERTY DESIGNATED BY THE DEVELOPER.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE HOMEOWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE PRIVATE STREETS, STORM WATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ESTATES AT RITZ

HOLLOW AND THE BYLAWS OF THE ASSOCIATION.

D. REQUIRED MOWING OF VACANT LOTS

THE ESTATES AT RITZ HOLLOW HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE OVERALL ESTATES AT RITZ HOLLOW DEVELOPMENT COMMUNITY AFTER COMPLETION OF A 10 DAY NOTICE PERIOD TO THE LOT OWNER BY THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT EFFECTIVELY STATES THAT SAID LOT IS IN VIOLATION OF SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH OF THE JENKS CITY CODE. THE ESTATES AT RITZ HOLLOW HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS' ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH SUBSECTION IV.C OF THIS SECTION.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES, AND SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I AND II WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN ESTATES AT RITZ HOLLOW AND THE CITY OF JENKS AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, OR OWNERS OF ANY LOTS WITHIN ESTATES AT RITZ HOLLOW SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR A HOMEOWNERS' ASSOCIATION FORMED FOR THIS SUBDIVISION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT IN ANY JUDICIAL ACTION BROUGHT BY A HOMEOWNERS ASSOCIATION OR AN OWNER OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEYS FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA. THE COVENANTS WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL OWNERSHIP IN ESTATES AT RITZ HOLLOW AND APPROVAL BY THE CITY OF JENKS PLANNING COMMISSION AND JENKS CITY COUNCIL. THE COVENANTS WITHIN SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS, AND SECTION IV. HOMEOWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL OWNERS WITHIN THAT NEIGHBORHOOD COMMUNITY THAT DESIRES THE CHANGE. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF: BRUMBLE CONSTRUCTION CO., AN OKLAHOMA CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022.

BRUMBLE CONSTRUCTION CO., AN OKLAHOMA CORPORATION

BY: _____

DANNY BRUMBLE, PRESIDENT

STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED DANNY BRUMBLE TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS PRESIDENT, THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA CORPORATION, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER:

CERTIFICATE OF SURVEY

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #5848, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "ESTATES AT RITZ HOLLOW", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ANDY FRITZ

LICENSED PROFESSIONAL LAND SURVEYOR

OKLAHOMA NO. 1694

STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED ANDY FRITZ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGER, THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSE THEREIN SET FORTH.

JENNIFER FRITZ

MY COMMISSION EXPIRES: 6/23/2026

MY COMMISSION NUMBER: 14005589



October 5, 2022

City of Jenks
211 North Elm
Jenks, OK

ATTENTION: Marcae Hilton

SUBJECT: Estates at Ritz Hollow

AEP/Public Service Company of Oklahoma agrees to the release of the Final Plat of Estates at Ritz Hollow. The easements presently indicated on the plat of the subdivision satisfy the requirements of Public Service Company of Oklahoma for the designated use of the property as far as is know at this date.

Also, the Deed of Dedication contains the requested language to our satisfaction.

Further, this concurrence is not to be construed as to preempt the grant of any additional easements necessary to provide service to the property at some future date.

Draft Final Plat Dated: October 4, 2022.

Sincerely,

Steven Williams

Steven Williams
Public Service Company of Oklahoma

Sec. 16-8-4. Subdivision Procedures.

(A) *Types of Subdivision of Land.*

- (1) Lot Split.
- (2) *Minor Subdivisions.*
 - (a) Lot Combination.
 - (b) Other Subdivision Corrections.
- (3) *Major Subdivisions.*
 - (a) Preliminary Plat.
 - (b) Final Plat.

(B) *General Subdivision Procedures.*

- (1) *Application Submittal.*
 - (a) All land subdivision applications shall be submitted to the City Planner and be accompanied by a fee as set forth in the Master Fee Schedule.
 - (b) After the receipt of the application, the City Planner shall review the application to determine that all required information has been submitted and notify the applicant of completeness or deficiencies.
 - (c) Failure to cure the deficiencies within six months from notification of such deficiencies shall be deemed abandonment of the application without further notice from the City.
 - (d) A pre-platting conference shall be required before the submittal of any Major Subdivision application.
- (2) *City Planner Report.*
 - (a) After the determination of completeness, the subdivision application shall be reviewed by the City Planner pursuant to the criteria set forth in this article per application type.
 - (b) The City Planner shall meet with the Technical Advisory Committee as needed to review the subdivision application.
 - (c) The City Planner shall prepare and issue a report to the applicant identifying issues of concern to be addressed as well as a recommendation for approval, approval with conditions, or denial.
 - (d) The City Planner shall forward their report to the applicant for review.
- (3) *Revised Application.*
 - (a) The applicant shall revise the application as necessary based on the issues of concern identified by the City Planner in their report.
 - (b) The revised application shall be accompanied by a letter explaining how all of the issues of concern have been addressed and detailing any other changes that have been made to the application.
 - (c) The applicant shall submit the revised application to the City Planner who shall review the revised application for the purpose of ensuring that all required information has been provided and that all issues of concern have been addressed. Once it is determined that all required information has been submitted and all issues of concern addressed, the application shall be referred to the

next step in the process. If the City Planner determines that the required information and/or issues of concern have not been addressed, the City Planner shall notify the applicant of such deficiencies.

- (d) Failure to cure the deficiencies within six months from notification of such deficiencies shall be deemed abandonment of the application without further notice from the City.
- (4) *Next Steps.* Once the City Planner has determined that all required information has been submitted and all issues of concern have been addressed, the application subdivision application shall proceed to the next steps in the review process. The review procedures for lot splits are established in section 16-8-4(C), the review procedures for Minor Subdivisions are established in section 16-8-4(D), and the review procedures for Major Subdivisions are established in section 16-8-4(E).
- (C) *Lot Splits.*
- (E) *Major Subdivisions.*
 - (1) *Purpose.* A Major Subdivision is a subdivision which does not meet the criteria for a Minor Subdivision as detailed in section 16-8-4(D)(1).
 - (2) *Major Subdivision Review Criteria.*
 - (a) *Comprehensive Plan Alignment.* The Major Subdivision is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City. [Check](#)
 - (b) *UDO Compliance.* The Major Subdivision is consistent with the provisions of the UDO and the governing district. [Check](#)
 - (3) *Platting Requirement.* [For any land which has been rezoned upon application, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the Planning Commission for their review and recommendation, approved by the City Council, and filed of record in the office of the County Clerk where the property is situated.](#)
 - (4) *Preplatting Conference.* The purpose of the preplatting conference is two-fold, as described in this subsection. [Check](#)
 - (a) The conference provides the City the opportunity to describe the community's vision to the applicant.
 - (b) The conference gives the applicant an opportunity to discuss their development plans, explain how the plans will further the community's vision, and obtain input and direction from staff. The Planning Commission and City Council may be involved early in the process. The ultimate goal of this process is to help the applicant develop a plan that fosters the community's vision, while minimizing the cost to the applicant.
 - (c) *Preplatting Conference.* The mandatory discussion is for following: [Check](#)
 - ☐ Lot dimensions and area conform with UDO requirements and Comprehensive Plan,
 - ☐ General topography of the tract,
 - ☐ Existing adjoining developments,
 - ☐ Existing streams, floodplains, and storm drainage (if any),
 - ☐ Existing public and private utilities and easements,
 - ☐ Proposed land use (i.e. residential, commercial, parks, schools, drainage detention facilities).

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- ☐ Proposed layout of streets, lots and blocks,
 - ☐ Proposed subdivision name,
 - ☐ Name, address and telephone of tract landowner and subdivider,
 - ☐ Any other pertinent information, including a statement or a layout describing or depicting how proposed utilities are to be handled.
- (5) *Preliminary Plat.* The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.
- (a) *Preliminary Plat Review Requirements.* The preliminary plat shall show or be accompanied by the following:
- ☐ The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,
 - ☐ The date of preparation of the plat, north arrow, and scale (written and graphic presentation),
 - ☐ Key or location map showing location of subdivisions within the mile section,
 - ☐ An accurate legal description of the property,
 - ☐ The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,
 - ☐ The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,
 - ☐ The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,
 - ☐ The location and description of all existing structures, water bodies and watercourses,
 - ☐ The areas subject to flooding based upon the regulatory floor,
 - ☐ The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8,
 - ☐ The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,
 - ☐ All proposed lots progressively numbered and building setback lines,
 - ☐ Blocks progressively numbered,
 - ☐ A topographic map of the subdivided area with contour lines having two-foot contour intervals based on United States Coastal and Geodetic Survey datum,
 - ☐ Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - ☐ [Conforms to Subdivision Regulations for design and layout,](#)
 - ☐ Connects with current and anticipated future abutting development(s),
 - ☐ Lot dimensions and shapes facilitate private use and infrastructure placement,
 - ☐ Takes advantage of existing environmental features of the property,

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- ☐ *Underground Mines.* The subdivider shall locate mines under a proposed subdivision and designate the location of the same on the subdivision plat. The location of the mines shall be based upon information and/or techniques which have been approved in advance by the City Engineer which are reasonably calculated to accurately locate mines and their depths.
- (i) The City Engineer may recommend that the City Council prohibit the erection of structures over the mine locations if the mines cannot be collapsed and the material compacted to City Engineer specifications or if, because of the shallow depth of the mine or its size, the mine would have the potential for cave-in. Appropriate building setbacks may be required upon the lots. The City Engineer may require other conditions to be met by the subdivider, based upon the location of the mines and any subsurface investigation reports, which would assist in preventing cave-ins under areas upon which structures may be erected.
- (ii) The City Engineer may require that any streets or utility easements which may be dedicated to the City of Jenks or the public, either not be located over mines, or the mines collapsed and compacted to City Engineer Specifications, or additional bonding requirements imposed upon the subdivider to repair or reroute streets or utility easements in the event of cave-ins under the same.
- (iii) All mine entrances shall be sealed and closed to the specifications of the City Engineer.
- (b) *Additional Engineering Review Items:*
- ☐ Are all lots serviced with public street access?
- ☐ Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street?
- ☐ Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street?
- ☐ Are all lots serviced with water and are adequate easements dedicated for water?
- ☐ Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer?
- ☐ Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area.
- ☐ Does the plat provide an accessway at least 20 feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area.
- ☐ If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?
- ☐ Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.
- (c) *Recommendation by the Planning Commission.* The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to approve, approve with modifications, or deny the Major Subdivision preliminary plat based on the applicable review criteria. The Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Major Subdivision preliminary plat to the City Council.

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- (d) *Action by City Council.* The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may approve, approve with modifications, or deny the Major Subdivision preliminary plat in accordance with applicable state law.
- (6) *Final Plat.* The purpose of the final plat application is to complete the Major Subdivision of land consistent with the approved Preliminary Plat.
- (a) *Final Plat Review Requirements.* The final plat shall contain the following:
- ☐ The plat title which shall include the name of the subdivision, "An addition to the City of Jenks, Tulsa County, Oklahoma," the section, township, and range in which the addition is located, and an accurate legal description of the property.
 - ☐ The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.
 - ☐ The date of preparation of the plat, the scale which shall be written and graphically presented and north arrow.
 - ☐ The name and address of the owner(s) of land to be platted, the name and address of the subdivider if other than the owner and the name and address of the land surveyor.
 - ☐ The key or location map showing in a small scale including: the subdivision location, other subdivisions in the area, and major streets in the area.
 - ☐ The size in acres and total number of lots in the subdivision.
 - ☐ The names and boundaries of abutting subdivisions or boundaries of abutting properties if not platted.
 - ☐ Required dimensions shall be in feet and decimals thereof and in degrees and minutes, as follows:
 - (i) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns,
 - (ii) The boundary lines of the land being subdivided fully dimensioned,
 - (iii) The boundary lines and widths of all proposed streets and alley fully dimensioned,
 - (iv) Lines of all proposed lots fully dimensioned, except where a lot line meets a street line at a right angle, the angle or bearing value may be omitted,
 - (v) The boundary lines of any property which is offered for dedication to public use fully dimensioned by lengths and bearings with the area marked as to its intended public use,
 - (vi) The locations of easements for public utilities and building setback lines with dimensions and widths and clearly identified,
 - (vii) Easements, if already of record, shall be shown as above with dimensions to locate it with respect to the subdivision,
 - ☐ *Blocks.* Blocks progressively numbered and all lots within such blocks progressively numbered,
 - (i) The location of the base line and base line monuments,
 - (ii) Any other information as may be deemed by the City Council as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - (iii) Conforms to Subdivision Regulations for design and lay-out,

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- (iv) Minimizes likely development cost for Owner's development goals,
 - (v) Connects with current and anticipated future abutting development(s),
 - (vi) Lot dimensions and shapes facilitate private use and infrastructure placement,
 - (vii) Takes advantage of existing environmental features of the property.
 - ☐ Additional Engineering Checklist Items: See section (5)(b).
- (b) *Record Plat Document Review Requirements.*
- ☐ Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.
 - ☐ The following certifications shall be shown on the record plat:
 - (i) The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.
 - (ii) The certificate for release of mortgage for land dedicated to the public.
 - (iii) Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.
 - (iv) The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.
 - (v) The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.
 - (vi) The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.
 - (vii) The certificate by the County Treasurer that all land taxes have been paid on the property.
- (c) *Review and Recommendation by Planning Commission.* After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.
- (d) *Review and Approval by City Council.* After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.
- (e) *Correction of Deficiencies and Abandonment.* If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.
- (7) *Time Limit.* The required improvements shall be completed within two years from the approval of the record plat by the City Council unless extended by the City Council for cause.

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- (8) *Vacated Plats.* The vacation of a plat by District Court action or by written instrument as provided by 11 O.S. § 42-101 et seq., shall remove the obligation to construct required improvements.
 - (9) *Platting Waiver.* The City Council, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above-stated purposes have been achieved by the previous platting or could not be achieved by a plat or replat.

(Ord. No. 1581 , § II, 4-5-2022)

To	Planning Commission
Hearing Date	December 08, 2022
Case Number	South County Crossing II
Request	<i>Approval of Preliminary Plat</i>
Location	North of 121 st between Elwood and Elm

Staff Report

Preparer | Marcaé Hilton

Attachments
Plat Documents

Preparer
Ryan McCarty, Select Design

Background Information

STAFF COMMENTARY | This is a request to approve the preliminary plat for South County Crossing II. Platting was an approval condition of the rezoning and PUD 132 and requirement of the UDO. PUD 132 was approved by City Council on December 21, 2022 per Ordinance No. 1572. The first Major Amendment to add an additional parcel was approved by City Council on March 22, 2022, per Ordinance 1576.

The project, South County Crossing II, is a proposed horizontal mixed-use, commercial development including office, office/warehouse, garage condos, enclosed RV storage, and limited retail opportunities on a 22.583-acre tract of land within the City of Jenks.

The approved major amendment added a new land area identified as “Development Area C.3” and will follow the guidelines of Development Area C. The PUD was approved with a combination of underlying zonings (OM, CG and AG). Development Area A is currently zoned Office Medium and will not change. Commercial General was approved for Development areas B, C, and D. The current Jenks Zoning Code is designed and worded different from the newly recommended UDO. Staff has inserted a chart to show the different uses per the PUD, zoning and UDO.

Public Comment	None at the time of this report, Plats are not advertised
General Location	North of 121 st and West of Elm
Comprehensive Plan	Business Park & Commercial
Plat	Unplatted with Request for approval of Preliminary Plat
STR	Section: 36, Township: 18N, Range: 12E
Zoning	North PUD 18, (RS-2) Single-family Residential Churchhill Park East PUD 18, (RS-2) Single-family Residential Churchhill Park South AG City of Jenks Fire Station & (IM) Industrial Medium Undeveloped West PUD 28, (RS-2) Single-family Churchhill Park & SUP 117 Ministorage

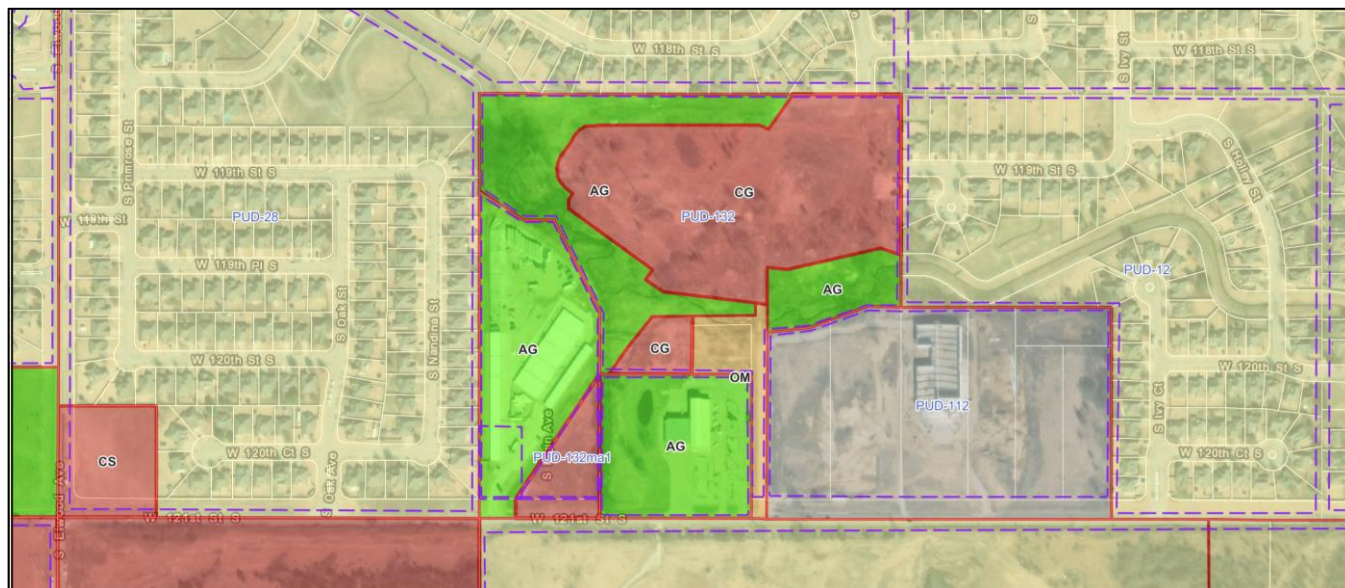


Figure 1: Zoning Map | GIS

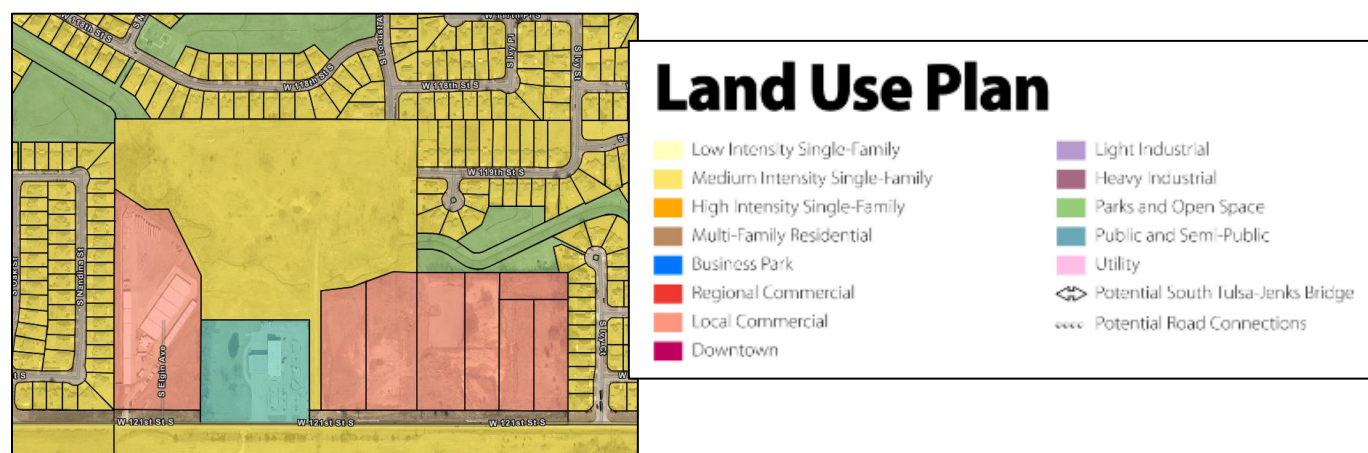


Figure 2: Current Land Use Plan Amended to Business Park



Figure 3: Existing Land Use & Plat Boundaries

Evaluation This Preliminary Plat has been reviewed by TAC and staff, the plat comments have been received by the engineer of record and have/will be corrected prior to final plat submittal. The land has a filed deed with restrictions describing the types of uses allowed and specifically prohibiting residential uses. In addition, the deed recommends Industrial and Commercial uses stating at no time will any persons be domiciled or otherwise reside on the property.

TAC COMMENTS:

Cindy Hubble, Creek County Water | I don't believe these will involve Creek 2 Water.

Timothy Mickles, ONEOK

- South County Crossing II Addition (Preliminary Plat): ONEOK has no pipelines or facilities within the South County Crossing II Addition (Preliminary Plat), Jenks, OK, in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 18 North, Range 12 East of the Indian Meridian, Tulsa Co., OK.

Angela Hughes, COX | Please find your plat release letter attached for South County Crossing II.

Chris Cloyde, COJ Engineer

- SOUTH COUNTY CROSSING II:
 - Two distances on the boundary do not agree. **Revised**
 - How will detention area be accessed for maintenance? **We added additional reserve area west of L1/B2 that connects to private street ROW**
 - Limits of Access/Limits of No Access are not shown on 121st Street. **Added**
 - Adjust the easements for the water and sanitary sewer extensions so that they cover the entire alignment of the proposed extensions. **Fixed**

UDO LANGUAGE | recommendation by the Planning Commission.

The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to:

approve,

approve with modifications,

or deny the Major Subdivision preliminary plat based on the applicable review criteria.

The Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Major Subdivision preliminary plat to the City Council.

Action by City Council. The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may:

approve,

approve with modifications,

or deny the Major Subdivision preliminary plat in accordance with applicable state law.

Approving this request will allow the owner to develop the subject property according to the approved PUD 132 MA1.

RECOMMENDATION | Staff and TAC recommend conditional approval the Preliminary Plat for South County Crossing II

1. Adhere to engineering and planning requirements
2. Adhere to all building code and fire code
3. Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision.

Subdivision Statistics

SUBDIVISION CONTAINS TEN (10) LOTS IN FIVE (5) BLOCKS AND FIVE (5) RESERVE AREAS.

GROSS SUBDIVISION AREA: 983,666.9 SQUARE FEET / 22.583 ACRES

Basis of Bearings

OKLAHOMA STATE PLANE OK NORTH ZONE 3501, NAD83, U.S. SURVEY FEET, USING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 36, T-18-N, R-12-E AS S 88°55'08" W.

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL REBAR WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848".

Benchmark

5/8" REBAR - 1 1/2" ALUMINUM CAP STAMPED "356", FOUND SE OF THE INTERSECTION OF W. 121ST ST. S. & S. ELM STREET. ELEV = 722.62' (NAVD 1988)
N=365965.22 / E=2567293.76

Legend

B/L -- BUILDING SETBACK LINE
L.N.A. -- LIMITS OF NO ACCESS
MA/E -- MUTUAL ACCESS EASEMENT
U/E -- UTILITY EASEMENT

Curve Table

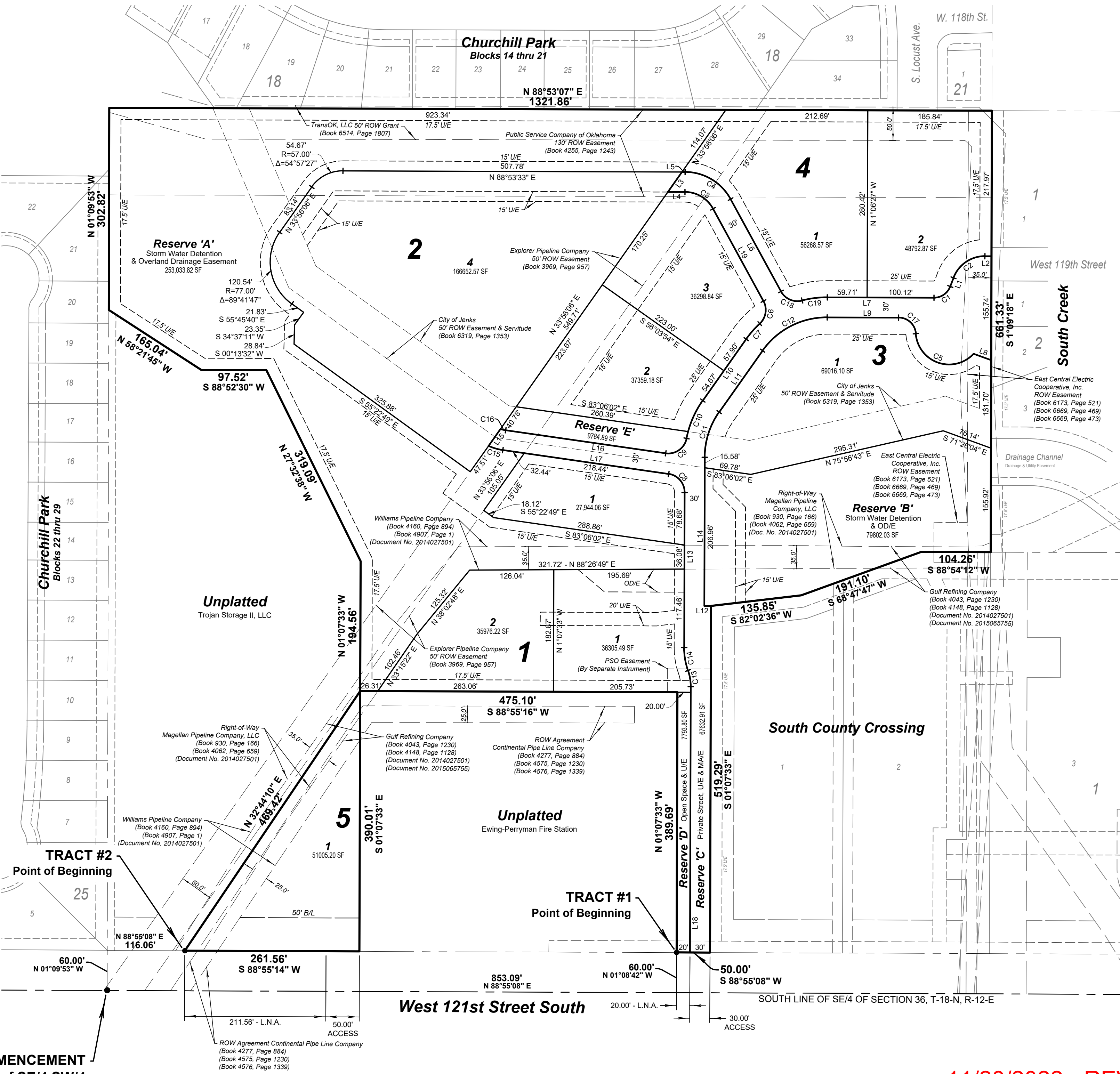
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.57'	26.00'	69°33'53.37"	N 54°06'36" E	29.66'
C2	60.71'	50.00'	69°34'09.22"	S 54°06'44" W	57.05'
C3	51.21'	48.00'	61°07'42.39"	N 60°32'36" W	48.82'
C4	83.22'	78.00'	61°07'42.39"	N 60°32'36" W	79.33'
C5	115.94'	50.00'	132°51'36.56"	S 72°03'56" E	91.66'
C6	37.07'	28.00'	75°51'30.44"	N 07°57'01" E	34.42'
C7	30.85'	148.00'	11°56'39.64"	S 39°54'26" W	30.80'
C8	40.06'	28.00'	81°58'28.80"	N 42°06'48" W	36.73'
C9	42.53'	28.00'	87°02'09.73"	N 53°22'53" E	38.56'
C10	62.18'	148.00'	24°04'18.08"	S 21°53'57" W	61.72'
C11	72.21'	118.00'	35°03'39.55"	S 16°24'16" W	71.09'
C12	113.18'	118.00'	54°57'26.81"	S 61°24'50" W	108.89'
C13	24.79'	73.00'	19°27'23.74"	N 10°51'15" W	24.67'
C14	34.98'	103.00'	19°27'23.43"	S 10°51'15" E	34.81'
C15	22.37'	78.00'	16°25'54.79"	S 74°53'05" E	22.29'
C16	8.07'	48.00'	9°38'11.55"	S 78°16'56" E	8.06'
C17	38.79'	26.00'	85°28'18.97"	N 48°22'17" W	35.29'
C18	37.07'	28.00'	75°51'30.44"	S 67°54'30" E	34.42'
C19	38.05'	148.00'	14°43'48.05"	S 81°31'39" W	37.94'

Line Table

LINE	BEARING	DISTANCE
L1	S 19°19'40" W	13.88'
L2	S 88°53'40" W	9.83'
L3	S 33°56'06" W	36.64'
L4	S 88°53'33" W	25.59'
L5	S 88°53'33" W	4.68'
L6	N 29°58'45" W	157.55'
L7	S 88°53'33" W	159.82'
L8	S 71°26'04" E	27.96'
L9	N 88°53'33" E	106.97'
L10	S 33°56'06" W	112.57'
L11	N 33°56'06" E	112.57'
L12	S 88°52'27" W	10.05'
L13	S 01°07'33" E	232.22'
L14	N 01°07'33" W	222.53'
L15	S 33°56'06" W	30.88'
L16	S 83°06'02" E	242.01'
L17	S 83°06'02" E	250.88'
L18	N 01°07'33" W	398.11'
L19	N 29°58'45" W	157.55'

South County Crossing II
PUD 132-A

A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA AND BEING A PART OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN.



