

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JANUARY 19, 2023
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 items removed from the Consent Agenda

1.A. Approve minutes of the regular meeting on December 08, 2022

Documents:

[2022.12.08 PC MINUTES.PDF](#)

1.B. Approve JZ 23 PUD 83B1.mi2 - Request from Phil Dougherty for a buildline adjustment. General Location: S of 100 S Gateway Pl

Documents:

- [1. SR.JZ 23 PUD 83B1.MI2 FRONTIER JUSTICE.PDF](#)
- [2. FRONTIER JUSTICE PUD AMENDMENT.PDF](#)
- [3. FRONTIER JUSTICE PUD AMENDMENT EXHIBIT.PDF](#)

1.C. Approve Preliminary Plat for Ragland Plaza Amended Plat. General Location: NE Corner of 9th and "A" St

Documents:

- [1. SR.RAGLAND PLAZA.AMD.PLAT.PDF](#)
- [2. 7BREW \(RIVERFRONT\) - PLAT.PDF](#)

2. 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.)

3. JZ 23-685: Request by the City of Jenks for a zone change to CG (Commercial General). General Location: HWY 75 and 101st St

Documents:

1. [SR.JZ 23-685.CITY OF JENKS.PDF](#)
2. [JZ-23-685.PDF](#)

4. JZ 23 PUD 137: Request by Wallace Engineering for approval of a Planned Unit Development to allow for a Food Hall. General Location: N of Oklahoma Aquarium

Documents:

1. [SR.JZ 23 PUD 137.PDF](#)
2. [JENKS MARKET PUD 137.PDF](#)
3. [PUBLIC NOTICE JZ 23 PUD 137.PDF](#)
4. [OKLAHOMA AQUARIUM CAMPUS.PDF](#)

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

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

The Jenks Planning Commission was called to order at 6:01 p.m. on December 08, 2022, by Vice Chair John Brown. A roll call vote of members was taken as follows:

Present

David Randolph
Jeffrey Beyer
Amy Bors
Craig Bowman
Vice Chair John Brown

Absent

Chair Scott West

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. Request to approve minutes of the November 03, 2022
 - 1.B. Approve Final Plat for Estates at Ritz Hollow. General Location: S of 111th, between Elwood and Elm
 - 1.C. Approve Preliminary Plat for South County Crossing II. General Location: N of 121st, between Elwood and Elm
 - 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 St, between Elwood and Elm
 - 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.

David Randolph 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, Bors, Bowman, Brown

NAY: None

Motion carried.

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Withdrawn

3. JZ 22-683: Zone change from CG (Commercial General) to CS (Commercial Shopping).
General Location: 418 W Main St. Planning Director Marcaé Hilton introduced Item 3 and answered questions. Jeffrey Beyer made a motion to approve Item 3. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Beyer, Bors, Bowman, Brown

NAY: None

Motion carried.

4. JZ 22-684: Zone change from RS-3 (Single Family) to CS (Commercial). General Location: 411 W "A" St Planning Director Marcaé Hilton introduced Item 4. Lori MacLean (410 W "B" St) addressed the Commission about the purposed change. David Randolph made a motion to approve Item 4. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Beyer, Bors, Bowman, Brown

NAY: None

Motion carried.

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 Planning Director Marcaé Hilton introduced Item 5 and answered questions. Cameron Walker (968 E 36th Pl S, Tulsa; applicant) addressed the Commission about the change request and what they hoped to accomplish should it be approved. He then answered questions from the Commission. The following individuals from the public spoke against the project to the Commission:

- Jerrie Hall (11008 S Augusta Dr)
- Nanette Skidgel (10913 S Augusta Dr)
- Roger Graham (11304 S Cleveland)
- Rachel Bryant (10711 S Masters Cr)
- Rob Sauser (6902 E 115th Pl)

Cameron Walker addressed the Commission again, answering questions brought up by the citizens and Commissioners. Jeffrey Beyer made a motion to deny Item 5. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Beyer, Bors, Bowman, Brown

NAY: None

Motion carried; Item 5 denied.

Planning Update – None given

Adjournment. The Jenks Planning Commission adjourned at 7:15 p.m.

To	Planning Commission
Hearing Date	January 19, 2023
Case Number	JZ 22 PUD 83B1.MI2 Gateway First Bank
Request	Minor Amendment to the buildline adjacent to the ODOT ROW
Location	Undeveloped lot south of 100 S GATEWAY PL W
Applicant	Phil Dougherty

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ PUD 83 | Original document

Preparer

AAB Engineering

Background Information

STAFF COMMENTARY | Phil Dougherty is seeking approval of a minor amendment to the approved PUD 83 (JZ 23 PUD 83 MI.2). The applicant will receive its building permit following a couple of clean up items on the plans and begin building a retail establishment with a (mix of uses). The new structure is to be located east of HWY 75 and south of Main Street situated just south of Gateway bank in the northwest corner of Gateway Plaza. This location is the area which was split off the northern part of Lot One, Block 2.

PLANNING DATA |

Minor Amendment JZ 22 PUD 83.B1 MI | Approved August 4, 2022 | Minor Amendment to allow for an accessory indoor shooting range. Planning Commission approved

Minor Amendment to PUD 83. "PUD 83B" was approved by Planning Commission on February 25, 2020 and City Council, March 3, 2020

Lot Split | A lot split was approved formalizing Development Area A-2 as seen in PUD 83, with a minor change along the south lot area due to parking requirements.

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

Zoning PUD 83B1 Amended | JZ 20-650 | Approved March 03, 2020 | Bank Use

Zoning Request JZ 23 PUD 83B1.MI2 | Request from a buildline encroachment

General Location Gateway Place and Main Street | East of HWY 75 and south of W 96th Street S

Plat Gateway Plaza Jenks | No. 6614 | June 08, 2015

Parcel ID	60645822339713
Legal	Part of LOT 1, BLOCK 2
Gross Acres	+87,279 SF (+2.0036 Acres)
Site Plan	Included in packet general in nature

Staff Evaluation & Recommendation

EVALUATION | Staff believes the minor amendment request to allow for a change to the buildline from fifty (50) feet to thirty (30) feet to remove an encroachment along the west property line does not change the intent of the original PUD or any subsequent amendments. The project has been reviewed by Fire, Planning, Building Inspections and Engineering and substantially meets City requirements, and the requirements of PUD 83B1.

Gateway Plaza PUD 83 | Approved in August 2013

The original PUD had four development areas.

- Development Area “A” was envisioned for restaurants, retail, or hotel uses. Office uses are not included.
- Development Area “B” allowed the same uses as Area “A” but adds office uses.
- Development Area “C” contained the Gateway office building and parking.
- Development Area “D” is for parks, open space and intensive recreation.

PUD 83 was modified twice before.

- November 2014 | To allow for the maximum building height of Development Area C to 75 feet instead of the standard 50 feet. This was done to accommodate the Gateway Mortgage building.
- November 2015 | To allow for parts of Use Unit 20 to be a use by right in Lot 1 Block 4 of the Gateway Plaza Plat: Amusement Activities, drive-in theatre, golf driving range, outdoor recreation, outdoor (offsite) advertising and festivals. It also prohibited billboards on Lots 1 Block 1, Lots 1 and 2 Block2, and lot 1 Block 3 of Gateway Plaza.

JZ 20-650 PUB 83B1 | Approved, February 20, 2020 | Major Amendment to 83B

- Allow for the acquisition and building of Gateway bank. The chain is being called Gateway First Bank and they have built the first location at the northwest corner of this property.
- Additional parking was proposed at the Gateway Mortgage site and have been added.

Details for this action are presented in the attached document entitled “Gateway First Bank Minor Amendment PUD 83-B-1, Gateway Plaza, Jenks, Oklahoma” (dated February 2020). The Development Concept proposed consists of:

- Existing Development Area “A” on the north portion of PUD 83 is to be reconfigured into two (2) Development Areas to be called Development Area “A-1” and Development Area “A-2” (see Exhibit “F”). The bank will be located in Area “A-2”. PUD 83-B-1 amends PUD 83 by clarifying that Development Area “A-2” may be used for office purposes, including a bank with a drive-through facility. Development Area “A-2” is to permit the uses as matter of right in the OL – Office Light District and the CS – Commercial Shopping District, excluding Use Unit 21 –

Outdoor Advertising Signs (only), and uses customarily accessory to the permitted uses. Development Area “A-1” remains unchanged.

- Existing Development Area “D” on the south portion of PUD 83 is to be reconfigured into two (2) Development Areas to be called Development Area “D-1” and Development Area “D-2” (see Exhibit “F”). Development Area D-2 would be immediately south of the current Gateway Mortgage building and would add Use Unit 1 – Area-wide uses by right and Use Unit 10 – Off-street parking area, as well as uses customarily accessory to the permitted uses.
- Because of the location of the projects within the “Gateway District” in the City of Jenks, landscaping consistent with recently proposed landscaping design criteria are planned for Development Area “A-2” (see Exhibit “G”) and Development Area “D-2” (see Exhibit “H”). As part of the development for the Gateway First Bank, Reserve Area “B” will be landscaped consistent with the plan shown on Exhibit “I”.
- After approval of this amendment, a lot split to separate Development Area “A-2” into its own lot for Gateway First Bank, a lot split to create Development Area “D-2”, and a lot combination to join with Development Area “C” (Block 3, Lot 1) will be proposed.

*(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,*
- (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.*

*(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 (5) 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 five hundred (500) square feet,*
- (g) Alter alignment of roads, utilities, or drainage, or*

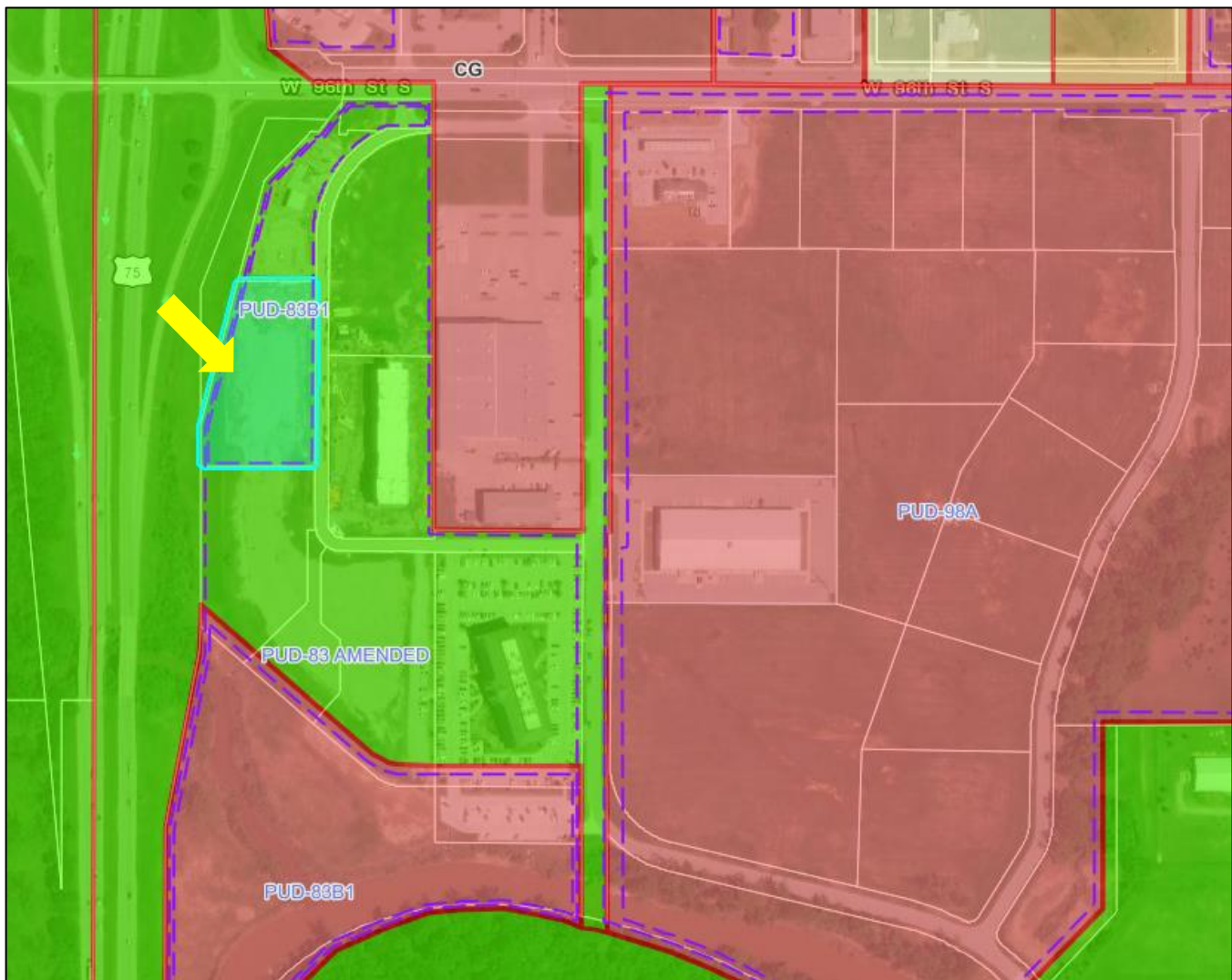
(h) Result in any other change inconsistent with any standard or condition imposed by the City Council in approving the Planned Unit Development and/or the approved site plan, as determined by the City Planner.

(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.

RECOMMENDATION: Staff recommends approval of JZ 23 PUD 83b1.Mi2 as presented.

Figure 1: Zoning Map



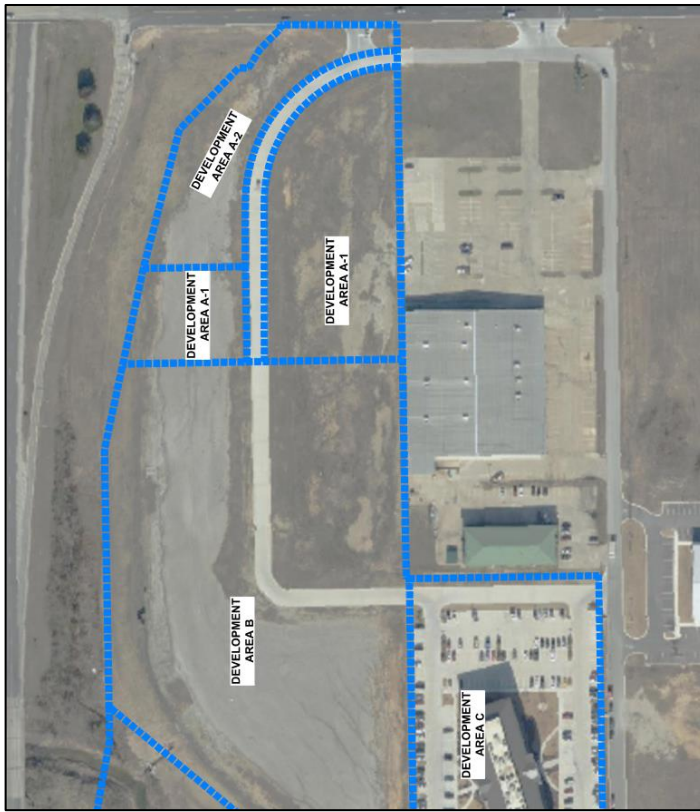


Figure 2: PUD 83 "B" Amended Development Area Plan

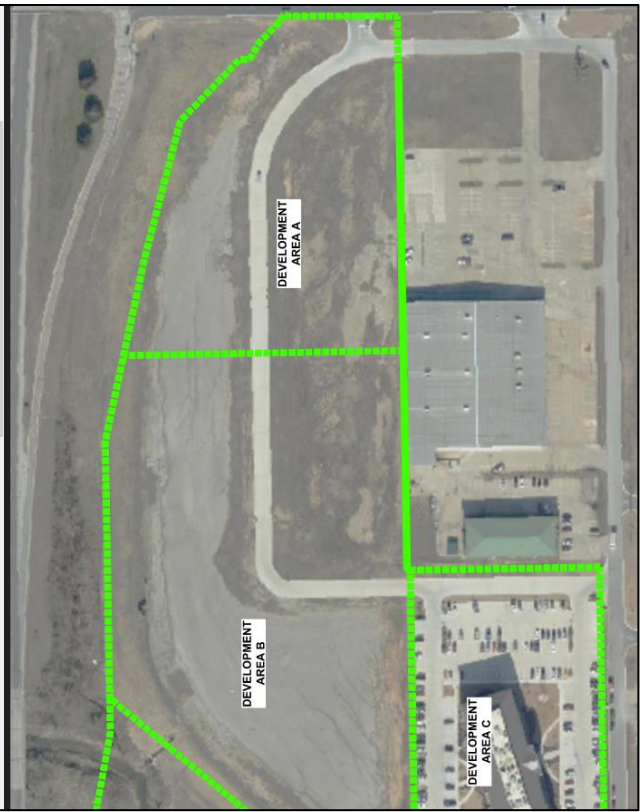


Figure 2A: Original PUD 83 Development Area Plan



Figure 3: View Southeast from HWY 75 Access Road



Figure 4: Google Map South view from Main Street & N. Douglas Street

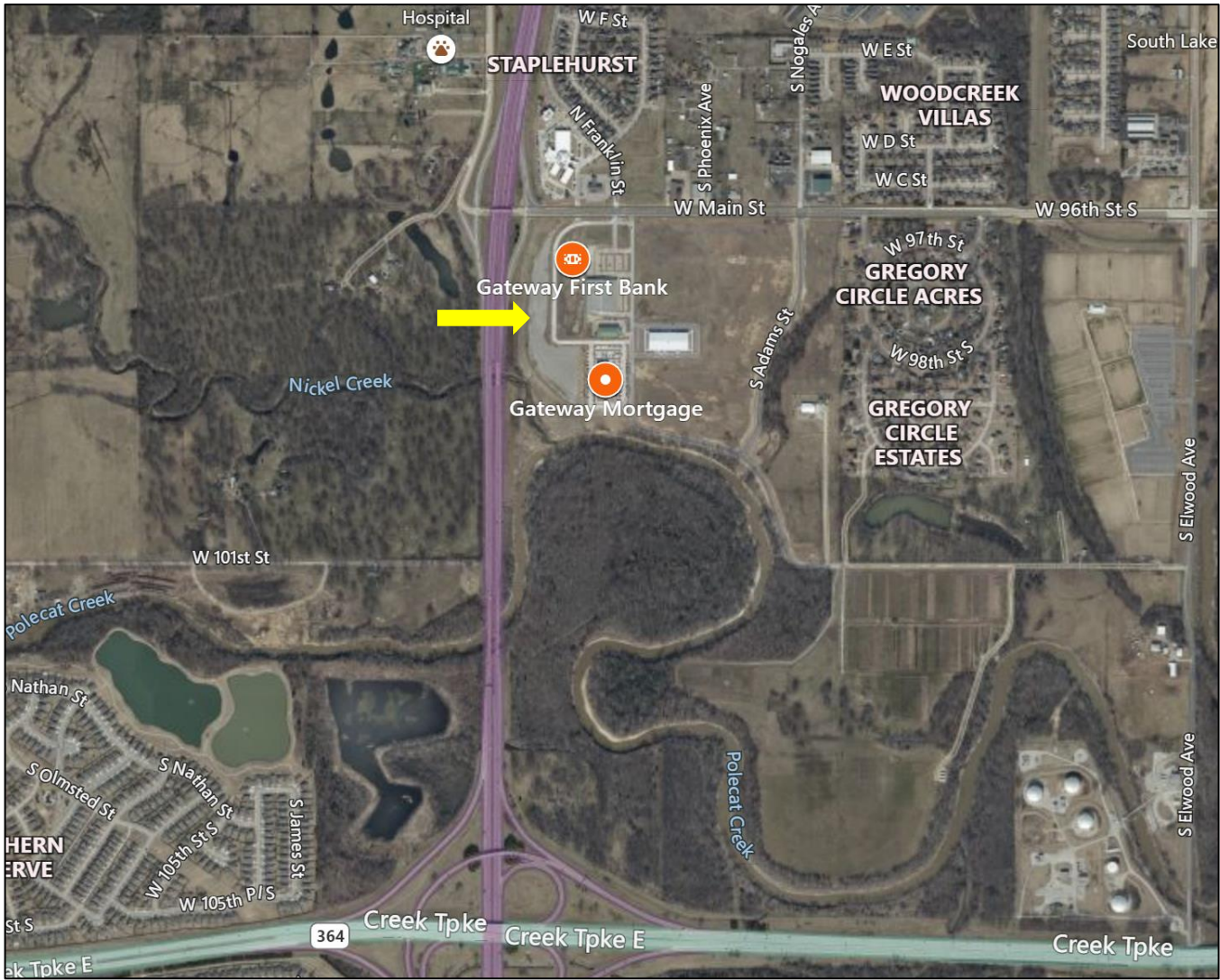


Figure 5: Bing Aerial Map



AAB Engineering, LLC
PO Box 2136
200 N. McKinley Ave
Sand Springs, OK 74063
(918) 514-4283 phone / (918) 514-4288 fax

January 6th, 2023

Mrs. Marcae Hilton
City of Jenks, Director of Planning
211 N. Elm St.
Jenks, OK 74037

Mrs. Hilton,
Planned Unit Development 83 is the effective zoning overlay for the Gateway development. Our client is under contract to purchase a portion of Lot 1 of Block 2, more particularly described in the attached Exhibit A, with the intent to construct a retail shopping opportunity with an indoor shooting range. This portion of the PUD sets the building line along the highway right of way as 50'. We request that the westerly building setback line (along the Highway 75 ROW) be reduced to 30' for the above described property. The highway right of way is very wide and in a tapering transition through this area which makes the street yard inconsistent which limits the effect of requested reduction. A proposed site plan is included with the letter.

