

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, MARCH 23, 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 a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)

- 1.A. Approve minutes of the regular meeting on February 23, 2023

Documents:

[2023.02.23 PC MINUTES.PDF](#)

- 1.B. Approve JL 23-380: a request by Kevin Jordan for a lot split. General Location 121st and Elm (near Fire Station #2)

Documents:

1. [SR.JL 23-380.SCC.PC.PDF](#)
 2. [SCC - LOT SPLIT KEY MAP.PDF](#)
 3. [SOUTH COUNTY CROSSING.LS.PDF](#)

- 1.C. Approve JL 23-381: A request by Randy Shoefstall for a lot split and combination. General Location: 1181 E 131st St S

Documents:

1. [SR.LS 23-381 23.02.131HARVARD.PDF](#)
 2. [111046 LOT SPLIT 1.PDF](#)
 3. [111046 LOT SPLIT 2.PDF](#)
 4. [111046 LOT COMBINATION.PDF](#)
 5. [111046 REMAINDER TRACT.PDF](#)
 6. [111046 15 FOOT RW DEDICATION.PDF](#)

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

Agenda

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, FEBRUARY 23, 2023
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:00 p.m. on January 19, 2023, by Chair Scott West. A roll call vote of members was taken as follows:

Present

David Randolph
John Brown
Amy Bors
Craig Bowman
Chair Scott West

Absent

Jeffrey Beyer

Business

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- 1.A. Request to approve minutes from January 19, 2023

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

YEA: Randolph, Brown, Bors, Bowman, West

NAY: None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn.
3. Presentation relating to City of Jenks Tax Increment District No. 1 Project Plan, City of Jenks Tax Increment District No. 2 Project Plan, and proposed Jenks River Entertainment District Economic Development Project Plan. Planning Director Marcaé Hilton introduced Item 3. Nate Ellis from The Public Finance Law Group gave a presentation related to the TIF questions, Items 4-9. *John Brown gave his written questions and comments to the Commission. They are attached at the end of the minutes.*

4. Conduct a public hearing regarding the proposed amendment of Increment District No. 1, City of Jenks and the City of Jenks Tax Increment District No. 1 Project. Chair Scott West opened the floor to for public comments for Items 4-6. Steve Eaton (307 E 111st St) asked why his property wasn't included in the TIF. Charlotte Montgomery (10612 S Fir) asked questions about the TIF projects. Nate Ellis addressed the Commission again to respond to those questions and answer more questions from the Commission. The Chair closed the floor.
5. Conduct a public hearing regarding the proposed termination of Increment District No. 2, City of Jenks and the City of Jenks Tax Increment District No. 2 Project Plan *Item 5 heard as part of Item 4*
6. Conduct a public hearing regarding the proposed creation of three increment districts and adoption of the Jenks River Entertainment District Economic Development Project Plan. *Item 6 heard as part of Item 4*
7. Consideration and appropriate action relating to a Resolution recommending that the City of Jenks, Oklahoma, through its City Council amend Increment District No. 1, City of Jenks (City of Jenks Tax Increment District No. 1 Project Plan) to modify the boundaries of said Increment District. John Brown made a motion to approve Item 7. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Brown, Bors, Bowman, West
NAY: None

Motion carried.
8. Consideration and appropriate action relating to a Resolution recommending that the City of Jenks, Oklahoma, through its City Council terminate Increment District No. 2, City of Jenks (City of Jenks Tax Increment District No. 2 Project Plan). David Randolph made a motion to approve Item 8. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Brown, Bors, Bowman, West
NAY: None

Motion carried.
9. Consideration and appropriate action relating to a Resolution recommending that the City of Jenks, Oklahoma, through its City Council create three tax increment districts and approve the Jenks River Entertainment District Economic Development Project Plan. Chair Scott West made a motion to approve Item 9. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Brown, Bors, Bowman, West
NAY: None

Motion carried. *The Commission took a break at 7:37 p.m. and returned at 7:46 p.m.*

10. JZ 23 PUD 138: request by Alan Betchan for approval of a PUD to allow for a drive-thru coffee shop. General Location: Aquarium Dr. and Riverfront Dr. Planning Director Marcaé Hilton introduced Item 10 and 11, and answered questions. Alan Betchan addressed the Commission and answered questions. John Brown made a motion to approve Item 10 with the condition that no left turns when exiting west onto 9th St and with the caveat that Council is aware that of a potential traffic problem. David Randolph seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Brown, Bors, Bowman, West
NAY: None

Motion carried.

11. Final Plat for Ragland Plaza Amended Plat. General Location: Aquarium Dr. and Riverfront Dr. Craig Bowman made a motion to approve Item 11. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Brown, Bors, Bowman, West
NAY: None

Motion carried.

12. JZ 23 PUD 98.ma2: request by Alan Betchan for a major amendment to PUD 98 to allow for a hospital use and a build height increase to 120'. General Location: E of HWY 75 and Main St Planning Director Marcaé Hilton introduced Item 12 and answered questions. She stated that the request was for 130' height limit, not 120'. Alan Betchan addressed the Commission about the application and answered questions. Barry Goldstein (KKT Architects) answered question from the Commission. David Randolph made a motion to approve Item 12 with the 130' height limit. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Brown, Bors, Bowman, West
NAY: None

Motion carried.

Planning Update – Planning Director Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 8:46 p.m.

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	March 23, 2023
Case Request	LS 22-380 Lot Split Lot 4 & 5, Block 1
Location	Between Elwood and Elm North of 121 st
Applicant	Ryan McCarty, Select Design

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Lot Split Exhibit

Preparer

Ryan McCarty

Background Information

STAFF COMMENTARY | Mr. Kevin Jordan owns over twenty-one acres between Elgin and Elwood and north of West 121st Street South. These two lots are being split for new development.