POINT OF COMMENCEMENT
Southwest Corner of SE/4 SW/4
Section 36, T-18-N, R-12-E

Owner / Developer

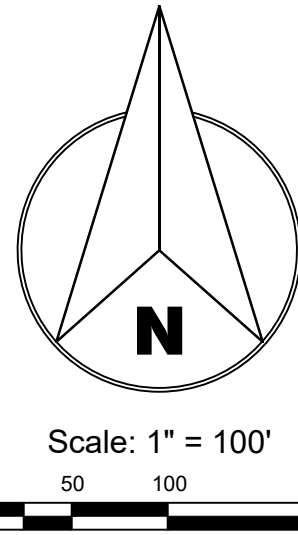
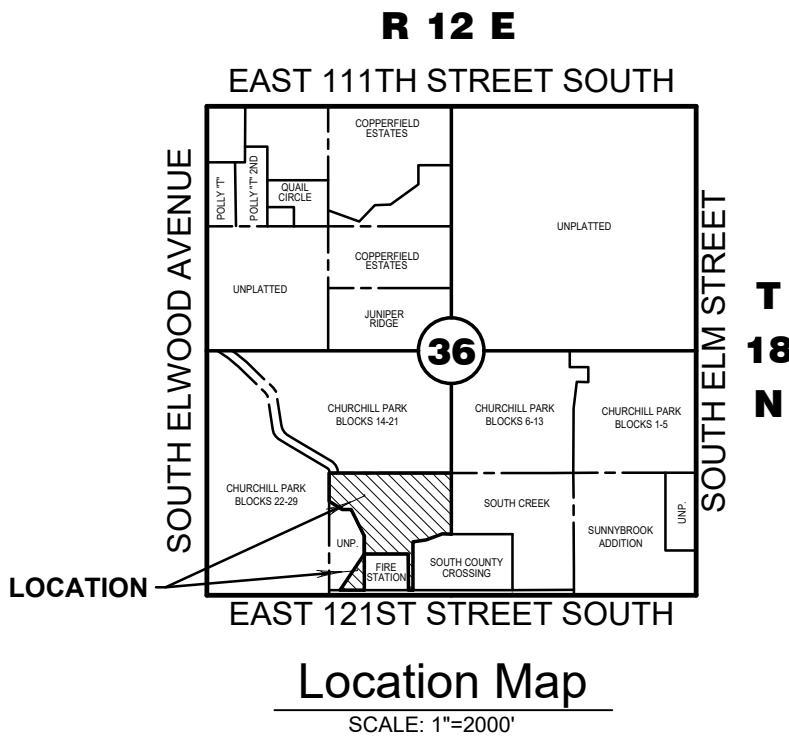
LONE STAR ASSET ALLOCATION GROUP, LLC
4512 EAST 51ST STREET SOUTH, SUITE 100
TULSA, OKLAHOMA 74135
PHONE: 918-605-5600
MR. KEVIN JORDAN

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2024

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2024



FINAL PLAT
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON

MAYOR - VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER.

CITY MANAGER

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE DAY OF , 2022
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

PRELIMINARY
COUNTY TREASURER STAMP
PLAT

11/28/2022 - REVISED PER CITY ENGINEERING COMMENTS

Deed of Dedication
SOUTH COUNTY CROSSING II
P.U.D. 132-A

KNOW ALL MEN BY THESE PRESENTS:

LONE STAR ASSET ALLOCATION GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE OWNER/DEVELOPER, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¼ SW¼) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (2) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(TRACT #1)
COMMENCING AT THE SOUTHWEST CORNER OF THE SE¼ OF THE SW¼ OF SAID SECTION 36; THENCE NORTH 88°55'08" EAST ALONG THE SOUTH LINE OF THE SW¼ OF SAID SECTION 36 A DISTANCE OF 853.09 FEET; THENCE NORTH 01°04'52" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST 121ST STREET SOUTH AND THE POINT OF BEGINNING; THENCE NORTH 01°07'33" WEST A DISTANCE OF 389.69 FEET; THENCE SOUTH 88°55'16" WEST A DISTANCE OF 475.10 FEET; THENCE NORTH 01°07'33" WEST A DISTANCE OF 194.56 FEET; THENCE NORTH 27°32'38" WEST A DISTANCE OF 319.09 FEET; THENCE SOUTH 88°52'30" WEST A DISTANCE OF 97.52 FEET; THENCE NORTH 58°21'45" WEST A DISTANCE OF 165.04 FEET TO A POINT ON THE WEST LINE OF THE SE¼ OF THE SW¼ OF SAID SECTION 36; THENCE NORTH 01°09'53" WEST ALONG SAID WEST LINE A DISTANCE OF 302.82 FEET TO THE NORTHWEST CORNER OF THE SE¼ OF THE SW¼ OF SAID SECTION 36; THENCE NORTH 88°53'07" EAST ALONG THE SOUTH LINE OF CHURCHILL PARK, BLOCKS 14-21, PLAT NO. 5403 A DISTANCE OF 1321.86 FEET TO THE NORTHEAST CORNER OF THE SE¼ OF THE SW¼ OF SAID SECTION 36; THENCE SOUTH 01°09'18" EAST A DISTANCE OF 661.33 FEET TO A POINT ON THE NORTH LINE OF SOUTH COUNTY CROSSING, PLAT 6849; THENCE SOUTH 88°54'12" WEST A DISTANCE OF 104.26 FEET; THENCE SOUTH 88°47'47" WEST A DISTANCE OF 191.10 FEET; THENCE SOUTH 82°02'36" WEST A DISTANCE OF 135.65 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1) OF SAID SOUTH COUNTY CROSSING; THENCE SOUTH 01°07'33" EAST ALONG THE WEST LINE OF SAID LOT ONE (1) A DISTANCE OF 519.29 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST 121ST STREET SOUTH; THENCE SOUTH 88°55'08" WEST ALONG SAID NORTHERN RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

AND

(TRACT #2)
COMMENCING AT THE SOUTHWEST CORNER OF THE SE¼ OF THE SW¼ OF SAID SECTION 36; THENCE NORTH 01°09'53" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121st STREET SOUTH; THENCE NORTH 88°55'08" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 116.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°44'10" EAST 469.42 FEET; THENCE SOUTH 01°07'33" EAST 390.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121st STREET SOUTH; THENCE SOUTH 88°55'08" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 261.56 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 983,666.9 SQ. FEET OR 22.58 ACRES, MORE OR LESS.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS AND PRIVATE STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "SOUTH COUNTY CROSSING II", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES, AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

1. NEW OVERHEAD POLES MAY BE LOCATED AROUND THE PERIMETER OF THE SUBDIVISION, AS NECESSARY, IF LOCATED WITHIN UTILITY EASEMENTS OR EXISTING EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. EXISTING OVERHEAD POLES ARE PERMITTED THROUGHOUT THE SUBDIVISION IF LOCATED WITHIN EXISTING EASEMENTS OR STREET RIGHTS-OF-WAY. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.

2. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.

3. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.

4. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL, AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

5. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICES.

C. WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF JENKS, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

4. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF SOUTH COUNTY CROSSING, SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S), SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF JENKS, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. STORM WATER DETENTION

1. THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE AREA 'A' (HEREINAFTER REFERRED TO AS THE "DETENTION EASEMENT AREA") FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION.

2. DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.

3. DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE PROPERTY OWNERS' ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.

THE DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

4. IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE PROPERTY OWNERS' ASSOCIATION.

5. IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF JENKS, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PROPORTIONATE SHARE OF THE COSTS.

6. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

H. RESERVE 'A' & 'B'

RESERVE 'A' AND 'B' ARE HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING DETENTION FACILITIES, OVERLAND DRAINAGE EASEMENT, AND OPEN SPACE, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE SOUTH COUNTY CROSSING II PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE AS SET FORTH WITHIN SECTION III HEREOF.

I. RESERVE 'C'

RESERVE AREA 'C' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, SCREENING FENCES AND/OR WALLS, EMERGENCY ACCESS GATES, KNOX BOXES, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS WITHIN THE SOUTH COUNTY CROSSING II DEVELOPMENT.

THE MUTUAL ACCESS EASEMENT, DEPICTED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

THESE AREAS ARE ALSO RESERVED FOR CONVEYANCE TO THE SOUTH COUNTY CROSSING II PROPERTY OWNERS' ASSOCIATION FOR THE PURPOSE OF THE ADMINISTRATION AND MAINTENANCE THEREOF.

IN ADDITION, THE UNDERSIGNED OWNER DOES HEREBY SET ASIDE FOR THE PRIVATE USE AND ENJOYMENT OF ALL OWNERS OF LOTS IN SOUTH COUNTY CROSSING II, AND GRANTEES OF OWNERS OF THESE RIGHTS AS OWNERS OF LOTS, THE STREETS AND STREET RIGHT-OF-WAY ESTABLISHED AND SHOWN ON SAID PLAT. THE HEREIN DESCRIBED STREETS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER/DEVELOPER UNTIL SUCH TIME AS THE RESERVES THEREIN LAY THE STREET AND OTHER IMPROVEMENTS ARE CONVEYED TO THE DULY ESTABLISHED SOUTH COUNTY CROSSING II PROPERTY OWNERS' ASSOCIATION (SCC2_POA). THEREAFTER, THE STREETS SHALL BE MAINTAINED BY THE SCC2_POA.

J. RESERVE 'D'

RESERVE 'D' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A UTILITY EASEMENT AND OPEN SPACE, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE SOUTH COUNTY CROSSING II PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE AS SET FORTH WITHIN SECTION III HEREOF.

K. RESERVE 'E'

RESERVE 'E' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING AN ON-SITE SEPTIC DISPOSAL FACILITY, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE SOUTH COUNTY CROSSING II PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE AS SET FORTH WITHIN SECTION III HEREOF.

L. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH COUNTY CROSSING WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA.

M. MUTUAL ACCESS EASEMENT

MUTUAL ACCESS EASEMENTS, DEPICTED AS "MAE" OR "MUTUAL ACCESS EASEMENT" ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "SOUTH COUNTY CROSSING II" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT MAJOR AMENDMENT (DESIGNATED AS PUD NO. 132-A), AS PROVIDED WITHIN THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON _____, 2022, (HEREINAFTER THE "JENKS ZONING CODE"), AND

WHEREAS PUD NO. 132-A WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION AND APPROVED BY THE JENKS CITY COUNCIL, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE JENKS ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO, AND

WHEREAS, THE OWNERS ESTABLISHED RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA, AND

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (SOUTH COUNTY CROSSING II), AND WHICH COVENANTS SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

SECTION III. PROPERTY OWNERS' ASSOCIATION

A. FORMATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN SOUTH COUNTY CROSSING II (HEREINAFTER REFERRED TO AS THE "PROPERTY OWNERS' ASSOCIATION") TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE RESERVE AREAS.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE PROPERTY OWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE PROPERTY OWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE RESERVE AREA. A LIEN FOR NON-PAYMENT OF ASSESSMENTS CAN BE FORECLOSED BY THE PROPERTY OWNERS' ASSOCIATION AND/OR THE CITY OF JENKS, OKLAHOMA.

D. REQUIRED MOWING OF VACANT LOTS

THE SOUTH COUNTY CROSSING PROPERTY OWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE SUBDIVISION AFTER COMPLETION OF A 10-DAY NOTICE PERIOD TO THE LOT OWNER BY THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT EFFECTIVELY STATES THAT SAID LOT IS IN VIOLATION OF SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH OF THE JENKS CITY CODE. THE SOUTH COUNTY CROSSING PROPERTY OWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH SUBSECTION IV.C OF THIS SECTION.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES, AND SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I AND II WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN SOUTH COUNTY CROSSING AND THE CITY OF JENKS AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOTS WITHIN SOUTH COUNTY CROSSING SHALL VIOLATE ANY OF THE COVENANTS HEREIN. IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR A PROPERTY OWNERS ASSOCIATION FORMED FOR THIS SUBDIVISION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT IN ANY JUDICIAL ACTION BROUGHT BY A PROPERTY OWNERS ASSOCIATION OR AN OWNER OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEYS FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA. THE COVENANTS WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL LOT OWNERS AND APPROVAL BY THE CITY OF JENKS PLANNING COMMISSION AND JENKS CITY COUNCIL. THE COVENANTS WITHIN SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS, AND SECTION III. PROPERTY OWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL LOT OWNERS. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF:

LONE STAR ASSET ALLOCATION GROUP LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2023.

LONE STAR ASSET ALLOCATION GROUP, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
KEVIN JORDAN, MANAGING MEMBER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED KEVIN JORDAN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGING MEMBER, THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSE THEREIN SET FORTH.

S. ASHLEY MCCARTY
MY COMMISSION EXPIRES: 8/13/2026
MY COMMISSION NUMBER: 18008059



CERTIFICATE OF SURVEY

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #5848, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "SOUTH COUNTY CROSSING II", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

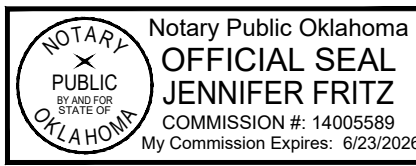
ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694

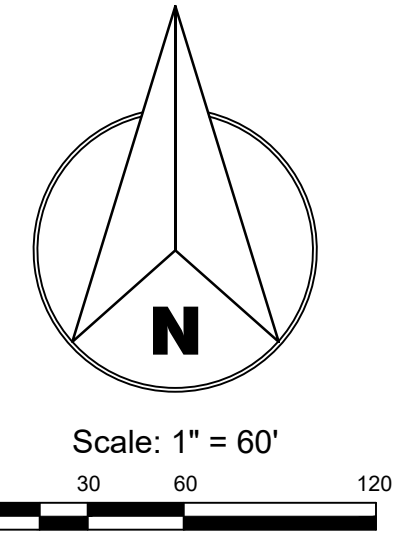
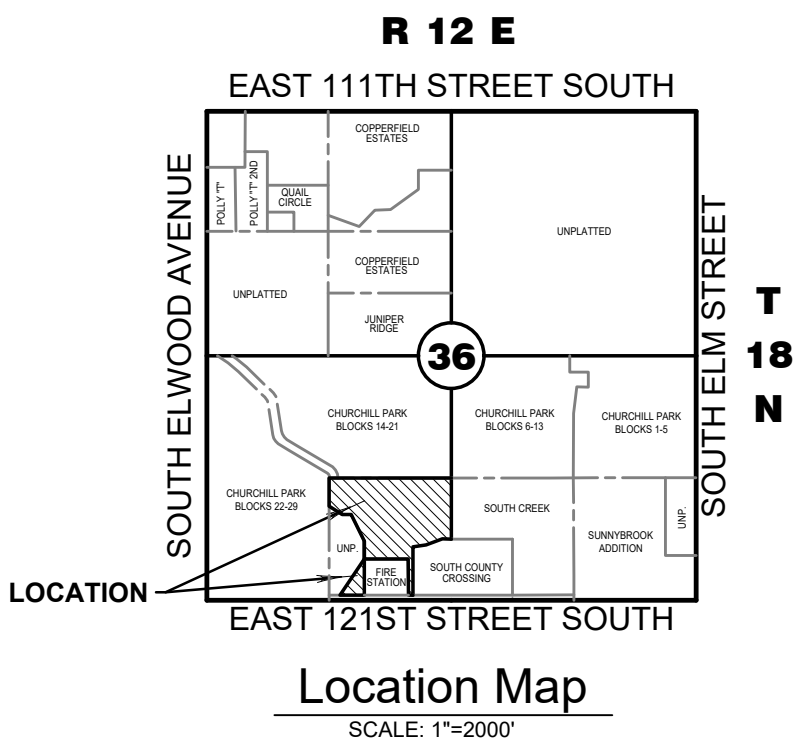
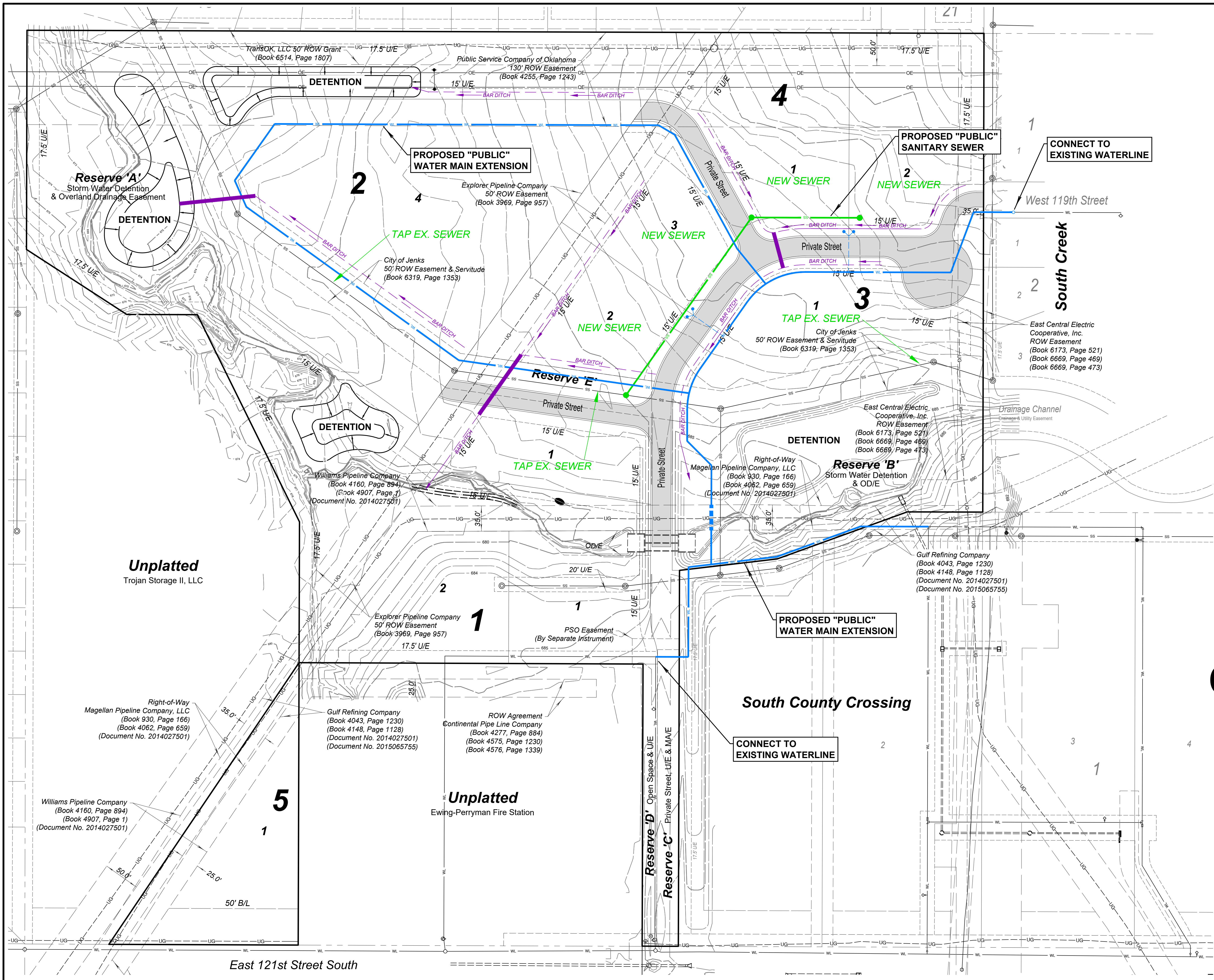
STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)



BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 2ND DAY OF APRIL, 2019, PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

JENNIFER FRITZ
MY COMMISSION EXPIRES: 6/23/2026
MY COMMISSION NUMBER: 14005589





Conceptual Improvements Plan

South County Crossing II

PUD 132-A

A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA AND BEING A PART OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN.

Sec. 16-8-4. Subdivision Procedures.

(A) *Types of Subdivision of Land.*

- (1) Lot Split.
- (2) *Minor Subdivisions.*
 - (a) Lot Combination.
 - (b) Other Subdivision Corrections.
- (3) *Major Subdivisions.*
 - (a) Preliminary Plat.
 - (b) Final Plat

(B) *General Subdivision Procedures.*

- (1) *Application Submittal.*
 - (a) All land subdivision applications shall be submitted to the City Planner and be accompanied by a fee as set forth in the Master Fee Schedule.
 - (b) After the receipt of the application, the City Planner shall review the application to determine that all required information has been submitted and notify the applicant of completeness or deficiencies.
 - (c) Failure to cure the deficiencies within six months from notification of such deficiencies shall be deemed abandonment of the application without further notice from the City.
 - (d) A pre-platting conference shall be required before the submittal of any Major Subdivision application.
- (2) *City Planner Report.*
 - (a) After the determination of completeness, the subdivision application shall be reviewed by the City Planner pursuant to the criteria set forth in this article per application type.
 - (b) The City Planner shall meet with the Technical Advisory Committee as needed to review the subdivision application.
 - (c) The City Planner shall prepare and issue a report to the applicant identifying issues of concern to be addressed as well as a recommendation for approval, approval with conditions, or denial.
 - (d) The City Planner shall forward their report to the applicant for review.
- (3) *Revised Application.*
 - (a) The applicant shall revise the application as necessary based on the issues of concern identified by the City Planner in their report.
 - (b) The revised application shall be accompanied by a letter explaining how all of the issues of concern have been addressed and detailing any other changes that have been made to the application.
 - (c) The applicant shall submit the revised application to the City Planner who shall review the revised application for the purpose of ensuring that all required information has been provided and that all issues of concern have been addressed. Once it is determined that all required information has been submitted and all issues of concern addressed, the application shall be referred to the

next step in the process. If the City Planner determines that the required information and/or issues of concern have not been addressed, the City Planner shall notify the applicant of such deficiencies.

- (d) Failure to cure the deficiencies within six months from notification of such deficiencies shall be deemed abandonment of the application without further notice from the City.
- (4) *Next Steps.* Once the City Planner has determined that all required information has been submitted and all issues of concern have been addressed, the application subdivision application shall proceed to the next steps in the review process. The review procedures for lot splits are established in section 16-8-4(C), the review procedures for Minor Subdivisions are established in section 16-8-4(D), and the review procedures for Major Subdivisions are established in section 16-8-4(E).
- (C) *Lot Splits.*
- (E) *Major Subdivisions.*
 - (1) *Purpose.* A Major Subdivision is a subdivision which does not meet the criteria for a Minor Subdivision as detailed in section 16-8-4(D)(1).
 - (2) *Major Subdivision Review Criteria.*
 - (a) *Comprehensive Plan Alignment.* The Major Subdivision is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City. [Check](#)
 - (b) *UDO Compliance.* The Major Subdivision is consistent with the provisions of the UDO and the governing district. [Check](#)
 - (3) *Platting Requirement.* [For any land which has been rezoned upon application, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the Planning Commission for their review and recommendation, approved by the City Council, and filed of record in the office of the County Clerk where the property is situated.](#)
 - (4) *Preplatting Conference.* The purpose of the preplatting conference is two-fold, as described in this subsection. [Check](#)
 - (a) The conference provides the City the opportunity to describe the community's vision to the applicant.
 - (b) The conference gives the applicant an opportunity to discuss their development plans, explain how the plans will further the community's vision, and obtain input and direction from staff. The Planning Commission and City Council may be involved early in the process. The ultimate goal of this process is to help the applicant develop a plan that fosters the community's vision, while minimizing the cost to the applicant.
 - (c) *Preplatting Conference.* The mandatory discussion is for following: [Check](#)
 - ☐ Lot dimensions and area conform with UDO requirements and Comprehensive Plan,
 - ☐ General topography of the tract,
 - ☐ Existing adjoining developments,
 - ☐ Existing streams, floodplains, and storm drainage (if any),
 - ☐ Existing public and private utilities and easements,
 - ☐ Proposed land use (i.e. residential, commercial, parks, schools, drainage detention facilities).

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- ☐ Proposed layout of streets, lots and blocks,
 - ☐ Proposed subdivision name,
 - ☐ Name, address and telephone of tract landowner and subdivider,
 - ☐ Any other pertinent information, including a statement or a layout describing or depicting how proposed utilities are to be handled.
- (5) *Preliminary Plat.* The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.
- (a) *Preliminary Plat Review Requirements.* The preliminary plat shall show or be accompanied by the following:
- ☐ The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,
 - ☐ The date of preparation of the plat, north arrow, and scale (written and graphic presentation),
 - ☐ Key or location map showing location of subdivisions within the mile section,
 - ☐ An accurate legal description of the property,
 - ☐ The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,
 - ☐ The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,
 - ☐ The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,
 - ☐ The location and description of all existing structures, water bodies and watercourses,
 - ☐ The areas subject to flooding based upon the regulatory floor,
 - ☐ The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8,
 - ☐ The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,
 - ☐ All proposed lots progressively numbered and building setback lines,
 - ☐ Blocks progressively numbered,
 - ☐ A topographic map of the subdivided area with contour lines having two-foot contour intervals based on United States Coastal and Geodetic Survey datum,
 - ☐ Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - ☐ [Conforms to Subdivision Regulations for design and layout,](#)
 - ☐ Connects with current and anticipated future abutting development(s),
 - ☐ Lot dimensions and shapes facilitate private use and infrastructure placement,
 - ☐ Takes advantage of existing environmental features of the property,

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- ☐ *Underground Mines.* The subdivider shall locate mines under a proposed subdivision and designate the location of the same on the subdivision plat. The location of the mines shall be based upon information and/or techniques which have been approved in advance by the City Engineer which are reasonably calculated to accurately locate mines and their depths.
- (i) The City Engineer may recommend that the City Council prohibit the erection of structures over the mine locations if the mines cannot be collapsed and the material compacted to City Engineer specifications or if, because of the shallow depth of the mine or its size, the mine would have the potential for cave-in. Appropriate building setbacks may be required upon the lots. The City Engineer may require other conditions to be met by the subdivider, based upon the location of the mines and any subsurface investigation reports, which would assist in preventing cave-ins under areas upon which structures may be erected.
- (ii) The City Engineer may require that any streets or utility easements which may be dedicated to the City of Jenks or the public, either not be located over mines, or the mines collapsed and compacted to City Engineer Specifications, or additional bonding requirements imposed upon the subdivider to repair or reroute streets or utility easements in the event of cave-ins under the same.
- (iii) All mine entrances shall be sealed and closed to the specifications of the City Engineer.
- (b) *Additional Engineering Review Items:*
- ☐ Are all lots serviced with public street access?
- ☐ Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street?
- ☐ Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street?
- ☐ Are all lots serviced with water and are adequate easements dedicated for water?
- ☐ Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer?
- ☐ Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area.
- ☐ Does the plat provide an accessway at least 20 feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area.
- ☐ If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?
- ☐ Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.
- (c) *Recommendation by the Planning Commission.* The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to approve, approve with modifications, or deny the Major Subdivision preliminary plat based on the applicable review criteria. The Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Major Subdivision preliminary plat to the City Council.