The proposed site is very constrained and has very few layout options available. Parking is also very critical to the use and this development as a whole. As such we request that there be no requirement for interior medians on continuous runs of parking spots. The site configuration has extensive perimeter landscaping which will provide parking lot softening and screening.

Please let me know if you need any additional information.

Respectfully,

A handwritten signature in black ink, appearing to read 'Alan Betchan'.

Alan Betchan, P.E.
President
AAB Engineering, LLC

Enclosure



PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288

Frontier Justice



1	SANITARY SEWER SERVICE
2	WATERLINE SERVICE
3	UNDERGROUND ELECTRIC SERVICE
4	GA SERVICE
5	UNDERGROUND COMMUNICATIONS SERVICE
6	OVERHEAD ELECTRIC SERVICE
7	EXISTING FENCE
8	MINOR CONDUIT
9	MAJOR CONDUIT
10	FLOODPLAIN LINE (PER FEMA MAPS)

[illegible]

COVER SHEET.....	C-107
LOADING AND EROSION CONTROL PLAN.....	C-108
POSITION CONTROL DETAILS.....	C-109
WALL PLAN & PROFILE.....	C-110
TOROM PLAN.....	C-106
TOROM PROFILE.....	C-105
LOADING PLAN.....	C-107
UTILITY PLAN.....	C-108
LANDSCAPE PLAN.....	C-109

[illegible]

PROPOSED HEAVY DUTY CONCRETE PAVEMENT
PROPOSED STANDARD DUTY CONCRETE PAVEMENT
PROPOSED CONCRETE SIDEWALK
LANDSCAPE AREA

ALL OF THIS PROPERTY LIES WITHIN UNINSURED ZONE "X" AS SHOWN BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE COUNTY OF TULSA, OK. COMMUNITY PANEL NUMBER PM401430344. EFFECTIVE DATE OCTOBER 16, 2012.

TOTAL AREA: 85,607 S
EXISTING IMPERVIOUS AREA 0 S
PROPOSED IMPERVIOUS AREA 68,928 S
TOTAL IMPERVIOUS INCREASE 68,928 S



South Gateway Place
Jenks, OK 74037

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	January 19, 2023
Case	Ragland Plaza Amended
Request	<i>Approval of Preliminary Plat</i>
Location	East of 9 th Street between Main Street and East “B” Street

Staff Report

Preparer | Marcaé Hilton

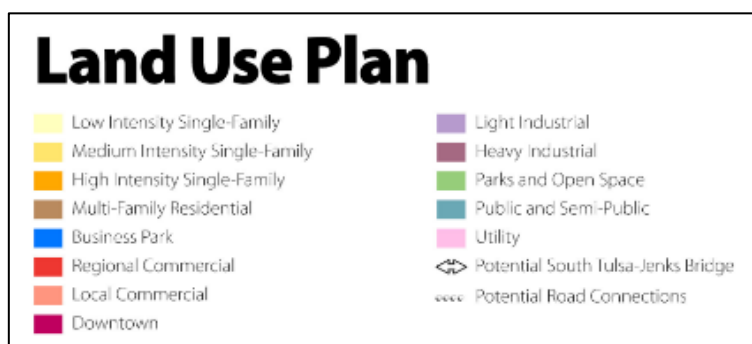
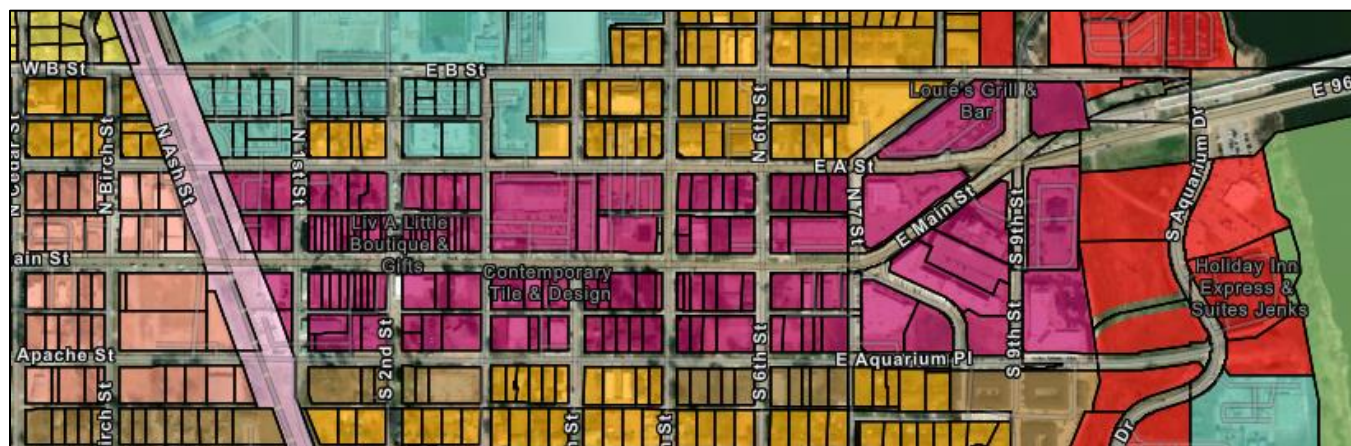
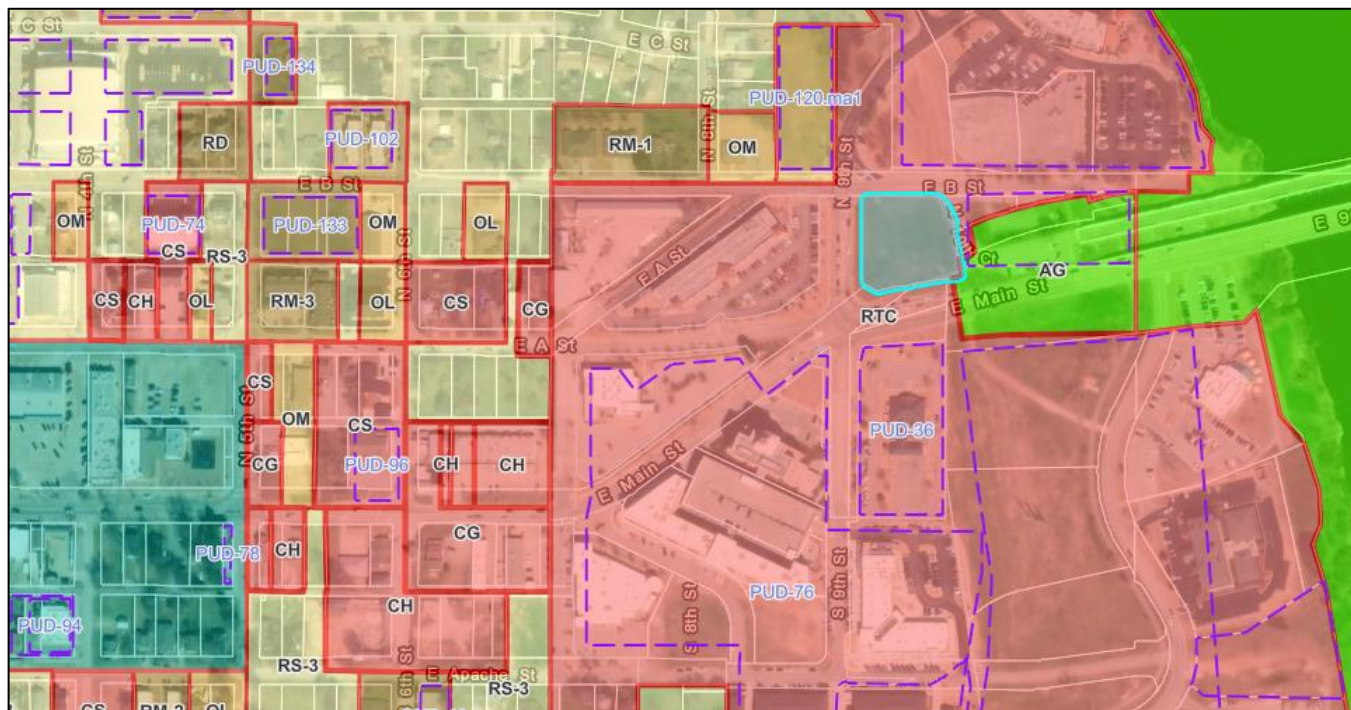
Attachments
Plat Documents

Preparer
Alan Betchan, AAB Engineering

Background Information

STAFF COMMENTARY | This is a request to approve the preliminary amended plat for Ragland Plaza. The site is under review for a drive through coffee concept and has submitted a PUD for the February Planning Commission hearing. The site required removal of the Limits of No Access, buildline, and a couple of other corrections.

Request	Approval of Preliminary Plat
Public Comment	None at the time of this report, Plats are not advertised
General Location	East of 9 th Street between Main Street and East “B” Street
ACCT_NUM	60812831950320
LEGAL	LT 1 BLK 1
OWNER	RAGLAND, RONALD PAUL TRUSTEE
PROP_ADD	TBD
TR_SEC	8319
STR	Section: 19, Township: 18N, Range: 13E
GROSS ACRES	0.95
Comprehensive Plan	Regional Commercial & Riverfront Subarea plan
Plat	Ragland Plaza is being amended to match potential project details.
Zoning	RTC (Riverfront Tourist Commercial)
Surrounding Zoning	North PUD-30C (RTC) Amended, Riverwalk Development East PUD-30C (RTC) Pedestrian Bridge South PUD-76 (RTC) Village on Main Development West (RTC) Strip Center



Page 3

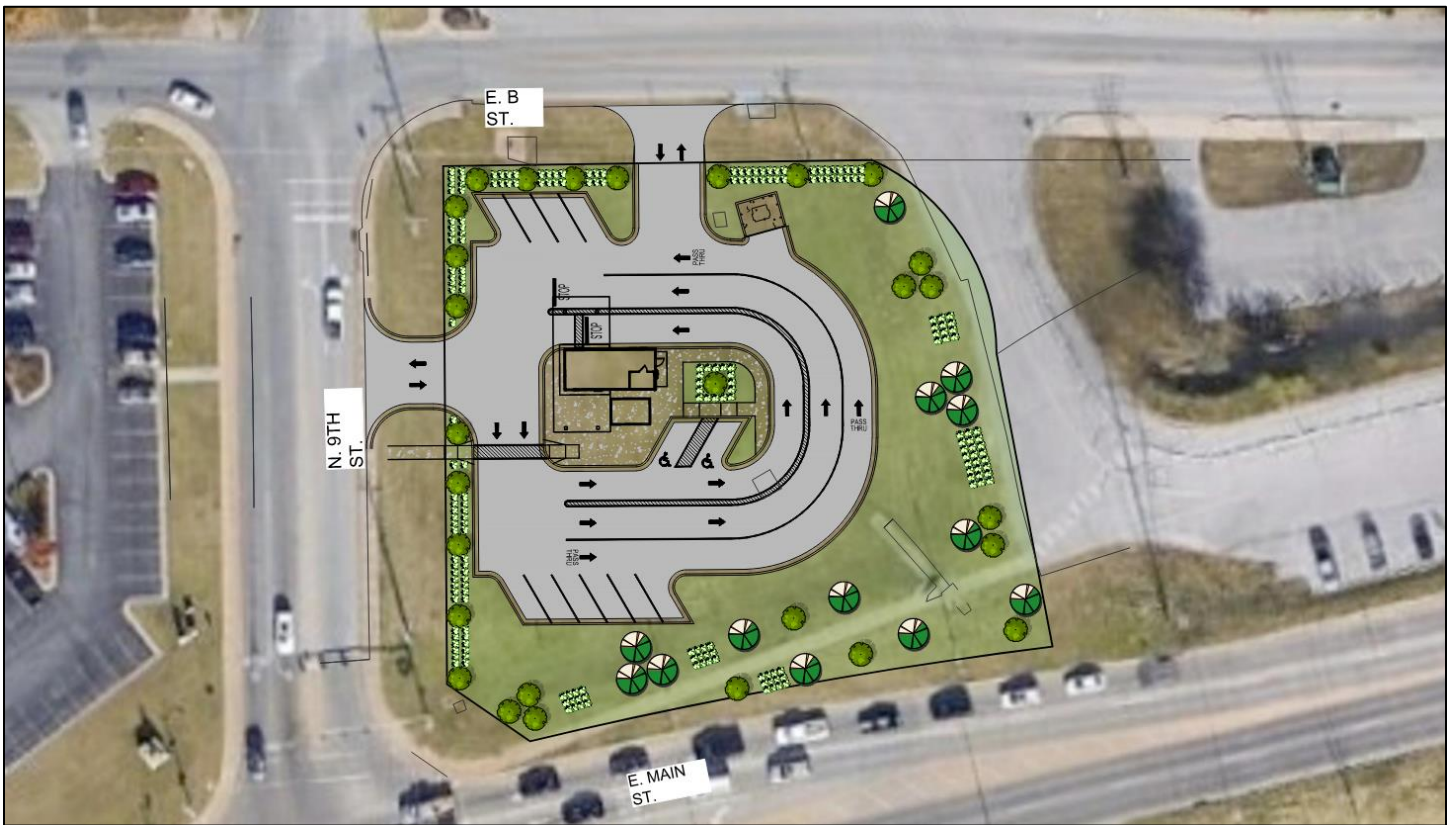


Figure 4: Proposed Site Plan as seen in PUD submittal.

Evaluation This Preliminary Plat (amendment) 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.

TAC COMMENTS | January 04, 2023:

Alex Mills, Tulsa County Engineer | We continue to have concerns about the language of the plat describing the easement as a City of Jenks Drainage Easement. Also, all improvements near the levee will require COE buyoff as described on the attached email. (Site plan has been revised to prevent levee encroachments)

Diana Carew, COX, Land Use Contractor | The Plats seem to have a dedicated easement and provided conduit route to accommodate us.

Timothy Mickles, ONEOK

- Thank you forwarding the planning information for Ragland Plaza I Amended, Jenks, OK. Please be advised that the development for the Ragland Plaza I Amended, will not impact any ONEOK pipelines.

NE/SE 19-18N-13E, Tulsa Co, OK

Ragland Plaza, Amended, Jenks, OK

Chris Cloyde, COJ Engineer & Marcae Hilton COJ Planner

PRELIMINARY PLAT

- Show Toe of Levee and essential dimensions
- Parking appears to be within Toe of Levee (has been removed)

- Remove build line, does not match RTC zoning

CONCEPTUAL IMPROVEMENTS (SITE PLAN/ELEVATIONS) | Zoning RTC (follow UDO standards)

USE STANDARDS (PUD) : Restaurant with Accessory Use (drive through) See. Section 16-5-12

- Show vehicle dimensions for stacking lane
- Provide Drive Aisle dimensions
- What is playing through the wall speakers?
 - Speakers shall not be audible beyond boundaries of property
- Formal Site plan submittal required not part of engineering or building permit.
- Noted UDO Deviations:
 - Façade Materials: Metal is not allowed
 - Outline lighting: Requires PC approval
 - Yard Setback (maximum) not met:
 - Front yard 60 ft. max
 - Exterior side 60 max
- Street Frontage
 - Identify front of building (front yard)
 - Drive through lanes in exterior side yards require SUP approval. (either way you have a drive through in an exterior side yard). 20 day notice...etc.
- Parking Required at 1/100 sq ft of building 510=5 spaces
- Bicycle facilities are required
- Traffic Analysis may be required
(E)Traffic Impact Analysis (TIA).

(1) Purpose.

(a) TIAs are used to evaluate whether the scale of subdivision is appropriate for a particular site and what improvements may be necessary, on and off the site, to provide safe and efficient access and traffic flow. TIA is an essential part of the subdivision review process to assist subdividers and the City in making land use decisions involving subdivisions.

(b) As a specialized study that evaluates the effects of a subdivision's traffic on the surrounding transportation infrastructure, the TIA helps identify where the subdivision may have a significant impact on safety, traffic, and transportation operations, and provides a means for the subdivider and City to mitigate these impacts.

(2) Threshold. A subdivider is required to provide a TIA and is responsible for all associated costs in the following instances:

(a) If the nature of the proposed subdivision is such that the number of trips it can be expected to generate equals or exceeds 150 new peak hour trips, or

(b) When the City Engineer determines:

(I) That traffic generated by the proposed subdivision will substantially impact an intersection or a roadway segment already identified as operating at a failing level of service (LOS),

(II) That traffic generated by the proposed subdivision may create a hazard to public safety, or

(III) That traffic generated by the proposed subdivision will substantially change the off-site transportation system or connections to it. 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,

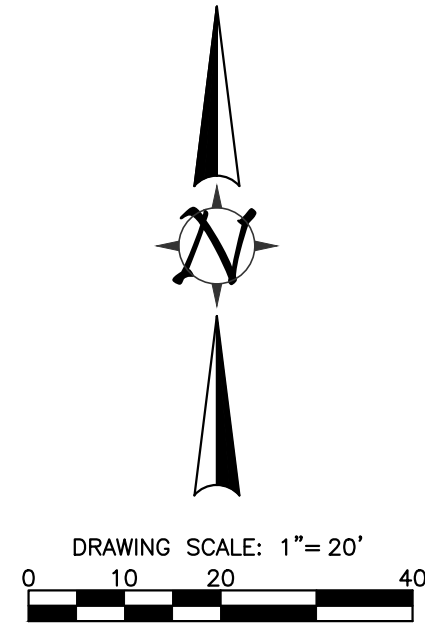
or deny the Major Subdivision preliminary plat in accordance with applicable state law.

Approving this request for the Preliminary Plat will allow the owner to develop the subject property, a Planned Unit Development will provide the specifics.