Request	Lot Split Lot 4, Lot 5 of Block 1 Area identified on face of plat
Public Comment	Lot Splits are not advertised No comments at time of report
Uses	Office
Current Zoning	PUD 112 IL (Industrial Light)
Comprehensive Plan	Local Commercial
General Location	North of 121st between Elm and Elwood

Current Parcel Data

ACCT_NUM	60903823647050 (NEW LOT) 150' by 200'
LEGAL	LOT 4 BLOCK 1
OWNER	MARTIN COMMERCIAL PROPERTIES LLC
TR_SEC	8236
GROSS ACRES	2.07
ACCT_NUM	60903823647100 (NEW LOT) 150' by 200'
LEGAL	LOT 5 BLOCK 1
OWNER	SOUTH COUNTY PARTNERS LLC
TR_SEC	8236
GROSS ACRES	1.66
Plat	South County Crossing PUD 112 No. 6849 04/23/2019

UNIFIED DEVELOPMENT ORDINANCE | SUBDIVISION REGULATIONS

Subdivision Procedures

(A) Types of Subdivision of Land.

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

(B) General Subdivision Procedures.

- (1) Application Submittal.*
 - (a) All land subdivision applications shall be submitted to the City Planner and be accompanied by a fee as set forth in the Master Fee Schedule.*
 - (b) After the receipt of the application, the City Planner shall review the application to determine that all required information has been submitted and notify the applicant of completeness or deficiencies.*
 - (c) Failure to cure the deficiencies within six (6) months from notification of such deficiencies shall be deemed abandonment of the application without further notice from the City.*
 - (d) A pre-platting conference shall be required before the submittal of any Major Subdivision application.*
- (2) City Planner Report.*
 - (a) After the determination of completeness, the subdivision application shall be reviewed by the City Planner pursuant to the criteria set forth in this Article per application type.*
 - (b) The City Planner shall meet with the Technical Advisory Committee as needed to review the subdivision application.*
 - (c) The City Planner shall prepare and issue a report to the applicant identifying issues of concern to be addressed as well as a recommendation for approval, approval with conditions, or denial.*
 - (d) The City Planner shall forward their report to the applicant for review.*

(C) Lot Splits. Subdivisions containing three (3) or fewer lots defined as "lot splits" in these regulations, may be excepted by City Council from all or part of the procedural provisions applicable for Major or Minor Subdivisions. The number of lots for purposes of determination of status as a lot split shall be counted cumulatively from the date of adoption of these regulations with respect to each parcel, provided that for the preservation of the spirit of these regulations, any and all parcels that have been similarly divided upon review of the Planning Commission under the provisions of previous subdivision regulations shall be counted into the cumulative total for the determination of eligibility for consideration of a request for treatment as a lot split.

(1) Lot Split Review Requirements.

- ✓ *Lot split application is complete.*
- ✓ *Lot split fees paid.*
- ✓ *Scaled drawing of lot split(s) provided.*
- ✓ *Drawing shows all existing and proposed lot lines.*
- ✓ *Drawing shows adjacent streets and street widths.*
- ✓ *Drawing shows existing access limitations.*
- ✓ *Drawing shows a north arrow and map scale.*

- ✓ Lot dimensions and area either conform with UDO requirements or Variance of zoning code requirements have been obtained by Jenks Board of Adjustment.
- ✓ Public water and/or sanitary sewer is not available (appropriate tests shall be conducted by health department of its assigns to determine the proposed lots' suitability for a private sewer disposal device).
- ✓ If the lot split results in inadequate access to utility easements, dedication of easement has been provided.
- ✓ If the lot split results in inadequate access to public street, dedication of right-of-way has been provided.

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards										
Standard	AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Lot Standards (Minimum)										
Lot Area (acres)	2.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lot Width (ft)	300	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)										
Front (ft)	25	25	40	0	0	25	0	0	50	50
Front, maximum (ft)	n/a	n/a	n/a	10	n/a	60	10	60	n/a	n/a
Exterior Side (ft) (3)	25	25	40	0	0	25	0	0	50	50
Exterior Side, maximum (ft)	n/a	n/a	n/a	10	n/a	60	25	60	n/a	n/a
Interior Side (ft) (3)	10	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2)	50 (4)
Rear (ft) (3)	40	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2)	50 (4)
Building Standards (Maximum)										
Height (ft)	35	50	60	50	60	60	85	85	60	60
Impervious Surface Coverage	n/a	60%	70%	60%	70%	70%	100%	70%	70%	70%
Notes										

SURROUNDING ZONING DATA

Zoning North | AG (Agriculture) & South Creek
 East | PUD 12, South Creek | Single Family Residential
 South | IM (Industrial Medium)
 West | IM (Industrial Medium)