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- (d) *Action by City Council.* The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may approve, approve with modifications, or deny the Major Subdivision preliminary plat in accordance with applicable state law.
- (6) *Final Plat.* The purpose of the final plat application is to complete the Major Subdivision of land consistent with the approved Preliminary Plat.
- (a) *Final Plat Review Requirements.* The final plat shall contain the following:
- ☐ The plat title which shall include the name of the subdivision, "An addition to the City of Jenks, Tulsa County, Oklahoma," the section, township, and range in which the addition is located, and an accurate legal description of the property.
 - ☐ The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.
 - ☐ The date of preparation of the plat, the scale which shall be written and graphically presented and north arrow.
 - ☐ The name and address of the owner(s) of land to be platted, the name and address of the subdivider if other than the owner and the name and address of the land surveyor.
 - ☐ The key or location map showing in a small scale including: the subdivision location, other subdivisions in the area, and major streets in the area.
 - ☐ The size in acres and total number of lots in the subdivision.
 - ☐ The names and boundaries of abutting subdivisions or boundaries of abutting properties if not platted.
 - ☐ Required dimensions shall be in feet and decimals thereof and in degrees and minutes, as follows:
 - (i) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns,
 - (ii) The boundary lines of the land being subdivided fully dimensioned,
 - (iii) The boundary lines and widths of all proposed streets and alley fully dimensioned,
 - (iv) Lines of all proposed lots fully dimensioned, except where a lot line meets a street line at a right angle, the angle or bearing value may be omitted,
 - (v) The boundary lines of any property which is offered for dedication to public use fully dimensioned by lengths and bearings with the area marked as to its intended public use,
 - (vi) The locations of easements for public utilities and building setback lines with dimensions and widths and clearly identified,
 - (vii) Easements, if already of record, shall be shown as above with dimensions to locate it with respect to the subdivision,
 - ☐ *Blocks.* Blocks progressively numbered and all lots within such blocks progressively numbered,
 - (i) The location of the base line and base line monuments,
 - (ii) Any other information as may be deemed by the City Council as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - (iii) Conforms to Subdivision Regulations for design and lay-out,

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- (iv) Minimizes likely development cost for Owner's development goals,
 - (v) Connects with current and anticipated future abutting development(s),
 - (vi) Lot dimensions and shapes facilitate private use and infrastructure placement,
 - (vii) Takes advantage of existing environmental features of the property.
 - ☐ Additional Engineering Checklist Items: See section (5)(b).
- (b) *Record Plat Document Review Requirements.*
- ☐ Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.
 - ☐ The following certifications shall be shown on the record plat:
 - (i) The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.
 - (ii) The certificate for release of mortgage for land dedicated to the public.
 - (iii) Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.
 - (iv) The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.
 - (v) The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.
 - (vi) The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.
 - (vii) The certificate by the County Treasurer that all land taxes have been paid on the property.
- (c) *Review and Recommendation by Planning Commission.* After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.
- (d) *Review and Approval by City Council.* After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.
- (e) *Correction of Deficiencies and Abandonment.* If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.
- (7) *Time Limit.* The required improvements shall be completed within two years from the approval of the record plat by the City Council unless extended by the City Council for cause.

-
- (8) *Vacated Plats.* The vacation of a plat by District Court action or by written instrument as provided by 11 O.S. § 42-101 et seq., shall remove the obligation to construct required improvements.
 - (9) *Platting Waiver.* The City Council, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above-stated purposes have been achieved by the previous platting or could not be achieved by a plat or replat.

(Ord. No. 1581 , § II, 4-5-2022)

To	Planning Commission
Hearing Date	December 08 ,2002
Case Number	JZ 22 PUD 112 Minor Amendment No. 03 South County Crossing
Request(s)	<i>Approve a Drug Store Use for Lot 6</i>
Location	North of 121 st between Elwood and Elm

Staff Report

Preparer | Marcaé Hilton

Attachments
Proposed Site Plan

Preparer
Ryan McCarty

Background Information

SITE SUMMARY:

ZONING REQUEST: JZ 22 PUD 112 MI3 (Minor Amendment No. 03) | South County Crossing | Approve a request *to allow for the sale of sundries within a prescription pharmacy*. In the approved PUD 112, Use Unit 11 - Prescription pharmacy was allowed by right, in the old zoning code it was basically considered a compounding pharmacy. Curtin Drug (a local pharmacy) is under contract to build a new store in Jenks on Lot 6, if approved they will provide other merchandise in addition to medications.

APPROVED: JZ 22 PUD 112 MI2 (Minor Amendment No. 02) | South County Crossing | City Council March 22, 2022

"To allow for an exception to the required exterior masonry building materials for Lots 3, 4, 5, & 6 by allowing architectural metal and stucco as exterior materials in addition to Masonry"

APPROVED: JZ 21 PUD 112 Minor Amendment No. 01 | South County Crossing | City Council-February 16, 2021

- Approval of exception to required exterior materials
- Lot 3, Block One | 40,000 square foot warehouse
- Warehouse building is setback more than 100 yards
- Per the engineering site plan calculations, it meets the 300-foot setback condition allowing for the 4 ft. high masonry wainscot requirement to be waived.
- Approved architectural metals to create a sustainable modern look

PUD 112| STAFF COMMENTARY

Lots 3-6 of Block One of South County Crossing is abutted by a Single-family residential development to the north and east, Fire Station Number 2 to the west, and a large parcel zoned (IM) Industrial Moderate to the south across 121st Street. West of the Fire Station is an area that was approved for mini storage in April 2017. The proposed development was and is “consistent” with the Comprehensive Plan, but to be compatible with immediate surrounding properties, separation buffers were added. The residential properties to the north are separated by the large reserve and drainage channel in the residential subdivision. In addition, the proposed detention pond on this site separates the eastern two buildings from the property to the north. All the buildings on Lots 1 and 6 are limited to 20 feet high at the eave. There is an 8-foot high privacy fence and heavy tree planting requirement along the eastern property line to protect the single-family dwellings.

Public Comment None | Minor Amendments are not advertised

General Location North of 121st and West of Elm

Zoning PUD 112 & IM (Industrial Medium) | Ordinance No. 1461

Minor Amendment No. 1 | Approve metal on Lot (3) Three, Block (1) One

Minor Amendment No. 2 | “To allow for an exception to the required exterior masonry building materials by allowing architectural metal and stucco as exterior materials in addition to Masonry”

- Masonry, *Stucco and/or Architectural Metal* Covering 100% up to 20 feet on all south facing walls
- Masonry, *Stucco, and/or Architectural Metal* Covering 100% up to 20 feet on west face of westmost buildings
- 4 feet high masonry, *Stucco, and/or Architectural Metal* wainscoting on remaining walls within 300 feet of the centerline of 121st Street

Minor Amendment No. 3 | Approve a Drug Store and allow for the sale of sundries on Lot 6

Use Industrial Development | No Change | Office & Warehousing

Use Units | 1, 4, 10, 11, 15, 17, 21, 22, 24

Proposed Language: “Use Unit 11 - Prescription pharmacy and providing that sundries or other merchandise may be sold or offered for sale.”

Excluded Uses:

- UU4 pressure station, shelter water storage facility, temporary open aired facilities
- UU16 | gasoline stations
- UU 21 | billboards

Building Materials: (*Requested to be amended to add Stucco and Metal*)

- *Masonry Covering 100% up to 20 feet on all south facing walls*
- *Masonry Covering 100% up to 20 feet on west face of westmost buildings*

- 4 feet high masonry wainscoting on remaining walls within 300 feet of the centerline of 121st Street
- Awnings, canopies, overhangs office area only encouraged

Screening:

- HVAC out of view
- Materials solid waste collection and loading areas wooden fence with doors
- Perimeter Fence | Wooden 6 feet tall

Lighting:

- Oriented to minimize light leaving development
- Control light pattern leaving site at boundary of development
- Photometric study required | 0.00 foot candles at property line
- All lights face down and away

Parking:

- Area B-Lots 3 and 4 | shared parking
- Owner to submit parking info with each building permit and maintain ongoing count of spaces vs. uses
- Uses may share parking via shared parking analysis
- Off street parking and loading are specified in PUD document

See PUD 112 for additional details

Plat

South County Crossing | Plat No. 6849 | 04.23.19

STR

Section: 36, Township: 18N, Range: 12E

LOT SPLIT

LS 22-371 | Lot 6, Block 1 | Approved July 07, 2022

Comprehensive Plan

Local Commercial

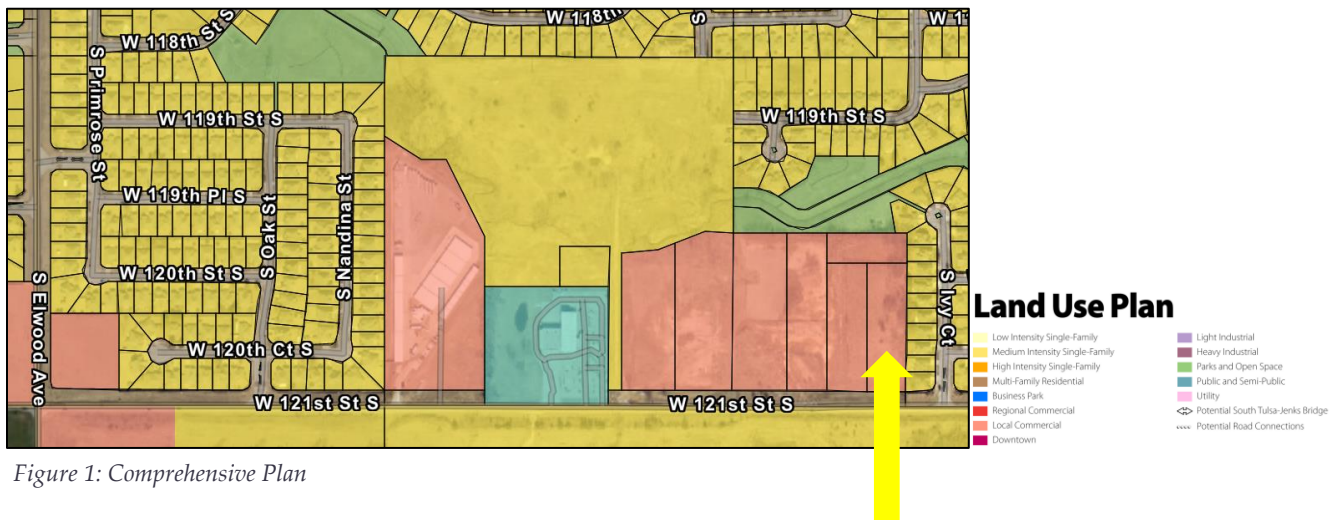


Figure 1: Comprehensive Plan

Zoning

North | Industrial PUD 112

East | PUD 112, (RS-2) Single-family Residential | South Creek
 South | PUD 135 | Mix of Residential Uses
 West | AG | City of Jenks Fire Station | “Ewing Perryman” & PUD 132 (OM, CG, AG) & PUD 12 (RS-2) Single-family Residential | South Creek

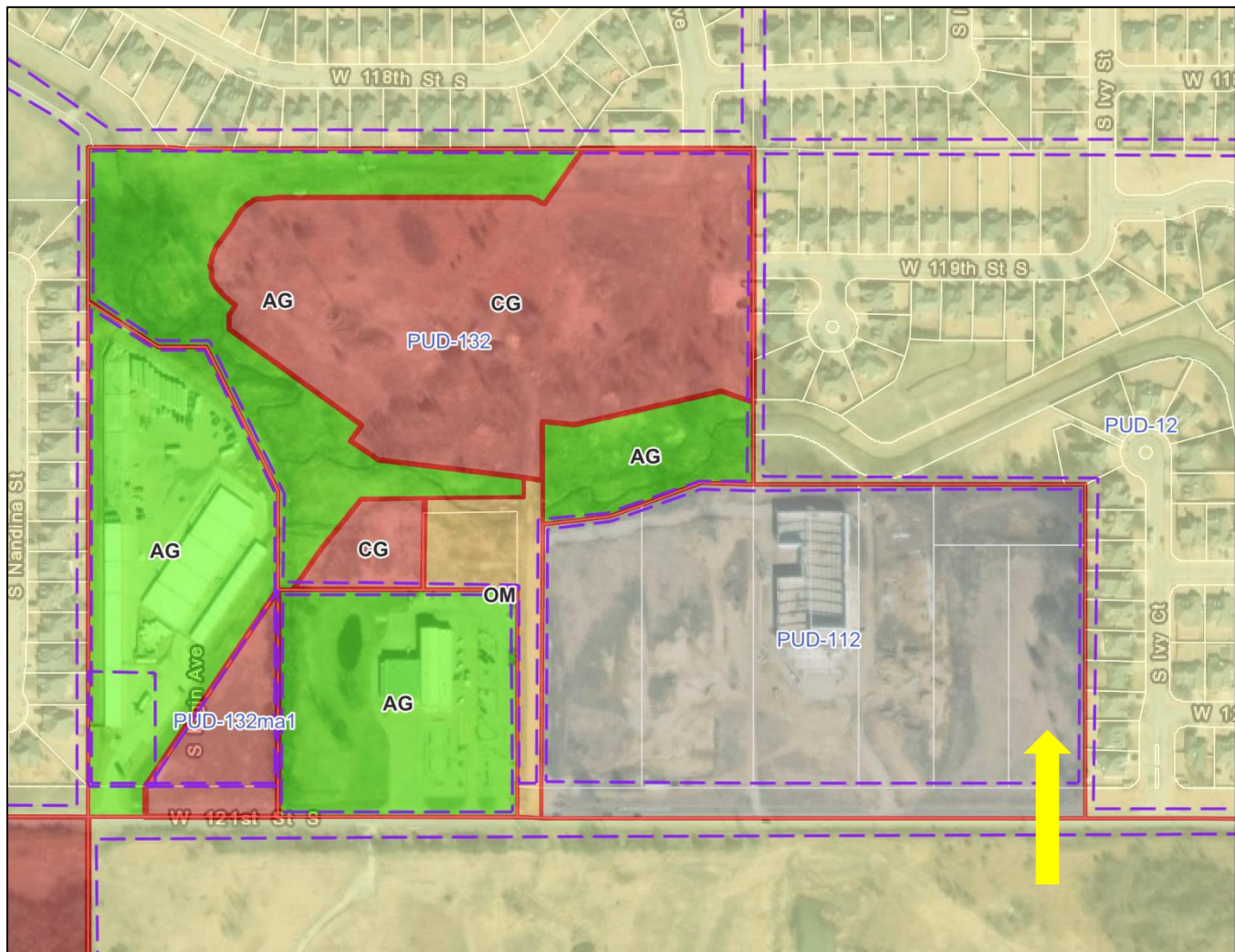


Figure 2: Zoning Map | INCOG

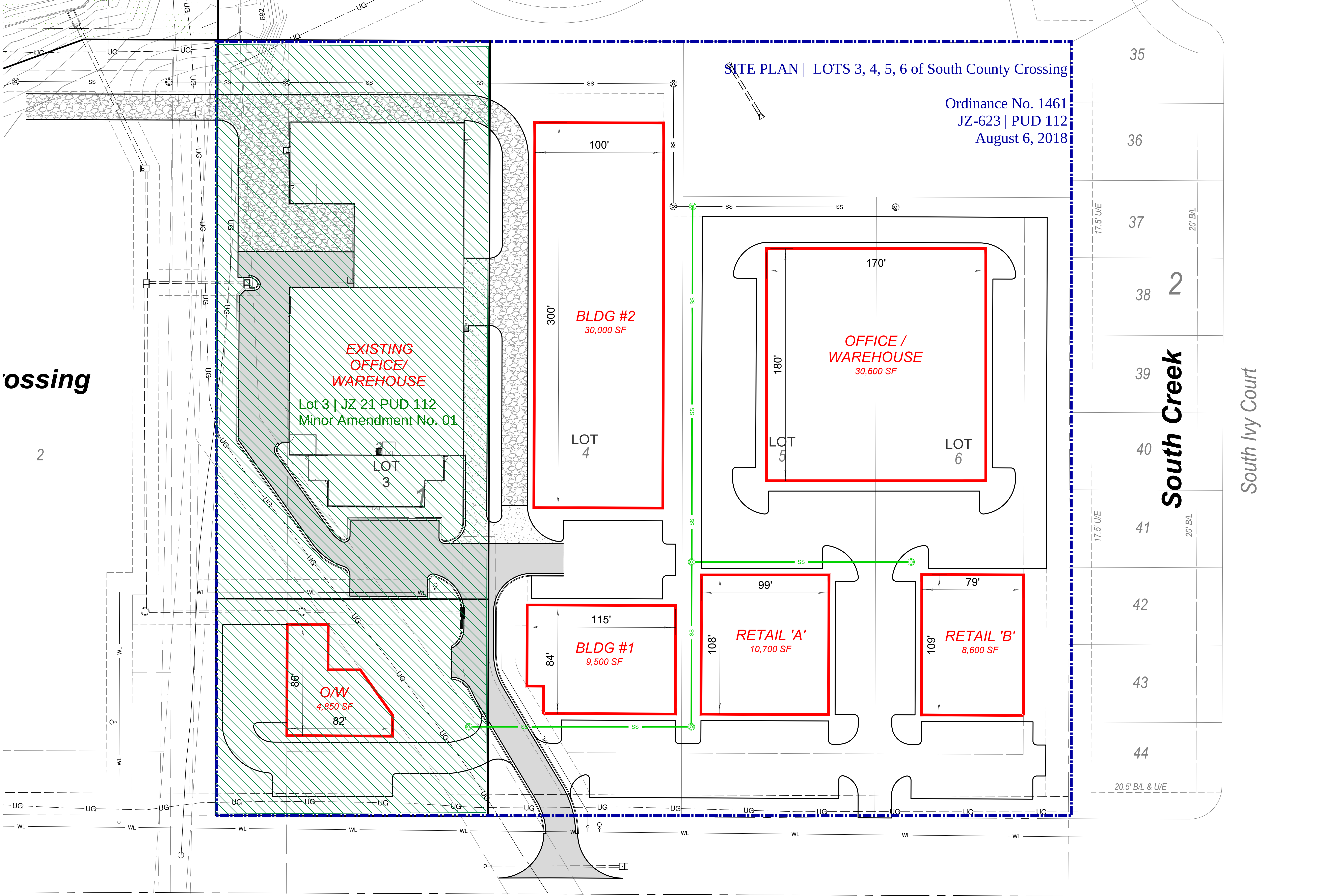
Staff Evaluation & Recommendation

Evaluation

1. Approval does not waive any other lot or PUD 112 requirements.
2. Approving this request would allow for “Use Unit 11 - Prescription pharmacy and providing that sundries or other merchandise may be sold or offered for sale.”
3. *Minor PUD Amendment.* A minor amendment is any proposed change to an approved Planned Unit Development that is consistent with the standards and conditions upon which the Planned Unit Development was approved, which does not alter the concept or intent of the Planned Unit Development and is not considered a major amendment as detailed in section 16-9-7(J)(2).

4. Approval Processes. A major amendment to an approved Planned Unit Development shall follow the procedure set in section 16-9-8(E)(F), and (G). A minor amendment to an approved Planned Unit Development may be approved by the Planning Commission.

RECOMMENDATION | *Staff recommends approval of PUD 112 MI3 to allow for a prescription pharmacy and providing that sundries or other merchandise may be sold or offered for sale | Minor Amendment Number 03.*



Sec. 16-9-8. Planned Unit Development.

- (A) *Purpose.* In order to establish an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this UDO, the Planned Unit Development process is established. The objective of the Planned Unit Development process is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations. The end result can be a product which fulfills the objectives of the Comprehensive Plan and planning policies of the City while departing from the strict application of the regulations as detailed in this UDO. The Planned Unit Development process is intended to permit and encourage such flexibility and to accomplish the following purposes:
- (1) To stimulate creative approaches to the commercial, residential, and mixed-use development of land,
 - (2) To provide more efficient use of land,
 - (3) To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations,
 - (4) To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities,
 - (5) To unify building and structures through design,
 - (6) To promote long-term planning pursuant to the City of Jenks' Comprehensive Plan, which will allow harmonious and compatible land uses or combinations of uses with surrounding areas.
- (B) *General Provisions.*
- (1) Any residential development greater than 20 acres shall be approved as a Planned Unit Development.
 - (2) Developments including only single-family detached residential uses, may not be approved as a Planned Unit Development.
 - (3) Each Planned Unit Development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development.
 - (4) The burden of providing evidence and persuasion that any planned unit development is necessary and desirable shall rest with the applicant.
 - (5) The planned unit development application shall specify the rules by which the parcel or parcels shall be developed and the site plan that specifies the development proposed.
- (C) *Site Development Allowances and Modification Standards.*
- (1) *Site Development Allowances.*
 - (a) Site development allowances are deviations from the standards of the underlying zoning district set forth outside of this article.
 - (b) Notwithstanding any limitations on variations which can be approved as contained elsewhere in this UDO, site development allowances may be approved provided the applicant specifically identifies each site development allowance on the approved site plan and demonstrates how each site development allowance would be compatible with surrounding development; is necessary for proper development of the site; and is aligned with a minimum of one of the modification standards detailed in section 16-9-8(C)(2) below.
 - (2) *Modification Standards.* In addition to the Standards for Review established in section 16-9-8(D), the following modification standards shall be utilized in the consideration of site development allowances.

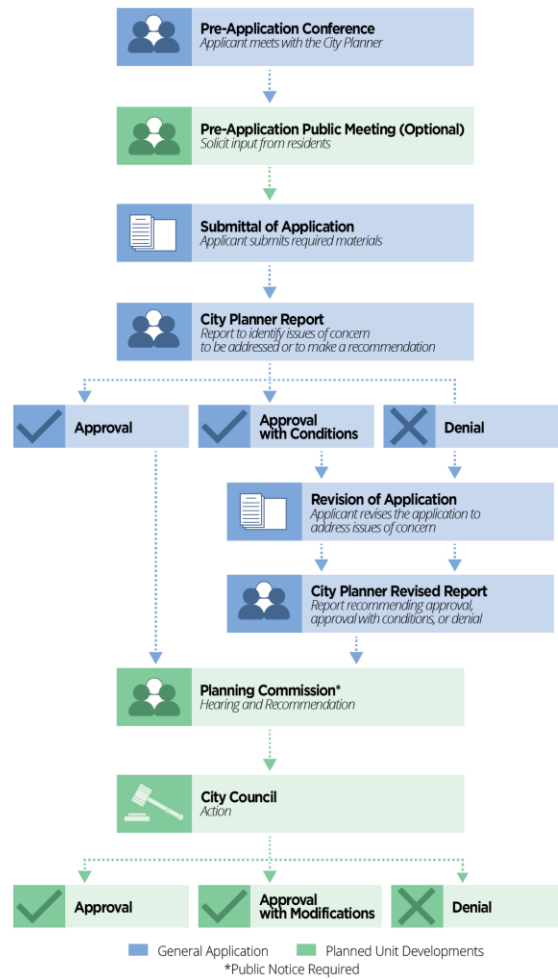
These standards shall not be regarded as inflexible but shall be used as a framework by the City to evaluate the quality of amenities, benefits to the community, and design and desirability of the proposal.

- (a) *Public Gathering Space.* The Planned Unit Development includes public gathering space, the amount of which is proportional to the size of buildings or number of dwelling units. The public gathering space is activated through the use of moveable tables and chairs, a fountain or other water feature, a sculpture or other public art feature, benches, seat walls, raised landscape planters, pedestrian scale, and celebratory lighting such as string or Tivoli lights, and/or other features. The public gathering space is integrated into the overall design of the Planned Unit Development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.
 - (b) *Sustainable Design.* The Planned Unit Development is designed with consideration given to various methods of site design and building location, architectural design of individual buildings, and landscaping design capable of reducing energy consumption and improving onsite stormwater management.
 - (c) *Landscape Conservation and Visual Enhancement.* The Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.
 - (d) *Mix of Uses.* The Planned Unit Development is comprised of a mix of nonresidential uses and a mix of housing types.
 - (e) *Affordability.* The Planned Unit Development includes residential dwellings that are deed restricted for households that make less than or equal to 80 percent of the area median income.
 - (f) *Universal Design.* The Planned Unit Development includes buildings designed with accessible features such as level access from the street and/or zero entry thresholds.
 - (g) *High Quality Building Materials.* The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO, including, but not limited to, masonry or wood.
- (D) *Standards for Review.* Approval of development through the use of the Planned Unit Development process will be considered by the City only in direct response to the accrual of tangible benefits from the Planned Unit Development to the City or the neighborhood in which it would be located. These benefits shall be in the form of exceptional amenities; outstanding environmental, landscape, architectural, and/or site design; or the conservation of special man-made or natural features of the site. Modifications to the conventional zoning and subdivision regulations shall be considered a privilege except when encouraged by the modification standards in section 16-9-8(C)(2). No application for a Planned Unit Development shall be approved unless the City Council finds that the application meets all of the following standards:
- (1) *Comprehensive Plan Alignment.* The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.
 - (2) *Placemaking.* The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces.
 - (3) *Integrated Design with Identifiable Centers and Edges.* The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses included function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer

-
- borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.
- (4) *Public Welfare.* The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.
 - (5) *Compatibility with Adjacent Land Uses.* The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.
 - (6) *Impact on Public Facilities and Resources.* The Planned Unit Development is designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. The planned unit development shall include such impact fees as may be reasonably determined by the City Council or the City Engineer. These required impact fees shall be calculated in reasonable proportion to impact of the planned development on public facilities and infrastructure.
 - (7) *Archaeological, Historical or Cultural Impact.* The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.
 - (8) *Drives, Parking and Circulation.* The Planned Unit Development has or makes adequate provision to provide necessary parking. Principal vehicular access is from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation (including walkways, interior drives, and parking), special attention has been given to the location and number of access points to public streets, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and structures and the neighboring properties. Access points are limited through the use of cross access connections.
- (E) *Pre-Application Public Meeting.* The applicant, after conducting the required pre-application conference, as detailed in section 16-9-4(C)(1), and prior to application submittal, as detailed in section 16-9-4(C)(2), is encouraged to conduct a public meeting to discuss the proposed Planned Unit Development and its impact on adjoining properties and area residents. If held, the applicant is encouraged to submit a written summary of comments made at the meeting with the application.
 - (F) *Hearing and Recommendation by the Planning Commission.* The Planning Commission shall hold a public hearing on the proposed Planned Unit Development, and, at the close of the public hearing and after consideration of the City planner report and public comment, make a recommendation to the City Council to approve, approve with modifications, or deny the Planned Unit Development based on the applicable review criteria. The City Planner, on behalf of the Planning Commission, shall transmit a report containing its recommendation to approve, approve with modifications, or deny the PUD application to the City Council.
 - (G) *Action by the City Council.* The City Council shall hear the proposed Planned Unit Development, and, at the close of the meeting and after consideration of the recommendation of the Planning Commission, City Planner Report, and public comment either:
 - (1) Approve the application,
 - (2) Approve the application with modifications,

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- (3) Deny the application,
 - (4) Refer the application back to the Planning Commission for further review, or
 - (5) Postpone further consideration pending the submittal of additional information, including any application requirement previously waived.
- (H) *Zoning Map Amendment.* Upon approval of the Planned Unit Development by the City Council, the zoning map shall be amended to reflect the PUD Overlay.
- (I) *Additional Application Requirements.* A Planned Unit Development application shall satisfy the application requirements and review criteria for other review procedures established in this chapter, as applicable to the application, including those for Site Plan Review in section 16-9-3(C), Conditional Use Permits in section 16-9-3(D), Specific Use Permits in section 16-9-7, and Sign Permits in section 16-9-3(F).
- (J) *Amendments to Approved Planned Unit Development.*
- (1) *Determination of Level of Change.* Upon receiving a Planned Development Amendment application, the City Planner shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria detailed in section 16-9-8(J)(2) and section 16-9-8(J)(3) below.
 - (2) *Major Amendment.* A major amendment is any proposed change to an approved major or minor planned development that results in one or more of the following changes:
 - (a) Increase density,
 - (b) Increase the height of buildings,
 - (c) Reduce open space by more than five percent,
 - (d) Modify the proportion of housing types,
 - (e) Change parking areas in a manner that is inconsistent with this UDO,
 - (f) Increase the approved gross floor area by more than 500 square feet,
 - (g) Alter alignment of roads, utilities, or drainage, or
 - (h) Result in any other change inconsistent with any standard or condition imposed by the City Council in approving the Planned Unit Development and/or the approved site plan, as determined by the City Planner.
 - (3) *Minor Amendment.* A minor amendment is any proposed change to an approved Planned Unit Development that is consistent with the standards and conditions upon which the Planned Unit Development was approved, which does not alter the concept or intent of the Planned Unit Development and is not considered a major amendment as detailed in section 16-9-7(J)(2).
 - (4) *Approval Processes.* A major amendment to an approved Planned Unit Development shall follow the procedure set in section 16-9-8(E)(F), and (G). A minor amendment to an approved Planned Unit Development may be approved by the Planning Commission.
- (K) *Expiration.* For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after five years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the PUD shall not expire, only the PUD overlay shall expire.
- (1) *Conformance with Current Regulations.* Expired Planned Unit Developments are required to meet the most recently adopted regulations, ordinances, and development standards.