RECOMMENDATION | Staff and TAC recommend conditional approval the Preliminary Plat for Ragland Plaza Amended

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

FILE: P:\1813\18-RAGLAND PLAZA I\DWG\PRELIM\18-RAGLAND PLAZA I PRELIM PLAT.dwg
PLOT DATE: Thu, 01 Dec 2022



OWNER/DEVELOPER
7 VENTURE, INC
FAYETTEVILLE, AR 72703
PHONE: 479.646.2053

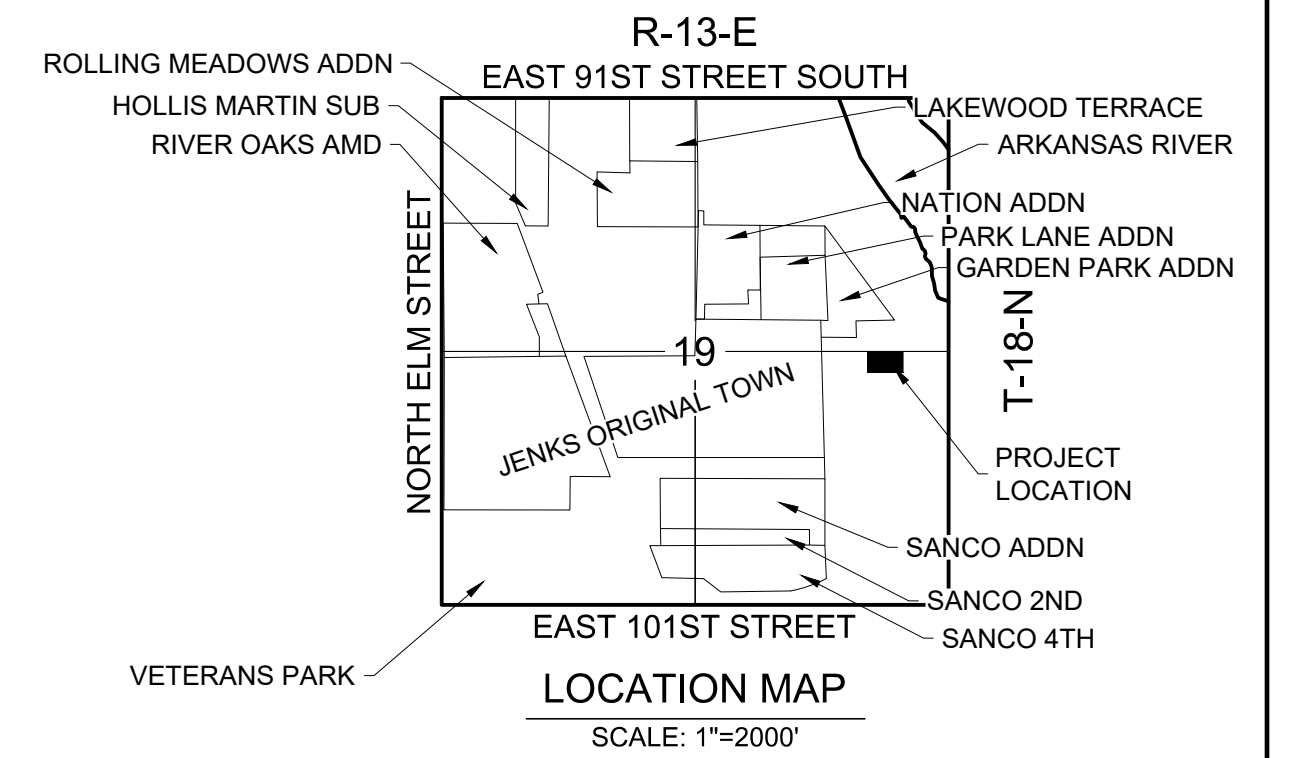
PRELIMINARY PLAT

RAGLAND PLAZA I

AMENDED

LOT ONE(1), BLOCK ONE(1), RAGLAND PLAZA I, A SUBDIVISION IN THE CITY OF JENKS,
TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 5532

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288



SUBDIVISION STATISTICS
SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1, 1 LOT (.95 ACRES)

SUBDIVISION DATA

BENCHMARK
CHISELED X ON SOUTH SIDE OF EAST MAIN STREET
APPROXIMATELY 243' EAST OF NORTH 9th STREET.

ELEV=625.02' (NAVD 88)

BASIS OF BEARINGS
GRID BEARINGS OF THE OKLAHOMA STATE
PLANE COORDINATE SYSTEM - ZONE 3501
NORTH LINE OF LOT 1 BEING N89°11'29"E

MONUMENTATION
A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP
STAMPED "CA6038" TO BE SET AT ALL LOT CORNERS, 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 EYEBROWS, AFTER
COMPLETION OF IMPROVEMENTS, UNLESS NOTED
OTHERWISE.

CONTACTS

MUNICIPAL AUTHORITY
CITY OF JENKS
211 NORTH ELMS STREET
JENKS, OK 74037

UTILITY
OKLAHOMA NATURAL GAS COMPANY
2319 W. EDISON ST.
TULSA, OK 74127
918-834-8000

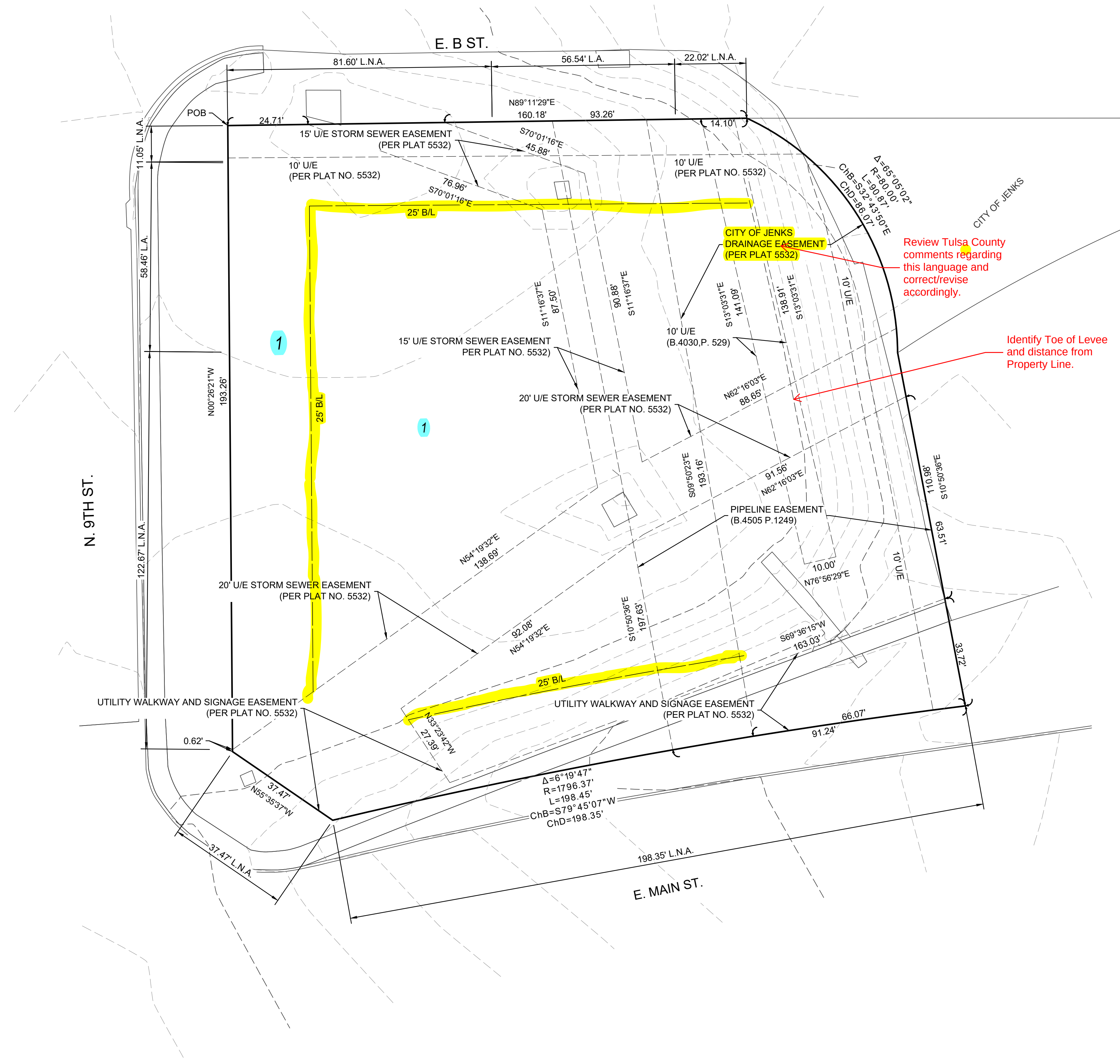
PUBLIC SERVICE COMPANY
OF OKLAHOMA
212 E. 6TH ST.
TULSA, OK 74119
1-888-216-3523

AT&T
1403 S. LEWIS
TULSA, OK 74104
918-712-1803

COX COMMUNICATIONS
11811 EAST 51ST STREET
TULSA, OK 74145
918-286-4658

FLOODPLAIN

ALL OF THE PROPERTY IS CONTAINED IN FEMA ZONE
X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN
ON FIRM PANEL "40143C0364L" DATED OCTOBER 16,
2012.



RAGLAND PLAZA I AMENDED

OWNER/DEVELOPER

7 VENTURE, INC
FAYETTEVILLE, AR 72703
PHONE: 479.646.2053

ENGINEER/SURVEYOR

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LOT ONE(1), BLOCK ONE(1), RAGLAND PLAZA I, A SUBDIVISION IN THE CITY OF JENKS,
TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 5532

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:
7 VENTURE, INC, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

LOT ONE(1), BLOCK ONE(1), RAGLAND PLAZA I, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 5532, MORE PARTICULARLY DESCRIBED AS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT ONE (1); THENCE NORTH 89°11'29" EST, A DISTANCE OF 160.18 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, A CHORD BEARING OF SOUTH 32°43'50" EAST, A CHORD DISTANCE OF 86.07 FEET, AND A CURVE DISTANCE OF 90.87 FEET; THENCE SOUTH 10°50'36" EAST, A DISTANCE OF 110.98 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1796.37 FEET, A CHORD BEARING OF SOUTH 79°45'07" WEST, A CHORD DISTANCE OF 198.35 FEET, AND A CURVE DISTANCE OF 198.45 FEET; THENCE NORTH 55°35'37" WEST, A DISTANCE OF 37.47 FEET; THENCE NORTH 00°28'21" WEST, A DISTANCE OF 193.26 FEET TO THE POINT OF BEGINNING. CONTAINING 41.224 SQUARE FEET OR 0.95 ACRES.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 1 LOT IN 1 BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "RAGLAND PLAZA I AMENDED", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "RAGLAND PLAZA I AMENDED" OR THE "SUBDIVISION"). THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS:

SECTION I. UTILITIES

A. UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED 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, MANHOLES 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 STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER 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 STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
- WITHIN UTILITY EASEMENTS, 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 OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF JENKS, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS AND/OR CONTRACTORS.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

D. UTILITY SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE EASEMENTS ABUTTING THE PUBLIC RIGHT-OF-WAY OF NORTH 9TH STREET AND EAST B STREET. 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 EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON 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 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.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS 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.
- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S 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 THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF LOT THE OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. GAS SERVICE

- THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE 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.
- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

F. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO MAIN STREET, NORTH 9TH STREET, AND EAST B STREET WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA.

G. SURFACE DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. 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 THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

H. EASEMENTS FROM RAGLAND PLAZA I

ALL EASEMENTS CREATED BY RAGLAND PLAZA I RECORDED AS PLAT NO. 5532 IN TULSA COUNTY, OKLAHOMA ARE STILL IN AFFECT AND ARE DEPICTED HEREON AS EASEMENTS PER PLAT NO. 5532. ALL SUCH EASEMENTS SHALL BE GOVERNED BY THE RESTRICTIONS AND PERMISSIONS GRANTED BY THE ORIGINAL RAGLAND PLAZA I PLAT AND THE OWNER SPECIFICALLY AGREES TO BE BOUND BOTH THAT DOCUMENT.

SECTION II. 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 OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE CITY OF JENKS OKLAHOMA. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENTS 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, AND THE CITY OF JENKS OKLAHOMA. ANY SUCH AMENDMENT OR TERMINATION SHALL BE EFFECTIVE AS OF THE DATE THE WRITTEN INSTRUMENT IS RECORDED IN THE RECORDS OF THE TULSA COUNTY CLERK.

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 OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF: 7 VENTURE, INC, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2020.

7 VENTURE, INC

BY: _____
MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2020, BY
MARK HELMER, AS MANAGER OF TULSA 20982, LLC

NOTARY PUBLIC
MY COMMISSION EXPIRES:
COMMISSION NUMBER:

CERTIFICATE OF SURVEY

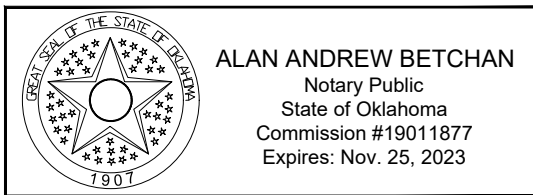
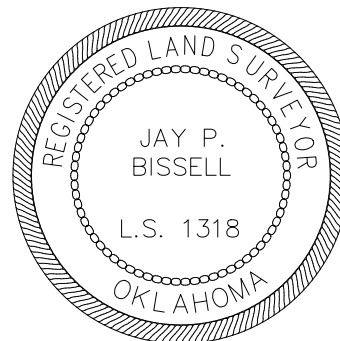
I, JAY P. BISSELL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE DESIGNATED HEREIN AS "RAGLAND PLAZA I AMENDED", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: 11/30/2019.

JAY P. BISSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1318

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS ____ DAY OF _____, 2020, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES: NOVEMBER 25, 2023
COMMISSION NUMBER: 19011877



Jenks | PC Staff Report



To	Planning Commission
Hearing Date	January 19, 2023
Case Number	JZ 23-685 City of Jenks Property
Request	Rezone from AG to CG
Location	West of Highway 75 & 101st St
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 AG (Agriculture) zoned property has been purchased by the City of Jenks. There are no plans for the property at this time; it is located adjacent to HWY 75 and will provide commercial opportunities for future development.

PLANNING DATA

REQUEST	Rezoning from (AG) Agriculture to (CG) Commercial General
INTENDED USE	No commercial uses planned
ACCT_NUM	98222822261600
LEGAL	E/2 E/2 SE SE LESS BEG 67.1W NEC S/2 SE TH S443.1 NW444.7 TO NL S/2 SE E39.1 POB SEC 22 18 12
OWNER	JENKS PUBLIC WORKS AUTHORITY
PROP_ADD	None
TR_SEC	8222
	SECTION 22
	TOWNSHIP 18
	RANGE 12
GROSS ACRES	9.80
PLAT	Unplatted platting required at time of development
ACCESS	101 ST ST Secondary Arterial 100 FEET OF ROW

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards		
Standard	CS	CG
Lot Standards (Minimum)		
Lot Area (acres)	n/a	n/a
Lot Width (ft)	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)		
Front (ft)	0	25
Front, maximum (ft)	n/a	60
Exterior Side (ft) (3)	0	25
Exterior Side, maximum (ft)	n/a	60
Interior Side (ft) (3)	10 (1)	10 (1)
Rear (ft) (3)	10 (1)	10 (1)
Building Standards (Maximum)		
Height (ft)	60	60
Impervious Surface Coverage	70%	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.		

<i>Nonresidential District Permitted, Special Exception, and Specific Uses.</i>	Additional Regulation	CS	CG
Agricultural Uses (NONE ALLOWED)		CS	CG
Residential Uses		CS	CG
Community Group Home	16-5-2(B)	S	S
Multifamily Building, 8 units or more	16-5-2(C)	S	S
Multifamily Building, less than 8 units	16-5-2(C)	S	S
Multifamily Complex	16-5-2(D)	S	S
Re-Entry Facility		S	S
Residential, above ground floor		P	P
Transitional Living Center	16-5-2(G)	S	S
Institutional and Utility Uses		CS	CG
Government Uses, indoor		P	P
Government Uses, outdoor	16-5-3(A)	S	S
Wireless Communication Facility	16-5-3(B)	S	S
Wireless Communication Facility, Small Cell	16-5-3(B)	C	C
Retail Uses		CS	CG
Adult Uses	16-5-4(A)		S
Convenience Store		P	P
General Retail, less than 10,000 sqft	16-5-4(B)	P	P
General Retail, 10,000 sqft—49,999 sqft	16-5-4(C)	P	P
General Retail, 50,000 or more sqft	16-5-4(D)	P	P
Multitenant Shopping Center	16-5-4(E)	P	P
Pawn Shop			S
Service Uses		CS	CG
Acute Care Center		P	P
Business Park	16-5-5(A)		
Check Cashing/Pay Day Loan Store			S
Commercial Animal Boarding	16-5-5(B)		P
General Service, less than 10,000 sqft	16-5-5(C)	P	P
General Service, 10,000—49,999 sqft	16-5-5(D)	P	P
General Service, 50,000 sq ft or more	16-5-5(E)	P	P
Hospital		S	S

Medical/Dental Office		P	P
Personal Storage Facility	16-5-5(F)	S	S
Professional Office		P	P
Professional Office, above ground floor		P	P
Tattoo Parlor			S
Veterinary Clinic/Animal Hospital		P	P
Lodging Uses		CS	CG
Hotel		P	P
Motel		S	S
Short-Term Rental	16-5-6(B)		
Eating/Drinking Uses		CS	CG
Bar/Tavern			P
Brewery/Winery/Distillery, micro		P	P
Brewery/Winery/Distillery, tasting room		P	P
Coffee/Tea Shop	16-5-7(A)	P	P
Food Truck Court	16-5-7(B)	S	S
Restaurant, delivery/carry out only		P	P
Restaurant, fast casual		P	P
Restaurant, sit down		P	P
Entertainment Uses		CS	CG
Archery/Gun Range			S
General Entertainment, indoor, less than 10,000 sqft	16-5-8(A)	P	P
General Entertainment, indoor, 10,000 sqft—49,999 sqft	16-5-8(B)	P	P
General Entertainment, indoor, more than 50,000 sqft	16-5-8(C)	P	P
General Entertainment, outdoor	16-5-8(D)	S	S
Vehicle Related Uses		CS	CG
Autobody Repair		S	S
Car Wash	16-5-9(A)	S	P
Fuel Sales	16-5-9(B)	P	P
Gas Station With Mini-Mart		P	P
Service Station		P	P
Trucking Establishment	16-5-9(C)		
Vehicle Sales and Rental			S
Industrial Uses		CS	CG
Brewery/Winery/Distillery		S	S
Laboratory			
Manufacturing, Artisan		S	S
Manufacturing, Heavy			
Manufacturing, Light			
Mining and Mineral Processing and Oil and Gas	Municipal Code		
Warehouse, distribution			
Warehouse, office	16-5-10(A)		S
Warehouse, storage			
Medical Marijuana Uses		CS	CG
Medical Marijuana Commercial Grower	16-5-11(A)		S
Medical Marijuana Education Facility	16-5-11(A)		S
Medical Marijuana Dispensary	16-5-11(A)	P	P
Medical Marijuana Research Facility	16-5-11(A)		S
Medical Marijuana Testing Laboratory	16-5-11(A)		S
Medical Marijuana Processing Facility, Heavy	16-5-11(A)		
Medical Marijuana Processing Facility, Light	16-5-11(A)		S
Accessory Uses		CS	CG

Accessory Building	16-5-12(A)	P	P
Accessory Structure	16-5-12(D)	P	P
Donation Drop Box	16-5-12(E)	P	P
Drive Through	16-5-12(F)	P	P
Home Based Business	16-5-12(H)	C	C
Outdoor Activity/Operation, permanent	16-5-12(I)	S	S
Outdoor Display/Sale of Merchandise, permanent	16-5-12(J)	S	S
Outdoor Storage, permanent	16-5-12(K)		
Solar Energy Collection System, canopy	16-5-12(L)	P	P
Solar Energy Collection System, ground	16-5-12(M)	P	P
Solar Energy Collection System, roof	16-5-12(N)	P	P
Temporary Uses		CS	CG
Carnival/Fair		T	T
Construction Related		T	T
Farmers Market		T	T
Flea Market		T	T
Food Truck	16-5-13(A)	T	T
Outdoor Dining	16-5-13(B)	T	T
Outdoor Activity/Operation, temporary		T	T
Outdoor Display/Sale of Merchandise, temporary	16-5-13(C)	T	T
Outdoor Storage, temporary			
Seasonal Sales	16-5-13(E)	T	T

Sec. 16-7-4. Permitted **Sign** Types

The following key is to be used in the interpretation of Table 16-7-4.

- (A) *Permitted Sign Types*. Sign types marked as "P" in the table shall be permitted subject to all applicable regulations of this UDO and only after the issuance of a Sign Permit as detailed in section 16-9-3(F).
- (B) *Allowed Sign Types*. Sign types marked as "A" in the table shall be allowed subject to all applicable regulations of this UDO.
- (C) *Prohibited Sign Types*. A blank space in the table indicates that a sign type is not allowed in the respective zoning district.
- (D) *Unlisted Sign Types*. Sign types that are not included in Table 16-7-4 shall be considered prohibited.

Table 16-7-4: Permitted Sign Types by District Sign Type		District	
		CS	CG
Permanent Signs			
Wall Sign		P	P
Single-Tenant Monument Sign		P	P
Multi-Tenant Monument Sign		P	P
Post Sign, Permanent			
Pole/Pylon Sign		P (3)	P (3)
Awning/Canopy Sign		P	P
Projecting Sign			
Window Sign, Permanent		P	P
Billboard Sign		P (3)	P (3)
Temporary Signs			
Wall-Mounted Banner Sign		P	P
Ground-Mounted Banner Sign		P	P
Feather Sign		P	P
Window Sign, Temporary		P	P
Post Sign, Temporary		A	A
Yard Sign		A	A
Notes:			
(1) Sign shall be permitted for nonresidential, mixed use, or multifamily developments only.			
(2) Sign shall be permitted at entryways or gateways to subdivisions or neighborhoods only.			
(3) Sign shall be permitted within 300 feet of United States Federal Highways, Federal Interstate Highways, State of Oklahoma Highways, U.S. or State Toll ways or Turnpikes only.			