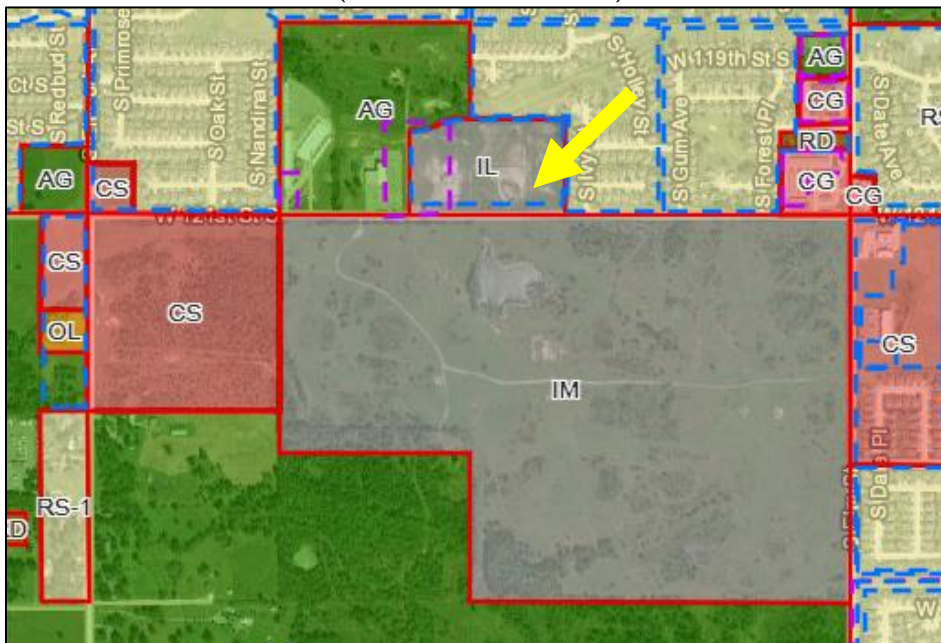


Figure 1: Zoning Map | INCOG

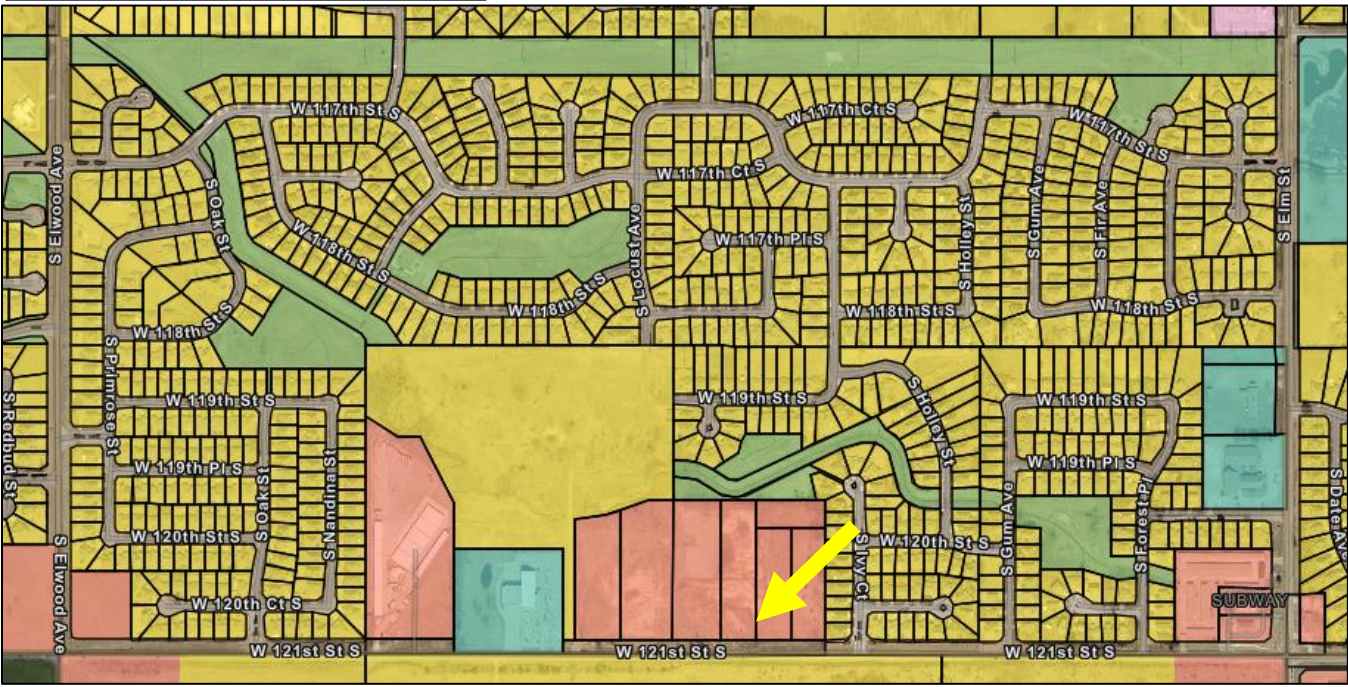
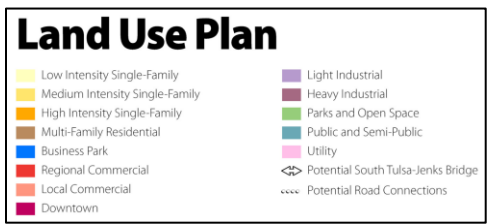