Figure 9.4: Planned Unit Development Process



(Ord. No. 1581 , § II, 4-5-2022)

To	Planning Commission
Hearing Date	December 08, 2022
Case Number	Jenks Landing (Minor Subdivision Amendment)
Request	Provide new street identification and addressing
Location	West of South Union Avenue and south of W. 111 th Street S.
Applicant	Troy Atkin

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Replat Document
- ☐ Plat Excerpt

Preparer

Tulsa Engineering & Planning Associates
Marcaé Hilton

Background Information

STAFF COMMENTARY | The purpose of this request is provide formal naming for the private streets and reassignment of the specific addresses. Since the time of platting the vehicular access for the empty lots has organically changed. Now that multiple structures have been built the commercial subdivision needs a more formal system of access for vehicular traffic. Dash Ranch, LLC is developing Jenks Landing on June 15, 2022, the City Council approved the final plat: *Jenks Landing Amended*. This amended plat created new lots and new addressing. The zoning and uses were established in 2016, in PUD 97, establishing Development Areas A and B for the Jenks Landing development. Development Area A is for Commercial and Service uses; Development Area B is for multi-family uses. This plat *Minor Subdivision Amendment* affects the Amended Jenks Landing plat.

PLANNING DATA

Public Comment None | No notice is given to public for Minor Subdivision Amendments

JENKS LANDING

Plat No.	6730
Recorded	March 21, 2017
Lots	4 (Four) (Lots 2 & 4 no change)
Blocks	1 (One)
Streets	Public ▪ S. James Avenue, West 114th Street ▪ Private Internal Drive • Reserve A (street and UE)
Zoning	PUD 97 CS

JENKS LANDING AMENDED

Plat No.	6979
Recorded	June 17, 2021
Lots	6 (Six) (Lot 3 2 & Lot 1 4)
Blocks	1 (One)
Streets	Create Private Street within Reserve "A"
Zoning	PUD 97 CS

EVALUATION:

(D) Minor Subdivisions.

- (1) Purpose. A Minor Subdivision is a subdivision in which any of the following conditions exist:*
 - (a) Subdivisions resulting in more than three but less than six lots and the entire property to be subdivided is ten acres or less,*
 - (b) Subdivision solely for the creation of public right-of-way or other public tracts,*
 - (c) Consolidation (such as a lot combination or lot tie) of two or more lots on a filed final plat into fewer lots,*
 - (d) Lot line or boundary adjustments to a filed final plat, or*
 - (e) Correction of errors or omissions on a filed final plat, such as legal description errors, typographical and mapping errors, lot identification errors, and surveyor corrections.*
- (2) Minor Subdivision Review Criteria.*
 - (a) Comprehensive Plan Alignment. The Minor Subdivision is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.*
 - (b) UDO Compliance. The Minor Subdivision is consistent with the provisions of the UDO and the governing district.*
 - (c) Lot Characteristics.*
 - ☐ *Lot dimensions and area shall either conform with the requirements of this UDO or a Variance of such requirements must be obtained from the Board of Adjustment.*
 - ☐ *Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage disposal device. Each proposed lot shall meet the minimum standards of the health department.*
- (3) Easements. Where a Minor Subdivision will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the City Planner and the Planning Commission.*
- (4) Access and Streets.*
 - (a) Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot.*
 - (b) The splitting of land shall provide each lot with access to a public street or highway, so that the convenience of the lot owner or user is assured.*
 - (c) Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:*
 - ☐ *All utilities are in place and the additional right-of-way is not required for utility placement and,*
 - ☐ *The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.*
- (5) Action by the Planning Commission. The Planning Commission shall evaluate the proposed Minor Subdivision, and after consideration of the City Planner report shall approve, approve with modifications, or deny the Minor Subdivision based on the applicable review criteria and in accordance with applicable state law.*

CONDITIONS: Provide stop signs
 Provide street signs to identify new street names (blue)
 Meet other requirements from staff or PC

RECOMMENDATION: *Staff recommends approval the Jenks Landing Amended minor subdivision amendment.*

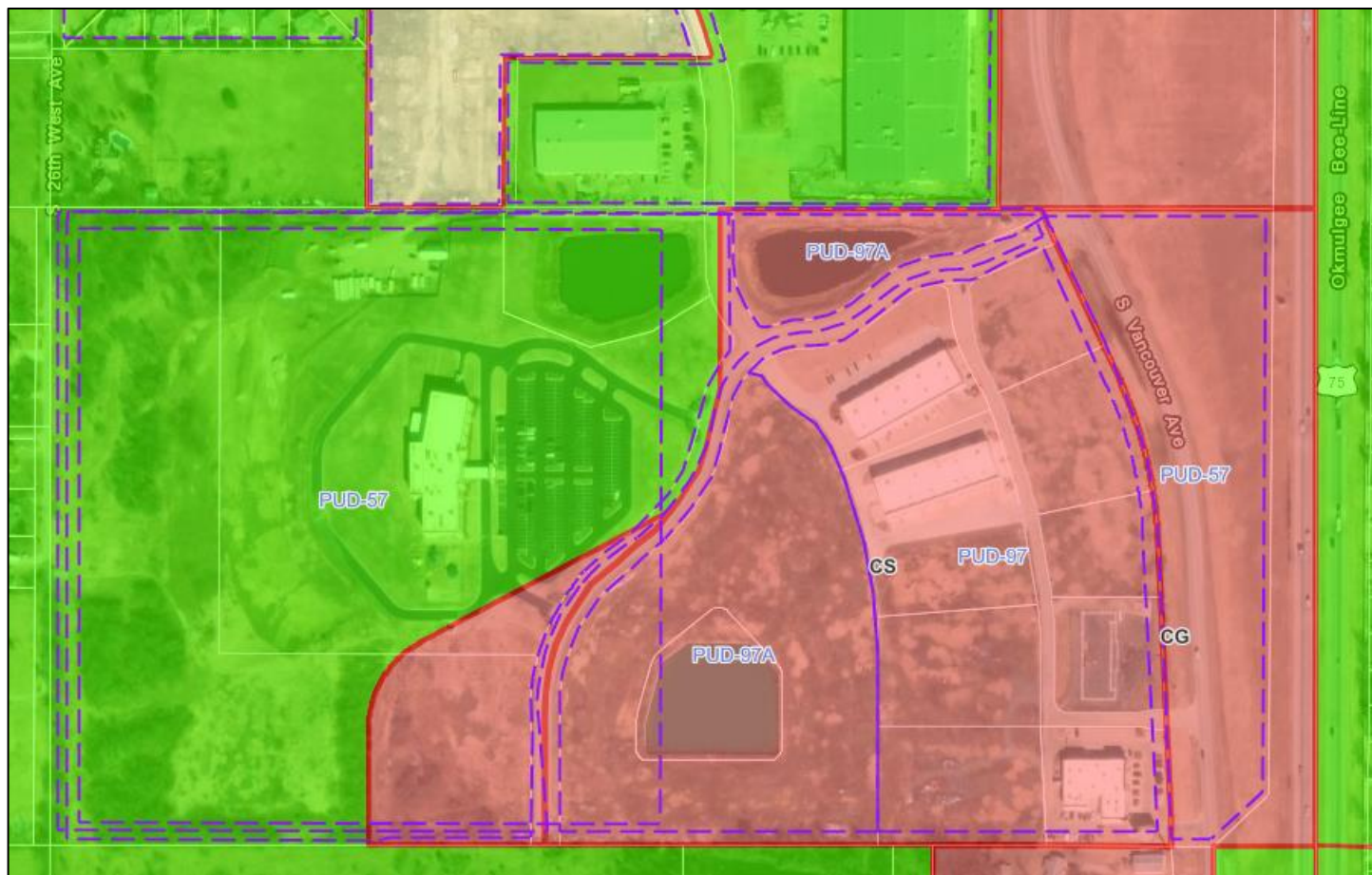


Figure 1: Zoning Map | INCOG

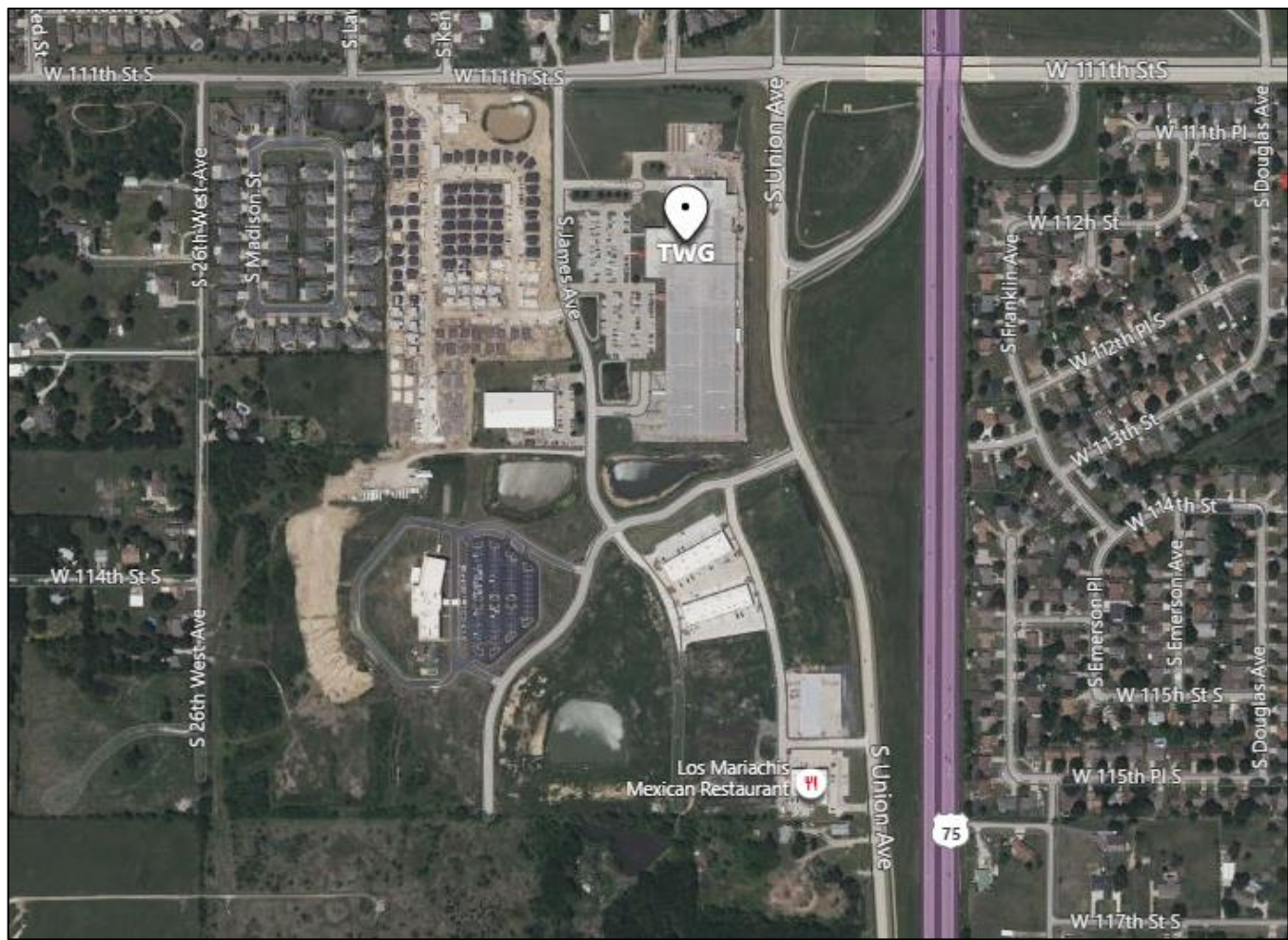


Figure 2: AERIAL MAP



Planned Unit Development No. 97

Jenks Landing Amended

Blue | Original Plat | Original Address & Original Street

Red | New Plat | Original Assigned Addresses

Green | New and Old Plat | New Assigned Addresses & Assigned Private Street Name

Pink | Original Plat | Reassigned Address

Legend	
Ac. = Acres	L.N.A. = Limits of No Access
CB = Chord Bearing	SF = Square Feet
CL = Chord Length	UE = Utility Easement
Doc. = Document	

Monument Notes	
A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all plat boundary corners, prior to recording, unless noted otherwise.	
A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.	
A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of easements, after completion of improvements, unless noted otherwise.	

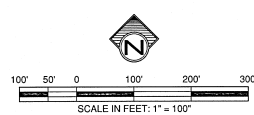
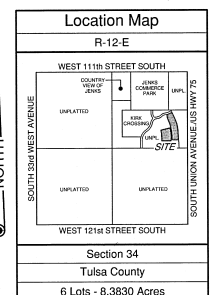
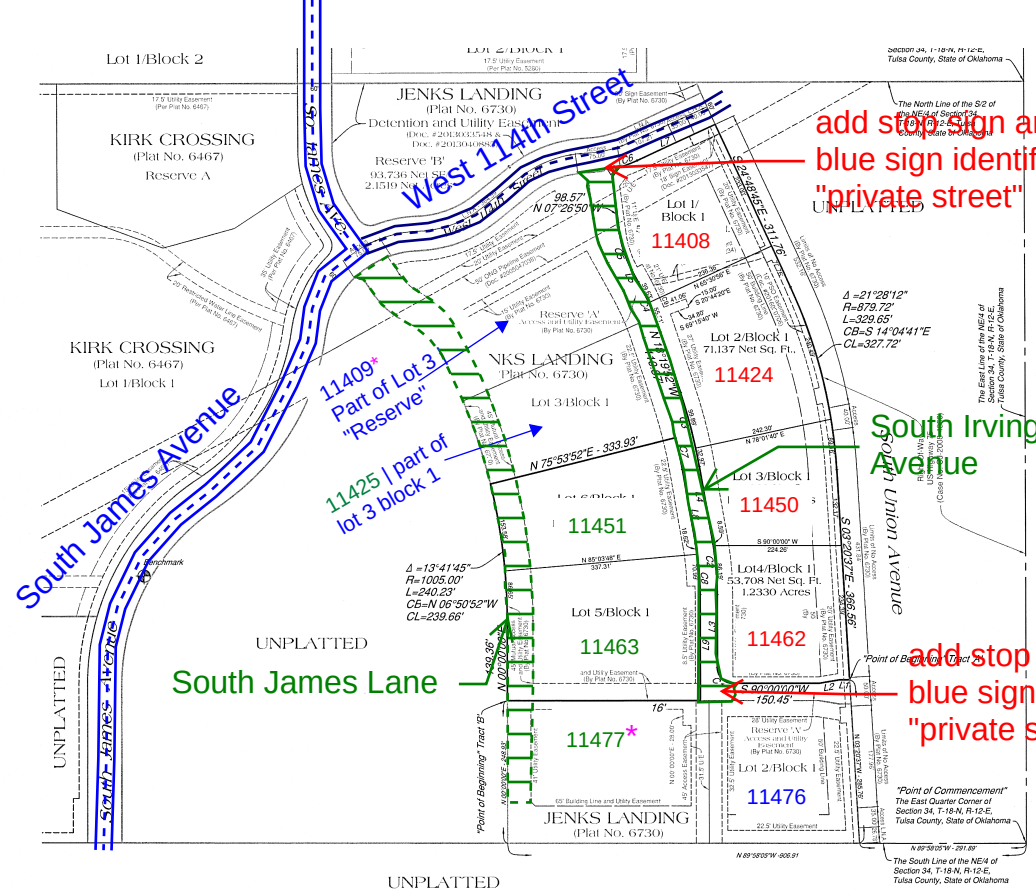
Basis of Bearings	
The non-astronomic bearings for said tracts are based on a plat bearing of N 69°50'00" W along the south line of the NE1/4 of Section 34, T-18-N, R-12-E, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof per "Kirk Crossing" a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 6467, as filed in the records of the Tulsa County Clerk's office.	

Benchmark	
A chiseled "X" in a chiseled box on top of the east curb of South James Avenue opposite the certificate of the south entry for Kirk Crossing Church.	
Elevation = 670.97 (NAVD83)	

Backflow Preventer Valve	
If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer manhole top of rim elevation, it shall be the builder's responsibility to install a backflow preventer valve near the building. The builder is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.	

Line Table	
No. 1	Bearing Distance
L1	S 90°00'00"W 17.59
L2	S 80°34'25"W 38.60
L3	N 00°00'00"E 127.16
L4	N 09°52'24"W 131.38
L5	N 28°52'29"W 24.00

Curve Table	
No. 1	Delta Radius Length Chord Bearing Chord Distance
C1	90°00'00" 27.00 42.41 N 45°00'00"W 38.18
C2	09°52'24" 650.00 94.78 N 04°56'12"W 94.69
C3	09°27'29" 900.00 132.88 N 14°00'00"W 132.74
C4	10°34'37" 615.00 99.07 N 23°37'11"W 94.94
C5	21°27'39" 180.00 67.42 N 18°10'40"W 67.03
C6	08°22'57" 230.00 33.69 N 69°22'43"E 33.62
C7	03°45'44" 879.00 87.12 S 11°45'16"E 87.12
C8	09°52'24" 520.00 89.61 S 04°56'12"E 89.52
C9	01°57'40" 535.00 18.39 S 23°30'14"E 18.55



CERTIFICATE

I hereby certify that the state taxes involved in this plat have been paid as reflected by the current tax records and security as required has been provided in full. The amount of \$18,099.00 per trust receipt no.16875 to be applied to 2021 taxes. This certificate is NOT to be construed as payment of 2021 taxes in full but is given in order that this plat may be filed on record. 2021 taxes may exceed the amount of the security deposit.

Dated: 06/15/2021
John M. Folger
Tulsa County Treasurer
By: [Signature]
Deputy County Treasurer

FINAL PLAT
CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Jenks City Council on June 15, 2021
[Signature]
MAYOR - VICE MAYOR
This approval is void if the above signature is not endorsed by the City Manager.
[Signature]
CITY MANAGER

* address changed from original assignment



Planned Unit Development No. 97

Jenks Landing Amended

OWNER / DEVELOPER

Dash Ranch, L.L.C.
an Oklahoma limited liability company
8806 South 6200 West
Payson, Utah 84651
918.424.2038

A replat of Lot 1 and part of Lot 3, Block 1 of "Jenks Landing", a subdivision in the City of Jenks, being a part of the NE¼ of Section 34, Township 18 North, Range 12 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.

9810 East 42nd Street South, Suite 100
Tulsa, Oklahoma 74146

918.252.9621
CERTIFICATE OF AUTHORIZATION NO. 551
RENEWAL DATE: JUNE 30, 2023

Legend

Ac. = Acres
CB = Chord Bearing
CL = Chord Length
Doc. = Document
L.N.A. = Limits of No Access
SF = Square Feet
U/E = Utility Easement

Monument Notes

A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.
A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of easements, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for said tracts are based on a plat bearing of N 69°50'00" W along the south line of the NE¼ of Section 34, T-18-N, R-12-E, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof per "Kirk Crossing" a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 6467, as filed in the records of the Tulsa County Clerk's office.

Benchmark

A chiseled "X" in a chiseled box on top of the east curb of South James Avenue opposite the centerline of the south entry for Kirk Crossing Church.
Elevation = 670.97 (NAVD83)

Backflow Preventer Valve

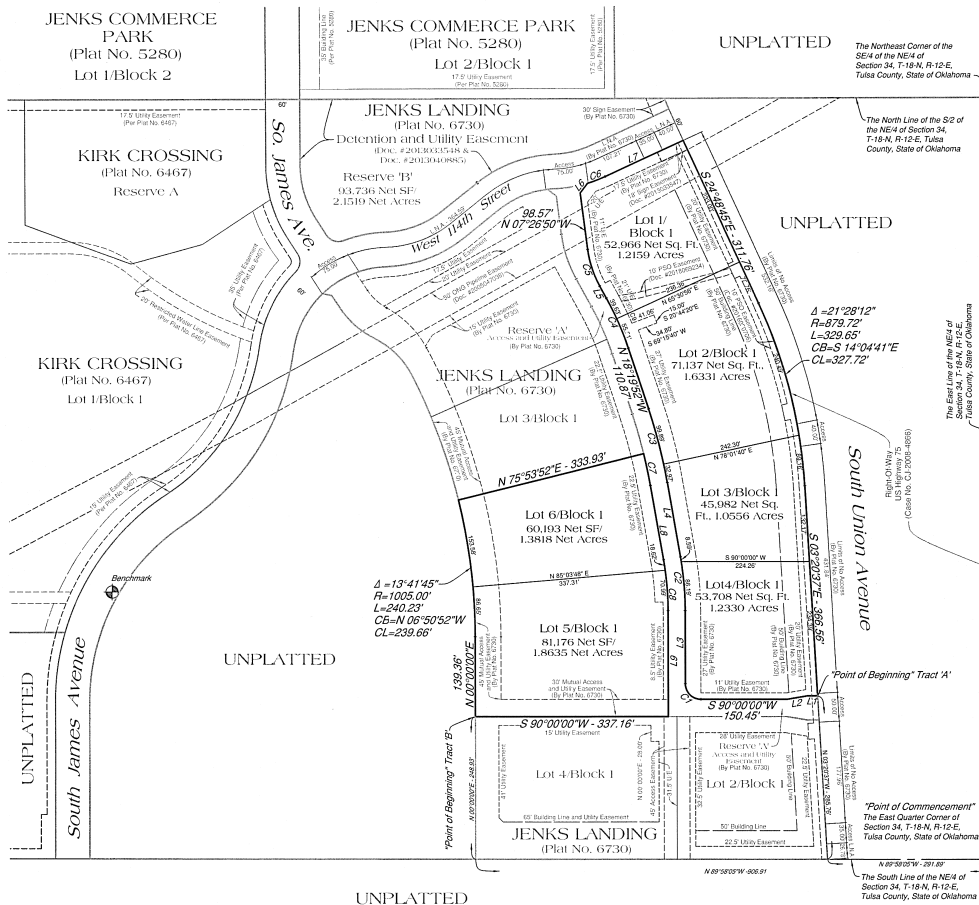
If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer manhole top of rim elevation, it shall be the builder's responsibility to install a backflow preventer valve near the building. The builder is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.

Line Table

No.	Bearing	Distance	No.	Bearing	Distance
L1	S 90°00'00"W	17.59'	L6	N 37°33'10"E	21.09'
L2	S 89°34'25"W	36.60'	L7	N 69°11'15"E	159.00'
L3	N 00°00'00"E	127.16'	L8	S 09°52'24"E	131.38'
L4	N 09°52'24"E	131.38'	L9	S 00°00'00"W	184.16'
L5	N 28°56'29"W	24.00'			

Curve Table

No.	Chord	Radius	Chord Bearing	Chord Distance
C1	90°00'00"	27.00'	N 45°00'00"E	38.18'
C2	09°52'24"	650.00'	N 04°56'12"W	94.66'
C3	09°27'29"	900.00'	N 14°00'00"W	132.74'
C4	10°34'37"	615.00'	N 23°37'11"W	94.94'
C5	21°27'39"	180.00'	N 18°10'40"W	67.03'
C6	08°22'57"	230.00'	N 69°22'43"E	33.62'
C7	03°45'44"	879.00'	S 1°14'56"E	67.12'
C8	09°52'24"	520.00'	S 04°56'12"E	89.50'
C9	01°57'40"	536.00'	S 23°30'14"E	18.55'



**Deed of Dedication
and
Restrictive Covenants
P.U.D. 97
JENKS LANDING AMENDED**

KNOW ALL MEN BY THESE PRESENTS:

DASH RANCH, L.L.C., an Oklahoma corporation, hereinafter referred to as the "Owner/Developer", is the owner of the following described land in the City of Jenks, Tulsa County, State of Oklahoma, to wit:

A tract of land located in the S/2 of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

TRACT "A"

A tract of land being Lot 1, Block 1, "Jenks Landing", a subdivision in the City of Jenks, located within the S/2 of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, Plat No. 6730, as filed in the office of the Tulsa County Clerk, said tract being more particularly described as follows:

Commencing at the east quarter corner of Section 34, T-18-N, R-12-E of the Indian Base and Meridian;

Thence N 89°58'05" W, along the south line of said NE/4, a distance of 291.89 feet to a point, said point being the southeast corner of Lot 2, Block 1 of said "Jenks Landing";

Thence along the east line of said Jenks Landing, N 03°20'37" W a distance of 285.76 feet to the "Point of Beginning", said point being the southeast corner of said Lot 1;

The remaining courses described herein are along the south, west, north and east lines of said Lot 1;

Thence S 90°00'00" W a distance of 17.59 feet;

Thence S 80°34'35" W a distance of 36.65 feet;

Thence S 90°00'00" W a distance of 150.45 feet;

Thence along a tangent curve to the right with a central angle of 90°00'00", a radius of 27.00 feet, an arc length of 42.41 feet, a chord bearing of N 45°00'00" W for a chord length of 38.18 feet;

Thence N 00°00'00" E a distance of 127.16 feet;

Thence along a tangent curve to the left with a central angle of 09°52'24", a radius of 550.00 feet, an arc length of 94.78 feet, a chord bearing of N 04°56'12" W for a chord length of 94.66 feet;

Thence N 09°52'24" W a distance of 131.38 feet;

Thence along a tangent curve to the left with a central angle of 08°27'29", a radius of 900.00 feet, an arc length of 132.86 feet, a chord bearing of N 14°06'08" W for a chord length of 132.74 feet;

Thence N 18°19'52" W a distance of 110.87 feet;

Thence along a tangent curve to the left with a central angle of 10°34'37", a radius of 515.00 feet, an arc length of 95.07 feet, a chord bearing of N 23°37'11" W for a chord length of 94.94 feet;

Thence N 28°54'29" W a distance of 24.00 feet;

Thence along a tangent curve to the right with a central angle of 21°27'39", a radius of 180.00 feet, an arc length of 67.42 feet, a chord bearing of N 18°10'40" W for a chord length of 67.03 feet;

Thence N 07°26'50" W a distance of 98.57 feet;

Thence N 37°33'10" E a distance of 21.09 feet;

Thence along a non-tangent curve to the left with a central angle of 08°22'57", a radius of 230.00 feet, an arc length of 33.65 feet, a chord bearing of N 69°22'43" E for a chord length of 33.62 feet;

Thence N 65°11'15" E a distance of 150.00 feet;

Thence S 24°48'45" E a distance of 311.76 feet;

Thence along a tangent curve to the right with a central angle of 21°28'12", a radius of 879.72 feet, an arc length of 329.65 feet, a chord bearing of S 14°04'41" E for a chord length of 327.72 feet;

Thence S 03°20'37" E a distance of 366.56 feet to the "Point of Beginning".

Said tract contains 223,794 square feet or 5.1376 acres.

AND

TRACT "B"

A tract of land being a part of Lot 3, Block 1, "Jenks Landing", a subdivision in the City of Jenks, located within the S/2 of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, Plat No. 6730, as filed in the office of the Tulsa County Clerk, said tract being more particularly described as follows:

Commencing at the east quarter corner of Section 34, T-18-N, R-12-E of the Indian Base and Meridian;

Thence N 89°58'05" W, along the south line of said NE/4 and the south line of said Jenks Landing, a distance of 906.91 feet to the southwest corner of Lot 4, Block 1 of said Jenks Landing;

Thence N 00°00'00" E, along the west line of said Lot 4, a distance of 248.93 feet to the "Point of Beginning", said point being the southwest corner of said Lot 3;

Thence continuing along the west line of said Lot 3, N 00°00'00" E a distance of 139.36 feet;

Thence continuing along said west line, along a tangent curve to the left with a central angle of 13°41'45", a radius of 1005.00 feet, an arc length of 240.23 feet, a chord bearing of N 06°50'52" W for a chord length of 239.66 feet;

Thence N 75°53'52" E a distance of 333.93 feet, to a point on the east line of said Lot 3;

Thence along said east line, on a non-tangent curve to the right with a central angle of 03°45'44", a radius of 870.00 feet, an arc length of 57.13 feet, a chord bearing of S 11°45'16" E for a chord length of 57.12 feet;

Thence continuing along said east line, S 09°52'24" E a distance of 131.38 feet;

Thence continuing along said east line, along a tangent curve to the right with a central angle of 09°52'24", a radius of 520.00 feet, an arc length of 89.61 feet, a chord bearing of S 04°56'12" E for a chord length of 89.50 feet;

Thence continuing along said east line, S 00°00'00" W a distance of 184.16 feet to the southeast corner of said Lot 3;

Thence S 90°00'00" W, along the south line of said Lot 3, a distance of 337.16 feet to the "Point of Beginning".

Said tract contains 141,369 square feet or 3.2454 acres.

Said combined Tracts 'A' and 'B' contain 365,163 square feet or 8.3830 acres.

The non-astronomical basis of bearings for said contained herein is the south line of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

As Owner/Developer, I hereby certify that I have caused the above described land to be surveyed, divided, mapped, dedicated and access rights reserved as presented on the plat and have designated the subdivision as "JENKS LANDING AMENDED", a subdivision in the City of Jenks, Tulsa County, Oklahoma.