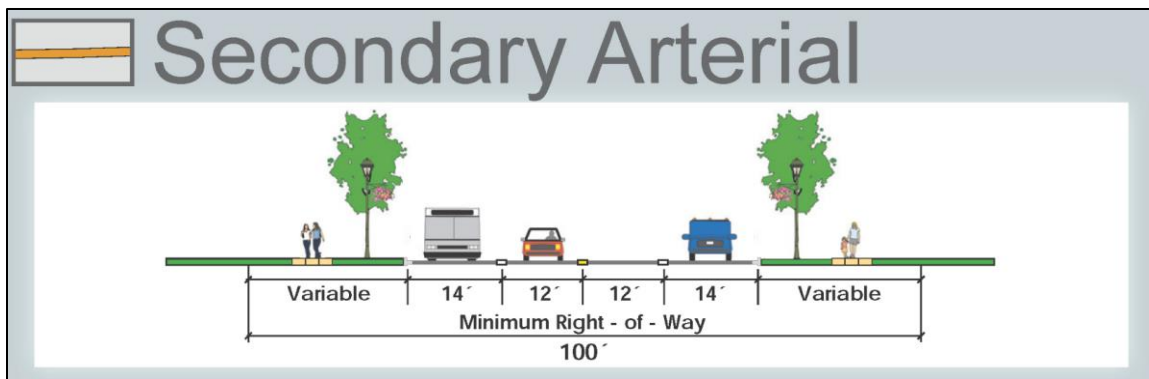


Figure 1: 101ST STREET ROW DEDICATION REQUIREMENT

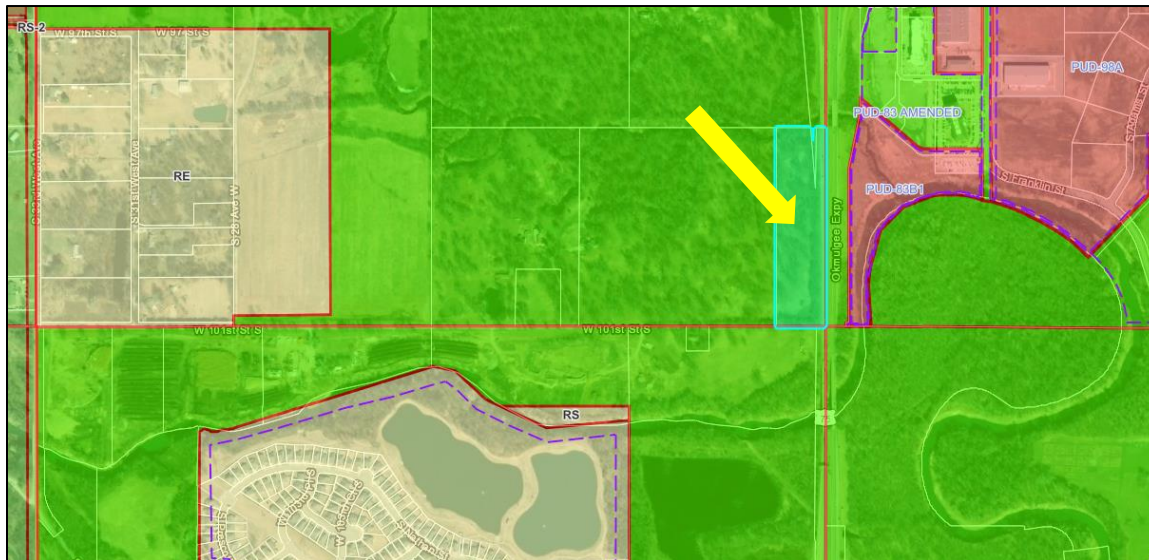


Figure 2 | Zoning map of the parcel in question

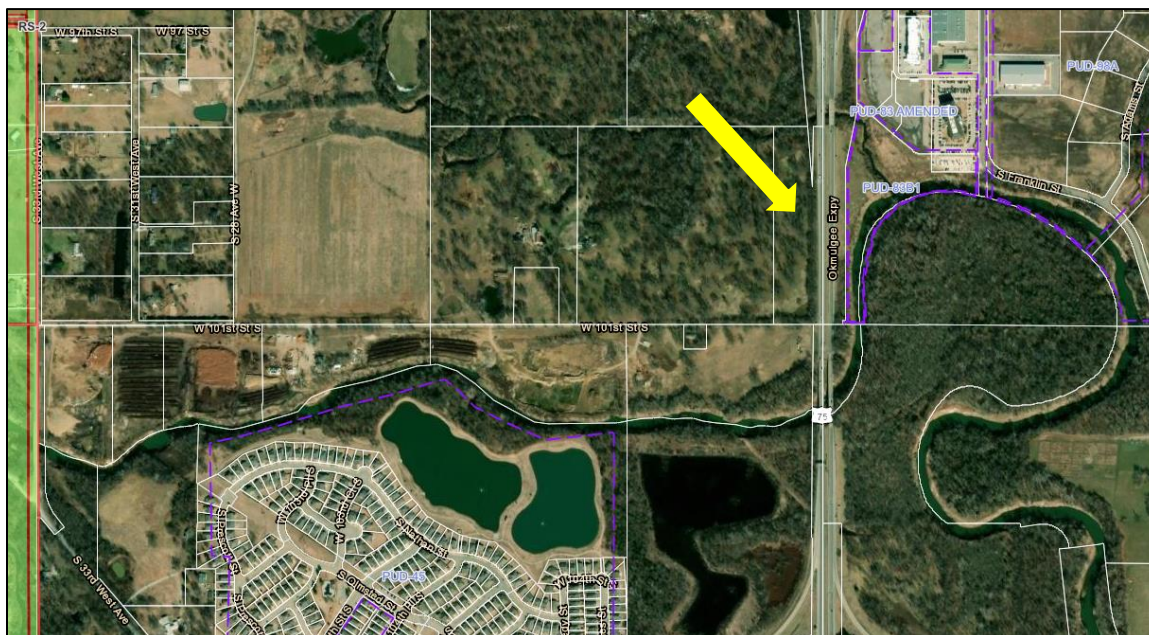


Figure 3 | Aerial photo

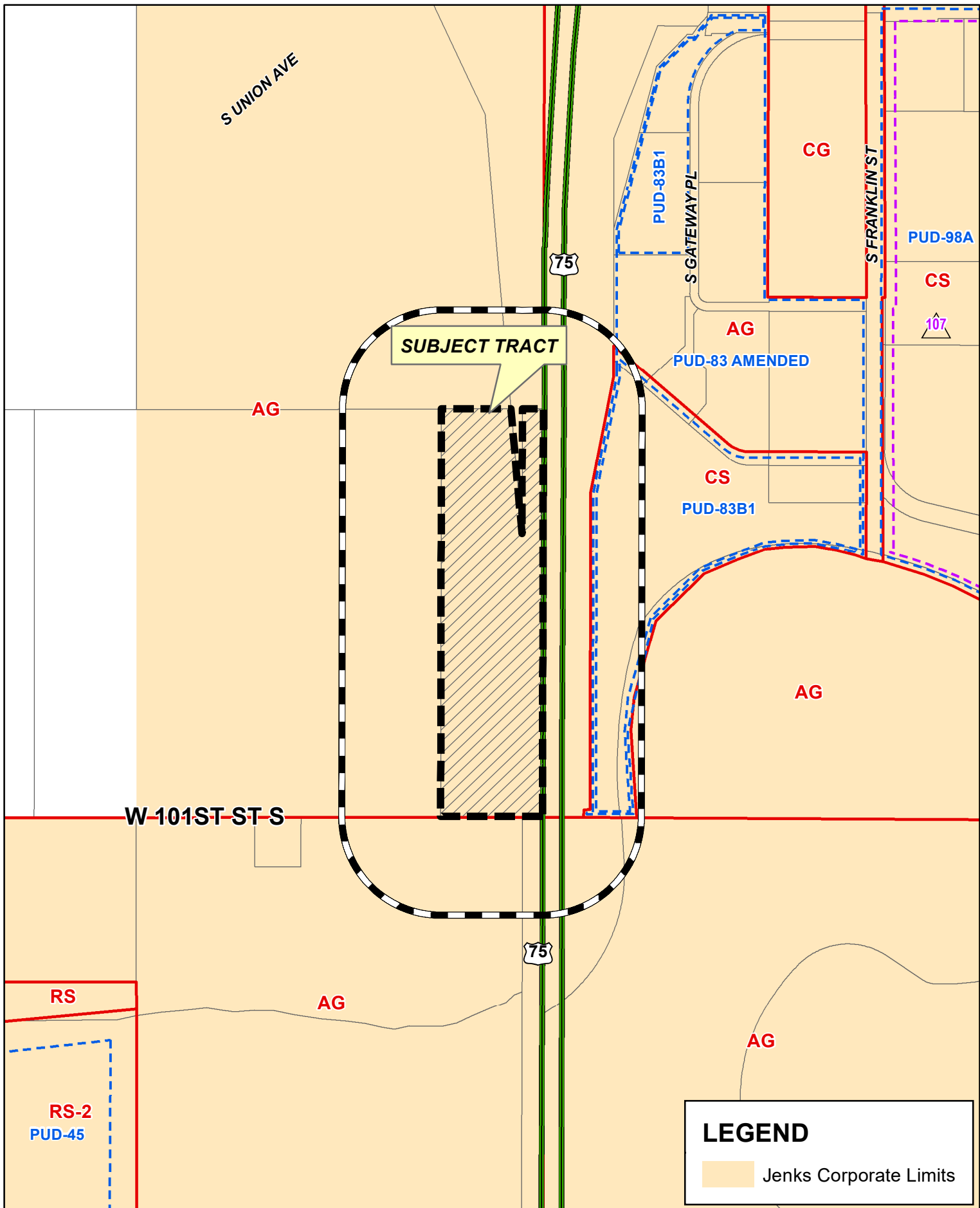


Staff Evaluation & Recommendation

Evaluation | This site is an excellent parcel providing commercial opportunities as the west side of Highway 75 develops. The rezoning request will allow the City to see the site develop; giving the City the opportunity to regulate the growth outcome.

The site was advertised as a request to rezone to CG (Commercial General); but staff is requesting Planning Commission approve a lower zoning CS (Commercial Shopping), downzoning does not require a new public notice. The bulk and area standards are less restrictive in the CS, and the uses are more restrictive.

Recommendation | *Staff recommends approval of JZ 23-685 rezoning the AG parcel to CS instead of CG. Platting will be required prior to commercial development.*



LEGEND

Jenks Corporate Limits

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	January 19, 2023
Case Number	PUD 137 FOOD HALL
Request	Planned Unit Development to allow for zoning exceptions
Location	North of Oklahoma Aquarium and East of Aquarium Drive
Applicant	Wallace Engineering

Staff Report

Preparer | Marcaé Hilton

Attachments

Legal Notice

Other Documents

Preparer

INCOG & Brandon Macy

Miscellaneous

Background Information

STAFF COMMENTARY | In August of 2021, City Council approved Resolution No. 741 encouraging and incentivizing economic development on 200 South Aquarium Drive. The parcel is part of the Aquarium campus operated Jenks Aquarium Authority (JAA). The resolution states that the property is to be developed with an appropriate use complementary to the Aquarium it would benefit the City by increasing sales tax, and jobs and draw visitors to the Aquarium and support the continued development of the City's riverfront as a dining and entertainment destination. The property has been deeded to "Inspiration Hall, LLC" for the purpose of building a food hall along with entertainment and recreation amenities. This use is in line with the vision of the Comprehensive Plan and the long-range goals of the aquarium.

PLANNING DATA

Request	Approval of JZ 23 PUD 137
Intended Use	Food Hall with outdoor entertainment and recreation
Zoning	Riverfront Tourist Commercial (RTC)
Zoning History	AG (Agriculture) SUP 43 Per INCOG Map Ord. No. 995 July 23, 2020 CC Approved: Ordinance No. 1526 Abrogation of Lot 2, Block 1 from SUP 43 and adoption of SUP 115. SUP 115 expired in July 2022 but has not been removed from INCOG Zoning Map.
Tulsa County Assessor	60804832045610

Legal	LT 2 LESS BEG NEC LT 3 TH NE72.32 SE111.24 SE75 SW50 SE86.10 SW51.56 NW316.76 POB BLK 1
Owner	INSPIRATION HALL LLC
Address	200 Aquarium Drive
TR_SEC	8320
Acres	1.33
General Location	Adjacent to the Arkansas River, situated between Holiday Inn Express and The Oklahoma Aquarium
Plat	Aquarium Campus No. 6114 04.30.2007 Lot 2, Block 1
Building Floor Area	30,000 SF (not confirmed)
Number of Stories	Unknown Meet RTC Code
Height	Unknown Meet RTC Code
Impervious Surface	Unknown Meet RTC Code
Setbacks	Front – 25 feet
Sides	0 feet
Rear	Unknown Meet RTC Code (City of Jenks requires public space dedicated to access along trail.
Parking	30,000 sq ft structure (estimated) @ 1 per 100 sq ft = 300 required spaces Provided: 0 (Parking Study/agreement to be executed as condition of approval)
Zoning Surrounding:	RTC (Riverfront Tourist Commercial)

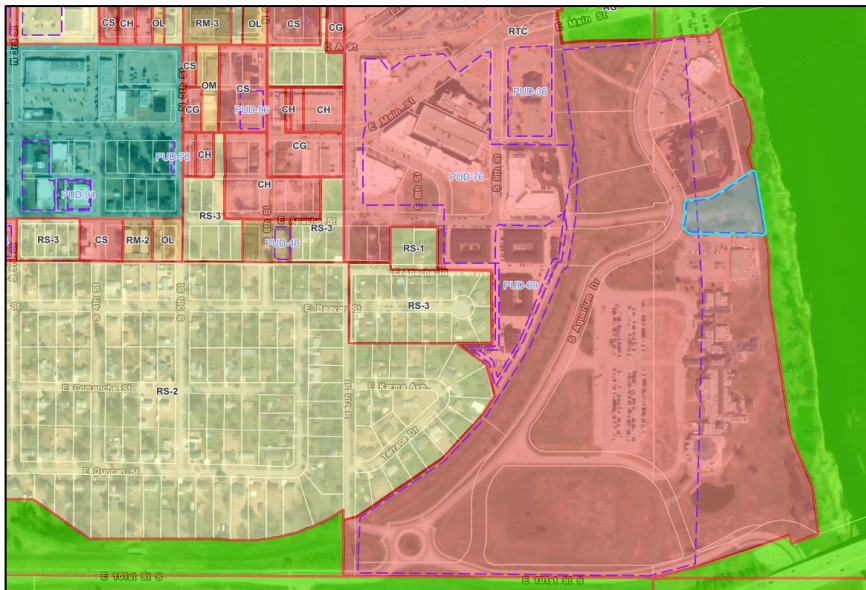


Figure 1: Zoning Map | INCOG

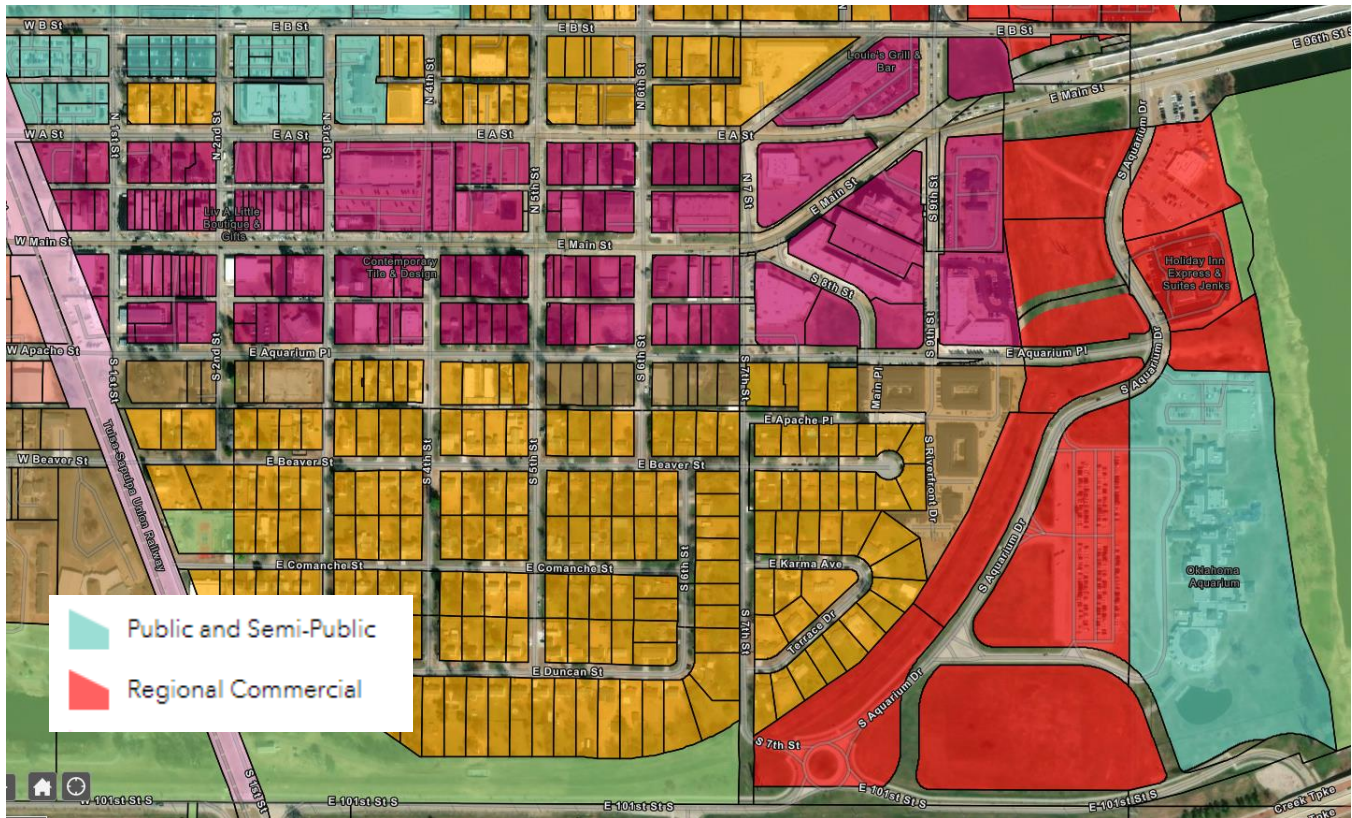


Figure 2: Comp Plan Land Use Map | Regional Commercial

Comprehensive Plan

RTC –Riverfront Tourist Commercial District. The RTC District shall be limited to areas located within the Riverfront Subarea of the Jenks Comprehensive Plan. The District shall include those uses which make use of and provide waterfront amenities and riverfront activities. The type of use and site design should harmonize with the intended character of the waterfront area as established in the Riverfront Subarea Plan.

The Riverfront should include a unique mix of commercial, entertainment, public waterfront, and residential uses between East K Place to the north and Creek Turnpike to the south, as outlined in the Riverfront Subarea

New development should face the River or front key streets such as Aquarium Drive. As the district develops, it will benefit from access to improved open spaces on the Arkansas River and proximity to Downtown and the Outlet Mall.

Not Complete List

Uses (prohibited): Agricultural, Residential, Wireless Communication Facilities, Short Term Rentals, Medical Marijuana Uses, Home based business

Uses (allowed uses): must meet the additional regulation requirements

Sec. 16-3-6. Riverfront Tourist Commercial District Specific Standards.

(A) *Development Plan.* Prior to the change of occupancy, construction, or reconstruction of any building or structure, exterior remodeling, placement of exterior lighting or signs, or any proposed construction requiring the issuance of a building permit other than a small job permit for a property located within the RTC - Riverfront Tourist Commercial District, an application for Site Plan Review, as detailed in section 16-9-3(C), shall be made and shall be subject to the RTC - Riverfront Tourist Commercial District Specific Standards established in this section.

(B) *Exterior Building Materials.* Exterior building materials shall be traditional, time and weather tested materials and techniques.

(1) *Ground Floor.* Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Stone veneer systems utilized on the ground floor shall have a minimum thickness of three inches.

(2) *Upper Floors.* Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as EIFS or precast panels with inlaid or stamped brick texture. All materials utilized on upper floors shall have a minimum thickness of one inch and shall be structurally integrated into the façade of the building.

(Ord. No. 1581 , § II, 4-5-2022)

Standard Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards		RTC
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)		60
Exterior Side (ft) (3)		0
Exterior Side, maximum (ft)		60
Interior Side (ft) (3)		0
Rear (ft) (3)		0
Building Standards (Maximum)		
Height (ft)		85
Impervious Surface Coverage		70%
Notes		
(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.		

Sec. 16-7-4. Permitted **Sign** Types

The following key is to be used in the interpretation of Table 16-7-4.

- (A) *Permitted Sign Types.* Sign types marked as "P" in the table shall be permitted subject to all applicable regulations of this UDO and only after the issuance of a Sign Permit as detailed in section 16-9-3(F).
- (B) *Allowed Sign Types.* Sign types marked as "A" in the table shall be allowed subject to all applicable regulations of this UDO.
- (C) *Prohibited Sign Types.* A blank space in the table indicates that a sign type is not allowed in the respective zoning district.
- (D) *Unlisted Sign Types.* Sign types that are not included in Table 16-7-4 shall be considered prohibited.