Figure 2: Horizon Jenks Comp Plan | Local Commercial

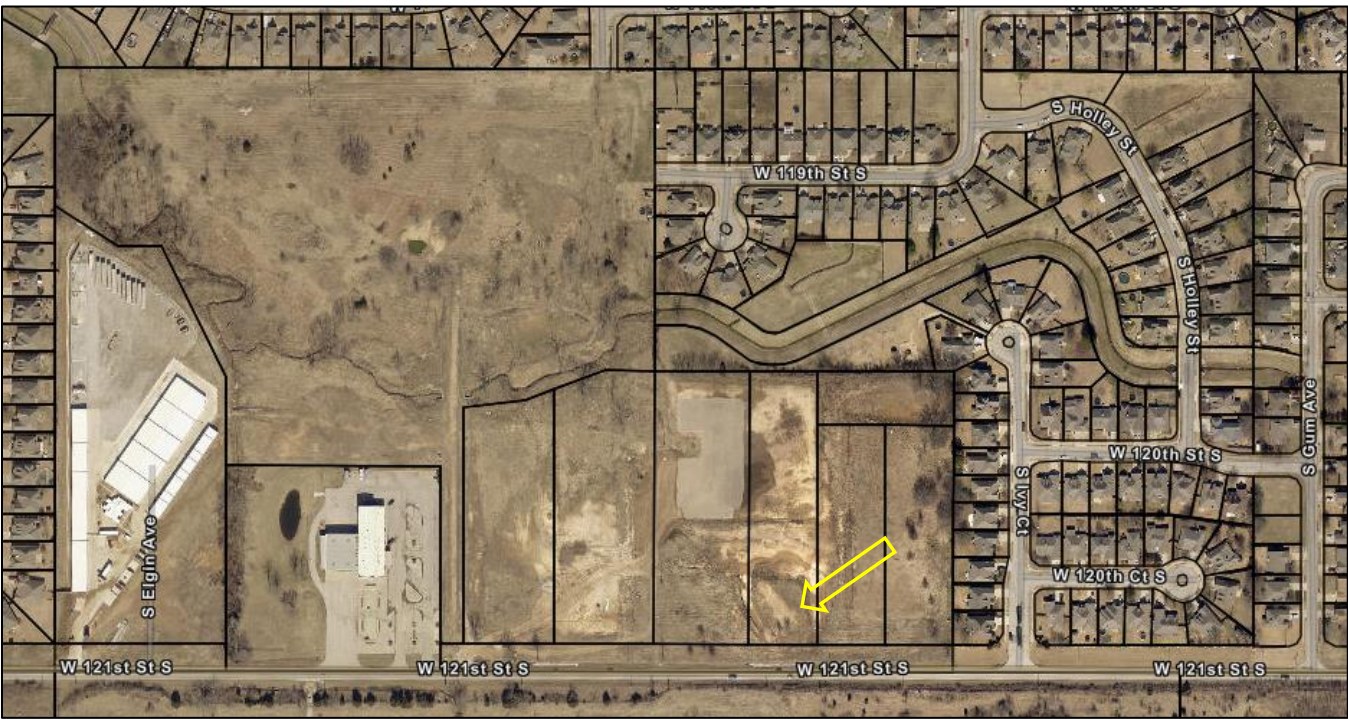


Figure 3: Google Earth Aerial View

Evaluation | This application has one request: LOT SPLIT for Lots 4 and 5.

This lot split request is a technical action required for land development meeting the requirements of the UDO. Staff has received several TAC responses of “No Issue”. The Lot Split is located on Lots 4 & 5 of Block 1 of South County Crossing. It is common for large non-residential development tracts to plat large lots and come back later with a lot split request. This is the third lot split process for South County Crossing. Staff has no objection to the request. The applicant will file a Mutual Access Easement (MAE) separate from the Lot Split.

UDO LANGUAGE:

(2) Procedure.

(a) *Application for Lots Splits. Applications for lots splits shall include a scaled drawing showing:*

- ✓ *All existing and proposed lot lines,*
- ✓ *All existing buildings, and*
- ✓ *All improvements and their distances from lot lines, adjacent streets and street widths, existing access limitations,*
- ✓ *A north arrow, and map scale.*

(b) *City Action on Lot Splits. The City Planner, upon receiving a lot split application shall visually inspect the tract being split, notify the Planning Commission of the proposed lot split, review the proposed lot split in regard to the requirements of this UDO, prepare a recommendation concerning the proposed lot split and submit the matter for Planning Commission review and approval. If the lot split is approved by the Planning Commission and if a conveyance of interest of the created parcels is presented, the “Lot Split Approval Stamp” shall be affixed to the instrument of the transfer of interest and signed by the City Planner. Should the Planning Commission recommend that a lot split proposal be denied, the applicant may appeal to the Board of Adjustment for relief. Such appeal shall be by written petition and shall be accompanied by a fee as prescribed by ordinance.*

(3) *Approval Guidelines. Approval or denial of lot splits shall be based on the following conditions:*

(a) *Lot Characteristics.*

- ✓ *Lot dimensions and area shall either conform with UDO requirements or a Variance must be obtained from the Board of Adjustment.*
- ✓ *Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage disposal device. Each proposed lot shall meet the minimum standards of the health department.*

(b) *Easements. Where a lot split will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the Planning Commission.*

(c) *Access and Streets.*

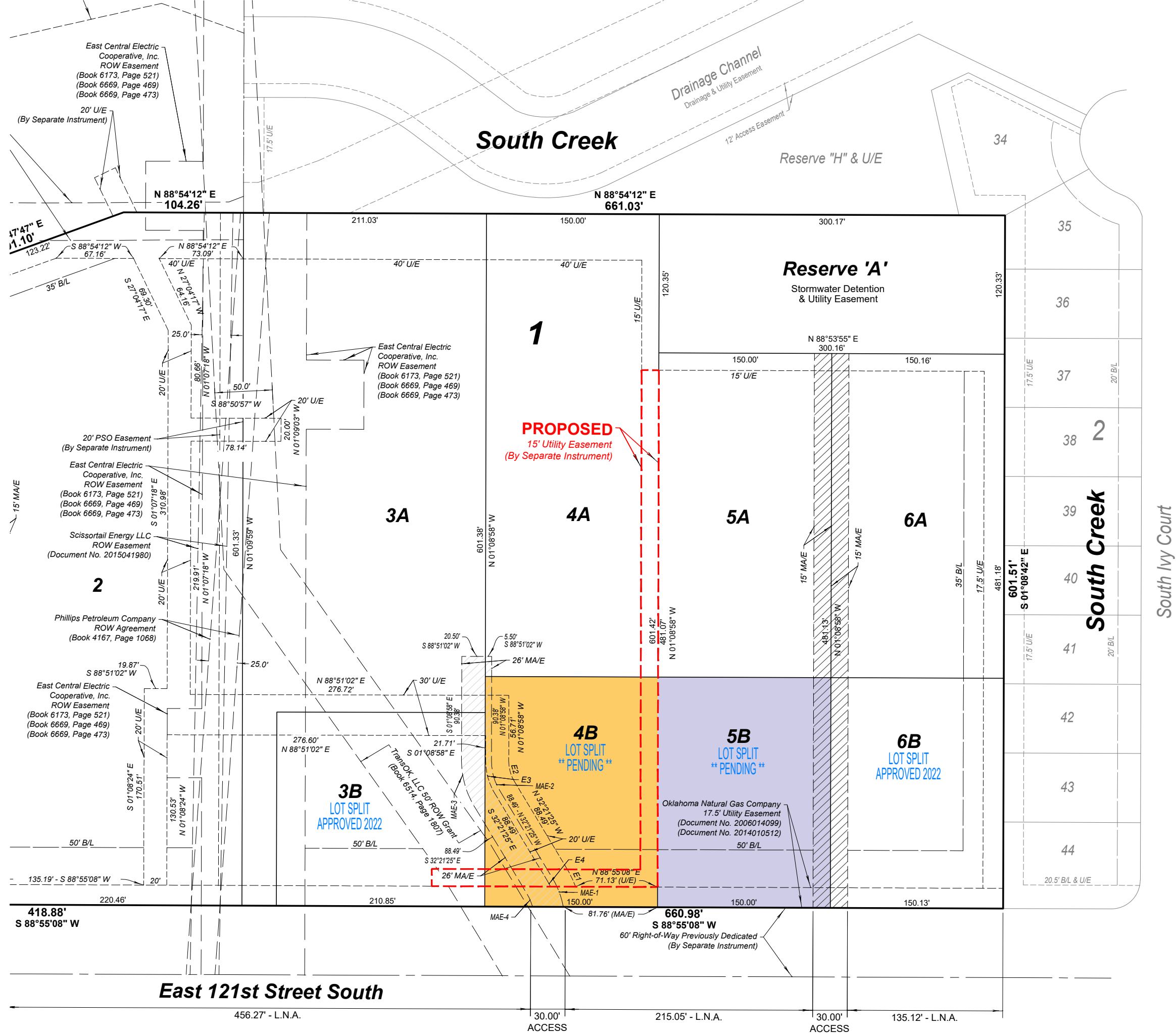
- ✓ *Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot.*
- ✓ *The splitting of land shall provide each lot with access to a public street or highway, so that the convenience of the lot owner or user is assured.*