SECTION I. EASEMENTS AND UTILITIES

1.1. General Utility Easements

The Owner/Developer does hereby dedicate, for public use, the utility easements as depicted on the accompanying plat as "U/E" or "Utility Easement", for the several purposes of constructing, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and

communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner/Developer hereby reserves to itself, and to its assigns, the right to use or delegate to others the right to use the designated easements and rights of way to provide any of the services set forth herein, including, but not limited to the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along the streets and all of the utility easements depicted on the plat for the purpose of furnishing water and/or sewer services to the area included in the plat. The Owner/Developer herein imposes a restrictive covenant, which covenants shall be binding on each lot owner and shall be enforceable by the City of Jenks, Oklahoma, and by the supplier of any affected utility service, that within the streets and utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes of a street or easement shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit ditches, parking areas, curbing, landscaping and customary screening fences and walls.

1.2. Underground Service

1.2.1 Street light poles or standards may be served by overhead line or underground cable and elsewhere throughout the subdivision. All supply lines including electric, telephone, cable television and gas lines shall be located underground in the easement ways dedicated for general utility services and in the rights-of-way of the public streets as depicted on the accompanying plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in the easement ways.

1.2.2 Underground service cables and gas service lines to all structures which may be located within the subdivision may be run from the nearest gas main, service pedestal or transformer to the point of usage determined by the location and construction of such structure as may be located upon the lot. Provided that upon the installation of a service cable or gas service line to a particular structure, the supplier of service shall thereafter be deemed to have a definite, permanent, effective and non-exclusive right-of-way easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service cable or line extending from the gas main, service pedestal or transformer to the service entrance on the structure.

1.2.3 The suppliers of electric, telephone, cable television, and gas services, through its agents and employees, shall at all times have the right of access to all easement ways shown on the plat or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television, or gas facilities installed by the supplier of the utility service.

1.2.4 The owner of the lot shall be responsible for the protection of the underground service facilities located on the lot and shall prevent the alteration of grade or any construction activity which would interfere with the electric, telephone, cable television, or gas facilities. Each supplier of service shall be responsible for ordinary maintenance of underground facilities, but the owner of the lot shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or the owner's agents or contractors.

1.2.5 The foregoing covenants set forth in this subsection 1.2 shall be enforceable by each supplier of the electric, telephone, cable television, or gas service and the owner of the lot agrees to be bound hereby.

1.3. Water and Sewer Service

1.3.1 The owner of each lot shall be responsible for the protection of the public water mains and of the public sanitary sewer facilities located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said public water main or public sanitary sewer main. Within the utility easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main or

sewer main, or any construction activity which would interfere with public water and sewer mains, shall be prohibited.

1.3.2 The City of Jenks, or its successors, will be responsible for ordinary maintenance of public water main, or public sanitary sewer main, but the owner of each lot will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.

1.3.3 The City of Jenks or its successors through its proper agents and employees shall at all times have right of access with their equipment to all such easement-ways shown on said plat, or provided for in this Deed of Dedication for the purpose of installing, maintaining, removing, or replacing any portion of said underground water and sewer facilities.

1.3.4 The foregoing covenants concerning water and sewer facilities shall be enforceable by the City of Jenks or its successors, and the owner of each lot agrees to be bound hereby.

1.4 Gas Service

1.4.1 The supplier of gas service, through its agents and employees, shall at all times have the right of access to all such easements shown on the plat or as provided for in this Deed of Dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service.

1.4.2 The owner of the lot shall be responsible for the protection of the underground gas facilities located in their lot and shall prevent the alteration, grade, or any other construction activity which would interfere with the gas service. The supplier of the gas service shall be responsible for the ordinary maintenance of said facilities, but the owner shall pay for damage or relocation of facilities caused or necessitated by acts of the owner or its agents or contractors.

1.4.3 The foregoing covenants set forth in this paragraph shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound hereby.

1.5 Surface Drainage

Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from public streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot. The foregoing covenants set forth in this "Section 1.5 Surface Drainage" shall be enforceable by any affected lot owner and by the City of Jenks.

1.6 Paving and Landscaping Within Easements

The owner of the lot shall be responsible for repair of damage to the landscaping and paving occasioned by the necessary installation of or maintenance to the underground water, sewer, storm water, gas, communication, cable television, or electric facilities within the easements depicted on the accompanying plat, provided however, that the City of Jenks or the supplier of the utility service shall use reasonable care in the performance of such activities.

1.7 Storm Sewer

1.7.1 The City of Jenks, or its successors, through its proper agents and employees, shall at all times have right of access with their equipment to all storm sewer easements for the purpose of installing, maintaining, removing or replacing any portion of the underground storm sewer system.

1.7.2 No permanent fence, permanent wall, permanent building, or permanent structure which would cause an obstruction shall be placed or maintained in the storm sewer easement area, and any construction activity which would interfere with the storm sewer system shall be prohibited.

1.7.3 The City of Jenks, or its successors, shall be responsible for ordinary maintenance of the public storm sewer system, but the owner of each lot will pay for damage or relocation of such system caused or necessitated by acts of the owner of each lot or its agents or contractors.

1.7.4 The foregoing covenants concerning the public storm sewer system shall be enforceable by the City of Jenks, or its successor, and the owner of each lot agrees to be bound hereby.

1.7.5 The owner of each lot shall be responsible for the protection of the storm sewer located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said storm sewer. Within the utility easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of storm sewer, or any construction activity which would interfere with storm, shall be prohibited.

1.8 Limits of No Access

The undersigned owner hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to South Union Avenue and West 114th Street within the boundaries designated "Limits of No Access" (L.N.A.) on the accompanying plat, which "Limits of No Access" may be amended or released by the City of Jenks or its successors, or as otherwise provided by the statutes and laws of the State of Oklahoma. "Limits of No Access" shall be enforceable by the City of Jenks.

SECTION II. RESERVE AREAS

2.1 Reserve Areas

Every person or entity who is a record owner of the fee interest of a lot within "JENKS LANDING AMENDED" shall be subject to the requirements and responsibilities as described in "Section II. Reserve Areas" of the Deed of Dedication and Restrictive Covenants of Jenks Landing, Plat No. 6730.

SECTION III. CORRIDOR APPEARANCE DISTRICT

3.1 Appearance Design

3.1.1 Building design and site plan details should be so designed to provide building exterior walls and structural facades of a complementary style in order to minimize the impact of proposed new buildings and uses on adjacent and nearby properties. Exterior walls of buildings visible from the fronting street(s) must provide a complementary appearance utilizing design features, landscaping, color schemes and other architectural treatments to eliminate monotone or monolithic exterior walls or structural facades in order to be compatible and complementary to adjacent and nearby properties within the Corridor Appearance District.

3.1.2 In addition to complementary exterior wall design and building materials, the use of building setbacks, screening fences, landscaping, signage, lighting, and other site-specific amenities should be used to increase compatibility of the building with adjacent and nearby properties.

3.1.3 All roof-mounted heating and air conditioning equipment (HVAC) shall be screened.

3.2 Building Materials

3.2.1 The design of new structures and of additions to existing structures, including new site improvements, should take into account the architectural style, general design, arrangement, texture, material and color of other structures and premises in the adjacent neighborhood. Contemporary designs for new structures, additions to existing structures or remodels may be allowed so long as such construction is compatible with the essential form and integrity of other structures in the adjacent neighborhood.

3.2.2 All new structures and all reconstruction or remodeling of existing structures within the Corridor Appearance District should utilize exterior materials such as masonry, face brick, stone, or wood.

3.2.3 Traditional color schemes and combinations of those colors that are complementary to the adjacent neighborhood should be used for all exterior wall coverings. Fluorescent or luminescent colors shall be prohibited.

JENKS LANDING AMENDED

Date Prepared: May 7, 2021

Sheet 2 of 3

3.3 Parking and Landscaping**3.3.1 Parking**

- Off-street parking areas/off-street loading areas should conform to the design, lighting, and improvements as required by the Jenks zoning code.
- Lighting used to illuminate off-street parking areas shall be by constant light and shall be so arranged as to direct the light away from abutting properties within a residential zoning district.
- Unenclosed off-street parking areas shall be surfaced with a dust-free all-weather material.
- Parking and internal traffic circulation should be established within each separate development in a way that will result in a substantial reduction in the number of existing and new public street and private drive access points to major arterial street frontages.

3.3.2 Landscaping

- Street frontages within the Corridor Appearance District should provide a sense of open space and should be buffered from the streets by landscaped drives, lawns, or parking.
- Trees and shrubbery utilized for landscaping purposes should conform to the species recommended and approved by the City of Jenks.
- Locations along or near to the proposed routes of the Jenks Trail System should be encouraged to provide for pedestrian and bicycle access to the system.
- Commercial and other office uses within the Corridor Appearance District should provide minimum landscaped open space as follows:
 - Commercial Use 12.5% of Lot Area
 - Office Use 12.5% of Lot Area

3.4 Fencing

- Development and re-development within the Corridor Appearance District should include adequate screening and buffering to avoid negative impacts on adjacent residential areas.
- Screening fencing, where required by the Jenks Zoning Code and else where on a lot within a Corridor Appearance District, should be wooden fencing, faux fencing, masonry, or brick walls or combinations thereof, providing visual barriers.
- Screening walls or fences shall be maintained by the owner or occupant of the lot containing the use required to construct the screening.

3.5 Signage

- All signs as defined in the Jenks City Code should be designed to be compatible with and complementary to the adjacent neighborhood. All signs should be designed and erected in compliance with the Jenks City Code, Zoning Code, and Sign Code without the necessity of variances. Variances of height, size, setback, and other code requirements should not be supported within the Corridor Appearance District.

3.6 Lighting

- All lighting, including exterior and parking lot lighting should be so designed to complement the building structures constructed and those located in adjacent areas.
 - Lighting used to illuminate off-street parking areas shall be by constant light and shall be so arranged as to direct the light away from abutting properties or road right-of-way.
 - Lighting incorporating period lighting fixtures similar to special theme district and conforming to approved City street lighting studies are encouraged.

SECTION IV. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "JENKS LANDING AMENDED" was submitted as part of a planned unit development (designated as PUD No. 97) pursuant to Chapter 9 of the City of Jenks Zoning Ordinance.

WHEREAS, the planned unit development provisions of the Jenks Zoning Code require the establishment of covenants of record, inuring to and enforceable by the City of Jenks, sufficient to assure the implementation and continued compliance with the approved planned unit development; and

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to insure adequate restrictions for the mutual benefit of the Owner/Developer, its successors and assigns, and the City of Jenks.

THEREFORE, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth.

4.1 Permitted Uses:

Uses permitted by right or special exception in the CS Zone District, Use Unit 15 (Other Trades and Services), Warehousing with no outside storage permitted.

4.2 Floor Area Ratio:

0.40

4.3 Minimum Building Setbacks:

from South Union Avenue ROW 50 feet
from West 114th Street ROW 50 feet
from West Development Line 5 feet
from South Development Line 50 feet

4.4 Maximum Building Height:

35 feet*

Architectural elements may exceed the maximum building height with Site Plan approval.

* Plus 2 feet of setback for each one foot building height exceeding 15 feet, if the property abuts an RE, RS or RD District.

4.5 Minimum Off-Street Parking:

Retail	As required by the City of Jenks Zoning Code for the applicable Use Unit
Service Center	
- Office	1 space/300 s.f.
- Warehouse	1 space/600 s.f.

4.6 Minimum Landscaped Area:

12.5%

4.7 Landscaping and Open Space:

Unless modified herein, landscaping and open space will be provided in accordance with the City of Jenks Zoning Code.

4.8 Signage:

Signs shall be installed in accordance with the City of Jenks Zoning Code.

4.9 Lighting:

Lighting will be installed in accordance with the City of Jenks Zoning Code.

V. PROPERTY OWNERS' ASSOCIATION**5.1 Formation**

The Owner/Developer has formed or shall cause to be formed in accordance with the statutes of the State of Oklahoma, JENKS LANDING AMENDED PROPERTY OWNERS' ASSOCIATION, INC., a nonprofit corporate entity (herein referred to as the "Association"). The Association shall be formed for the general purposes of maintaining Reserves "A" and "B", as described in "Section II. Reserve Areas" of the Deed of Dedication and Restrictive Covenants of Jenks Landing, Plat No. 6730.

5.2 Membership

Every person or entity who is a record owner of the fee interest of a lot within "JENKS LANDING AMENDED" shall be a member of the Association. Membership shall be appurtenant to and may not be

separated from the ownership of a lot. The acceptance of a deed to a lot shall constitute acceptance of membership to the Association as of the date of incorporation, or as of the date of recording of the deed, whichever occurs last.

5.3 Covenant for Assessments

The owner and each subsequent owner of a lot, by acceptance of a deed thereto, are deemed to covenant and agree to pay the Association an annual assessment which shall be no less than the minimum amount necessary to adequately maintain and support all common areas of interest including, without limitation Reserves "A" and "B" as designated on the plat of Jenks Landing, Plat No. 6730. Said assessments will be established by the Board of Directors in accordance with the declaration and the bylaws of the Association. An unpaid assessment shall be a lien against the lot which it is made. The lien, however, shall be subordinate to the lien of any first mortgage.

5.4 Enforcement Rights of the Association

Without limitation of such other powers and rights as the Association may have, the Association shall be deemed a beneficiary, to the same extent as a lot owner, of the various covenants set forth within this Deed of Dedication, and shall have the right to enforce all the covenants to the same extent as a lot owner.

SECTION VI. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY**6.1 Enforcement and Duration**

The restrictions herein set forth are covenants to run with the land and shall be binding upon the undersigned Owner/Developer, its grantees, successors and assigns and all parties claiming under it for a period of twenty-five (25) years from the date of recording hereof, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless amended or terminated as hereafter provided. If the undersigned Owner/Developer, or its successors or assigns shall violate any of the covenants hereon, it shall be lawful for the City of Jenks or any persons owning a lot situated within the subdivision to maintain an action at law or equity against the person or persons violating or attempting to violate any such covenant, and to prevent him/her or them from so doing or to compel compliance with the covenants or to recover damages for such violations.

6.2 Amendment

The Covenants contained herein within "Section I. Easements and Utilities" and "Section IV. Planned Unit Development Restrictions" may be amended or terminated at any time by a written instrument signed and acknowledged by the Jenks Planning Commission or its successors with the approval of the City of Jenks.

6.3 Severability

These restrictive covenants, together with the other documents incorporated by reference, shall be construed as an entity and the pertinent sections of all instruments as a whole. The invalidity of any phrase, clause or provisions herein contained shall not serve to render the balance of this instrument void, or unenforceable, and the same shall be thereafter construed as if such phrase, clause or provision were not herein contained, or to otherwise give maximum effect to the intent of the undersigned. The failure of the grantor, or any successor in title, to enforce any given restriction or covenant, or conditions at any time, or from time to time, shall not be deemed to be a waiver or relinquishment of any right or remedy nor a modification of these restrictions and protective covenants.

6.4 Definitions

In the event of ambiguity of any word or term set forth herein, the meaning thereof shall be deemed to be defined as set forth within the City of Jenks Zoning Code as the same existed on January 1, 2000 or as subsequently amended.

IN WITNESS WHEREOF: DASH RANCH, L.L.C., an Oklahoma limited liability company, executed this instrument this 11 day of June, 2021.

DASH RANCH, L.L.C.
an Oklahoma limited liability company

Troy Akin
Troy Akin, Managing Member

State of Oklahoma)
County of Tulsa) s.s.

Before me, the undersigned, a notary public in and for said County and State on this 11th day of June, 2021, personally appeared Troy Akin, to me known to be the identical person and Managing Member who subscribed the name of the maker thereof and acknowledged to me that he executed the same as his free and voluntary act and deed of DASH RANCH, L.L.C., an Oklahoma limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



Jack Taber
Jack Taber, Notary Public
My commission No. is 12005192
My commission expires May 31, 2024

CERTIFICATE OF SURVEY

I, Bobby D. Long, of Tulsa Engineering & Planning Associates, Inc., a professional land surveyor registered in the State of Oklahoma, hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "JENKS LANDING AMENDED", a subdivision in Tulsa County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted land surveying practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted.

Executed this 11th day of June, 2021



Bobby D. Long
Bobby D. Long
Registered Professional Land Surveyor
Oklahoma No. 1886

State of Oklahoma)
County of Tulsa) s.s.

The foregoing Certificate of Survey was acknowledged before me this 11th day of June, 2021, by Bobby D. Long.



Jack Taber
Jack Taber, Notary Public
My commission No. is 12005192
My commission expires May 31, 2024

JENKS LANDING AMENDED
Date Prepared: May 7, 2021 Sheet 3 of 3



Planned Unit Development No. 97

Jenks Landing

A subdivision in the City of Jenks, being a part of the NE/4 of Section 34, Township 18 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma

OWNER / DEVELOPER

Dash Ranch, L.L.C.
an Oklahoma limited liability company
Attn: Donny Williamson
10132 South Yale Avenue
Tulsa, Oklahoma 74137
918.630.0422

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9820 East 41st Street South, Suite 102
Tulsa, Oklahoma 74146
918.252.9621
JPatMurphy@tulsaengineering.com
CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2017

Legend

Ac. = Acres
CB = Chord Bearing
CL = Chord Length
Doc. = Document
L.N.A. = Limits of No Access
SF = Square Feet
U/E = Utility Easement

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cut-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for said tracts are based on a platted bearing of N 89°58'05" W along the south line of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof per "Kirk Crossing" a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 6467, as filed in the records of the Tulsa County Clerk's office.

Benchmark

Top of a Brass Cap at the East Quarter Corner of Section 34, T-18-N, R-12-E, Tulsa County, State of Oklahoma.
Elevation = 654.70 NAVD 1988

Backflow Preventer Valve

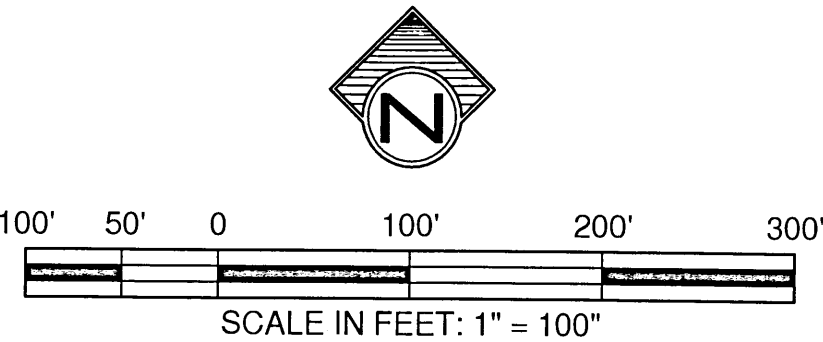
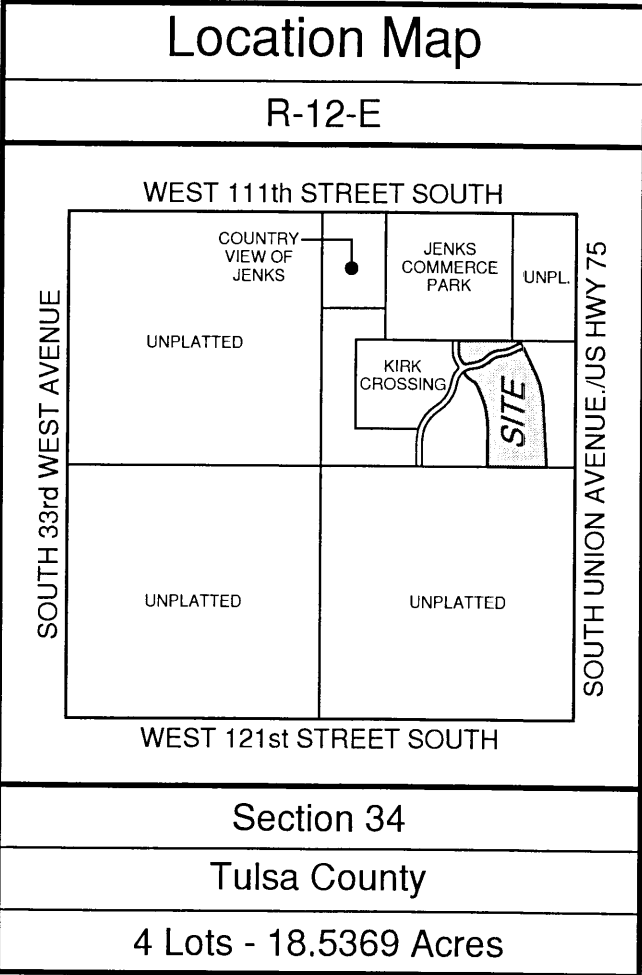
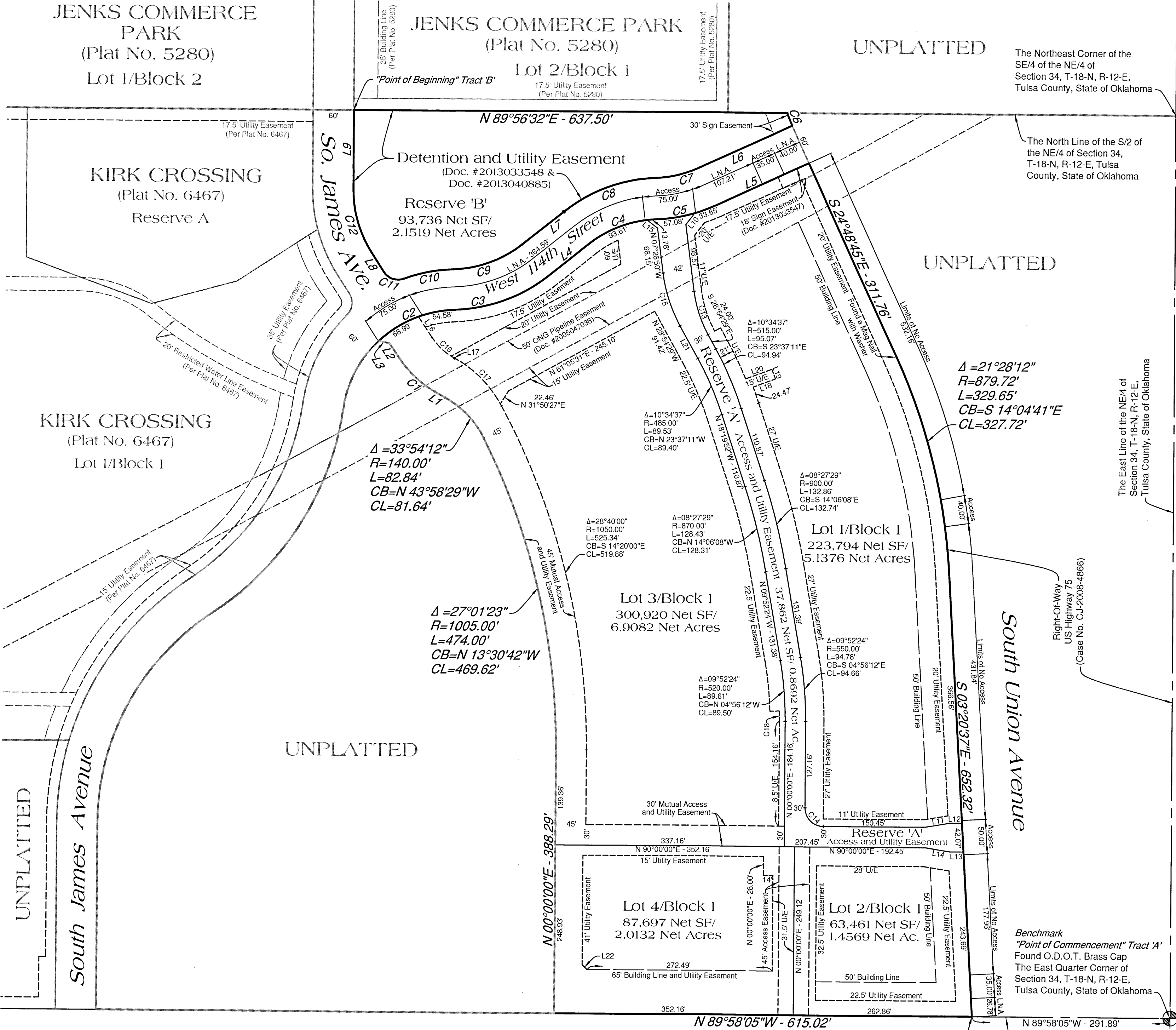
If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer manhole top of rim elevation, it shall be the builder's responsibility to install a backflow preventer valve near the building. The builder is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.

Line Table

No.	Bearing	Distance	No.	Bearing	Distance
L1	N 60°55'35"W	17.56'	L12	N 90°00'00"W	17.59'
L2	N 33°39'25"W	27.37'	L13	N 90°00'00"E	20.04'
L3	N 78°39'25"W	16.24'	L14	S 80°34'35"E	36.65'
L4	N 51°35'41"E	78.37'	L15	N 52°26'50"W	19.45'
L5	N 65°11'15"E	150.00'	L16	S 33°39'25"E	36.72'
L6	S 65°11'15"W	150.38'	L17	S 60°55'35"E	2.11'
L7	S 51°35'41"W	78.37'	L18	N 69°15'40"E	34.80'
L8	N 32°56'15"W	33.40'	L19	N 20°44'20"W	15.00'
L9	N 00°02'38"W	115.58'	L20	S 69°15'40"W	41.06'
L10	S 37°33'10"W	21.09'	L21	N 28°54'29"W	54.90'
L11	N 80°34'35"E	36.65'	L22	N 45°00'00"W	10.14'

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	27°16'11"	150.00'	71.39'	N 47°17'30"W	70.72'
C2	41°38'55"	170.00'	123.57'	N 67°19'28"E	120.87'
C3	36°33'15"	230.00'	146.74'	N 69°52'18"E	144.26'
C4	36°11'38"	170.00'	107.39'	N 69°41'30"E	105.61'
C5	22°36'03"	230.00'	90.73'	N 76°29'17"E	90.14'
C6	01°06'19"	1029.69'	19.86'	S 22°42'20"E	19.86'
C7	22°36'03"	170.00'	67.06'	S 76°29'17"W	66.62'
C8	36°11'38"	230.00'	145.29'	S 69°41'30"W	142.89'
C9	36°33'15"	170.00'	108.46'	S 69°52'18"W	106.63'
C10	18°37'50"	230.00'	74.79'	S 78°50'01"W	74.46'
C11	77°32'39"	25.00'	33.84'	N 71°42'35"W	31.31'
C12	32°53'37"	170.00'	97.60'	N 16°29'27"W	96.26'
C13	21°27'39"	180.00'	67.42'	S 18°10'40"E	67.03'
C14	90°00'00"	27.00'	42.41'	S 45°00'00"E	38.18'
C15	21°27'39"	220.00'	82.40'	N 18°10'40"W	81.92'
C16	27°16'11"	93.00'	44.26'	S 47°17'30"E	43.85'
C17	32°15'35"	175.00'	98.53'	S 44°47'48"E	97.24'
C18	01°40'49"	511.50'	15.00'	S 00°50'24"E	15.00'



CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$51,393.00 per trust receipt no.14829 to be applied to 2017 taxes. This certificate is NOT to be construed as payment of 2017 taxes in full but is given in order that this plat may be recorded and 2017 taxes may exceed the amount of security deposit.

Dated: 03/21/2017
Dennis Semple
Tulsa County Clerk
By: [Signature]
Deputy

FINAL PLAT

CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Jenks City Council

on 5/2/16
Kelly C. [Signature]
MAYOR - VICE MAYOR
This approval is void if the above signature is not endorsed by the City Manager.