Table 16-7-4: Permitted Sign Types by District	
Sign Type	District
	RTC
Wall Sign	P
Single-Tenant Monument Sign	P
Multi-Tenant Monument Sign	P
Post Sign, Permanent	
Pole/Pylon Sign	
Awning/Canopy Sign	P
Projecting Sign	P
Window Sign, Permanent	P
Billboard Sign	
Wall-Mounted Banner Sign	P
Ground-Mounted Banner Sign	P
Feather Sign	
Window Sign, Temporary	P
Post Sign, Temporary	A
Yard Sign	
Notes:	
(1) Sign shall be permitted for nonresidential, mixed use, or multifamily developments only.	
(2) Sign shall be permitted at entryways or gateways to subdivisions or neighborhoods only.	
(3) Sign shall be permitted within 300 feet of United States Federal Highways, Federal Interstate Highways, State of Oklahoma Highways, U.S. or State Toll ways or Turnpikes only.	

Single-Tenant Monument Signs. | (1) Sign Area. (b) The maximum sign area of single-tenant monument signs in the OM, CS, RTC, and IL Districts shall not exceed 30 square feet.

Sign Height. | (b) The maximum sign height of single-tenant monument signs in the OM, CS, RTC, and IL Districts shall not exceed seven feet.

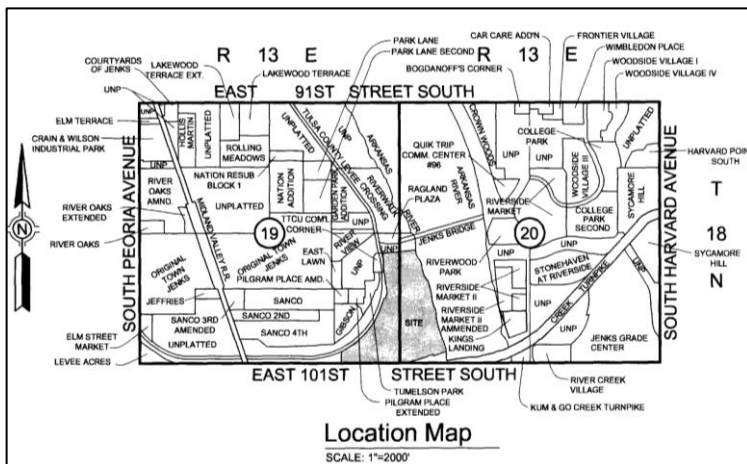


Figure 3: Location Map | Taken from Filed plat



Figure 4: Site looking east



Figure 5: Site looking north from Aquarium Drive



Figure 6: Site from Main Street Bridge

(1) Purpose. Shared parking is encouraged as a means of conserving land resources, reducing stormwater runoff, reducing the heat island effect caused by large, paved areas, and improving community appearance.

(2) Authorization. Shared parking facilities for off-street parking of two or more buildings or uses may be approved by the Planning Commission subject to compliance with this section.

(3) Location. Shared parking facilities shall be located within 300 linear feet of the primary entrance of the main residential building and within 500 linear feet of the primary entrance of the main nonresidential building.

(4) General Requirements.

(a) The number of parking spaces provided shall not be less than the sum of the separate requirements for each such building or use. Where a mix of two or more land uses creates staggered peak periods of parking demand, shared parking agreements that have the effect of reducing the total amount of required parking may be approved.

(b) Required accessible parking spaces for persons with disabilities may not be shared and shall be located on-site.

(c) Adjacent lots that are subject to a shared parking agreement shall be interconnected by the provision of a cross-access easement for vehicular and pedestrian passage.

(5) Shared Parking for Uses with Different Hours of Operation.

(a) For purposes of this section, the following uses are considered daytime uses:

(I) Office Uses,

(II) Commercial Service Uses,

(III) Commercial Retail Uses,

(IV) Industrial Uses, and

(V) Other similar primarily daytime uses, as determined by the Planning Commission.

(b) For purposes of this section, the following uses are considered evening or weekend uses:

(I) Physical Health and Entertainment Uses,

(II) Public/Semi-Public Uses,

(III) Eating and Drinking Uses, and

(IV) Other similar primarily nighttime or weekend uses, as determined by the Planning Commission.

(6) Shared Parking Study. The applicant(s) shall demonstrate, through a professionally prepared shared parking study, that there is no substantial conflict in the peak periods of parking demand of the uses for which shared parking is proposed. The shared parking analysis shall include, at minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated hourly and peak parking and traffic loads for all uses that will be sharing parking spaces. If existing land uses are to be included in the shared parking agreement, the study shall also include parking counts that document parking occupancy during weekday, weekend, daytime, and evening periods of peak and off-peak parking demand.

(7) Agreement. The applicant(s) shall provide a copy of the executed shared parking agreement prior to the City Council's authorization of a shared parking facility permit.

(a) Shared parking agreements shall have a term of not less than five years, including any renewals at the option of the lessee.

(b) Authorization of the shared parking facility will continue in effect only as long as the agreement, binding on all parties, remains in force. Should the agreement cease to be in force, parking must be provided as otherwise required by this section.

4. SECTION III – ARCHITECTURAL CONTROL COMMITTEE | B. No building, fence, wall, placement of exterior lighting, signs, or any proposed construction requiring the issuance of a building permit shall be erected, placed or altered on any lot in this subdivision until the

- building plans and specifications,
- drainage and grading plans,
- exterior color scheme and material thereof,
- and plot plan, which plot plan shows a landscape plan and the location and facing of such building

- *have been approved in writing by the Oklahoma Aquarium Campus Architectural Control Committee to be composed of the members of the Jenks Aquarium Authority (JAA), a Public Trust of the City of Jenks.*

The Architectural Control Committee's purpose is to promote good design and compatibility within the subdivision and to enforce the Riverfront/Boardwalk Appearance Review District of the City of Jenks within the boundaries of the "Oklahoma Aquarium Campus" subdivision plat. The following guidelines and criteria are hereby established and in force for the "Oklahoma Aquarium Campus" subdivision plat and shall be taken into consideration during the review by the Architectural Committee (JAA).

1. Appearance/Design:

- A. Building design and site plan details should be so designed to provide building exterior walls and structural facades of a style reflecting a Riverfront/Boardwalk. Exterior walls of buildings visible from the fronting street must provide an aesthetic pleasing appearance utilizing approved Riverfront District design features, landscaping, color schemes, and other architectural treatment to eliminate monotone or monolithic exterior walls or structural facades in order to be compatible with the Riverfront District.*
- B. In addition to design and building materials, the use of building setbacks, landscaping, signage, lighting, and other site specific amenities should harmonize with the intended character of the waterfront area.*

Recommendation | *Staff recommends conditional approval of JZ 23-PUD 37*

- 1. Meet requirements of UDO.*
- 2. Detailed Site Plan approval required (City Planner per UDO) & (JAA per Plat) before issuance of building permit.*
- 3. Work with engineering staff to complete subdivision requirements per UDO and engineering.*
- 4. Work with JAA and OAF to reconcile and approve Plat requirements. Partial list provided above. Deliver letter from JAA and OAF to City Staff verifying approval.*
- 5. Submit Parking Study to COJ.*
 - a. Shared Parking Study must be approved by PC per UDO.*
 - b. Shared Parking Agreement must be approved by City Council per UDO, and JAA & OAF.*
- 6. PUD can be conditionally approved but PUD Ordinance and full approval of the PUD will not be adopted until all Plat requirements and parking agreement is finalized and approved by required parties.*

Inspiration Hall, LLC

Planned Unit Development #JZ-23 PUD-137

Date

December 01, 2022

Updated: January 06, 2023

Location

Lot Two (2), in Block One (1), Oklahoma Aquarium Campus, an Addition to the City of Jenks,
Tulsa County, State of Oklahoma.

Owner

Inspiration Hall, LLC
120 East A Street
Jenks, OK 74037

Prepared By



wallace
design
collective

wallace design collective, pc

structural · civil · landscape · survey

123 north martin luther king jr. boulevard

tulsa, oklahoma 74103

918.584.5858 · 800.364.5858

wallace.design

Development Concept

Inspiration Hall, LLC is a proposed single lot development located off South Aquarium Drive, just east of its intersection with East Aquarium Place. The full legal description of said development is included in Exhibit A. The proposed development encompasses approximately 1.33 acres nestled between the Holiday Inn Express and Suites Hotel to the north, Oklahoma Aquarium to the south, the Arkansas River to the east and undeveloped land owned by the Oklahoma Aquarium Foundation to the west. Exhibit B shows the subject property in relation to the existing surrounding developments.

This PUD is a Planned Unit Development overlay of an existing Riverfront Tourist Commercial (RTC) District zoned parcel. Exhibit C shows the existing zoning map of the area with the proposed rezoning overlay. The project will be developed with one primary building to be built in one phase and will house multiple tenants with indoor and outdoor entertainment and dining uses. The first floor will serve as a food hall concept with various food tenants with a communal dining space. The second floor will consist of approximately 3 tenants with at least of the two tenants having a patio dining space. The outdoor space surrounding the building will be used as an extension of the building allowing people to flow in and out of the space effortlessly. This space will likely contain a beer garden and open play area that will be enclosed with a landscaped wall along the eastern and portion of the southern boundary to give the space an intimate environment. An accessory structure maybe built within the outdoor space to provide for incidental uses, such as restrooms. The conceptual site plan of the project shown in Exhibit D.

The only deviation requested from the existing City of Jenks Code is to the minimum required parking. There will be a cross access parking agreement between the Jenks Aquarium Authority (JAA), the Oklahoma Aquarium Foundation, the City of Jenks and Inspiration Hall, LLC to provide 300 parking spaces on adjacent sites for this PUD.

Development Standards

Development within this PUD shall conform to the bulk and area requirements of the RTC zoning district as established in the City of Jenks Zoning code as it exists on the date of approval, except as hereinafter modified.

Gross Land Area: 1.33 acres

Permitted Uses: Table 1 lists all the permitted uses within this PUD. Additional regulations, as noted in the code, shall be applicable to the permitted uses. Note, for the permitted uses in the PUD, specific use permits, temporary use permit, or conditional use permits shall not be required.

Bulk and Dimensional Standards: Table 2 lists the bulk and dimensional standards as applicable to this PUD.

Table 1: Permitted Uses			
Use	Additional Regulation	RTC	PUD
Residential Uses			
<i>Community Group Home</i>	<i>16-5-2(B)</i>	<i>S</i>	<i>Not permitted</i>
<i>Multifamily Building, 8 units or more</i>	<i>16-5-2(C)</i>	<i>S</i>	<i>Not permitted</i>
<i>Multifamily Building, less than 8 units</i>	<i>16-5-2(C)</i>	<i>S</i>	<i>Not permitted</i>
<i>Multifamily Complex</i>	<i>16-5-2(D)</i>	<i>S</i>	<i>Not permitted</i>
<i>Re-Entry Facility</i>		<i>S</i>	<i>Not permitted</i>
<i>Residential, above ground floor</i>		<i>P</i>	<i>Not permitted</i>
<i>Residential Treatment Center</i>	<i>16-5-2(E)</i>	<i>S</i>	<i>Not permitted</i>
<i>Transitional Living Center</i>	<i>16-5-2(G)</i>	<i>S</i>	<i>Not permitted</i>
Institutional and Utility Uses			
Government Uses, indoor		P	Permitted

Table 1: Permitted Uses			
Use	Additional Regulation	RTC	PUD
Government Uses, outdoor	16-5-3(A)	S	Permitted
<i>Wireless Communication Facility</i>	<i>16-5-3(B)</i>	<i>S</i>	<i>Not permitted</i>
<i>Wireless Communication Facility, Small Cell</i>	<i>16-5-3(B)</i>	<i>C</i>	<i>Not permitted</i>
Retail Uses			
Convenience Store		P	Permitted
General Retail, less than 10,000 sqft	16-5-4(B)	P	Permitted
General Retail, 10,000 sqft - 49,999 sqft	16-5-4(C)	P	Permitted
General Retail, 50,000 or more sqft	16-5-4(D)	S	Permitted
Multitenant Shopping Center	16-5-4(E)	P	Permitted
Service Uses			
General Service, less than 10,000 sqft	16-5-5(C)	P	Permitted
General Service, 10,000 - 49,999 sqft	16-5-5(D)	S	Permitted
General Service, 50,000 sq ft or more	16-5-5(E)	S	Permitted
Medical/Dental Office		P	Permitted
Professional Office		P	Permitted
Professional Office, above ground floor		P	Permitted
Lodging Uses			
Hotel		P	Permitted
<i>Short-Term Rental</i>	<i>16-5-6(B)</i>	<i>C</i>	<i>Not permitted</i>

Table 1: Permitted Uses			
Use	Additional Regulation	RTC	PUD
Eating/Drinking Uses			
Bar/Tavern		P	Permitted
Brewery/Winery/Distillery, micro		P	Permitted
Brewery/Winery/Distillery, tasting room		P	Permitted
Coffee/Tea Shop	16-5-7(A)	P	Permitted
Food Truck Court	16-5-7(B)	S	Permitted
Restaurant, delivery/carry out only		S	Permitted
Restaurant, fast casual		P	Permitted
Restaurant, sit down		P	Permitted
Entertainment Uses			
General Entertainment, indoor, less than 10,000 sqft	16-5-8(A)	P	Permitted
General Entertainment, indoor, 10,000 sqft - 49,999 sqft	16-5-8(B)	P	Permitted
General Entertainment, indoor, more than 50,000 sqft	16-5-8(C)	S	Permitted
General Entertainment, outdoor	16-5-8(D)	S	Permitted
Industrial Uses			
Manufacturing, Artisan		S	Permitted
Medical Marijuana Uses			
<i>Medical Marijuana Dispensary</i>	<i>16-5-11(A)</i>	<i>S</i>	<i>Not permitted</i>

Table 1: Permitted Uses			
Use	Additional Regulation	RTC	PUD
Accessory Use			
Accessory Building	16-5-12(A)	P	Permitted
Accessory Structure	16-5-12(D)	P	Permitted
Drive Through	16-5-12(F)	P	Permitted
<i>Home Based Business</i>	<i>16-5-12(H)</i>	<i>C</i>	<i>Not permitted</i>
Outdoor Display/Sale of Merchandise, permanent	16-5-12(J)	S	Permitted
Solar Energy Collection System, canopy	16-5-12(L)	P	Permitted
Solar Energy Collection System, ground	16-5-12(M)	P	Permitted
Solar Energy Collection System, roof	16-5-12(N)	P	Permitted
Temporary Uses			
Construction Related		T	Permitted
Farmers Market		T	Permitted
Food Truck	16-5-13(A)	T	Permitted
Outdoor Dining	16-5-13(B)	T	Permitted
Outdoor Activity/Operation, temporary		T	Permitted
Outdoor Display/Sale of Merchandise, temporary	16-5-13(C)	T	Permitted
Seasonal Sales	16-5-13(E)	T	Permitted

Table 2: Bulk and Dimensional Standards		
Standard	RTC Required	PUD Proposed
Lot Standards (minimum)		
Lot Area (acres)	n/a	1.33
* Lot Width (ft)	n/a	104.95
Yard Setbacks (minimum, unless otherwise stated)		
**Front (ft)	0 - 60	25
Exterior Side (ft)	0 - 60	n/a
Interior Side (ft)	0	0
Rear (ft)	0	0
Building Standards (Maximum)		
Height (ft)	85	85
Impervious Surface Coverage	70%	70%
Notes		
* The platted lot has an existing lot width of 104.95 feet at the right-of-way line. ** The proposed 25-foot front setback is consistent with that shown on the approved Oklahoma Aquarium Campus plat. Transition yards, as specified in section 16-6-3(F), will apply.		

Architectural, Screening and Fencing Requirements Standards

- Architectural, screening, and fencing requirements shall be in accordance with the City of Jenks Code.

Parking Standards

- The estimated the minimum parking required for this development is 300 spaces.
- The required number of parking spaces based on the City of Jenks code shall be provided.
- There shall be a cross access parking agreement between the Jenks Aquarium Authority (JAA), the Oklahoma Aquarium Foundation (OAF), the City of Jenks and Inspiration Hall, LLC to provide for the required parking spaces on the adjacent sites.

Landscape Requirements

- Landscaping requirements shall in accordance with the City of Jenks Code.

Outdoor Lighting Requirements

- Outdoor lighting requirements shall in accordance with the City of Jenks Code.

Signage Requirements

- Signage requirements shall in accordance with the City of Jenks Code.

Drainage & Utilities

- Drainage and utility requirements shall in accordance with the City of Jenks Code.

Environmental Analysis

- The site generally slopes from the west to the east towards the Arkansas River. The site lies within Zone X (area of minimal flood hazard); however, there is a Flood Zone AE to the east of the site; all appropriate permits shall be obtained prior any disturbance of this Flood Zone AE. The USDA web soil survey defines the onsite soils as Severn very fine sandy loam.

Supporting Documents

Exhibit A: Legal Description

Exhibit B: Context Analysis

Exhibit C: Zoning Map

Exhibit D: Conceptual Site Plan

Exhibit A

LEGAL DESCRIPTION

LOT TWO (2), IN BLOCK ONE (1), OKLAHOMA AQUARIUM CAMPUS, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6114, LESS AND EXCEPT A TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE NORTHEAST CORNER OF LOT THREE (3), BLOCK ONE (1), OF SAID OKLAHOMA AQUARIUM CAMPUS, SAID POINT ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT TWO (2); THENCE NORTH $67^{\circ}14'12''$ EAST ALONG A NORTHERLY LINE OF SAID LOT TWO (2) FOR 72.32 FEET TO THE NORTHERLY NORTHEAST CORNER OF SAID LOT TWO (2); THENCE SOUTH $18^{\circ}08'45''$ EAST ALONG THE EASTERLY LINE OF LOT TWO (2) FOR 111.24 FEET; THENCE SOUTH $3^{\circ}29'15''$ EAST ALONG THE EASTERLY LINE OF LOT TWO (2) FOR 75.00 FEET; THENCE SOUTH $24^{\circ}52'29''$ WEST ALONG THE EASTERLY LINE OF LOT TWO (2) FOR 50.00 FEET; THENCE SOUTH $17^{\circ}21'56''$ EAST ALONG THE EASTERLY LINE OF LOT TWO (2) FOR 86.10 FEET; THENCE SOUTH $55^{\circ}27'37''$ WEST FOR 51.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT THREE (3); THENCE NORTH $12^{\circ}24'53''$ WEST ALONG THE EASTERLY LINE OF LOT THREE (3) AND ALONG A WESTERLY LINE OF LOT TWO (2) FOR 316.76 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.