- ✓ *Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks*
- ✓ *City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:*
 - (i) All utilities are in place and the additional right-of-way is not required for utility placement and,*
 - (ii) The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.*

Recommendation | Staff, recommends approval of Lot Split JL 22-380 creating the legal parcels as identified on the plat.

Conditions of Approval

1. Submit Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
2. Provide City Planner with copy of recorded Deeds.
3. Adhere to all environmental considerations from Local, State and Federal entities.





Subdivision Statistics

SUBDIVISION CONTAINS SIX (6) LOTS IN ONE (1) BLOCK AND ONE (1) RESERVE AREA:

GROSS SUBDIVISION AREA: 633,472.63 SQUARE FEET / 14.54 ACRES

Basis of Bearings

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

Monumentation

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

Benchmark

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

Legend

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

South County Crossing

P.U.D. 112

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

Owner / Developer

BLACK GOLD AT 121ST, LLC
2021 SOUTH LEWIS AVENUE, SUITE 301
TULSA, OKLAHOMA 74014
PHONE: 918-605-5600
MR. KEVIN JORDAN

Engineer

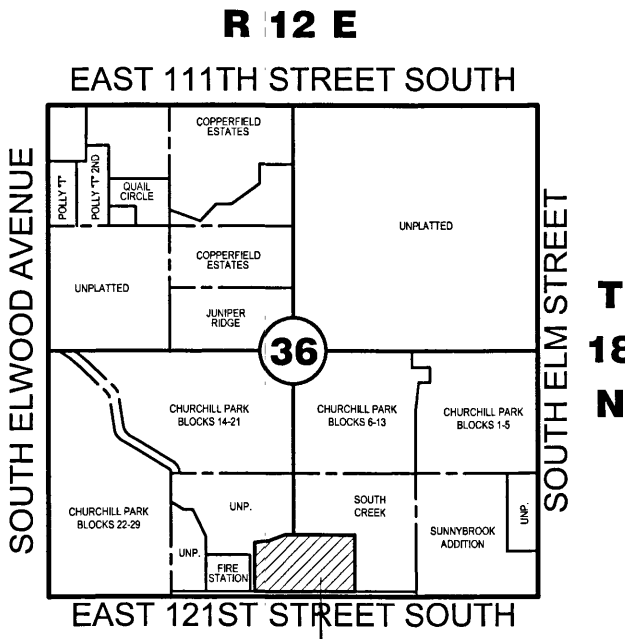
ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
TULSA, OKLAHOMA 74135
PHONE: (405) 234-0980
ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2020

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2020

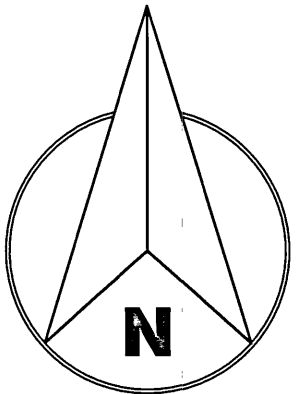
Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
E1	17.16'	91.00'	10°48'12"	N 26°57'18" W	17.13'
E2	19.06'	35.00'	31°12'27"	N 16°45'11" W	18.83'
E3	29.96'	55.00'	31°12'27"	S 16°45'11" E	29.59'
E4	5.75'	71.00'	04°38'33"	S 30°02'08" E	5.75'
MAE-1	27.07'	76.00'	20°24'33"	N 22°09'08" W	26.93'
MAE-2	27.23'	50.00'	31°12'27"	N 16°45'11" W	26.90'
MAE-3	41.40'	76.00'	31°12'27"	S 16°45'11" E	40.89'
MAE-4	12.76'	50.00'	14°37'26"	S 25°02'41" E	12.73'

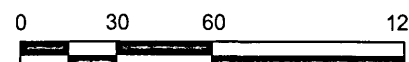


Location Map

SCALE: 1" = 200'



Scale: 1" = 60'



FINAL PLAT

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON JANUARY 24, 2019

MAYOR - VICE MAYOR

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

CITY MANAGER

STATE OF OKLAHOMA)
COUNTY OF TULSA)SS

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

DATED THE _____ DAY OF _____, 2019
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$4,420.00 per trust receipt no.15795 to be applied to 2019 taxes. This certificate is NOT to be construed as payment of 2019 taxes in full but is given in order that this plat may be recorded. 2019 taxes may exceed the amount of the security deposit.