CITY MANAGER

Jenks Landing
Date of Preparation: February 28, 2017 Sheet 1 of 3

Deed of Dedication
and
Restrictive Covenants

P.U.D. 97
JENKS LANDING

KNOW ALL MEN BY THESE PRESENTS:

DASH RANCH, L.L.C., an Oklahoma corporation, hereinafter referred to as the "Owner/Developer", is the owner of the following described land in the City of Jenks, Tulsa County, State of Oklahoma, to wit:

A tract of land located in the S/2 of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows:

TRACT "A"

Commencing at the east quarter corner of Section 34, T-18-N, R-12-E of the Indian Meridian;

Thence N 89°58'05" W along the south line of the NE/4 of Section 34, a distance of 291.89 feet to the westerly right of way for US Highway 75 per Case No. CJ-2008-4866 as filed with the District Court of Tulsa County, the "Point of Beginning";

Thence continuing N 89°58'05" W along the south line of the NE/4 of Section 34, a distance of 615.02 feet;

Thence N 00°00'00" E a distance of 388.29 feet to a tangent curve to the left;

Thence along a tangent curve to the left with a central angle of 27°01'23", a radius of 1005.00 feet, an arc length of 474.00 feet, a chord bearing of N 13°30'42" W and a chord length of 469.62 feet to a tangent compound curve to the left;

Thence along a tangent compound curve to the left with a central angle of 33°54'12", a radius of 140.00 feet, an arc length of 82.84 feet, a chord bearing of N 43°58'29" W and a chord length of 81.64 feet;

Thence N 60°55'35" W and tangent to the previous compound curve, a distance of 17.56 feet to a tangent curve to the right;

Thence along a tangent curve to the right with a central angle of 27°16'11", a radius of 150.00 feet, an arc length of 71.39 feet, a chord bearing of N 47°17'30" W and a chord length of 70.72 feet;

Thence N 33°39'25" W and tangent to the previous curve, a distance of 27.37 feet;

Thence N 78°39'25" W a distance of 16.24 feet to a non-tangent curve to the right and the southerly right of way for West 114th Street as platted in "Kirk Crossing", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 6467, as filed in the records of the Tulsa County Clerk's office;

Thence along the southerly right of way for West 114th Street and along a non-tangent curve to the right with a central angle of 41°38'55", a radius of 170.00 feet, an arc length of 123.57 feet, a chord bearing of N 67°19'28" E and a chord length of 120.87 feet to a tangent reverse curve to the left;

Thence along the southerly right of way for West 114th Street and along a tangent reverse curve to the left with a central angle of 36°33'15", a radius of 230.00 feet, an arc length of 146.74 feet, a chord bearing of N 69°52'18" E and a chord length of 144.26 feet;

Thence along the southerly right of way for West 114th Street and tangent to the previous curve N 51°35'41" E a distance of 78.37 feet to a tangent curve to the right;

Thence along the southerly right of way for West 114th Street and along a tangent curve to the right with a central angle of 36°11'38", a radius of 170.00 feet, an arc length of 107.39 feet, a chord bearing of N 69°41'30" E and a chord length of 105.61 feet to a tangent reverse curve to the left;

Thence along the southerly right of way for West 114th Street and along a tangent reverse curve to the left with a central angle of 22°36'03", a radius of 230.00 feet, an arc length of 90.73 feet, a chord bearing of N 76°29'17" E and a chord length of 90.14 feet;

Thence along the southerly right of way for West 114th Street and tangent to the previous curve N 65°11'15" E a distance of 150.00 feet to the westerly right of way for US Highway 75 per Case No. CJ-2008-4866;

Thence S 24°48'45" E along the westerly right of way for US highway 75, a distance of 311.76 feet to a non-tangent curve to the right;

Thence continuing along the westerly right of way for US Highway 75 and along a non-tangent curve to the right with a central angle of 21°28'12", a radius of 879.72 feet, an arc length of 329.65 feet, a chord bearing of S 14°04'41" E and a chord length of 327.72 feet;

Thence S 03°20'37" E and not tangent to the previous curve a distance of 652.32 feet to the "Point of Beginning".

AND

TRACT " B "

Beginning where the easterly right of way for South James Avenue per the Final Plat of "Kirk Crossing" intersects the north line of the S/2 of the NE/4 of Section 34;

Thence N 89°56'32" E along the north line of the S/2 of the NE/4 of Section 34 a distance of 637.50 feet to the westerly right of way for US Highway 75 per Case No. CJ-2008-4866 as filed with the District Court of Tulsa County;

Thence along the westerly right of way for US Highway 75 and along a non-tangent curve to the left with a central angle of 01°06'19", a radius of 1029.69 feet, an arc length of 19.86 feet, a chord bearing of S 22°42'20" E and a chord length of 19.86 feet to the northerly right of way for West 114th Street per the Final Plat of "Kirk Crossing";

Thence along the northerly right of way for West 114th Street and not tangent to the previous curve S 65°11'15" W a distance of 150.38 feet;

Thence along the northerly right of way for West 114th Street and along a tangent curve to the right with a central angle of 22°36'03", a radius of 170.00 feet, an arc length of 67.06 feet, a chord bearing of S 76°29'17" W and a chord length of 66.62 feet to a tangent reverse curve to the left;

Thence along the northerly right of way for West 114th Street and along a tangent reverse curve to the left with a central angle of 36°11'38", a radius of 230.00 feet, an arc length of 145.29 feet, a chord bearing of S 69°41'30" W and a chord length of 142.89 feet;

Thence along the northerly right of way for West 114th Street and tangent to the previous curve S 51°35'41" W a distance of 78.37 feet to a tangent curve to the right;

Thence along the northerly right of way for West 114th Street and along a tangent curve to the right with a central angle of 36°33'15", a radius of 170.00 feet, an arc length of 108.46 feet, a chord bearing of S 69°52'18" W and a chord length of 106.63 feet to a tangent reverse curve to the left;

Thence along the northerly right of way for West 114th Street and along a tangent reverse curve to the left with a central angle of 18°37'50", a radius of 230.00 feet, an arc length of 74.79 feet, a chord bearing of S 78°50'01" W and a chord length of 74.46 feet to a tangent reverse curve to the right;

Thence along a tangent reverse curve to the right with a central angle of 77°32'39", a radius of 25.00 feet, an arc length of 33.84 feet, a chord bearing of N 71°42'35" W and a chord length of 31.31 feet to the easterly right of way for South James Avenue;

Thence along the easterly right of way for South James Avenue and tangent to the previous curve N 32°56'15" W a distance of 33.40 feet to a tangent curve to the right;

Thence along the easterly right of way for South James Avenue and along a tangent curve to the right with a central angle of 32°53'37", a radius of 170.00 feet, an arc length of 97.60 feet, a chord bearing of N 16°29'27" W and a chord length of 96.26 feet;

Thence along the easterly right of way for South James Avenue and tangent to the previous curve N 00°02'38" W a distance of 115.58 feet to the "Point of Beginning".

Said tracts contain 807,469 square feet or 18.5369 acres.

The non-astronomic bearings for said tracts are based on a platted bearing of N 89°58'05" W along the south line of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof per "Kirk Crossing" a subdivision in the City of Jenks, Tulsa County, State of

Oklahoma, according to the official recorded plat thereof, Plat No. 6467, as filed in the records of the Tulsa County Clerk's office.

As Owner/Developer, I hereby certify that I have caused the above described land to be surveyed, divided, mapped, dedicated and access rights reserved as presented on the plat and have designated the subdivision as "JENKS LANDING", a subdivision in the City of Jenks, Tulsa County, Oklahoma.

SECTION I. EASEMENTS AND UTILITIES

1.1. General Utility Easements

The Owner/Developer does hereby dedicate, for public use, the utility easements as depicted on the accompanying plat as "U/E" or "Utility Easement", for the several purposes of constructing, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner/Developer hereby reserves to itself, and to it's assigns, the right to use or delegate to others the right to use the designated easements and rights of way to provide any of the services set forth herein, including, but not limited to the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along the streets and all of the utility easements depicted on the plat for the purpose of furnishing water and/or sewer services to the area included in the plat. The Owner/Developer herein imposes a restrictive covenant, which covenants shall be binding on each lot owner and shall be enforceable by the City of Jenks, Oklahoma, and by the supplier of any affected utility service, that within the streets and utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes of a street or easement shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping and customary screening fences and walls.

1.2. Underground Service

1.2.1 Overhead lines for the supply of electric, telephone and cable television services may be located along the southerly perimeter easement of the subdivision. Street light poles or standards may be served by overhead line or underground cable and elsewhere throughout the subdivision. All supply lines including electric, telephone, cable television and gas lines shall be located underground in the easement ways dedicated for general utility services and in the rights-of-way of the public streets as depicted on the accompanying plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in the easement ways.

1.2.2 Underground service cables and gas service lines to all structures which may be located within the subdivision may be run from the nearest gas main, service pedestal or transformer to the point of usage determined by the location and construction of such structure as may be located upon the lot. Provided that upon the installation of a service cable or gas service line to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent, effective and non-exclusive right-of-way easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service cable or line extending from the gas main, service pedestal or transformer to the service entrance on the structure.

1.2.3 The suppliers of electric, telephone, cable television, and gas services, through its agents and employees, shall at all times have the right of access to all easement ways shown on the plat or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television, or gas facilities installed by the supplier of the utility service.

1.2.4 The owner of the lot shall be responsible for the protection of the underground service facilities located on the lot and shall prevent the alteration of grade or any construction activity

which would interfere with the electric, telephone, cable television, or gas facilities. Each supplier of service shall be responsible for ordinary maintenance of underground facilities, but the owner of the lot shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or the owner's agents or contractors.

1.2.5 The foregoing covenants set forth in this subsection 1.2 shall be enforceable by each supplier of the electric, telephone, cable television, or gas service and the owner of the lot agrees to be bound hereby.

1.3. Water and Sewer Service

1.3.1 The owner of each lot shall be responsible for the protection of the public water mains and of the public sanitary sewer facilities located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said public water main or public sanitary sewer main. Within the utility easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main or sewer main, or any construction activity which would interfere with public water and sewer mains, shall be prohibited.

1.3.2 The City of Jenks, or its successors, will be responsible for ordinary maintenance of public water main, or public sanitary sewer main, but the owner of each lot will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.

1.3.3 The City of Jenks or its successors through its proper agents and employees shall at all times have right of access with their equipment to all such easement-ways shown on said plat, or provided for in this Deed of Dedication for the purpose of installing, maintaining, removing, or replacing any portion of said underground water and sewer facilities.

1.3.4 The foregoing covenants concerning water and sewer facilities shall be enforceable by the City of Jenks or it successors, and the owner of each lot agrees to be bound hereby.

1.4 Gas Service

1.4.1 The supplier of gas service, through its agents and employees, shall at all times have the right of access to all such easements shown on the plat or as provided for in this Deed of Dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service.

1.4.2 The owner of the lot shall be responsible for the protection of the underground gas facilities located in their lot and shall prevent the alteration, grade, or any other construction activity which would interfere with the gas service. The supplier of the gas service shall be responsible for the ordinary maintenance of said facilities, but the owner shall pay for damage or relocation of facilities caused or necessitated by acts of the owner or the its agents or contractors.

1.4.3 The foregoing covenants set forth in this paragraph shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound hereby.

1.5 Surface Drainage

Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from public streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot. The foregoing covenants set forth in this "Section 1.5 Surface Drainage" shall be enforceable by any affected lot owner and by the City of Jenks, Oklahoma.

1.6 Paving and Landscaping Within Easements

The owner of the lot shall be responsible for repair of damage to the landscaping and paving occasioned by the necessary installation of or maintenance to the underground water, sewer, storm water, gas, communication, cable television, or electric facilities within the easements depicted on the accompanying plat, provided however, that the City of Jenks or the supplier of the utility service shall use reasonable care in the performance of such activities.

1.7 Storm Sewer

1.7.1 The City of Jenks, or its successors, through its proper agents and employees, shall at all times have right of access with their equipment to all storm sewer easements for the purpose of installing, maintaining, removing or replacing any portion of the underground storm sewer system.

1.7.2 No permanent fence, permanent wall, permanent building, or permanent structure which would cause an obstruction shall be placed or maintained in the storm sewer easement area, and any construction activity which would interfere with the storm sewer system shall be prohibited.

1.7.3 The City of Jenks, or its successors, shall be responsible for ordinary maintenance of the public storm sewer system, but the owner of each lot will pay for damage or relocation of such system caused or necessitated by acts of the owner of each lot or its agents or contractors.

1.7.4 The foregoing covenants concerning the public storm sewer system shall be enforceable by the City of Jenks, or its successor, and the owner of each lot agrees to be bound hereby.

1.7.5 The owner of each lot shall be responsible for the protection of the storm sewer located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said storm sewer. Within the utility easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of storm sewer, or any construction activity which would interfere with storm, shall be prohibited.

1.8 Limits of No Access

The undersigned owner hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to South Union Avenue and West 114th Street within the boundaries designated "Limits of No Access" (L.N.A.) on the accompanying plat, which "Limits of No Access" may be amended or released by the City of Jenks, Oklahoma or its successors, or as otherwise provided by the statutes and laws of the State of Oklahoma. "Limits of No Access" shall be enforceable by the City of Jenks.

SECTION II. RESERVE AREAS

2.1 Reserve Area "A"

Reserve Area "A" shall be used for ingress and egress, mutual access, parking, utilities, open space, signage, landscaping, walls, and fencing.

2.2 Reserve Area "B"

2.2.1 Reserve Area "B" shall be used for open space, signage, landscaping, walls, fencing, drainage, recreation, overland drainage, stormwater drainage, stormwater detention, utilities, and ingress and egress.

2.2.2 No construction or maintaining of improvements, landscaping, or other structures to a height in excess of four (4) feet within ten (10) feet of South James Avenue or West 114th Street.

2.2.3 Kirk Crossing (Plat No. 6467) will be allowed one sign to be located in Reserve Area "B" in the area designated on the face of the plat as "30' Sign Easement". Signage shall be installed in accordance with the City of Jenks Zoning Code.

2.3 All Reserves

2.3.1 All costs and expenses associated with all reserves, including maintenance of various improvements will be the responsibility of the Property Owners' Association.

JENKS LANDING

Date Prepared: March 1, 2017

Sheet 2 of 3

- 2.3.2 In the event the Property Owners' Association should fail to properly maintain the reserve areas and facilities thereon located as above provided, the City of Jenks, Oklahoma, or its designated contractor may enter the reserve areas and perform such maintenance, and the cost thereof shall be paid by the Property Owners' Association.
- 2.3.3 In the event the Property Owners' Association fails to pay the cost of said maintenance after completion of the maintenance and receipt of a statement of costs, the City of Jenks, Oklahoma may file of record a copy of the statement of costs, and thereafter the costs shall be a lien against each of the lots within the development, provided however, the lien against each lot shall be limited to it's pro rata share of the costs. This lien may be foreclosed by the City of Jenks, Oklahoma.

SECTION III. CORRIDOR APPEARANCE DISTRICT

3.1 Appearance Design

- 3.1.1 Building design and site plan details should be so designed to provide building exterior walls and structural facades of a complementary style in order to minimize the impact of proposed new buildings and uses on adjacent and nearby properties. Exterior walls of buildings visible from the fronting street(s) must provide a complementary appearance utilizing design features, landscaping, color schemes and other architectural treatments to eliminate monotone or monolithic exterior walls or structural facades in order to be compatible and complementary to adjacent and nearby properties within the Corridor Appearance District.
- 3.1.2 In addition to complementary exterior wall design and building materials, the use of building setbacks, screening fences, landscaping, signage, lighting, and other site-specific amenities should be used to increase compatibility of the building with adjacent and nearby properties.
- 3.1.3 All roof-mounted heating and air conditioning equipment (HVAC) shall be screened.

3.2 Building Materials

- 3.2.1 The design of new structures and of additions to existing structures, including new site improvements, should take into account the architectural style, general design, arrangement, texture, material and color of other structures and premises in the adjacent neighborhood. Contemporary designs for new structures, additions to existing structures or remodels may be allowed so long as such construction is compatible with the essential form and integrity of other structures in the adjacent neighborhood.
- 3.2.2 All new structures and all reconstruction or remodeling of existing structures within the Corridor Appearance District should utilize exterior materials such as masonry, face brick, stone, or wood.
- 3.2.3 Traditional color schemes and combinations of those colors that are complementary to the adjacent neighborhood should be used for all exterior wall coverings. Fluorescent or luminescent colors shall be prohibited.

3.3 Parking and Landscaping

3.3.1 Parking

- a. Off-street parking areas/off-street loading areas should conform to the design, lighting, and improvements as required by the Jenks zoning code.
- b. Lighting used to illuminate off-street parking areas shall be by constant light and shall be so arranged as to direct the light away from abutting properties within a residential zoning district.
- c. Unenclosed off-street parking areas shall be surfaced with a dust-free all-weather material
- d. Parking and internal traffic circulation should be established within each separate development in a way that will result in a substantial reduction in the number of existing and new public street and private drive access points to major arterial street frontages.

3.3.2 Landscaping

- a. Street frontages within the Corridor Appearance District should provide a sense of open space and should be

buffered from the streets by landscaped drives, lawns, or parking.

b. Trees and shrubbery utilized for landscaping purposes should conform to the species recommended and approved by the City of Jenks.

c. Locations along or near to the proposed routes of the Jenks Trail System should be encouraged to provide for pedestrian and bicycle access to the system.

d. Commercial and other office uses within the Corridor Appearance District should provide minimum landscaped open space as follows:

- i. Commercial Use 12.5% of Lot Area
- ii. Office Use 12.5% of Lot Area

3.4 Fencing

- 3.4.1 Development and re-development within the Corridor Appearance District should include adequate screening and buffering to avoid negative impacts on adjacent residential areas.
- 3.4.2 Screening fencing, where required by the Jenks Zoning Code and else where on a lot within a Corridor Appearance District, should be wooden fencing, faux fencing, masonry, or brick walls or combinations thereof, providing visual barriers.
- 3.4.3 Screening walls or fences shall be maintained by the owner or occupant of the lot containing the use required to construct the screening.

3.5 Signage

- 3.5.1 All signs as defined in the Jenks City Code should be designed to be compatible with and complementary to the adjacent neighborhood. All signs should be designed and erected in compliance with the Jenks City Code, Zoning Code, and Sign Code without the necessity of variances. Variances of height, size, setback, and other code requirements should not be supported within the Corridor Appearance District.

3.6 Lighting

- 3.6.1 All lighting, including exterior and parking lot lighting should be so designed to complement the building structures constructed and those located in adjacent areas.
- a. Lighting used to illuminate off-street parking areas shall be by constant light and shall be so arranged as to direct the light away from abutting properties or road right-of-way.
- b. Lighting incorporating period lighting fixtures similar to special theme district and conforming to approved City street lighting studies are encouraged.

SECTION IV. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "JENKS LANDING" was submitted as part of a planned unit development (designated as PUD No. 97) pursuant to Chapter 9 of the City of Jenks Zoning Ordinance.

WHEREAS, the planned unit development provisions of the Jenks Zoning Code require the establishment of covenants of record, inuring to and enforceable by the City of Jenks, Oklahoma, sufficient to assure the implementation and continued compliance with the approved planned unit development; and

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to insure adequate restrictions for the mutual benefit of the Owner/Developer, its successors and assigns, and the City of Jenks, Oklahoma.

THEREFORE, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth.

4.1 Permitted Uses:

Uses permitted by right or special exception in the CS Zone District, Use Unit 15 (Other Trades and Services), Warehousing with no outside storage permitted.

- 4.2 Maximum Floor Area: 300,000 SF

- 4.3 Floor Area Ratio: 0.40

4.4 Minimum Building Setbacks:

- from South Union Avenue ROW 50 feet
- from West 114th Street ROW 50 feet
- from West Development Line 5 feet
- from South Development Line 50 feet

4.5 Maximum Building Height: 35 feet*

Architectural elements may exceed the maximum building height with Site Plan approval.

- * Plus 2 feet of setback for each one foot building height exceeding 15 feet, if the property abuts an RE, RS or RD District.

4.6 Minimum Off-Street Parking:

- Retail As required by the City of Jenks Zoning Code for the applicable Use Unit
- Service Center
- Office 1 space/300 s.f.
- Warehouse 1 space/600 s.f.

4.7 Minimum Landscaped Area: 12.5%

4.8 Landscaping and Open Space:

Unless modified herein, landscaping and open space will be provided in accordance with the City of Jenks Zoning Code.

4.9 Signage:

Signs shall be installed in accordance with the City of Jenks Zoning Code.

4.10 Lighting:

Lighting will be installed in accordance with the City of Jenks Zoning Code.

V. PROPERTY OWNERS' ASSOCIATION

5.1 Formation

The Owner/Developer has formed or shall cause to be formed in accordance with the statutes of the State of Oklahoma, JENKS LANDING PROPERTY OWNERS' ASSOCIATION, INC., a nonprofit corporate entity (herein referred to as the "Association"). The Association shall be formed for the general purposes of maintaining Reserves "A" and "B".

5.2 Membership

Every person or entity who is a record owner of the fee interest of a lot within "JENKS LANDING" shall be a member of the Association. Membership shall be appurtenant to and may not be separated from the ownership of a lot. The acceptance of a deed to a lot shall constitute acceptance of membership to the Association as of the date of incorporation, or as of the date of recording of the deed, whichever occurs last.

5.3 Covenant for Assessments

The owner and each subsequent owner of a lot, by acceptance of a deed thereto, are deemed to covenant and agree to pay the Association an annual assessment which shall be no less than the minimum amount necessary to adequately maintain and support all common areas of interest including, without limitation Reserves "A" and "B" as designated on the plat. Said assessments will be established by the Board of Directors in accordance with the declaration and the bylaws of the Association. An unpaid assessment shall be a lien against the lot which it is made. The lien, however, shall be subordinate to the lien of any first mortgage

5.4 Enforcement Rights of the Association

Without limitation of such other powers and rights as the Association may have, the Association shall be deemed a beneficiary, to the same extent as a lot owner, of the various covenants set forth within this Deed of Dedication, and shall have the right to enforce all the covenants to the same extent as a lot owner.

SECTION VI. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

6.1 Enforcement and Duration

The restrictions herein set forth are covenants to run with the land and shall be binding upon the undersigned Owner/Developer, its grantees, successors and assigns and all parties claiming under it for a period of twenty-five (25) years from the date of recording hereof, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless amended or terminated as hereafter provided. If the undersigned Owner/Developer, or its successors or assigns shall violate any of the covenants hereon, it shall be lawful for the City of Jenks or any persons owning a lot situated within the subdivision to maintain an action at law or equity against the person or persons violating or attempting to violate any such covenant, and to prevent him/her or them from so doing or to compel compliance with the covenants or to recover damages for such violations.

6.2 Amendment

The Covenants contained herein within "Section I. Easements and Utilities" and "Section IV. Planned Unit Development Restrictions" may be amended or terminated at any time by a written instrument signed and acknowledged by the Jenks Planning Commission or its successors with the approval of the City of Jenks, Oklahoma.

6.3 Severability

These restrictive covenants, together with the other documents incorporated by reference, shall be construed as an entity and the pertinent sections of all instruments as a whole. The invalidity of any phrase, clause or provisions herein contained shall not serve to render the balance or this instrument void, or unenforceable, and the same shall be thereafter construed as if such phrase, clause or provision were not herein contained, or to otherwise give maximum effect to the intent of the undersigned. The failure of the grantor, or any successor in title, to enforce any given restriction or covenant, or conditions at any time, or from time to time, shall not be deemed to be a waiver or relinquishment of any right or remedy nor a modification of these restrictions and protective covenants.

6.4 Definitions

In the event of ambiguity of any word or term set forth herein, the meaning thereof shall be deemed to be defined as set forth within the City of Jenks Zoning Code as the same existed on January 1, 2000 or as subsequently amended.

IN WITNESS WHEREOF: DASH RANCH, L.L.C., an Oklahoma limited liability company, executed this instrument this 2nd day of March, 2017.

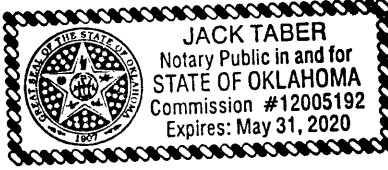
DASH RANCH, L.L.C.
an Oklahoma limited liability company

Troy Atkin
Troy Atkin, Managing Member

State of Oklahoma)
) s.s.
County of Tulsa)

Before me, the undersigned, a notary public in and for said County and State on this 2nd day of March, 2017, personally appeared Troy Atkin, to me known to be the identical person and Managing Member who subscribed the name of the maker thereof and acknowledged to me that he executed the same as his free and voluntary act and deed of DASH RANCH, L.L.C., an Oklahoma limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



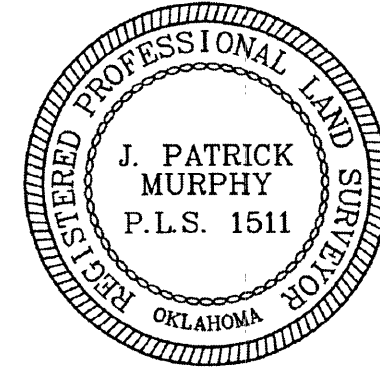
Jack Taber
Jack Taber, Notary Public
My commission No. is 12005192
My commission expires May 31, 2020

CERTIFICATE OF SURVEY

J. Patrick Murphy, of Tulsa Engineering & Planning Associates, Inc., a professional land surveyor registered in the State of Oklahoma, hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "JENKS LANDING", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted land surveying practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted.

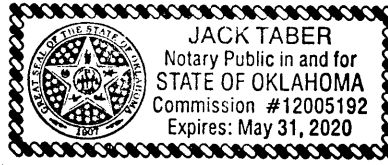
Executed this 2nd day of March, 2017.

J. Patrick Murphy
J. Patrick Murphy
Registered Professional Land Surveyor
Oklahoma No. 1511



State of Oklahoma)
) s.s.
County of Tulsa)

The foregoing Certificate of Survey was acknowledged before me this 2nd day of March, 2017, by J. Patrick Murphy.



Jack Taber
Jack Taber, Notary Public
My commission No. is 12005192
My commission expires May 31, 2020

JENKS LANDING

Date Prepared: March 1, 2017 Sheet 3 of 3

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	December 08, 2022
Case Number	JZ 22-683 Roy's Chicken
Request	Rezone from CG (Commercial General) to CS (Commercial Shopping)
Location	418 W Main ST Southeast corner of Main Street Date
Applicant	Tim Boeckman, CJC Architects

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Legal Notice

Preparer

INCOG & Brandon Macy

Background Information

STAFF COMMENTARY | This rezoning request is from Mr. Boeckman on behalf of the Roy's Chicken ownership. The property was rezoned many years ago to CG (Commercial General), the bulk and area requirements in the UDO for CG zoning is too restrictive for this project. This request to have Commercial Shopping allows the structure to sit closer to Main Street. The lot has received an earth change permit and is platted.