wallace
design
collective

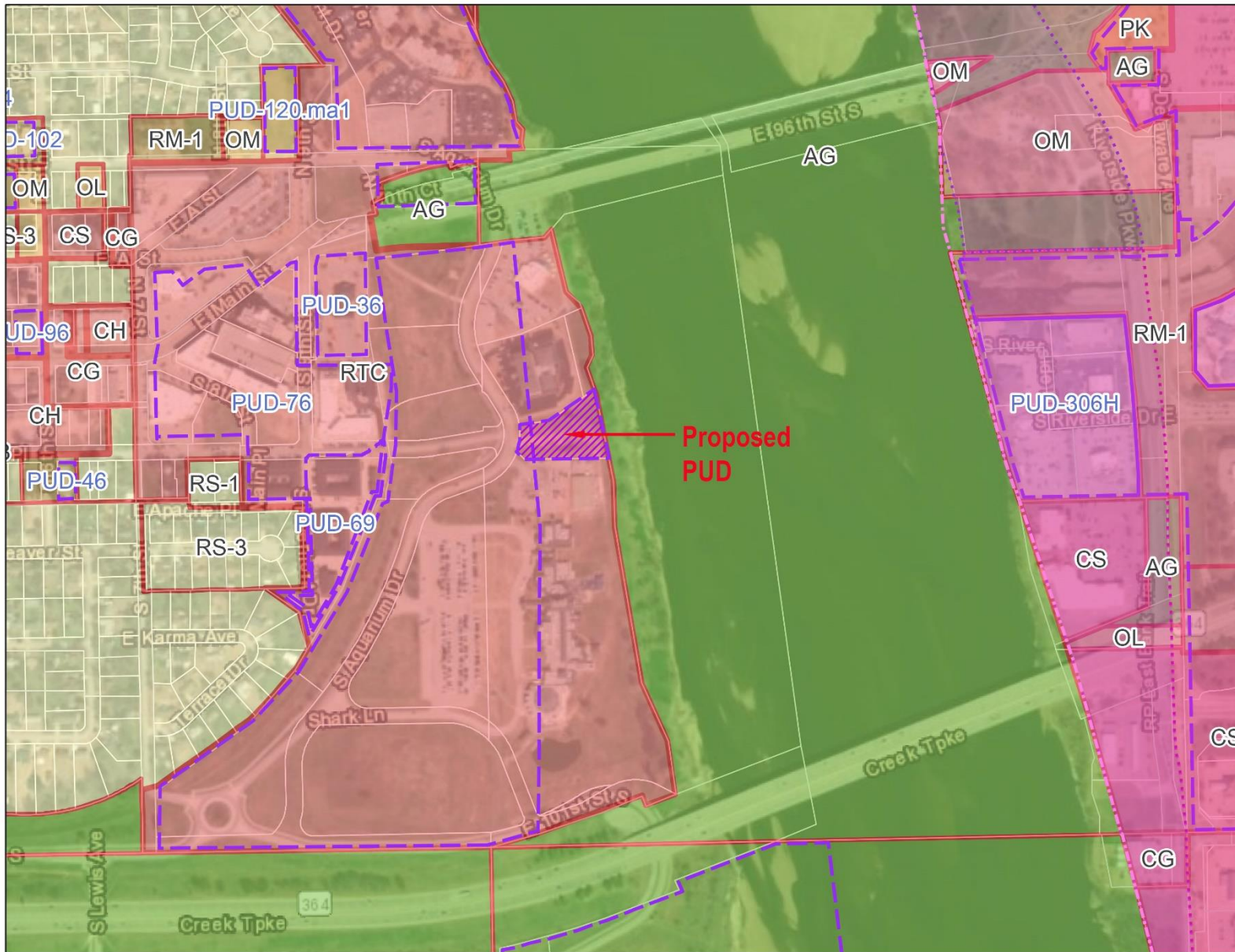
wallace design collective, pc
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tulsa, oklahoma 74103
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INSPIRATION HALL, LLC

Exhibit B - Context Analysis

Planned
Unit
Development

November 30, 2022



Legend

- Subdivisions TulsaCo
- Tulsa City Limits

Special Area Overlay

- RDO-1
- RDO-2
- RDO-3
- Development Plans

Zoning TulsaCo

- Agriculture
- Commercial
- Corridor
- Office
- Parking



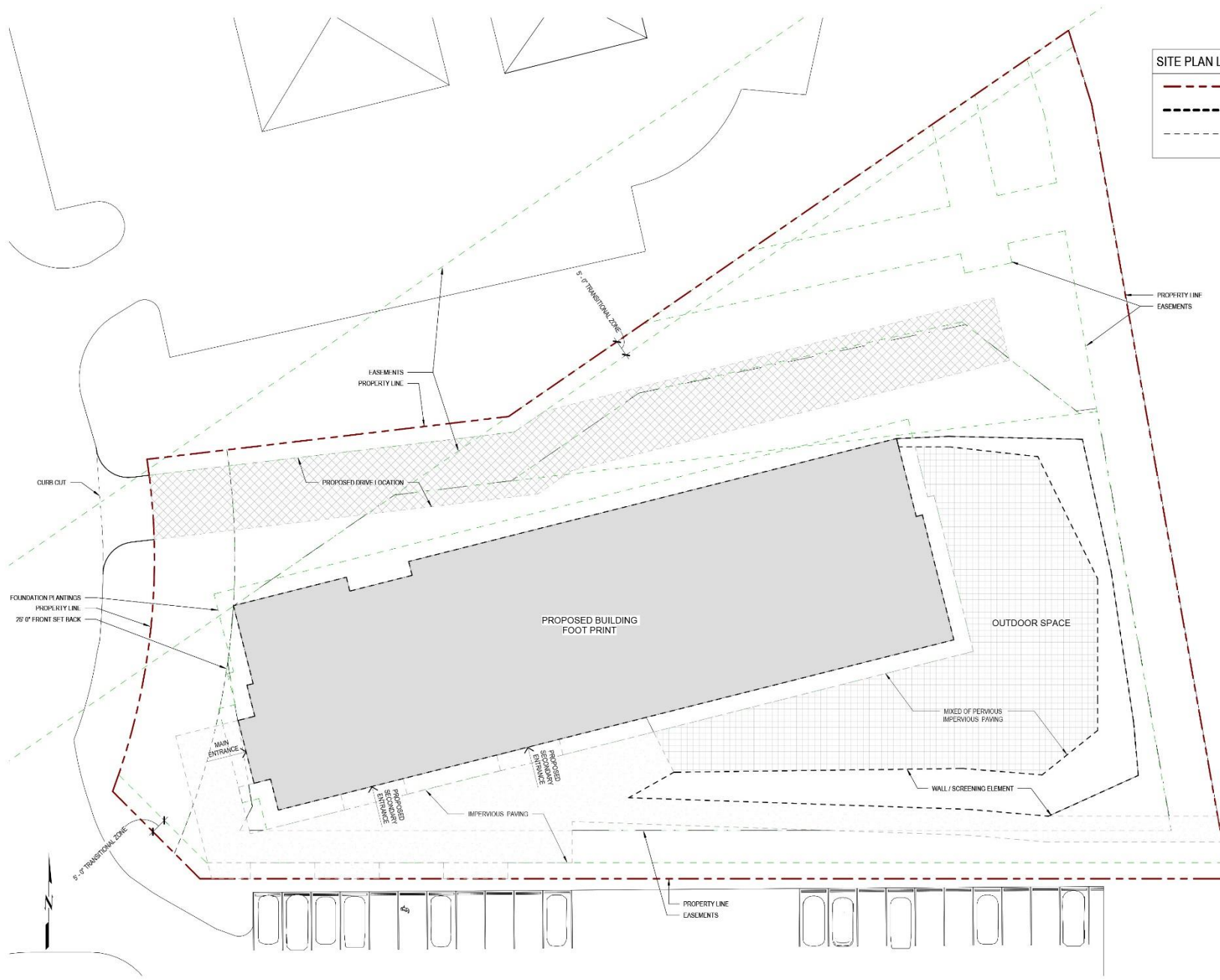
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123 north martin luther king jr. boulevard
tulsa, oklahoma 74103
918.584.5858 - 800.364.5858

INSPIRATION HALL, LLC

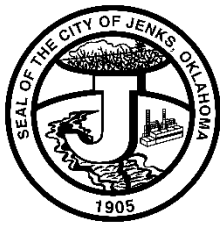
Exhibit C - Zoning Map

Planned
Unit
Development

November 30, 2022



SITE PLAN LEGEND	
	PROPERTY LINE
	PROJECT SCOPE AREA
	SETBACK / EASEMENT LINE



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

**NOTICE OF A PUBLIC HEARING
LOCATED IN THE CITY OF JENKS, OKLAHOMA**

Case Number: JZ 23 PUD 137

Request: Planned Unit Development

Request by Inspiration Hall, LLC for a Planned Unit Development to allow for a food hall.

Legal Description: Lot Two (2), in Block One (1), OKLAHOMA AQUARIUM CAMPUS, an Addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat No. 6114, LESS AND EXCEPT a tract described as follows: Beginning at a Point that is the Northeast Corner of Lot Three (3), Block One (1), of said OKLAHOMA AQUARIUM CAMPUS, said point also being the most Northerly Northwest Corner of said Lot Two (2); THENCE North 67° 14'12" East along a Northerly line of said Lot Two (2) for 72.32 feet to the Northerly Northeast Corner of said Lot Two (2); THENCE South 18°08'45" East along the Easterly line of Lot Two (2) for 111.24 feet; THENCE South 3°29'15" East along the Easterly line of Lot Two (2) for 75.00 feet; THENCE South 24° 52'29" West along the Easterly line of Lot Two (2) for 50.00 feet; THENCE South 17° 21 '56" East along the Easterly line of Lot Two (2) for 86.10 feet; THENCE South 55°27'37" West for 51.56 feet to the Southeast Corner of said Lot Three (3); THENCE North 12° 24'53" West along the Easterly line of Lot Three (3) and along a Westerly line of Lot Two (2) for 316. 76 feet to the Point of Beginning of said tract of land.

General Location: North of Oklahoma Aquarium

Hearing Date: 19 January 2023

Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

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 5 December 2022.

Marcae Hilton, Secretary
Jenks Planning Commission



000921861001

Oklahoma Aquarium Campus

A SUBDIVISION THAT IS A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 19 AND
PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 13 EAST,
CITY OF JENKS, TULSA COUNTY, OKLAHOMA

Owners:
Oklahoma Aquarium Foundation
An Oklahoma Not for Profit Corporation
300 Aquarium Drive
Jenks, Oklahoma 74037
Phone: (918) 296-7434

And
City of Jenks
P.O. Box 2007
211 N. Elm
Jenks, Oklahoma 74037
Phone: (918) 299-5883

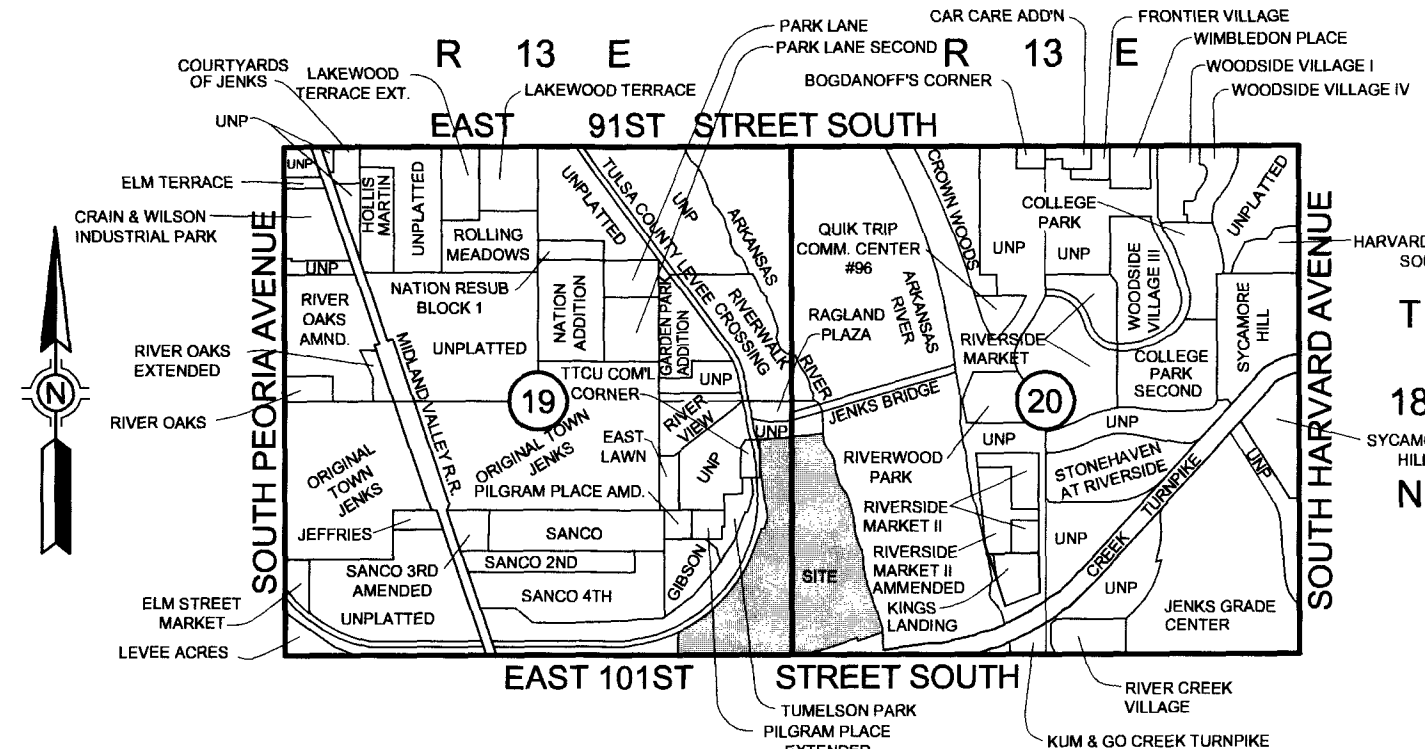


Lessee/Developer:
A Municipal Trust
Jenks Aquarium Authority
P.O. Box 2007
Jenks, Oklahoma 74037
Phone: (918) 299-5883

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2007
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
E-mail: gweisz@sw-assoc.com

PLAT No.

6114



Location Map

SCALE: 1"=200'

Subdivision Statistics:

SUBDIVISION CONTAINS EIGHT (8) LOTS IN THREE (3) BLOCKS AND
ONE (1) RESERVE AREA

RESERVE AREA "A" CONTAINS 2.522 ACRES

SUBDIVISION CONTAINS 58.993 TOTAL ACRES

R/W BEING DEDICATED BY THIS PLAT CONTAINS 8.302 ACRES

Legend:

- U/E = UTILITY EASEMENT
- B/L = BUILDING SETBACK LINE
- SD/E = STORM SEWER EASEMENT
- SS/E = SANITARY SEWER EASEMENT
- PED/E = PEDESTRIAN TRAIL EASEMENT
- ESMT. = EASEMENT
- W/L/E = WATERLINE EASEMENT
- OD/E = OVERLAND DRAINAGE EASEMENT
- PSO = PUBLIC SERVICE COMPANY OF OKLAHOMA
- R/W = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- M.A.E. = MUTUAL ACCESS EASEMENT

Notes:

- SEE SHEET 2 FOR CURVE/TABLE AND DETAILS, AS WELL AS LOT SIZE INFORMATION.
- BUILDING ELEVATIONS: THE FLOOR ELEVATIONS OF ALL BUILDINGS SHALL BE A MINIMUM OF ONE FOOT ABOVE THE RECORD HIGH WATER LEVEL IN THE ARKANSAS RIVER RESULTING FROM THE OCTOBER 1986 FLOOD.
- THE STATUTORY RIGHT-OF-WAY ALONG THE EAST LINE OF SECTION 19 AND THE WEST LINE OF SECTION 20 HAS BEEN CLOSED BY CITY ORDINANCE WITHIN THE AREA OF THIS PLAT.
- AN EXISTING R/W EASEMENT TO PUBLIC SERVICE COMPANY OF OKLAHOMA RECORDED IN BK. 5357, PG. 321, IS NOT SHOWN ON THIS PLAT. THIS R/W EASEMENT IS PLANNED TO BE VACATED UPON COMPLETION OF RELOCATION WORK.

Monumentation:

3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS.

Basis of Bearing:

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SE/4 OF SECTION 19, T-18-N, R-13-E, BEING ASSUMED AS N 89°50'04" W.

Benchmark:

RR SPIKE IN NE FACE OF POWER POLE LOCATED APPROXIMATELY 40' SOUTH OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, OKLAHOMA AQUARIUM CAMPUS.
USGS DATUM
ELEVATION=616.54

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Jenks City Council on June 5, 2006

MAYOR - VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager.

[Signature]
CITY MANAGER

STATE OF OKLAHOMA) SS
COUNTY OF TULSA)

I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

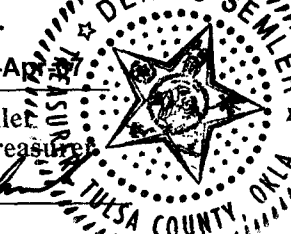
Dated the 30 day of April, 2007

Earlene Wilson, Tulsa County Clerk

Deputy

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 \$ 16,810.00 per trust receipt no. 8538 to be applied to 20 07 taxes. This certificate is NOT to be construed as payment of 20 07 taxes in full but is given in order that this plat may be filed on record. 20 07 taxes shall not be the amount of the security deposit.

Dennis Semlet
Tulsa County Trustee
By: *[Signature]*
Deputy



Line Table		
LINE#	LENGTH	BEARING
L1	148.91'	N 70°05'31" E
L2	10.02'	N 67°08'03" E
L3	120.74'	N 27°36'38" E
L4	45.33'	N 9°38'34" W
L5	62.95'	N 84°08'04" E
L6	118.31'	N 1°36'58" W
L7	265.88'	N 77°24'58" W
L8	148.91'	N 70°05'31" E
L9	148.91'	N 70°05'31" E
L10	291.39'	N 0°40'31" E
L11	108.13'	N 60°49'28" E
L12	70.69'	N 60°33'43" W
L13	79.15'	S 69°32'39" W
L14	152.00'	S 8°23'15" W
L17	276.75'	N 0°40'31" E
L18	25.66'	S 63°25'35" W
L19	44.00'	N 43°01'24" E
L20	86.10'	S 17°21'56" E
L21	23.90'	S 17°21'56" E
L22	113.15'	N 83°14'42" E
L23	244.60'	S 10°02'31" E
L24	101.16'	S 74°01'23" W
L25	38.34'	N 45°00'00" W
L26	100.59'	N 74°01'23" E
L27	67.62'	N 22°28'02" W
L28	9.39'	N 37°46'41" E
L29	176.00'	S 17°24'58" E
L30	124.74'	S 0°29'11" W
L31	220.90'	N 0°24'56" E
L32	52.38'	N 27°35'27" E
L33	54.93'	N 0°43'05" W
L34	61.82'	N 77°42'34" W
L35	299.48'	S 89°17'14" W
L36	73.31'	S 31°58'09" E
L37	261.08'	S 89°56'40" E
L38	52.79'	S 0°43'05" E
L39	25.13'	S 27°35'27" W
L40	405.67'	S 0°29'11" W
L41	167.84'	N 31°14'15" E
L42	142.14'	S 27°35'02" W
L43	1352.26'	N 7°43'46" E
L44	338.95'	S 13°35'25" E
L45	53.01'	S 87°12'26" E
L46	107.54'	S 38°29'44" W
L47	149.69'	S 31°14'15" W
L48	73.73'	S 65°46'00" W
L49	270.47'	S 57°50'00" W
L50	184.98'	S 49°21'00" W
L51	174.67'	S 40°48'00" W
L52	211.58'	S 34°05'00" W
L53	249.79'	S 27°44'00" W
L54	254.52'	S 22°43'00" W
L55	229.24'	S 15°36'00" W
L56	339.54'	N 4°48'33" W
L57	305.42'	N 16°09'27" W
L58	643.29'	N 7°57'32" W
L59	639.89'	S 7°57'32" E
L60	30.11'	S 63°25'35" W
L61	128.73'	S 89°57'27" E
L62	94.04'	S 89°57'27" E
L63	77.03'	N 1°40'39" W
L64	30.29'	N 44°05'17" E
L65	286.05'	S 70°07'35" W
L66	126.79'	S 81°16'24" W
L67	309.85'	S 16°09'27" E
L68	35.71'	N 89°48'49" W
L69	83.73'	S 0°01'55" W
L70	91.11'	N 23°02'31" W
L71	393.85'	S 55°27'35" W
L72	287.30'	S 87°31'17" W
L73	255.43'	N 87°31'17" E
L74	125.47'	S 81°16'24" W
L75	354.40'	N 13°35'25" W
L76	15.00'	S 77°35'07" W
L77	47.25'	N 12°24'53" W
L78	53.35'	S 12°24'53" E
L79	105.81'	N 70°05'31" E
L80	504.15'	N 4°48'33" W
L81	152.42'	N 4°48'33" W
L82	232.00'	S 18°00'42" W
L83	91.57'	S 83°50'02" W
L84	130.78'	N 12°16'27" W
L85	145.50'	N 17°24'58" W
L86	15.12'	N 66°30'27" W
L87	27.90'	N 3°01'20" W
L88	86.38'	N 66°30'27" W
L89	90.78'	N 80°27'40" E
L90	80.52'	S 61°33'24" E
L91	7.88'	S 88°54'55" E
L92	75.18'	N 87°12'26" W
L93	45.90'	S 87°12'26" E
L94	69.57'	S 88°42'51" E
L95	97.65'	S 88°42'51" E
L96	48.02'	S 44°27'16" E
L97	42.08'	S 44°27'16" E
L98	23.53'	S 6°46'58" W
L99	193.15'	N 6°46'58" E
L100	91.66'	N 88°54'55" W
L101	17.34'	N 1°05'05" E
L102	51.60'	S 88°54'55" E
L103	351.71'	S 0°05'55" E
L104	91.71'	N 9°32'13" W
L105	86.53'	N 61°33'24" W