Dated: 04/23/2019

Dennis Smith

Tulsa County Clerk

By: _____

Deputy

Deed of Dedication
SOUTH COUNTY CROSSING
P.U.D. 112

KNOW ALL MEN BY THESE PRESENTS:

BLACK GOLD AT 121ST, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE OWNER/DEVELOPER, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT;

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 01°08'42" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°55'08" WEST PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 660.98 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING SOUTH 88°55'08" WEST PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR 418.88 FEET; THENCE NORTH 01°07'33" WEST FOR 519.29 FEET; THENCE NORTH 82°02'36" EAST FOR 135.85 FEET; THENCE NORTH 68°47'47" EAST FOR 191.10 FEET; THENCE NORTH 88°54'12" EAST FOR 104.26 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING NORTH 88°54'12" EAST FOR 661.03 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 01°08'42" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 601.51 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 633,472.63 SQUARE FEET OR 14.54 ACRES.

BASIS FOR BEARING - OKLAHOMA STATE PLANE OK NORTH ZONE 3501 NAD83, U.S. SURVEY FEET - USING THE SOUTH LINE OF THE SE/4 OF SECTION 36 AS S 88°55'08" W.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO SIX (6) LOTS, ONE (1) BLOCK AND ONE (1) RESERVE AREA, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "SOUTH COUNTY CROSSING", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

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

B. UNDERGROUND SERVICE

- NEW OVERHEAD POLES MAY BE LOCATED ALONG THE NORTH AND SOUTH PERIMETER OF THE SUBDIVISION AND ALONG THE EAST TWENTY FEET (20') OF LOT 2, BLOCK 1, AS NECESSARY, IF LOCATED WITHIN UTILITY EASEMENTS OR EXISTING EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. EXISTING OVERHEAD POLES ARE PERMITTED THROUGHOUT THE SUBDIVISION IF LOCATED WITHIN EXISTING EASEMENTS OR STREET RIGHTS-OF-WAY. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.
- ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT, THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.
- THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICES.

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

- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.
- WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF JENKS, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES

CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

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

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

D. SURFACE DRAINAGE

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

E. PAVING AND LANDSCAPING WITHIN EASEMENT

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

F. STORM WATER DETENTION

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

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

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

THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.

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

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

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

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

H. RESERVE AREA "A" & U/E

RESERVE AREAS "A" & U/E, IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A DETENTION FACILITY, UTILITY EASEMENT, OPEN SPACE, AND LANDSCAPING, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE SOUTH COUNTY CROSSING PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE AS SET FORTH WITHIN SECTION III HEREOF.

I. LIMITS OF NO ACCESS

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

J. MUTUAL ACCESS EASEMENT

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

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "SOUTH COUNTY CROSSING" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT MAJOR AMENDMENT (DESIGNATED AS PUD NO. 112), AS PROVIDED WITHIN SECTIONS 900 THROUGH 950 OF THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON AUGUST 6, 2018, (HEREINAFTER THE "JENKS ZONING CODE"), AND

WHEREAS PUD NO. 112 WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION AND APPROVED BY THE JENKS CITY COUNCIL, AND

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

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

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

GROSS LAND AREA: 14.54 ACRES (633,383.49 SQUARE FEET)
EXISTING ZONING: PUD NO. 112

PERMITTED USES:

USE UNIT 1 - AREAWIDE USES BY RIGHT

USE UNIT 4 - PUBLIC PROTECTION AND UTILITY AND OPEN-AIR FACILITIES (TEMPORARY)

- AMBULANCE SERVICE
- HORTICULTURAL NURSERY
- TEMPORARY OPEN-AIR FACILITIES (CHRISTMAS TREE SALES)

USE UNIT 10 - OFF-STREET PARKING AREAS

USE UNIT 11 - OFFICES AND STUDIOS

USE UNIT 15 - OTHER TRADES AND SERVICES

USE UNIT 17 - AUTOMOTIVE ALLIED ACTIVITIES

USE UNIT 21 - BUSINESS SIGNS, OUTDOOR ADVERTISING, AND BILLBOARDS

- BUSINESS SIGNS
- OUTDOOR ADVERTISING SIGNS

USE UNIT 21 - BUSINESS SIGNS, OUTDOOR ADVERTISING, AND BILLBOARDS

USE UNIT 22 - WAREHOUSING AND WHOLESALING

USE UNIT 24 - LIGHT MANUFACTURING AND INDUSTRIAL RESEARCH DEVELOPMENT

EXCLUDED USES:

USE UNIT 4 - PUBLIC PROTECTION AND UTILITY AND OPEN-AIR FACILITIES (TEMPORARY)

- PRESSURE CONTROL STATION (GAS OR LIQUID, EXCLUDING STORAGE OR SERVICE GARAGES AND YARDS)
- SHELTER (CIVIL DEFENSE OR STORM)
- WATER STORAGE FACILITY NEC
- TEMPORARY OPEN-AIR FACILITIES (CARNIVAL, CIRCUS, TENT REVIVAL, ETC.)