PLANNING DATA

REQUEST	Rezoning from (CG) Commercial General to (CS) Commercial Shopping	
INTENDED USE	Restaurant with accessory drive through use.	
ACCT_NUM	60525831904210	60525831904200
LEGAL	LTS 10 11 12 BLK 44	LTS 7 8 9 BLK 44
GROSS ACRES	0.24	0.24
OWNER	MCAULIFF COMPANY LLC	
PROP_ADD	418 W MAIN ST S	
TR_SEC	8319	
	SECTION 19	
	TOWNSHIP 18	
	RANGE 13	
PLAT	Jenks Original Town Filed in Osage Co. Sapulpa, July 15, 2005	
INCOG STREET	COMMERCIAL/CBD/INDUSTRIAL COLLECTOR 80 FEET OF ROW 60 feet provided	

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards	
Standard	CS
Lot Standards (Minimum)	
Lot Area (acres)	n/a
Lot Width (ft)	n/a
Yard Setbacks (Minimum, unless otherwise stated)	
Front (ft)	0
Front, maximum (ft)	n/a
Exterior Side (ft) (3)	0
Exterior Side, maximum (ft)	n/a
Interior Side (ft) (3)	10 (1)
Rear (ft) (3)	10 (1)
Building Standards (Maximum)	
Height (ft)	60
Impervious Surface Coverage	70%
Notes	
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.	
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.	
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	

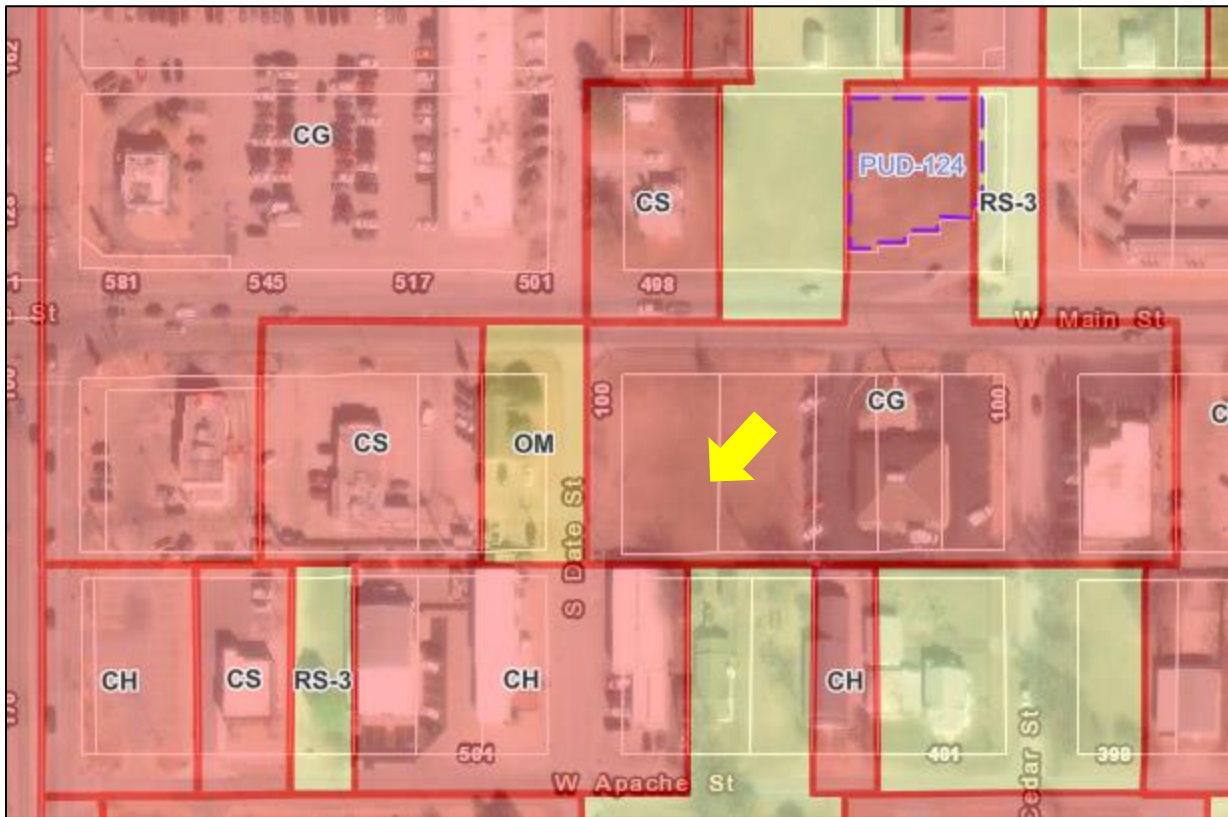


Figure 1 | Zoning map of the parcel in question

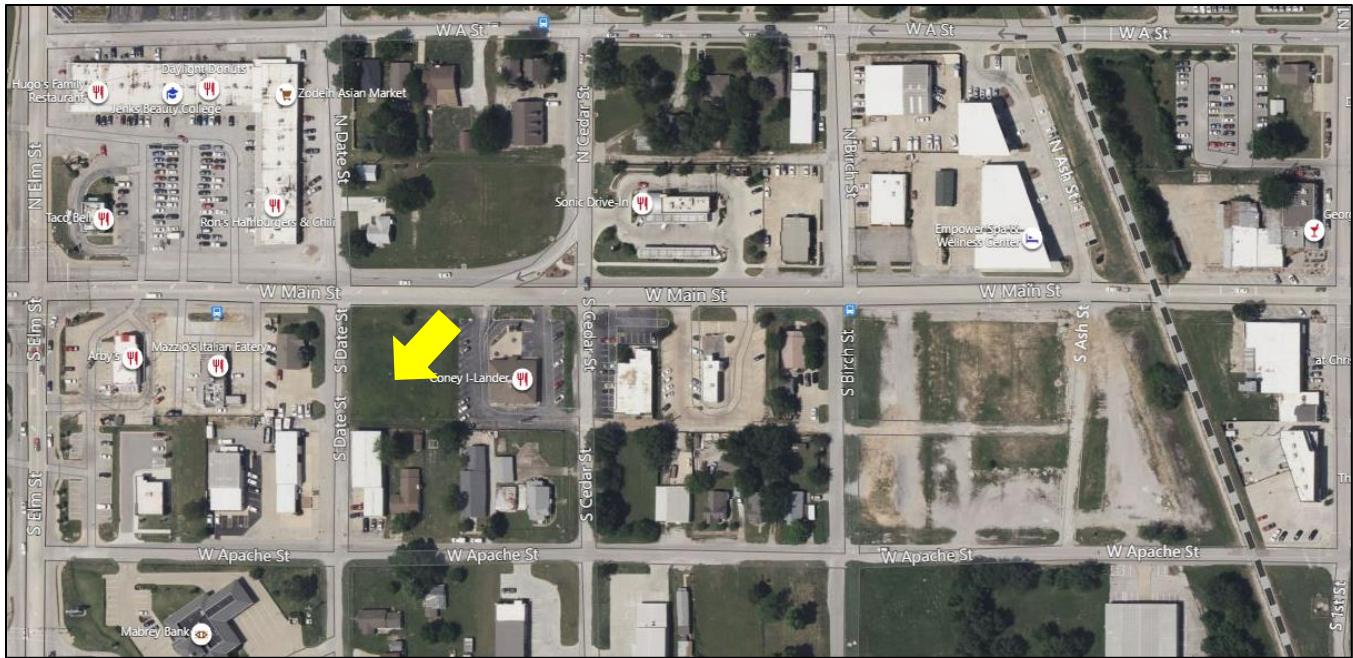
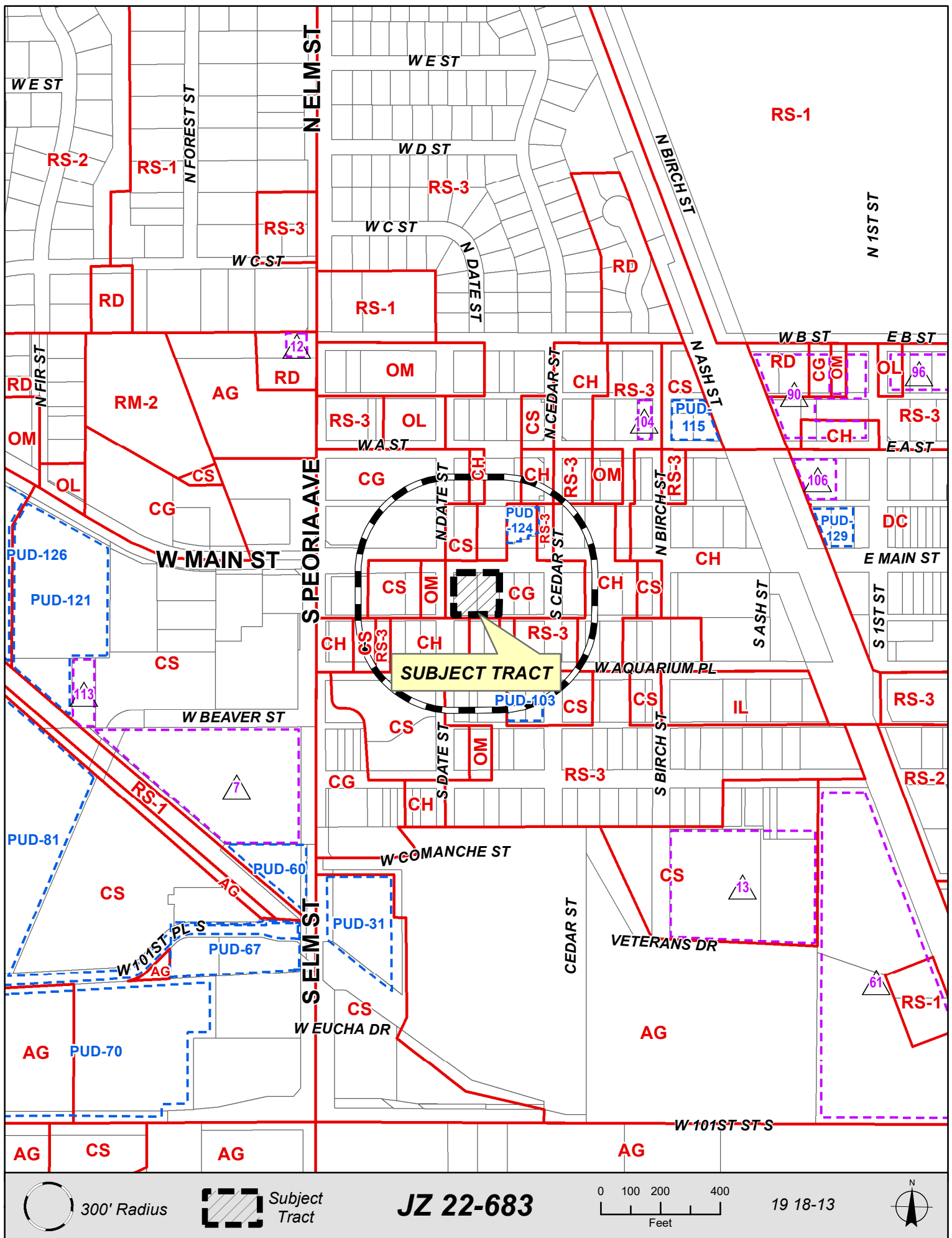


Figure 2 | Aerial photo

Staff Evaluation & Recommendation

Evaluation | The rezoning request was triggered by the inability of the architect to place the structure in the desired location (close to Main Street) and push the drive aisle and parking away from the street. Approving this application will allow the building permit to be released and the project to move forward.

Recommendation | *Staff recommends approval of JZ 22-683.*



Jenks | PC Staff Report



To	Planning Commission
Hearing Date	December 08, 2022
Case Number	JZ 22-684 Mojo Parking Lot
Request	Rezone from RS-3 to CS
Location	411 W A ST N North of "A" Street between Date and Cedar
Applicant	City of Jenks

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Legal Notice

Preparer

INCOG & Brandon Macy

Background Information

STAFF COMMENTARY | This rezoning request is from City staff. The Mojo's property owner asked if the City was interested and willing to sell the lot on the west side of Mojo's Mercantile. The City has agreed to sell the property to Mojo's for additional parking and the potential expansion of their retail space. Surface parking is not allowed on Residential zoned property.

PLANNING DATA

REQUEST	Rezoning from (RS-3) Single-family Residential to (CS) Commercial Shopping
INTENDED USE	Parking Lot and potential storage or expansion of retail space.
ACCT_NUM	60525831904960
LEGAL	LTS 20 21 BLK 52
OWNER	JENKS PUBLIC WORKS AUTHORITY
PROP_ADD	411 W A ST N
TR_SEC	8319
	SECTION 19
	TOWNSHIP 18
	RANGE 13
GROSS ACRES	0.16
PLAT	Jenks Original Town Filed in Osage Co. Sapulpa, July 15, 2005
INCOG STREET	COMMERCIAL/CBD/INDUSTRIAL COLLECTOR 80 FEET OF ROW 60 feet provided

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards	
Standard	CS
Lot Standards (Minimum)	
Lot Area (acres)	n/a
Lot Width (ft)	n/a
Yard Setbacks (Minimum, unless otherwise stated)	
Front (ft)	0
Front, maximum (ft)	n/a
Exterior Side (ft) (3)	0
Exterior Side, maximum (ft)	n/a
Interior Side (ft) (3)	10 (1)
Rear (ft) (3)	10 (1)
Building Standards (Maximum)	
Height (ft)	60
Impervious Surface Coverage	70%
Notes	
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.	
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.	
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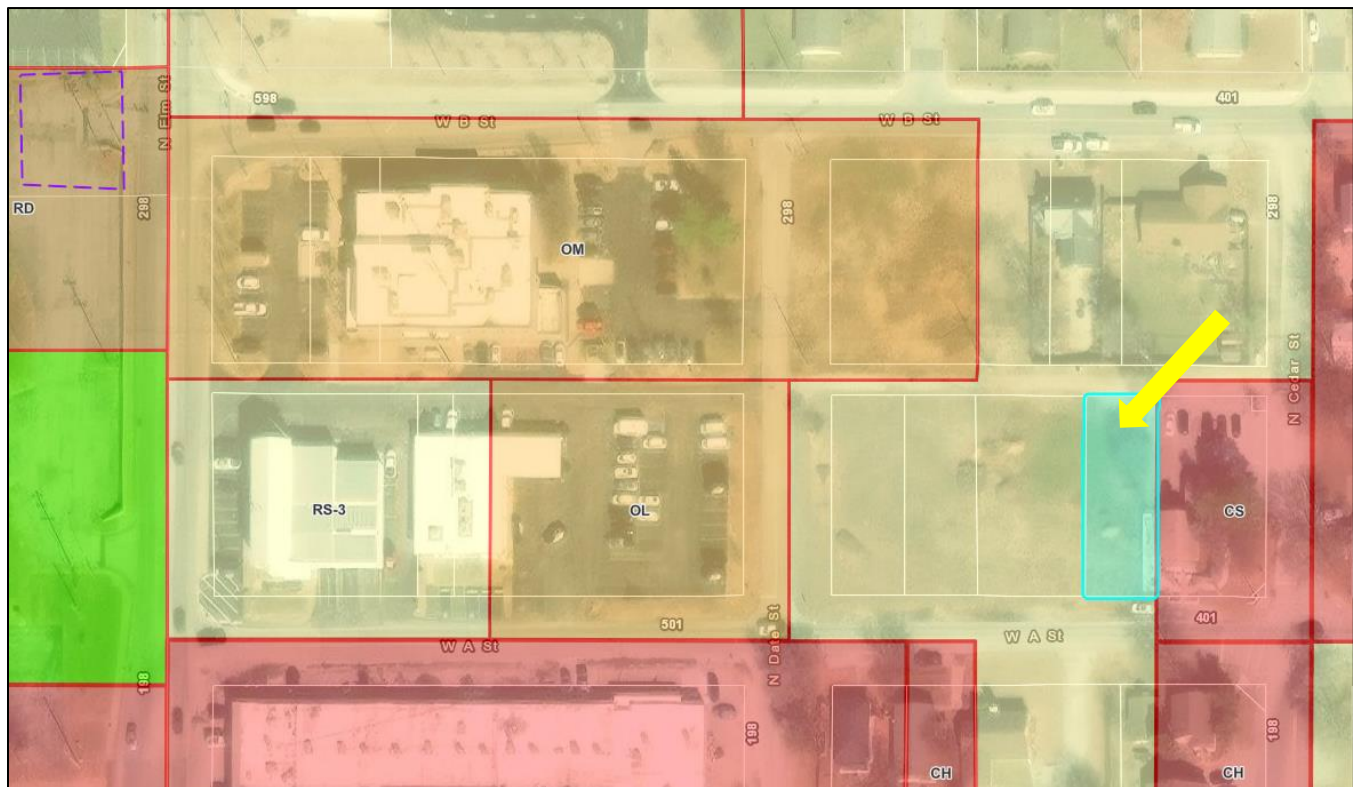


Figure 1 | Zoning map of the parcel in question

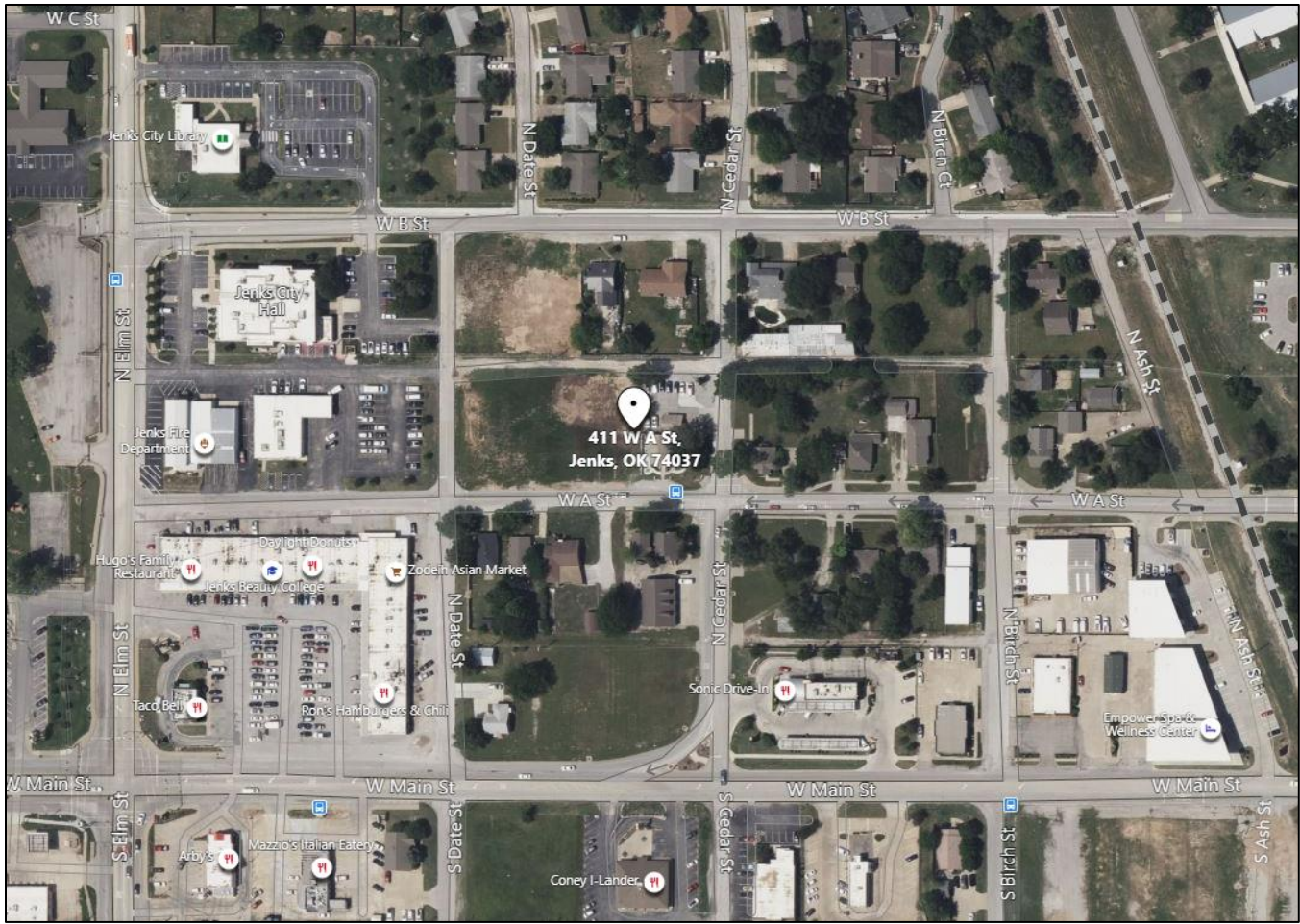
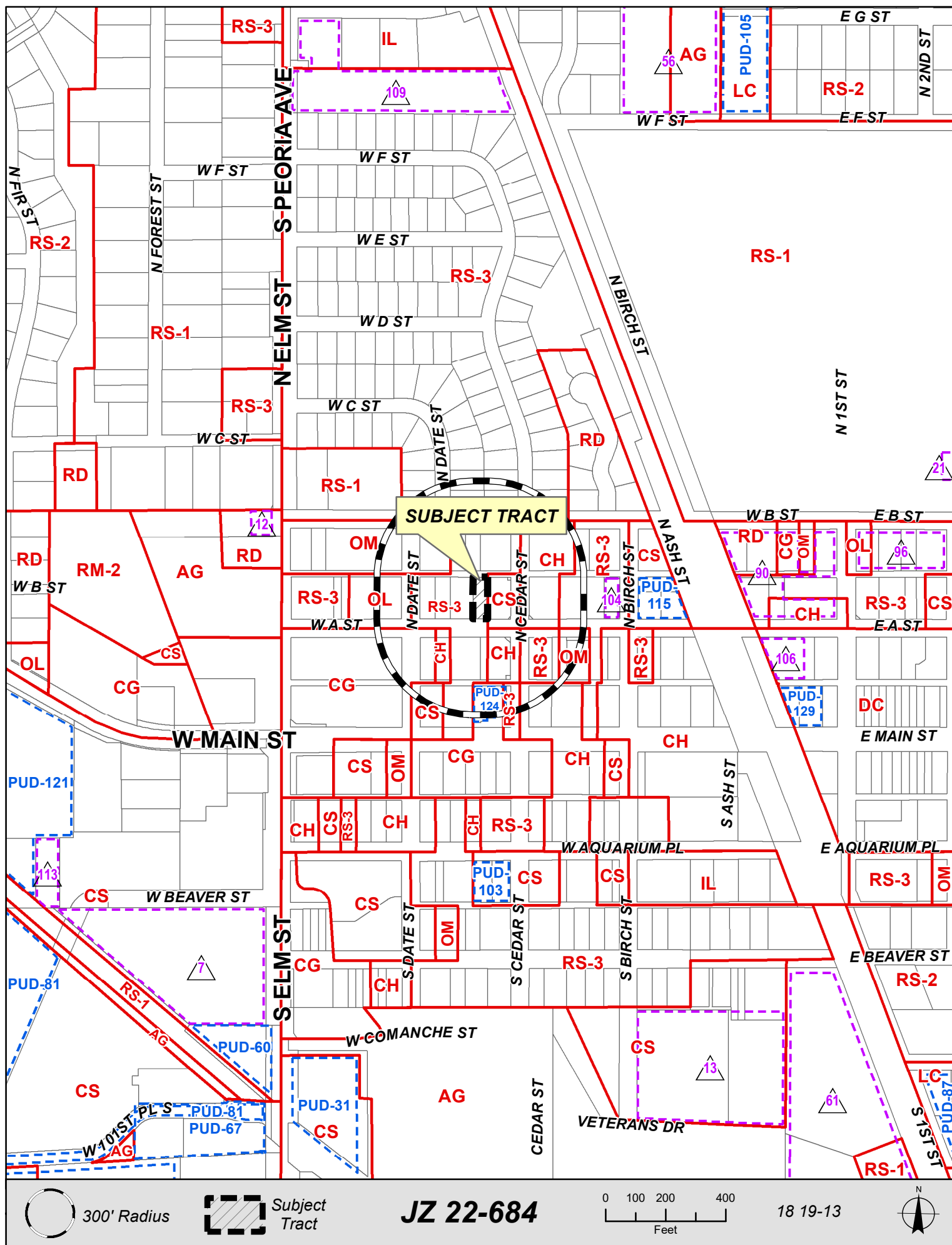


Figure 2 | Aerial photo

Staff Evaluation & Recommendation

Evaluation | The rezoning request was triggered when Mojo's asked to purchase the property for parking. Approving this request will allow for additional private surface parking.

Recommendation | *Staff recommends approval of JZ 22-684.*



To	Planning Commission
Hearing Date	December 08, 2022
Case Number	PA 22-25
Request	Approval of Land Use Map amendment
Applicant	Habitat for Humanity (Boomtown)
Location	Northeast corner of HWY 75 and 111 th Street

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Legal Notice for PA 22-25
- ☐ Future Land Use Map

Preparer

City of Jenks
Houseal Lavigne Associates

Background Information

This land area has been developing for over 20 years, during that time the vision has changed dramatically. There are still around twenty-five (25) undeveloped acres owned by Habitat for Humanity and Warren Clinic. The ultimate build out of the land is being discussed. Should this area of Jenks be dedicated to residential uses or business uses? Is this land suitable for commercial? These decisions are managed through the Comprehensive Plan map, polices and recommendations. In April of 2022, the City of Jenks brought multiple Land Use Map amendments during the quarterly hearing. One of the requests was to change the property owned by Habitat for Humanity from Multi-family to Business Park. The site borders HWY 75 on the west, New Spring Church and duplexes on the north, undeveloped land east of Douglas Circle, Augusta Greens (residential subdivision) further east and Glenwood South (residential subdivision) across 111th on the south.

PUBLIC COMMENT | Multiple citizens have called and emailed voicing concerns and wanting the request denied.

Zoning Summary (NOT COMPLETE HISTORY)

CURRENT ZONING

CG & PUD 77 | Approved in August 2010

- Uses | Medical Complex
- Plans for a more intensive use, such as a hospital, as well as some mix of other uses.
- Warren Clinic still owns has a deed restriction on one parcel.

ORIGINAL ZONING

- CS/Planned Unit Development 19
 - Multi-family and commercial uses
- RTH (Residential Town House)/Planned Unit Development 19 Amended

Request by Lou Reynolds | Jenks Development Group, LLC.

- TO | CG (General Commercial)/Planned Unit Development Number 77
 - mixed use medical complex in a campus setting
 - commercial
 - office
 - residential

CURRENT COMPREHENSIVE PLAN IDENTIFICATION

- (West of Douglas) Amended from Multifamily to Business Park
- (East of Douglas) High Intensity Single-family
- (Original Horizon Jenks) The white portion has a deed restriction

COMP PLAN | PA 22-24 (Taken from Staff report April 2022) | Applicant: City of Jenks in anticipation of changing growth patterns | ... approval of a Comprehensive Plan Land Use Map Amendment:

CURRENT PLAN	REQUESTED PLAN	GENERAL LOCATION
Multi-family Residential	Business Park	NE Corner of HWY 75 & 111 th

RECOMMENDATION: This property was identified as multi-family; it is not recognized as a good location for commercial due to access/lack of access to HWY 75. Staff swapped this multi-family land area with property on the west side of HWY 75 (PA 22-22) for Business Park.

CITY COUNCIL APPROVED Map Amendment request from City of Jenks on April 18, 2022, at the Regularly scheduled meeting.

PLANNING COMMISSION SUMMARY | APPROVED: 7-0-0 | Regularly scheduled meeting

- Commissioners asked brief questions location specifics.
- Commissioner Beyer asked about the decision to swap the multi-family and business park areas (Staff took some of the land identified as Business Pak north of 121st and west of HWY 75 and swapped it with the Multifamily east of HWY 75 and north of 111th ...

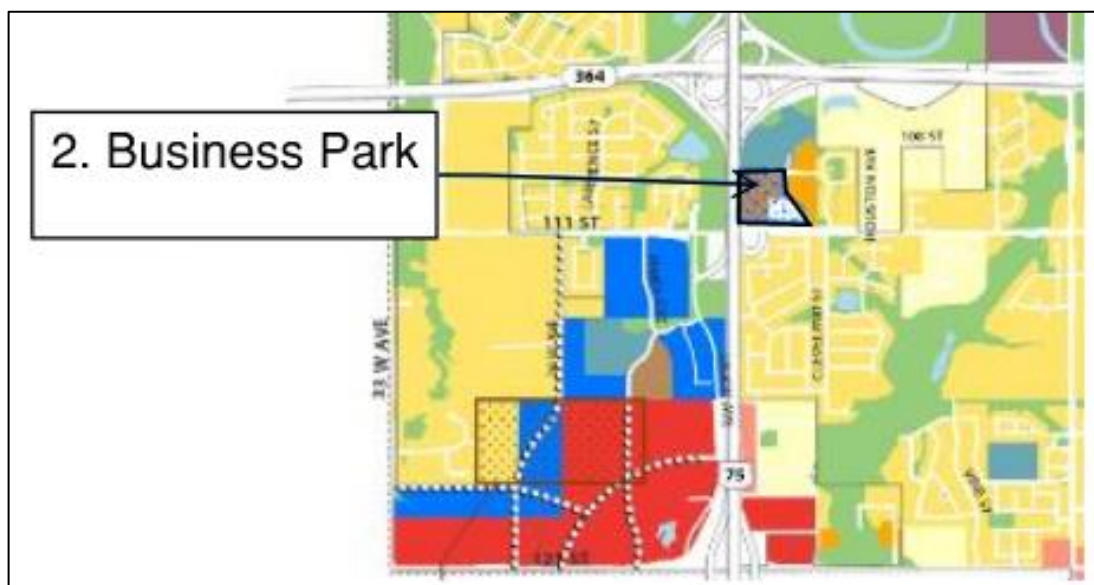


Figure 1: COMP PLAN AMENDMENT APRIL 2022 | MULTI-FAMILY TO BUSINESS PARK

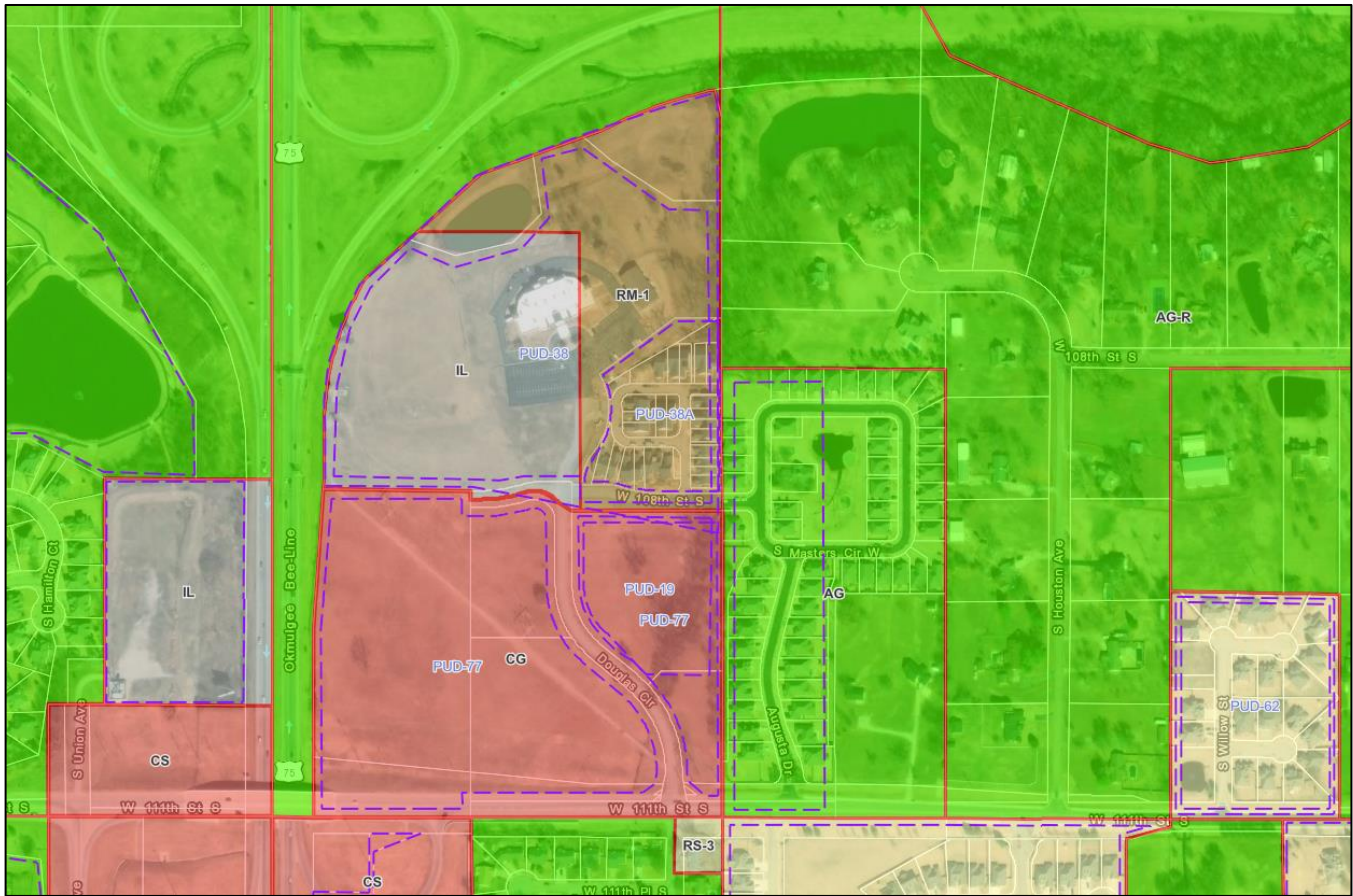


Figure 2: INCOG ZONING MAP

GENERAL INFORMATION ON THE COMPREHENSIVE PLAN | The [Horizon Jenks Plan](#) was adopted by Resolution 712, September 1, 2020. The process, which began in May of 2019, took over a year and provided the citizens of Jenks the ability to partner with staff on creating community vision of Jenks to guide the City in its decision making for the next 20 years. The Comprehensive Plan is a set of policies that direct future growth and development for the City of Jenks.