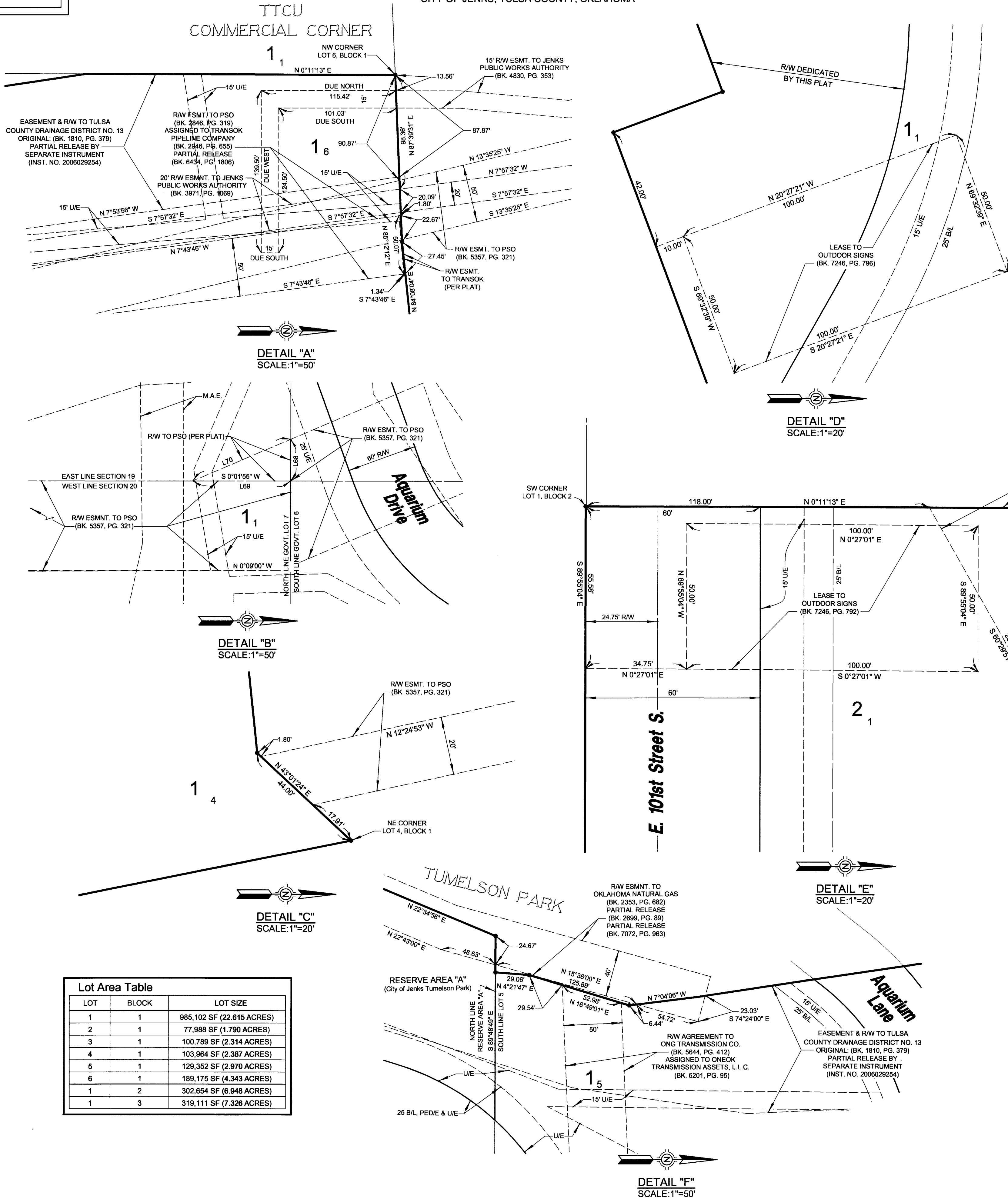
Line Table (Cont.)		
LINE#	LENGTH	BEARING
L106	87.16'	S 80°27'40" W
L107	83.35'	N 66°30'27" W
L108	79.44'	N 3°01'20" W
L109	60.61'	S 83°50'02" W
L110	25.58'	N 27°36'38" E
L111	73.67'	N 27°36'38" E
L112	84.38'	N 1°40'39" W

PLAT No.

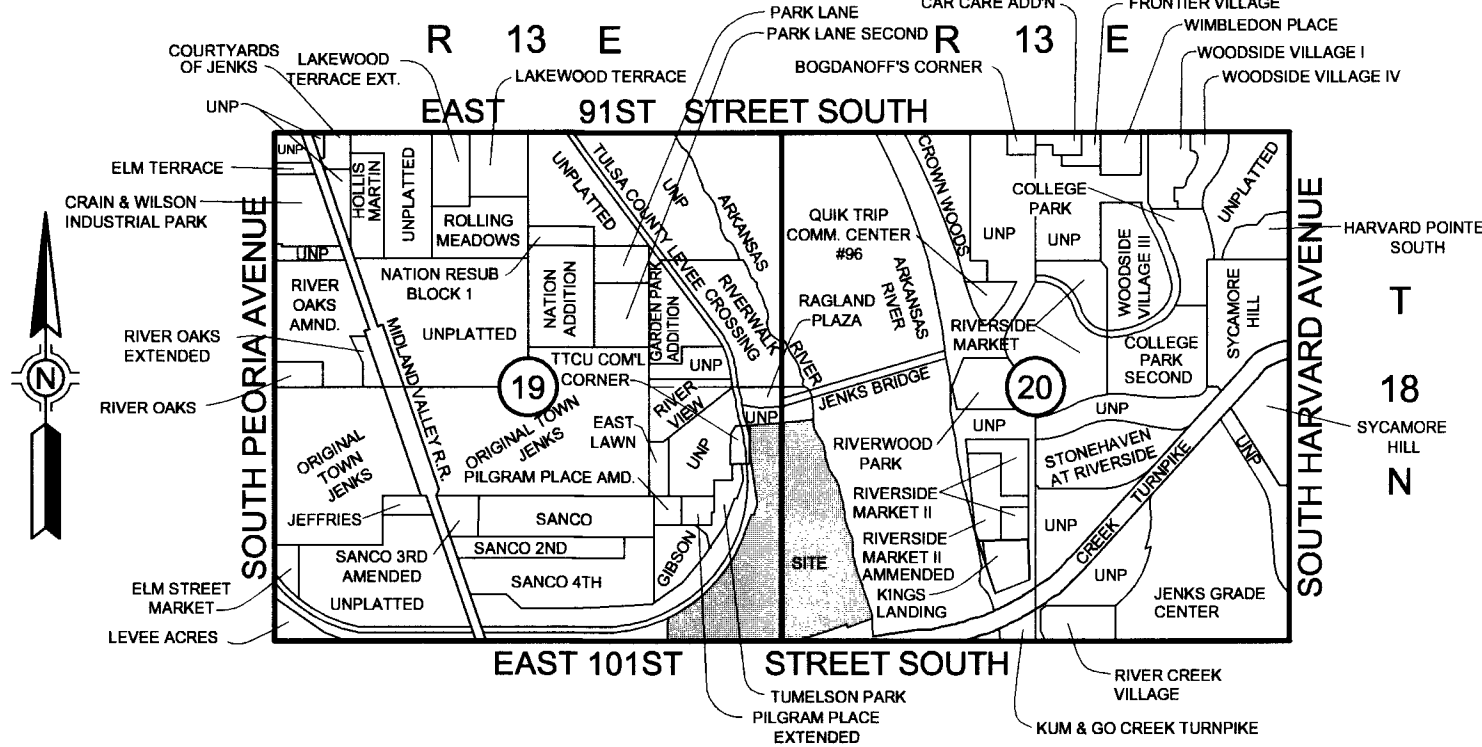
Curve Table			
CURVE#	LENGTH (L)	RADIUS (R)	DELTA (Δ)
C1	139.83'	162.00'	49°27'13"
C2	191.67'	260.00'	42°14'20"
C3	852.30'	1890.00'	25°50'16"
C4	206.16'	220.00'	53°41'27"
C5	282.12'	148.00'	101°28'34"
C6	310.20'	330.00'	53°51'31"
C7	54.09'	252.00'	12°17'54"
C8	88.18'	312.00'	16°11'35"
C9	270.91'	270.00'	57°28'18"
C10	368.39'	208.00'	101°28'34"
C11	149.93'	160.00'	53°41'27"
C12	642.74'	1950.00'	18°53'07"
C13	153.25'	70.00'	125°26'00"
C14	326.68'	270.00'	69°44'50"
C15	37.39'	25.00'	85°41'44"
C16	132.89'	2614.67'	2°54'43"
C17	35.49'	200.00'	10°10'08"
C18	194.37'	190.00'	58°36'49"
C19	31.49'	1950.00'	0°55'30"
C20	63.88'	160.00'	22°52'31"
C21	116.88'	2614.67'	2°33'40"
C22	42.12'	25.00'	96°31'37"
C23	267.81'	220.00'	69°44'50"
C24	147.44'	200.00'	42°14'20"
C25	60.60'	222.00'	15°38'21"
C26	92.12'	50.00'	105°33'25"
C27	116.79'	65.00'	102°56'41"
C28	47.43'	100.00'	27°10'31"
C29	49.41'	100.00'	28°18'32"
C30	40.31'	30.00'	76°59'28"
C31	30.63'	1950.00'	0°54'00"
C32	612.11'	1950.00'	17°59'07"
C33	86.05'	160.00'	30°48'56"
C34	124.58'	80.00'	89°13'35"
C35	74.11'	150.00'	28°18'32"
C36	80.42'	170.00'	27°06'16"
C37	138.51'	98.00'	80°58'38"
C38	44.93'	270.00'	9°32'03"
C39	76.23'	270.00'	16°10'37"
C40	107.55'	285.00'	21°37'20"
C41	66.50'	233.00'	16°21'13"
C42	79.14'	285.00'	15°54'39"
C43	191.08'	1975.00'	5°32'36"
C44	51.55'	42.50'	69°29'37"
C45	24.70'	1975.00'	0°43'00"
C46	136.86'	1975.00'	3°58'13"
C47	112.21'	135.00'	47°37'29"
C48	113.27'	233.00'	27°51'15"
C49	572.18'	1865.00'	17°34'42"
C50	57.01'	245.00'	13°20'00"
C51	37.43'	30.00'	71°28'55"
C52	54.92'	30.00'	104°53'17"
C53	268.85'	1865.00'	8°15'34"
C54	126.09'	1890.00'	3°49'22"
C55	726.21'	1890.00'	22°00'55"
C56	125.48'	275.00'	26°08'40"
C57	133.95'	260.00'	29°31'08"
C58	137.38'	200.00'	39°21'21"

Oklahoma Aquarium Campus

A SUBDIVISION THAT IS A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 19 AND PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 13 EAST, CITY OF JENKS, TULSA COUNTY, OKLAHOMA



Lot Area Table		
LOT	BLOCK	LOT SIZE
1	1	985,102 SF (22.615 ACRES)
2	1	77,988 SF (1.790 ACRES)
3	1	100,789 SF (2.314 ACRES)
4	1	103,964 SF (2.387 ACRES)
5	1	129,352 SF (2.970 ACRES)
6	1	189,175 SF (4.343 ACRES)
1	2	302,654 SF (6.948 ACRES)
1	3	319,111 SF (7.326 ACRES)



Location Map
SCALE: 1"=2000'

Owners:
Oklahoma Aquarium Foundation
An Oklahoma Not for Profit Corporation
300 Aquarium Drive
Jenks, Oklahoma 74037
Phone: (918) 296-7434

And
City of Jenks
P.O. Box 2007
211 N. Elm
Jenks, Oklahoma 74037
Phone: (918) 299-5883

Lessee/Developer:
A Municipal Trust
Jenks Aquarium Authority
P.O. Box 2007
Jenks, Oklahoma 74037
Phone: (918) 299-5883

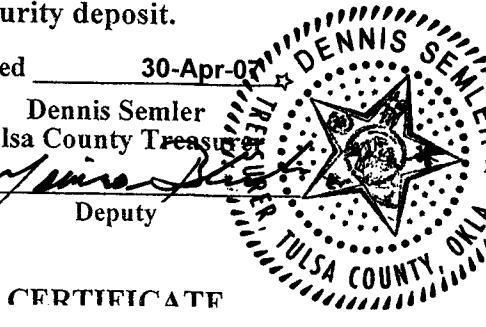
Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2007
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
E-mail: gweisz@sw-assoc.com

Subdivision Statistics:
SUBDIVISION CONTAINS EIGHT (8) LOTS IN THREE (3) BLOCKS AND ONE (1) RESERVE AREA
RESERVE AREA "A" CONTAINS 2.522 ACRES
SUBDIVISION CONTAINS 58.993 TOTAL ACRES
RW BEING DEDICATED BY THIS PLAT CONTAINS 8.302 ACRES

Legend:
U/E = UTILITY EASEMENT
B/L = BUILDING SETBACK LINE
S/D = STORM SEWER EASEMENT
S/S = SANITARY SEWER EASEMENT
PEDE = PEDESTRIAN TRAIL EASEMENT
ESMT = EASEMENT
W/E = WATERLINE EASEMENT
ODE = OVERLAND DRAINAGE EASEMENT
PSO = PUBLIC SERVICE COMPANY OF OKLAHOMA
R/W = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
M.A.E. = MUTUAL ACCESS EASEMENT

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 \$ 15,810.00 per trust receipt no. 8538 to be applied to 20 07 taxes. This certificate is NOT to be construed as payment of 20 07 taxes in full but is given in order that this plat may be filed on record. 20 07 taxes may exceed the amount of the security deposit.

Dated 30-Apr-07
Dennis Semler
Tulsa County Treasurer
By: [Signature]
Deputy



Oklahoma Aquarium Campus

A SUBDIVISION THAT IS A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 19 AND PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 13 EAST, CITY OF JENKS, TULSA COUNTY, OKLAHOMA

Deed of Dedication Oklahoma Aquarium Campus

KNOW ALL MEN BY THESE PRESENTS:

OKLAHOMA AQUARIUM FOUNDATION, AN OKLAHOMA NOT FOR PROFIT FOUNDATION, AND THE CITY OF JENKS, AN OKLAHOMA MUNICIPAL CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNERS", ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION NINETEEN (19) AND A PART GOVERNMENT LOTS 6 AND 7 OF SECTION TWENTY (20), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER 19; THENCE NORTH 89°50'04" WEST ALONG THE SOUTHERLY LINE OF SAID SE/4 FOR 1275.67 FEET; THENCE NORTH 0°11'13" EAST FOR 228.80 FEET; THENCE ALONG THE EASTERLY LINE OF GIBSON ADDITION AND TUMELSON PARK, BOTH BEING ADDITIONS TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FOR THE NEXT FOUR COURSES: NORTH 55°48'13" EAST FOR 438.00 FEET; THENCE NORTH 42°30'13" EAST FOR 270.00 FEET; THENCE NORTH 31°21'13" EAST FOR 382.90 FEET; THENCE NORTH 22°34'56" EAST FOR 361.29 FEET; THENCE SOUTH 89°48'49" EAST ALONG AN EASTERLY LINE OF SAID TUMELSON PARK AND AN EASTERLY EXTENSION THEREOF FOR 31.14 FEET; THENCE NORTH 04°21'47" EAST FOR 29.06 FEET TO A POINT ON THE EASTERLY LINE OF SAID TUMELSON PARK; THENCE ALONG THE EASTERLY LINE OF SAID TUMELSON PARK FOR THE NEXT FOUR COURSES: NORTH 16°49'01" EAST FOR 89.75 FEET; THENCE NORTH 07°04'06" WEST FOR 59.00 FEET; THENCE NORTH 08°27'26" WEST FOR 492.30 FEET TO A POINT ON THE EASTERLY LINE OF TCOU COMMERCIAL CORNER, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 01°11'13" EAST ALONG SAID EASTERLY LINE FOR 265.33 FEET; THENCE NORTH 87°39'31" EAST FOR 143.80 FEET; THENCE NORTH 84°08'04" EAST FOR 529.68 FEET; THENCE NORTH 43°01'24" EAST FOR 44.00 FEET; THENCE SOUTH 11°22'49" EAST FOR 238.00 FEET; THENCE SOUTH 48°45'45" EAST FOR 65.00 FEET; THENCE SOUTH 18°08'45" EAST FOR 133.00 FEET; THENCE SOUTH 03°29'15" EAST FOR 75.00 FEET; THENCE SOUTH 24°52'29" WEST FOR 50.00 FEET; THENCE SOUTH 17°21'56" EAST FOR 110.00 FEET; THENCE SOUTH 10°02'31" EAST FOR 337.00 FEET; THENCE SOUTH 20°27'16" EAST FOR 168.59 FEET; THENCE SOUTH 08°42'49" EAST FOR 602.36 FEET; THENCE SOUTH 22°38'41" EAST FOR 246.83 FEET; THENCE SOUTH 07°00'16" EAST FOR 205.33 FEET; THENCE SOUTH 69°32'39" WEST FOR 121.15 FEET; THENCE NORTH 20°27'21" WEST FOR 40.00 FEET; THENCE SOUTH 69°32'39" WEST FOR 174.87 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2,674.67 FEET AND A CENTRAL ANGLE 09°16'24" FOR 432.90 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND, CONTAINING 2,569,755 SQUARE FEET OR 58,993 ACRES, MORE OR LESS;

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 8 LOTS, 3 BLOCKS, 1 RESERVE AREA, AND STREETS, IN CONFORMITY WITH AN ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "OKLAHOMA AQUARIUM CAMPUS", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, THE OWNERS DO 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 OWNERS HEREBY RESERVE 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 OWNERS 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, ERRECTED, 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

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. ELSEWHERE THROUGHOUT THE SUBDIVISION STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTWAYS 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 EASEMENTWAYS.
- UNDERGROUND SERVICES CABLES AND GAS 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 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 GAS MAIN EXTENDING FROM THE SERVICE PEDESTAL, GAS MAIN, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS 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.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. GAS SERVICE

- 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.
- 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.
- 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.

D. WATER AND SEWER SERVICE

- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND SEWER MAINS LOCATED ON OWNER'S LOT.
- WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GROUND ELEVATIONS 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.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER OR SEWER FACILITIES.
- 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.

E. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF OKLAHOMA AQUARIUM CAMPUS 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.

F. 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.

G. STORM SEWER EASEMENT

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, THE OWNER/DEVELOPER HEREBY DEDICATES TO THE PUBLIC, AND HEREIN ESTABLISHES AND GRANTS PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "SD/E" OR "STORM SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING STORM SEWERS, TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, AND OTHER APPURTENANCES THERETO TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT.

H. SANITARY SEWER EASEMENT

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, THE OWNER/DEVELOPER HEREBY DEDICATES TO THE PUBLIC, AND HEREIN ESTABLISHES AND GRANTS PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "SS/E" OR "SANITARY SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING SANITARY SEWERS, TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, AND OTHER APPURTENANCES THERETO TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT.

I. MUTUAL ACCESS EASEMENT

MUTUAL ACCESS EASEMENTS, AS DEPICTED AS "M.A.E." ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS ADJACENT TO AND CONTAINED WITHIN THE PLAT, AND SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF THE CITY OF JENKS, EACH AFFECTED LOT OWNER(S), THEIR GUESTS AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER(S) PROVIDED, HOWEVER, GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SHALL HAVE THE REASONABLE USE OF THE EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE PLAT.

J. PEDESTRIAN EASEMENT

A PEDESTRIAN EASEMENT, AS DEPICTED ON THE ACCOMPANYING PLAT AS "PED/E", SHALL SERVE AS RECREATIONAL OPEN SPACE FOR ALL PROPERTY OWNERS, TENANTS, GUESTS AND INVITEES OF OKLAHOMA AQUARIUM CAMPUS, AND AS AN ACCESS ROUTE FOR AN EXISTING PUBLIC PEDESTRIAN (NON-MOTORIZED) TRAIL LOCATED WITHIN THE DEVELOPMENT OF OKLAHOMA AQUARIUM CAMPUS. INSTALLATION AND MAINTENANCE OF UTILITY LINES, PEDESTALS, OR STRUCTURES WITHIN THE PEDESTRIAN EASEMENT AREA IS PERMISSIBLE; HOWEVER, SUCH UTILITY LINES, PEDESTALS, OR ANY ABOVE-GRADE STRUCTURES SHALL NOT BE LOCATED EITHER WITHIN OR IMMEDIATELY ADJACENT TO THE PEDESTRIAN TRAIL SURFACE THAT WOULD POSE A SAFETY HAZARD FOR TRAIL USERS. UTILITY COMPANIES SHALL PAY FOR ANY REPAIR WORK MADE NECESSARY BY THE INSTALLATION OR MAINTENANCE OF THE UTILITY FACILITIES. ALL COSTS INCURRED FOR UPKEEP AND GENERAL MAINTENANCE OF THE PEDESTRIAN TRAIL AND EASEMENT SHALL BE BORNE BY THE CITY OF JENKS.