USE UNIT 16 - GASOLINE SERVICE STATIONS

MINIMUM LOT WIDTH:	150 FEET
BUILDING SETBACK FROM CENTERLINE OF ABUTTING ARTERIAL STREET:	110 FEET
BUILDING SETBACK ABUTTING AG, R OR O DISTRICT:	35 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM EVE HEIGHT (LOTS 1 AND 6):	20 FEET

A. SCREENING:

SERVICE EQUIPMENT (INCLUDING HVAC EQUIPMENT) AND AREAS SHALL BE SCREENED SO THE VISUAL IMPACTS OF THESE FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW FROM A PERSON STANDING ON THE GROUND AT THE PERIMETER OF THE PUD BOUNDARY.

SCREENING MATERIALS FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE A SIX FOOT (6') TALL WOODEN FENCE. TRASH DUMPSTERS SHALL HAVE A DOOR, WHICH SHALL REMAIN CLOSED EXCEPT DURING LOADING AND EMPTYING DUMPSTERS.

PERIMETER FENCING SHALL BE CONSTRUCTED ALONG THE ENTIRE EAST BOUNDARY OF LOT 6 PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED. THE FENCE SHALL BE WOODEN PRIVACY FENCE, EIGHT-FEET (8') IN HEIGHT WITH CONCRETE CURB.

PERIMETER FENCING SHALL BE CONSTRUCTED ALONG THE NORTH BOUNDARY OF LOTS 3 THROUGH 6. THE FENCE SHALL BE EITHER CHAIN LINK FENCE OR SCREENING FENCE AND A MINIMUM OF SIX-FEET IN HEIGHT.

TRUCK DOCKS AND ANY SERVICE AREAS VISIBLE FROM EAST 121ST STREET SOUTH SHALL BE SCREENED WITH TREES.

A MIX OF DECIDUOUS AND CONIFEROUS TREES WITH A MINIMUM OF 3" CALIPER AT TIME OF PLANTING, AND PLANTED NO FURTHER THAN THIRTY FEET (30') APART, SHALL BE ESTABLISHED AND MAINTAINED ALONG THE EAST BOUNDARY OF LOT 6. ALL PLANTING AREAS SHALL HAVE AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH A REGULAR WATERING SCHEDULE.

B. LIGHTING:

ALL POLE-MOUNTED AND BUILDING-MOUNTED LIGHTING SHALL BE ORIENTED TO MINIMIZE LIGHT LEAVING THE DEVELOPMENT.

ALL LIGHTS SHALL BE DESIGNED OR HAVE THE ABILITY TO CONTROL LIGHT PATTERN TO THE LIGHT LEAVING THE SITE AT THE BOUNDARY OF DEVELOPMENT.

THE MOUNTING HEIGHT OF EACH FIXTURE LIGHT SHALL NOT EXCEED 25' AS MEASURED FROM THE PAVEMENT TO THE LIGHT FIXTURE.

A MAXIMUM LIGHT LEVEL OF 0.00-FOOT CANDLES SHALL BE OBTAINED AT THE BOUNDARY OF THE DEVELOPMENT. A PHOTOMETRIC STUDY WILL BE PROVIDED TO VERIFY THE 0.00-FOOT CANDLE MEASUREMENT AT THE PROPERTY LINE.

ALL LIGHTS WILL FACE DOWN AND AWAY FROM THE BOUNDARY OF THE DEVELOPMENT.

C. OUTSIDE STORAGE AND NOISE:

OUTSIDE STORAGE IS ALLOWED EXCEPT ON SOUTH SIDES OF BUILDINGS AND WEST SIDE OF LOT 1. ALL OUTSIDE STORAGE MUST BE SCREENED WITH A MINIMUM EIGHT FOOT (8') HIGH SCREENING WITH CONCRETE CURB. SCREENING FENCE MAY BE EXTENDED UP TO TWELVE FEET (12') HIGH WITH PROPER PERMITTING FROM THE CITY OF JENKS. NO OUTSIDE STORAGE MAY BE HIGHER THAN THE SCREENING FENCE.

OUTSIDE NOISE IS LIMITED TO THE HOURS OF DAWN TILL DUSK.

NO TRUCKS ALLOWED TO PARK AND REMAIN IDLING ON LOTS 5 AND 6.

D. PARKING:

REQUIRED PARKING FOR PARTICULAR USES MAY BE SHARED AS FOLLOWS:

AREA A - LOTS 1 AND 2

AREA B - LOTS 3 AND 4

AREA C - LOTS 5 AND 6

SHARED PARKING LOCATED WITHIN AREAS A, B AND C MAY BE COUNTED TOWARDS MEETING THE PARKING REQUIREMENTS FOR THE COMBINED USE.

THE OWNER IS REQUIRED TO SUBMIT PARKING INFORMATION WITH EACH BUILDING PERMIT AND SHALL MAINTAIN AN ONGOING COUNT OF PARKING SPACES AND THE ALLOCATION OF PARKING SPACES TOWARD THE COMBINED USES IN EACH AREA.

USES MAY SHARE REQUIRED PARKING SPACES WHERE THE OWNER CAN SUBMIT A SHARED PARKING ANALYSIS PREPARED BY A PROFESSIONAL ENGINEER TO THE CITY OF JENKS DEMONSTRATING THE FEASIBILITY OF SHARED PARKING FOR MULTIPLE USES. THE SHARED PARKING ANALYSIS SHALL ADDRESS AT A MINIMUM THE SIZE AND TYPE OF THE PROPOSED DEVELOPMENT, THE COMPOSITION OF TENANTS, THE ANTICIPATED RATE OF PARKING TURNOVER AND THE ANTICIPATED PEAK PARKING AND TRAFFIC LOADS FOR ALL USES THAT WILL BE SHARING PARKING SPACES.