The project kicked off with extensive community outreach opportunities including a staff workshop, elected and appointed officials roundtable, community wide workshop, business workshop, key person interviews, focus groups, a meeting with the Advisory Committee, as well as online questionnaires. Hundreds of participants offered their ideas, discussed their concerns, and relayed their vision for the future of the community.

What are the contents of the Horizon Jenks Comprehensive Plan?

A typical Comprehensive Plan outlines the existing conditions of the City, describes future goals and objectives for development, and includes an action plan on how to achieve these goals and objectives. The Jenks Comprehensive Plan addresses the following:

- Land Use & Development
- Commercial Areas

- Transportation & Mobility
- Parks, Open Space, and Environmental Features
- Agricultural and Cultural Facilities
- Housing & Neighborhoods
- Economic Development Framework
- Community Facilities & Utilities
- Implementation Strategy

Staff Evaluation

COMP PLAN EVALUATION | *A goal of the Land Use Plan is to assist the City, including staff, as well as elected and appointed officials, and local property owners, in making future land use and development related policy decisions. While the Land Use Plan is specific enough to provide guidance on land use decisions, it is also flexible enough to allow for individual negotiations and the consideration of creative approaches to land development that are consistent with the overall policies and guidelines included in the Comprehensive Plan.*

BUSINESS PARK *Areas designated as the business park land use designation are intended to provide for business park/office park uses, which could include stand-alone office buildings and complexes, or several buildings incorporated into a campus-like setting. Supporting commercial uses are appropriate. These areas are generally located along Highway 75 in proximity to the Tulsa Tech Riverside Campus and the Richard Lloyd Jones Jr. Airport or adjacent to Kimberly Clark.*

REGIONAL COMMERCIAL *The regional commercial land use designation is concentrated at the northern and southern interchanges of Highway 75 as well as at the Riverfront. High traffic volumes and easy access make these areas suitable for the development of large-scale lifestyle shopping centers that would act as a regional draw. The City should ensure that new development of this type integrates the environmental features existing in the area as amenities and public gathering spaces.*

HIGH INTENSITY SINGLE-FAMILY *The high intensity single-family land use designation includes areas that should have a combination of single-family detached homes, duplexes, brownstones, and limited intensity multifamily buildings integrated in a seamless and complimentary manner. These neighborhoods should be comprised of small lots that average six to ten homes per acre. The City should promote the development of this land use type in areas near higher intensity multifamily and nonresidential uses.*

The Comprehensive Plan was adopted by Resolution 712; State Statute gives the Municipality the authority as follows:

Oklahoma Statutes; Title 11. Cities and Towns; Chapter 1 - Oklahoma Municipal Code; Article; Article XLIII-Buildings and Zoning; Section 43-103 - Purpose of Regulations – Comprehensive Plan

Municipal regulations as to buildings, structures and land shall be made in accordance with a comprehensive plan and be designed to accomplish any of the following objectives:

1. *To lessen congestion in the streets;*

2. To secure safety from fire, panic and other dangers;
3. To promote health and the general welfare, including the peace and quality of life of the district;
4. To provide adequate light and air;
5. To prevent the overcrowding of land;
6. To promote historical preservation;
7. To avoid undue concentration of population; or
8. To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality. The governing body shall provide the manner in which regulations, restrictions and district boundaries shall be determined, established and enforced, and amended, supplemented or changed.

Staff Comments & Recommendations

STAFF COMMENTS | Based on the Adopted Comprehensive plan language recommending Commercial and Business development along Highway 75, staff does not recommend a Land Use Map change from Business Park to High Intensity Single Family adjacent to HWY 75.

AMENDMENTS

Amendments to this Comprehensive Plan may be initiated by the City or may be requested by private individuals

or agencies. Amendments shall be classified as major or minor:

MAJOR AMENDMENTS Major amendments include:

- ~ A change in the Future Land Use Map consisting of 100 acres or more;
- ~ Any request for Industrial or Residential Manufactured Home Park;
- ~ A change in the Future Land Use Map from a residential category to a nonresidential category
- ~ A change in the Future Land Use Map from one residential category to another that jumps two density ranges (Example: Low Intensity Residential to Medium Intensity Residential).
- ~ Text changes that are in conflict with, or significantly alter the goals and policies of the Plan.

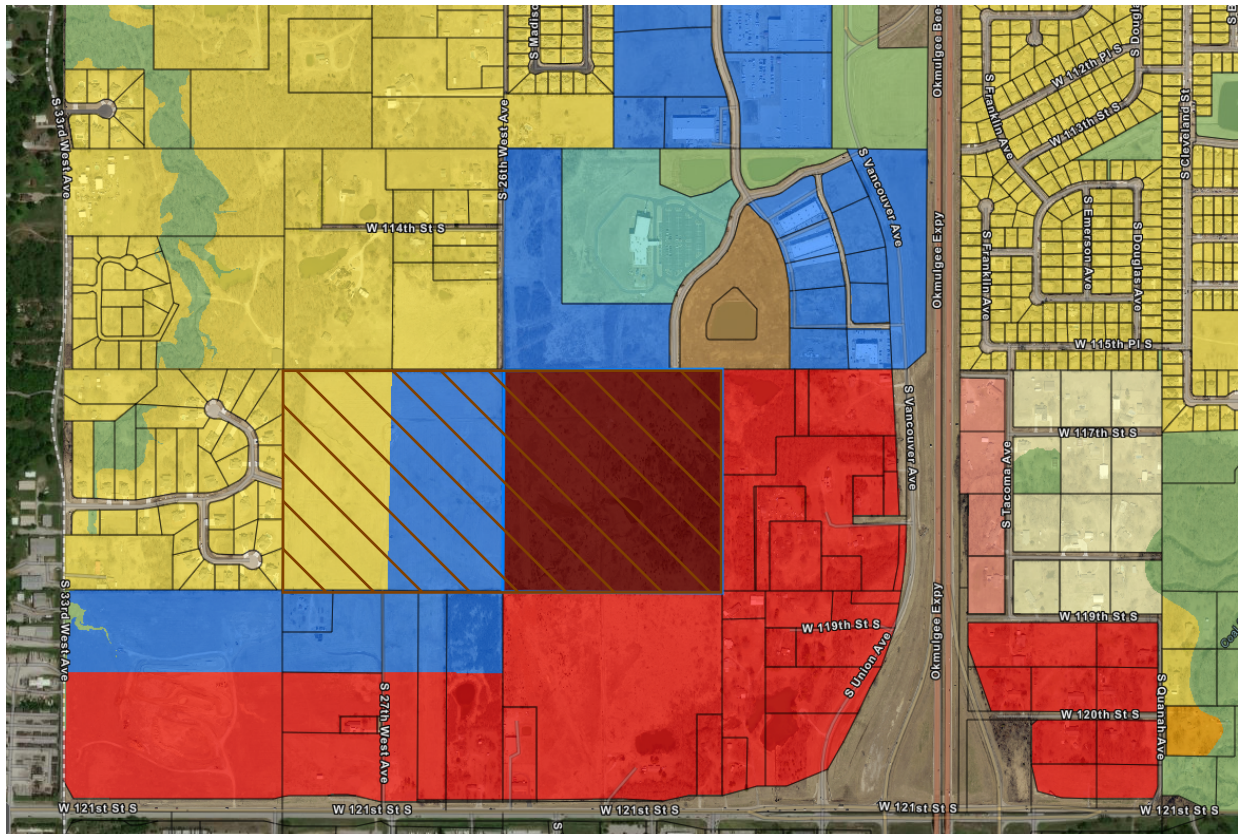
Major amendments may only be considered on a quarterly basis or as designated by the Council. Amendment applications must be submitted to the Planning Office and received prior to the cutoff date for the designated Planning Commission hearing.

Amendment site location must have a sign posted for 20 days prior to the Planning Commission hearing with The following information:

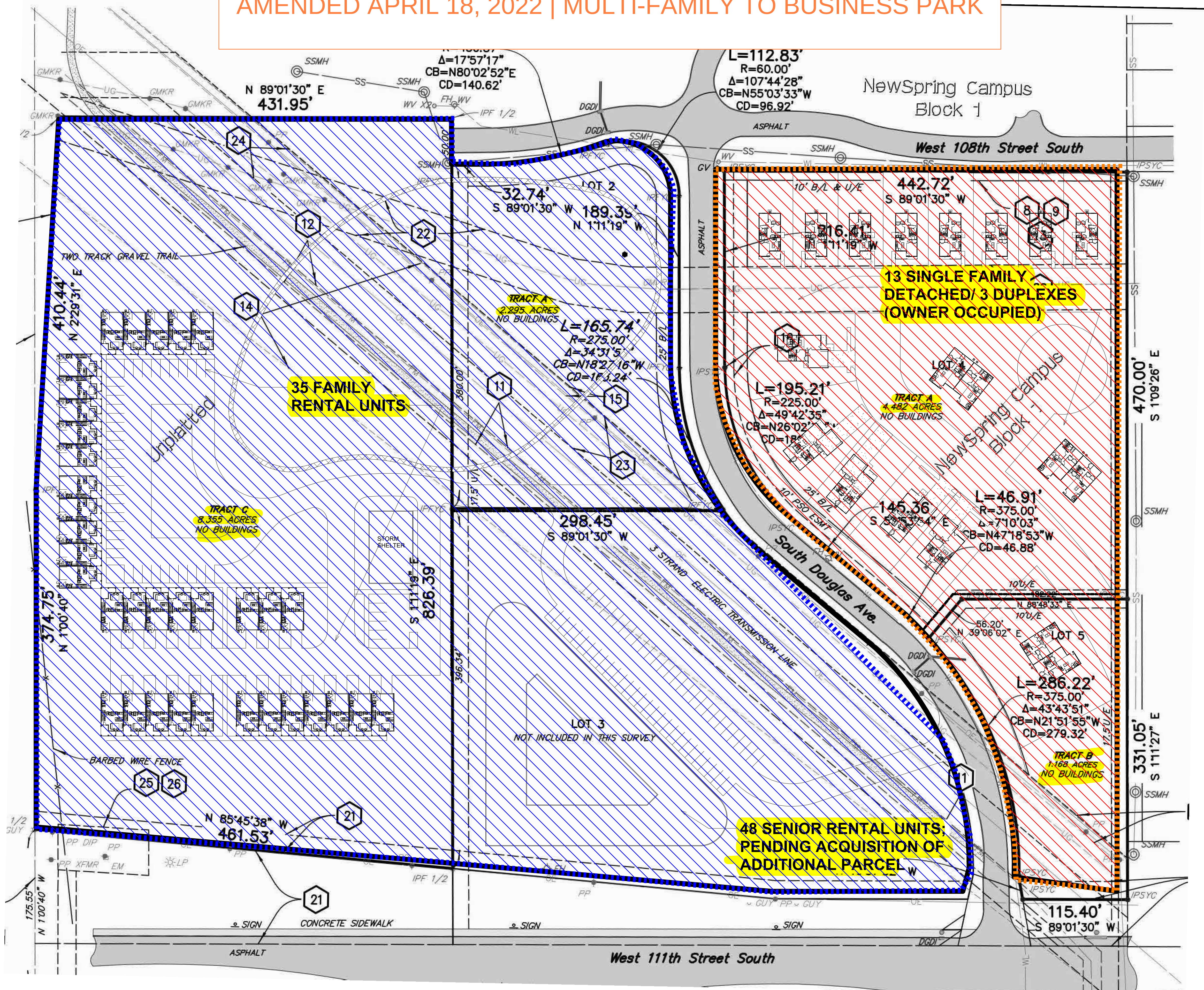
- ~ Date of Hearing
- ~ Time
- ~ Location
- ~ Request Planning Commission may make a recommendation of:
- ~ Approve,
- ~ Approve with conditions
- ~ Deny (stating the reason for denial)

The item will then move forward to the City Council as recommended.
The request must receive an affirmative majority vote of the City Council for approval.

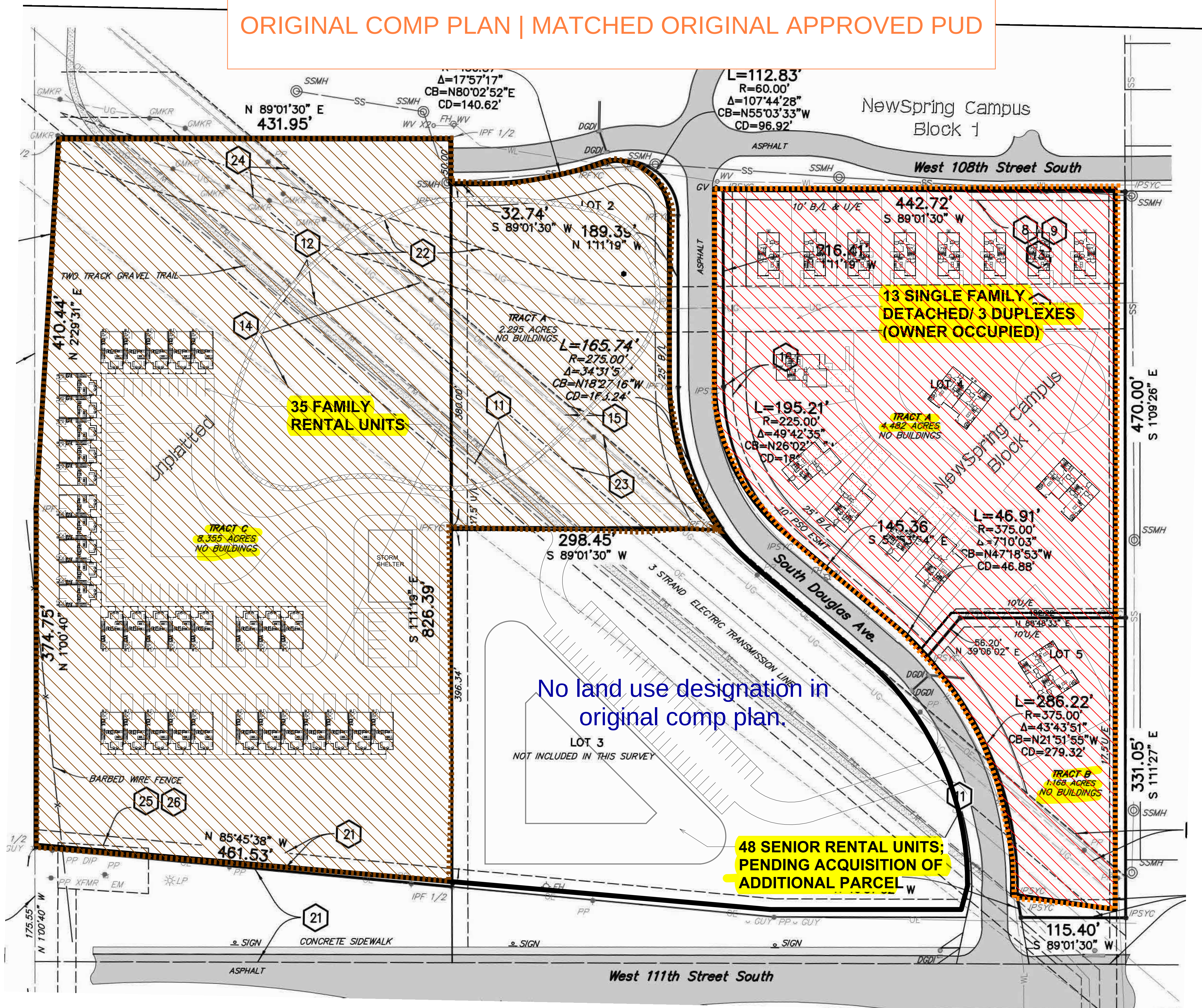
RECOMMENDATION | *Staff recommends denial, citing the Comprehensive Plan language supporting commercial and business park along Highway 75 .*



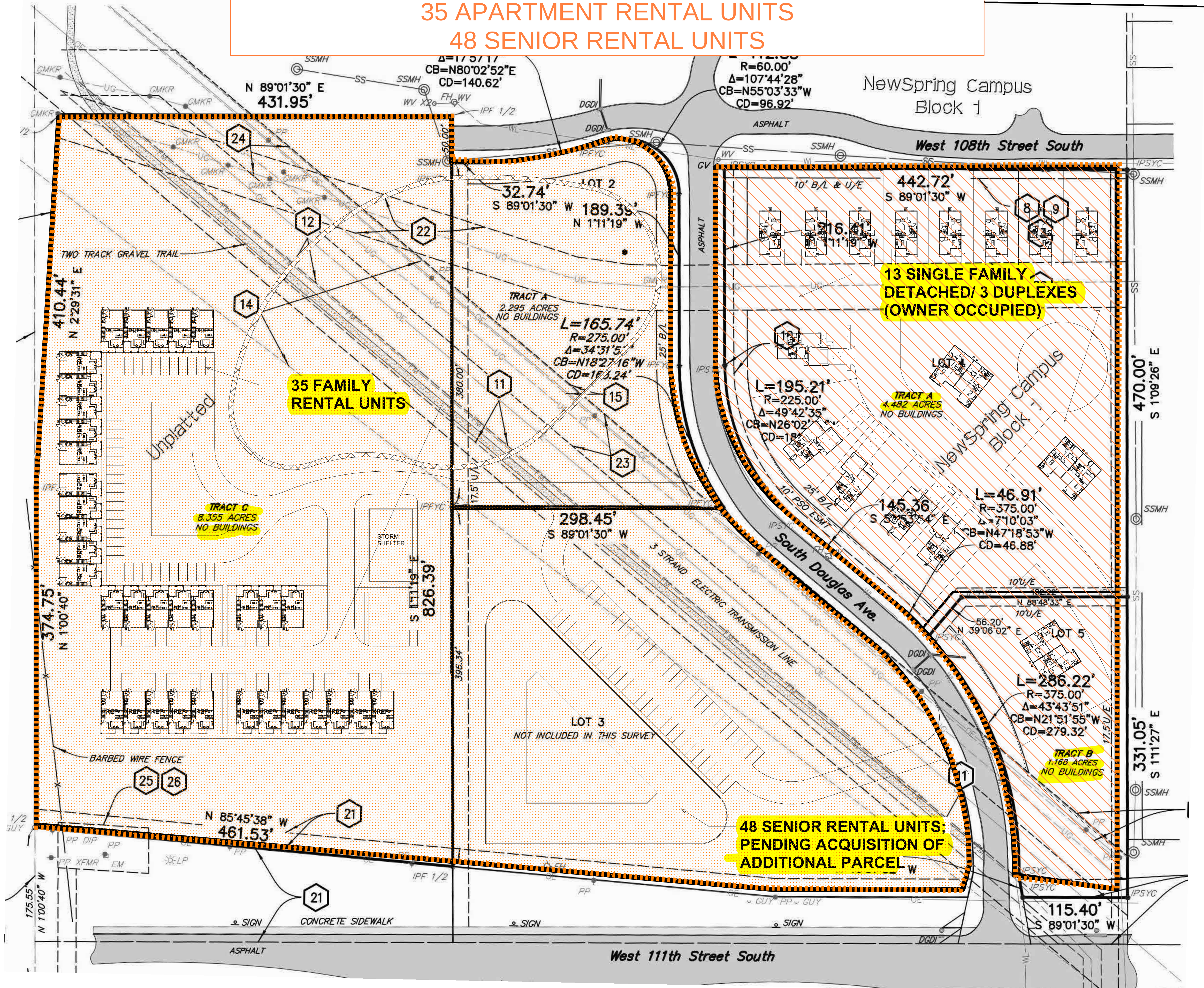
AMENDED APRIL 18, 2022 | MULTI-FAMILY TO BUSINESS PARK

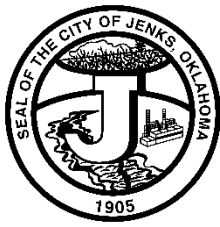


ORIGINAL COMP PLAN | MATCHED ORIGINAL APPROVED PUD



AMEND TO ALLOW | ALL HIGH INTENSITY SINGLE FAMILY
35 APARTMENT RENTAL UNITS
48 SENIOR RENTAL UNITS





CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

April 22, 2022

RE: PA 22-24: Request for Amendments to the Comprehensive Plan Map

General Location: 1) SW Corner of 91st & Union; 2) NW Corner of HWY 75 & 111th

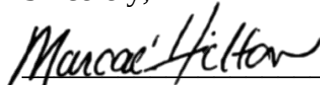
Official notice is hereby given of the decision of the Jenks City Council in the matter of Zoning Case PA 22-24 for which action was completed on 18 April 2022.

The above application was APPROVED granting the request for Amendments to the Comprehensive Plan Land Use Map at the following locations:

- SW Corner of 91st & Union: Change from Regional Commercial to Medium Intensity Single-Family Residential
- NW Corner of HWY 75 & 111th: Change from Multi-Family Residential to Business Park

Should you require any assistance or additional information please feel free to contact the Planning Department at 918-299-5883.

Sincerely,



Marcaé Hilton,
Planning Director

Marcae Hilton

From: Richard Waresback <waresback@gmail.com>
Sent: Monday, December 5, 2022 8:55 AM
To: Marcae Hilton
Subject: 111th & Douglas

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Marcae Hilton,

It has been brought to my attention that the property at 111th & Douglas is up for zoning re-designation from a "business park" to "high intensity single family" As a citizen of Jenks and a member of Leadership Jenks 22, I am adamantly opposed to this zoning change. As discussed in Leadership Jenks 22, it is not in our City's best interest to give up commercial zoned property to make it residential due to the future loss of sales tax. Jenks needs more businesses to continue to thrive. We have too much "sales tax seepage" as it is. We need businesses in Jenks!

I will be unable to make the meeting on December 8, 2023 to voice my opposition. Please do the right thing for our city and deny this proposed zoning change

Thank you for your time,

Richard Waresback
1906 W 117th CT S
Jenks, OK 74037
918-812-7972

Marcae Hilton

From: Jeannie Kirk <jeanniekirkmk@gmail.com>
Sent: Sunday, December 4, 2022 6:09 PM
To: Marcae Hilton
Subject: REZONING @ 111th & Douglas

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Marcae Hilton,

It has been brought to my attention that Habitat for Humanity is trying to have the property at 111th & Douglas rezoned. This is of great concern to me and I'm totally against this as it will devalue my property and the property of many homes in this area. It is bad enough that there were "condos" for sale put up that we're supposed to be high end and turned out not to be high end Condos but a large rental community of low end properties.

To come out here where many families have put large amounts of money into upscale homes and then allow low end rentals that will only cause those of us that work very hard for what we own to loose money is unconstitutional!!

My husband and I have invested a lot of money in Jenks, the Jenks schools and this community. Not only do we own a home out here but we have built a business in Jenks and we are one of the major sponsors of the Jenks football team. To think that this is how Jenks intends to treat the citizens that invest money into this community is appalling!

My husband and I will be at this meeting but I also want you to know that we are strongly against this!

Jeannie Kirk
(918)232-4827

Please excuse errors. This message was sent from my phone.

Marcae Hilton

From: Stephanie Cannon <cannon.stephanie11@gmail.com>
Sent: Sunday, December 4, 2022 9:54 AM
To: Marcae Hilton
Subject: Habit for Hummanity

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Marcia Hilton,

-concerning the Habitat for Humanity property rezoned to accommodate their desire to build affordable housing in Jenks.

As a resident of Jenks I am 100% against having the area of 111th and Douglas rezoned to accommodate habitat for humanity. Our property values in the Woods Neighborhood will decrease drastically. We love our neighborhood, we work hard to keep our property value up and make our neighborhood a desirable place to buy into. This will cause many residents, including us, to move out of Jenks!

Do not rezone this area for Habitat for Hummanity!

Stephanie Cannon
3706 W. 107th ct S Jenks
405-880-2982



CITY OF JENKS

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NOTICE OF A PUBLIC HEARING ON A PROPOSED COMPREHENSIVE PLAN LAND USE MAP AMENDMENT LOCATED IN THE CITY OF JENKS, OKLAHOMA

PA 22-24

Notice is hereby given that a public hearing will be held before the Jenks Planning Commission, in Jenks City Hall, Council Chambers, 211 North Elm Street, Jenks, Oklahoma, at 6:00 p.m. on 07 April 2022, in consideration of the following:

Two (2) requests for approval of a Comprehensive Plan Land Use Map Amendment:

CURRENT PLAN	REQUESTED PLAN	GENERAL LOCATION
1. Regional Commercial	Medium Intensity Single-family	SW Corner of 91 st and Union
2. Multi-family Residential	Business Park	NW Corner of HWY 75 & 111 th

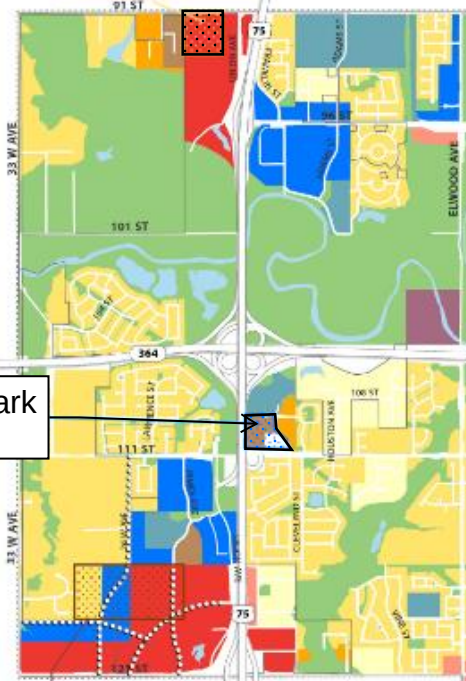
All persons interested in this matter may appear at these hearings and present their objections to or arguments for any of the above matters.

Dated at Jenks Oklahoma on 16 March 2022.

Marcae Hilton, Secretary
Jenks Planning Commission

1. Medium Intensity
Single-family

2. Business Park



Marcae Hilton

From: aray26 <aray26@cox.net>
Sent: Sunday, December 4, 2022 1:46 AM
To: Marcae Hilton
Subject: 111th and Douglas

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Greetings Marcae Hilton,

It has been brought to my attention Habitat for Humanities is attempting to have the area at 111th and Douglas designated to a high intensity single family zone. We recently moved from Broken Arrow to Jenks to avoid issues like these. We already have an apartment/rent a home across from our neighborhood that was recently built and this would be within a mile from it. This will bring more children into an already strained school system. Allowing more low income areas in Jenks hurts the appeal of the city.

Please explain why this would be a good idea. Specifically, how would it benefit those who already live here.

Sincerely,
Austin Ray