K. WATERLINE EASEMENT

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 WATERLINE EASEMENT DEPICTED ON THE ACCOMPANYING PLAT, DESIGNATED AS "W/E", NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERRECTED, INSTALLED, OR MAINTAINED; PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS AND CURBING THAT DO NOT CONSTITUTE AN OBSTRUCTION.

L. OVERLAND DRAINAGE EASEMENT

- PART OF LOT 1, BLOCK 1, AS DEPICTED ON THE ACCOMPANYING PLAT IS DEDICATED TO THE CITY OF JENKS, OKLAHOMA, AS AN OVERLAND DRAINAGE EASEMENT, DESIGNATED ON THE ACCOMPANYING PLAT AS "OD/E" OR "OVERLAND DRAINAGE EASEMENT", FOR THE PURPOSE OF PERMITTING THE FLOW, CONVEYANCE, AND DISCHARGE OF STORM WATER RUNOFF FROM VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.
- DRAINAGE FACILITIES OR OTHER IMPROVEMENTS CONSTRUCTED IN THE OVERLAND DRAINAGE EASEMENT SHALL BE IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF JENKS, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.
- NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE OVERLAND DRAINAGE EASEMENT NOR SHALL THERE BE ANY ALTERATION OF THE GRADES OF CONTOURS IN THE EASEMENT AREAS UNLESS APPROVED BY THE CITY OF JENKS, OKLAHOMA PROVIDED, HOWEVER, THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA.
- MAINTENANCE OF THE OVERLAND DRAINAGE EASEMENT SHALL BE BY THE OWNER(S) OF A LOT UPON WHICH AN "OD/E" IS LOCATED IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF JENKS. IN THE EVENT THE RESPECTIVE OWNER(S) SHOULD FAIL TO PROPERLY MAINTAIN THE EASEMENT AREA AND FACILITIES LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN THE EASEMENT AREA, OR THE ALTERATION OF THE GRADE OR CONTOUR THEREIN, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE OR CONTOUR, AND THE COST THEREOF SHALL BE PAID BY THE RESPECTIVE OWNER THEREOF. IN THE EVENT THE OWNER(S) FAIL(S) TO PAY THE COST OF 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 THE RESPECTIVE LOT OWNER(S), WHICH LIEN MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

M. RESERVE AREA "A"

THE OWNERS DO HEREBY DEDICATE RESERVE AREA "A" TO THE PUBLIC AS A CITY OF JENKS PARK.

SECTION II. DEVELOPMENT STANDARDS

A. BULK AND AREA REQUIREMENTS:

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|---------------------|----------------------------|
| 1. NET LAND AREA: | 58.993 ACRES |
| 2. PROPERTY ZONING: | CS/SPECIFIC USE PERMIT #43 |
| 3. PERMITTED USES: | |

PRINCIPLE AND ACCESSORY USES IDENTIFIED BY SPECIFIC USE PERMIT #43 (OKLAHOMA AQUARIUM) AND AS FURTHER DEFINED IN SECTION II SUBSECTION B OF THE DEED OF DEDICATION OF OKLAHOMA AQUARIUM CAMPUS AND FUTURE ZONING CATEGORIES THAT MAY BE ESTABLISHED BY THE CITY OF JENKS TO FACILITATE THE RIVERFRONT ENTERTAINMENT DISTRICT AS DEFINED BY SPECIAL DISTRICT WITHIN THE JENKS COMPREHENSIVE PLAN.

- | | |
|--|-----|
| 4. MAXIMUM FLOOR AREA RATIO: | .50 |
| 5. MINIMUM BUILDING AND STRUCTURE SETBACKS | |

FRONT BUILDING LINE:	25 FEET
SIDE YARD SETBACKS:	0 FEET
JENKS LEVEE:	0 FEET FROM EASEMENT & R/W TO TULSA COUNTY DRAINAGE DISTRICT NO. 13 AS SHOWN ON ACCOMPANYING PLAT
ARKANSAS RIVER:	A 100 FOOT RIPARIAN VEGETATION SETBACK IS ESTABLISHED ALONG THE BANKS OF THE ARKANSAS RIVER. *

* THE RIPARIAN VEGETATION SETBACK SHALL BE MEASURED FROM THE BANK OF THE ARKANSAS RIVER FURTHER DEFINED AS THE NORMAL HIGH WATER LINE OR VEGETATION LINE OF THE RIVER. VARIANCE TO THE 100 FOOT SETBACK MAY BE APPLIED FOR THROUGH THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY IN COOPERATION WITH U.S. FISH AND WILDLIFE SERVICE.

6. OFF-STREET PARKING:

OFF STREET PARKING STALLS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF JENKS ZONING CODE REQUIREMENTS. SHARED OR COMMON PARKING STALLS SHALL BE ALLOWED WITH CONTRACTUAL AGREEMENTS WITH THE PRINCIPAL OWNERS OF THE LOTS TO BE SHARED AND WITH ANY LEASE HOLDER OF A PERIOD GREATER THAN 10 YEARS. OFF STREET PARKING STALLS DEVELOPED UNDER THE 96TH STREET AND PEDESTRIAN BRIDGES SHALL BE INCLUDED WITHIN TOTALS FOR LOT 4, BLOCK 1, OKLAHOMA AQUARIUM CAMPUS.

7. FLOODPLAIN DEVELOPMENT:

ALL DEVELOPMENTS SHALL REQUIRE BUILDING CONSTRUCTION AT A HEIGHT OF ONE FOOT ABOVE THE 1986 FLOOD EVENT (IDENTIFIED AS A 308,000 CFS RELEASE FROM KEYSTONE DAM) AS ESTABLISHED BY ARMY CORPS OF ENGINEERS. ALL DEVELOPMENT SHALL MAINTAIN A ZERO RISE TO THE 100 YEAR FLOODPLAIN AND ALLOWING THE SAME CONVEYANCE FOR FLOODWATER.

B. RIVERFRONT ENTERTAINMENT/TOURISM DISTRICT

- TOURIST RELATED COMMERCIAL SHALL INCLUDE THOSE USES WHICH MAKE USE OF WATERFRONT AMENITIES FOR THE ENJOYMENT OF THE TOURIST AND RECREATION PUBLIC. THE TYPE OF USE AND SITE DESIGN SHOULD HARMONIZE WITH THE INTENDED CHARACTER OF THE WATERFRONT AREA. IN ADDITION TO ENTERTAINMENT AND RECREATION PUBLIC VENUES THE USES RECOGNIZED AS TOURIST RELATED MAY INCLUDE RESTAURANTS, CAFES, GIFT SHOPS, ART GALLERIES, MUSEUMS, OR LIKE POINTS OF DESTINATION.
- RIVER ORIENTED COMMERCIAL SHALL GENERALLY BE LIMITED TO TOURIST LODGING, RESTAURANT FACILITIES, AND RETAIL ESTABLISHMENTS DESIGNED TO INCORPORATE WATERFRONT AMENITIES AND LINKAGE TO RIVERFRONT ACTIVITIES. OFFICE USES MAY BE CONSIDERED ACCESSORY OR COMPATIBLE WITH RIVER ORIENTED COMMERCIAL.
- USES WITHIN THE RIVERFRONT ENTERTAINMENT/TOURISM DISTRICT SHOULD BE DESIGNED TO PROVIDE PUBLIC ENTRANCE FROM THE WATERFRONT SITE OF THE BUILDING, AND PROVIDE A VIEW IN THE WATERFRONT DIRECTION. PUBLIC ACCESS ALONG THE WATERFRONT BETWEEN BUILDINGS AND THE RIVER SHOULD BE PROMOTED.

SECTION III. ARCHITECTURAL CONTROL COMMITTEE

- THE OWNER/DEVELOPER SHALL CAUSE TO BE FORMED AN ARCHITECTURAL CONTROL COMMITTEE FOR THE PURPOSE OF REVIEWING DEVELOPMENT PLANS IN ACCORDANCE WITH THE GUIDELINES AS ESTABLISHED IN SECTION III SUBSECTION (D) OF THE DEED OF DEDICATION OF THE "OKLAHOMA AQUARIUM CAMPUS" SUBDIVISION PLAT.
- NO BUILDING, FENCE, WALL, PLACEMENT OF EXTERIOR LIGHTING, SIGNS, OR ANY PROPOSED CONSTRUCTION REQUIRING THE ISSUANCE OF A BUILDING PERMIT SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS AND SPECIFICATIONS, DRAINAGE AND GRADING PLANS, EXTERIOR COLOR SCHEME AND MATERIAL THEREOF, AND PLOT PLAN, WHICH PLOT PLAN SHOWS A LANDSCAPE PLAN AND THE LOCATION AND FACING OF SUCH BUILDING HAVE BEEN APPROVED IN WRITING BY THE OKLAHOMA AQUARIUM CAMPUS ARCHITECTURAL CONTROL COMMITTEE TO BE COMPOSED OF THE MEMBERS OF THE JENKS AQUARIUM AUTHORITY (JAA), A PUBLIC TRUST OF THE CITY OF JENKS.
- THE OKLAHOMA AQUARIUM CAMPUS IS LOCATED WITHIN THE RIVERFRONT APPEARANCE REVIEW DISTRICT OF THE CITY OF JENKS. REVIEW AND APPROVAL BY THE JENKS AQUARIUM AUTHORITY SHALL FULFILL THE PURPOSE OF THE APPEARANCE REVIEW PROCESS AS SET FORTH IN SECTION 4-13-1 THRU 4-13-3 INCLUSIVE OF THE JENKS CITY CODE. THE CITY OF JENKS SHALL MAINTAIN THE RIGHT TO ENFORCE THE DECISION OF ARCHITECTURAL CONTROL COMMITTEE, ALSO KNOWN AS THE JENKS AQUARIUM AUTHORITY, AS ESTABLISHED BY THE APPEARANCE REVIEW CRITERIA OF THE JENKS CITY CODE.
- THE ARCHITECTURAL CONTROL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND TO ENFORCE THE RIVERFRONT/BOARDWALK APPEARANCE REVIEW DISTRICT OF THE CITY OF JENKS WITHIN THE BOUNDARIES OF THE "OKLAHOMA AQUARIUM CAMPUS" SUBDIVISION PLAT. THE FOLLOWING GUIDELINES AND CRITERIA ARE HEREBY ESTABLISHED AND IN FORCE FOR THE "OKLAHOMA AQUARIUM CAMPUS" SUBDIVISION PLAT AND SHALL BE TAKEN INTO CONSIDERATION DURING THE REVIEW BY THE ARCHITECTURAL COMMITTEE (JAA).

1. APPEARANCE/DESIGN:

- BUILDING DESIGN AND SITE PLAN DETAILS SHOULD BE SO DESIGNED TO PROVIDE BUILDING EXTERIOR WALLS AND STRUCTURAL FACADES OF A STYLE REFLECTING A RIVERFRONT/BOARDWALK. EXTERIOR WALLS OF BUILDINGS VISIBLE FROM THE FRONTING STREET MUST PROVIDE AN AESTHETIC PLEASING APPEARANCE UTILIZING APPROVED RIVERFRONT DISTRICT DESIGN FEATURES, LANDSCAPING, COLOR SCHEMES, AND OTHER ARCHITECTURAL TREATMENT TO ELIMINATE MONOTONE OR MONOLITHIC EXTERIOR WALLS OR STRUCTURAL FACADES IN ORDER TO BE COMPATIBLE WITH THE RIVERFRONT DISTRICT.
- IN ADDITION TO DESIGN AND BUILDING MATERIALS, THE USE OF BUILDING SETBACKS, LANDSCAPING, SIGNAGE, LIGHTING, AND OTHER SITE SPECIFIC AMENITIES SHOULD HARMONIZE WITH THE INTENDED CHARACTER OF THE WATERFRONT AREA.

2. LANDSCAPING:

- STREET FRONTAGES WITHIN THE RIVERFRONT DISTRICT SHOULD PROVIDE A SENSE OF OPEN SPACE AND SHOULD BE BUFFERED FROM THE STREETS BY LANDSCAPED DRIVES, LAWS, OR PARKING. PRESERVATION OF EXISTING LARGE TREES AND OTHER NATURAL, PHYSICAL OR SCENIC FEATURES SHOULD BE GIVEN HIGH PRIORITY DURING THE INITIAL DEVELOPMENT PLANNING PHASES.
- TREES AND SHRUBBERY SHOULD BE UTILIZED FOR LANDSCAPING PURPOSES WHEN POSSIBLE. USE OF WATER FEATURES SUCH AS FOUNTAINS IS ENCOURAGED.
- LOCATIONS ALONG OR NEAR TO THE EXISTING AND PROPOSED ROUTES OF THE BOARDWALK AND TRAIL SYSTEMS SHOULD BE ENCOURAGED TO PROVIDE FOR PEDESTRIAN ACCESS TO THE SYSTEM.
- COMMERCIAL USES WITHIN THE RIVERFRONT DISTRICT SHALL PROVIDE A MINIMUM OF 10% OF THE LOT AREA FOR LANDSCAPED OPEN SPACE.

3. SIGNAGE:

- ALL SIGNS, AS DEFINED IN THE JENKS CITY CODE, SHOULD BE DESIGNED TO BE COMPATIBLE WITH AND COMPLEMENTARY TO THE ADJACENT DEVELOPMENTS AND ERRECTED IN COMPLIANCE WITH THE JENKS CITY CODE, ZONING CODE AND SIGN CODE.
- GROUND SIGNS SHOULD NOT EXCEED 35 FEET IN HEIGHT, AND MONUMENT GROUND SIGNS ARE ENCOURAGED. ROOF SIGNS SHOULD NOT EXCEED MORE THAN 12 FEET ABOVE THE MEAN ROOF LEVEL OF THE STRUCTURE TO WHICH IT IS AFFIXED. A PROJECTING SIGN SHALL NOT EXTEND MORE THAN 9 FEET ABOVE THE MEAN ROOF LEVEL OF THE STRUCTURE TO WHICH IT IS AFFIXED.
- TWO PREVIOUSLY ERRECTED BILLBOARDS ARE LOCATED ALONG THE SOUTH BOUNDARY OF THE OKLAHOMA AQUARIUM CAMPUS. THESE BILLBOARDS ARE RECOGNIZED AS PRE-EXISTING TO THE FILING OF THE OKLAHOMA AQUARIUM CAMPUS PLAT. NO FURTHER OUTDOOR ADVERTISING SIGNS OR BILLBOARDS SHALL BE ALLOWED WITHIN THE OKLAHOMA AQUARIUM CAMPUS.
- PERMANENT SIGNS THAT EMIT EITHER A FLASHING LIGHT OR PROJECT EITHER SPOT LIGHT OR CONCENTRATED BEAM OR BEACON OF LIGHT IN ANY MANNER ARE PROHIBITED BY THE JENKS CITY CODE.

4. LIGHTING:

- ALL LIGHTING, INCLUDING EXTERIOR AND PARKING LOT LIGHTING, SHOULD BE SO DESIGNED TO COMPLIMENT 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 THE ABUTTING PROPERTIES.
- LIGHTING INCORPORATING PERIOD LIGHTING FIXTURES SIMILAR TO A TURN OF THE CENTURY THEME AND CONFORMING TO APPROVED CITY STREET LIGHTING STUDIES SHALL BE UTILIZED.

5. STORAGE, USE OF YARDS, AND OUTBUILDINGS:

- NO OUTSIDE STORAGE AREAS SHALL BE ALLOWED WITHIN THE OKLAHOMA AQUARIUM CAMPUS.
- OUTBUILDINGS OR ACCESSORY STRUCTURES SHOULD BE OF THE SAME ARCHITECTURAL STYLE MATERIAL AND COLOR SCHEME AS THE PRINCIPAL BUILDING OR BUILDINGS ON A LOT AND SHOULD PROMOTE OR ENHANCE THE OVERALL CHARACTER OF THE RIVERFRONT DISTRICT.
- NO WASTE MATERIALS OR REFUSE SHALL BE DUMPED UPON OR PERMITTED TO REMAIN UPON ANY PART OF THE PROPERTY OUTSIDE OF THE BUILDING PROPER. OCCUPANTS SHALL MAINTAIN SOLID WASTE DISPOSAL SERVICE WITH A CITY OF JENKS LICENSED HAULER AT ALL TIMES.
- TRASH OR GARBAGE COLLECTION AREAS SHALL BE SCREENED FROM STREETS AND FROM ABUTTING PROPERTIES OR USES BY AN APPROVED SIGHT-PROOF BARRIER, AND RECEPTACLES FOR SUCH PURPOSE SHALL BE A CLOSED TYPE CONTAINER.

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 OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I, STREETS, EASEMENTS, AND UTILITIES, AND SECTION II, DEVELOPMENT STANDARDS, 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 AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION III, ARCHITECTURAL CONTROL COMMITTEE, SHALL INURE TO THE BENEFIT OF THE OWNERS AND TENANTS OF THE LOTS WITHIN THE SUBDIVISION, THE JENKS AQUARIUM AUTHORITY, AND THE CITY OF JENKS. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOT WITHIN OKLAHOMA AQUARIUM CAMPUS SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, JENKS AQUARIUM AUTHORITY, ANY OWNER OR TENANT OF A LOT 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 THE JENKS AQUARIUM AUTHORITY, OR AN OWNER OR TENANT OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTION 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 RESTRICTION, 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 THE DEED OF DEDICATION AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) EARS UNLESS AMENDED OR TERMINATED AS HEREAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, STREETS, EASEMENTS, AND UTILITIES AND SECTION II, DEVELOPMENT STANDARDS MAY BE AMENDED TO TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATIONS 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 III, ARCHITECTURAL CONTROL COMMITTEE MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL OWNERSHIP IN OKLAHOMA AQUARIUM CAMPUS AND APPROVED BY THE JENKS AQUARIUM AUTHORITY, THE JENKS PLANNING COMMISSION, AND APPROVAL OF THE CITY COUNCIL OF THE CITY OF JENKS, OKLAHOMA.

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.

Oklahoma Aquarium Campus

A SUBDIVISION THAT IS A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 19 AND
PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 13 EAST,
CITY OF JENKS, TULSA COUNTY, OKLAHOMA

IN WITNESS WHEREOF, OKLAHOMA AQUARIUM FOUNDATION, AN OKLAHOMA NOT FOR PROFIT FOUNDATION, HAS EXECUTED THIS INSTRUMENT THIS 13th
DAY OF April, 2007.

OKLAHOMA AQUARIUM FOUNDATION
AN OKLAHOMA NOT FOR PROFIT FOUNDATION

BY: Dean P. Robinson
PRESIDENT

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 13th DAY OF April, 2007, PERSONALLY APPEARED Dean Ventresca
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 FREE AND VOLUNTARY ACT AND DEED OF SAID FOUNDATION,
FOR THE USES AND PURPOSE THEREIN SET FORTH.

Josh McCorkle
NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/1/09

COMMISSION NUMBER:
01001927

IN WITNESS WHEREOF, THE CITY OF JENKS, OKLAHOMA, HAS EXECUTED THIS INSTRUMENT THIS 11th DAY OF April, 2007.

THE CITY OF JENKS, OKLAHOMA

BY: Joe Vreeland
MAYOR

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 11th DAY OF April, 2007, PERSONALLY APPEARED
Joe Vreeland, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
TO ME, AS MAYOR OF THE CITY OF JENKS, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY
ACT AND DEED OF SAID "THE CITY OF JENKS", FOR THE USES AND PURPOSE THEREIN SET FORTH.

Josh McCorkle
NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/1/09

COMMISSION NUMBER:
01001927

IN WITNESS WHEREOF, JENKS AQUARIUM AUTHORITY, HAS EXECUTED THIS INSTRUMENT THIS 11th DAY OF April, 2007.

JENKS AQUARIUM AUTHORITY

BY: Joe Vreeland
LESSEE

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 11th DAY OF April, 2007, PERSONALLY APPEARED
Joe Vreeland, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
TO ME, AS LESSEE OF "JENKS AQUARIUM AUTHORITY", THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE
FREE AND VOLUNTARY ACT AND DEED OF SAID AUTHORITY, FOR THE USES AND PURPOSE THEREIN SET FORTH.

Josh McCorkle
NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/1/09

COMMISSION NUMBER:
01001927

CERTIFICATE OF SURVEY

I, DEAN ROBINSON, OF SISEMORE WEISZ & ASSOCIATES, INC., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, 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 "OKLAHOMA AQUARIUM CAMPUS", 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 OKLAHOMA
MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.



Dean Robinson
DEAN ROBINSON
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1146

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS 22 DAY OF February, 2007, PERSONALLY APPEARED DEAN ROBINSON,
TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

Josh McCorkle
NOTARY PUBLIC



MY COMMISSION EXPIRES:
AUGUST 23, 2008

COMMISSION NUMBER:
04007629