OFF-STREET PARKING AND LOADING REQUIREMENTS FOR THE FOLLOWING USE UNITS SHALL BE REQUIRED AS FOLLOWS:

USE UNIT 22 - WAREHOUSING AND WHOLESALING

PARKING SPACES	
0 - 9,999 SQ. FT. OF FLOOR AREA:	5 SPACES
10,000 - 19,999 SQ. FT. OF FLOOR AREA:	8 SPACES
MORE THAN 20,000 SQ. FT. OF FLOOR AREA:	10 SPACES
LOADING BERTHS:	1 PER 5,000-25,000 SQ. FT. OF FLOOR AREA PLUS 1 PER EACH ADDITIONAL 25,000 SQ. FT. OF FLOOR AREA

E. BUILDING MATERIAL REQUIREMENTS:

MASONRY COVERING 100% UP TO TWENTY FEET (20') HIGH OF THE SOUTH FACING WALLS OF ALL BUILDINGS AND INCLUDING WEST FACE OF WESTERNMOST BUILDINGS, AND FOUR FEET (4') HIGH MASONRY WAINSCOTING ON REMAINING WALLS WITHIN THREE-HUNDRED FEET (300') OF THE CENTERLINE OF EAST 121ST STREET SOUTH.

F. SIGNAGE:

LOTS 3, 4, 5 AND 6: ILLUMINATED WALL SIGNAGE SHALL BE PROHIBITED ON ANY NORTH OR EAST FACING WALLS OR STRUCTURES.

SECTION III. PROPERTY OWNERS' ASSOCIATION

A. FORMATION

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

B. MEMBERSHIP

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

C. ASSESSMENT

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

D. REQUIRED MOWING OF VACANT LOTS

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

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

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

COMPEL COMPLIANCE WITH THE COVENANT IN ANY JUDICIAL ACTION BROUGHT BY A PROPERTY OWNERS ASSOCIATION OR AN OWNER OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEYS FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

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

C. AMENDMENT

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

D. SEVERABILITY

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

IN WITNESS WHEREOF:

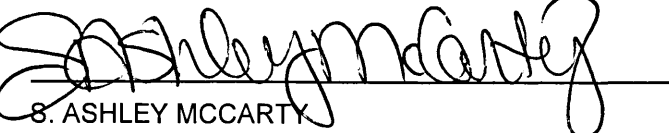
BLACK GOLD AT 121ST LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 1ST DAY OF APRIL, 2019.

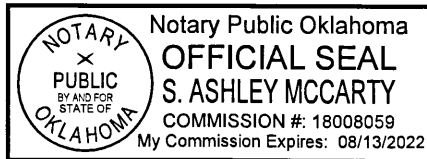
BLACK GOLD AT 121ST, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: 
KEVIN JORDAN, MANAGER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 1ST DAY OF APRIL, 2019, PERSONALLY APPEARED KEVIN JORDAN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGER, THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSE THEREIN SET FORTH.


S. ASHLEY MCCARTY
MY COMMISSION EXPIRES: 8/13/2022
MY COMMISSION NUMBER: 18008059



CERTIFICATE OF SURVEY

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


ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)



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


JENNIFER FRITZ
MY COMMISSION EXPIRES: 6/23/2022
MY COMMISSION NUMBER: 14005589



To	Planning Commission
Hearing Date	March 23, 2023
Case Number	JL 23-381
Request	Lot Split
Location	131 ST and Harvard
Applicant	Randy Shoefstall, White Surveying Company

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Dedication Documents

Preparer

White Surveying

Background Information

STAFF COMMENTARY | This was Lot Split-Lot Combination came to the City with a Right of Way (ROW) Dedication request. The UDO requires Planning Commission to approve Lot Splits and Minor Subdivisions. In this case, the applicant is in the process of selling the land and would like to close in a short window. The City of Jenks requires the additional Right of Way to be dedicated as part of the Minor Subdivision process. The ROW along 131st which is a secondary arterial has an ultimate dedication of a 100' (one-hundred foot) width.

PLANNING DATA

Request	Lot Split with ancillary acceptance Right of Way Dedication
Address:	1181 E. 131st St. S
ACCT_NUM	97305730518595
LEGAL	SW SW LESS S35 THEREOF SEC 5 17 13 38.939ACS
OWNER	STRNAD, CHARLES M AND JOY
PROP_ADD	1181 E 131 ST S
TR_SEC	7305
GROSS ACRES	38.94 STR:
Zoning:	Agriculture
Use:	Homestead

Evaluation | This Lot Split/combo request is referred to as a minor subdivision. The Right of Way Dedication is expected to be approved by City Council on March 21, 2023. the dedication will allow the property to be lot split/combined and sold.

Sec. 16-8-2. General Subdivision Standards.

(A) Land Suitability.

- (1) General Land Suitability. Land which the Planning Commission finds to be unsuitable for subdivision or because of flooding, improper drainage and erosion, adverse topography, steep slopes, or rock formations, shall not be subdivided or developed unless adequate steps are taken by the subdivider and approved by the Planning Commission to resolve the hazards created by the unsuitable land conditions.
- (2) Unsuitable Land for Subdivision. Land which the Planning Commission finds to be unsuitable for development within a proposed subdivision because of flooding, improper drainage and erosion, adverse topography, steep slopes, or rock formations, and not detrimental to the development of the subdivision, shall be set aside for uses as permitted by the Planning Commission.

(B) Zoning District Compliance. No subdivision shall be approved unless it conforms to all of the requirements of this UDO. Whenever there is a discrepancy between minimum standards or dimensions noted in this article and those contained in other chapters of this UDO, building codes or other adopted regulations, codes or ordinances, the most restrictive shall apply.

(C) Comprehensive Plan Conformance.

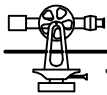
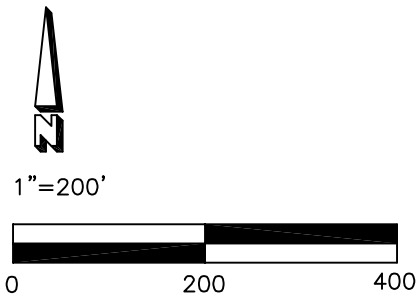
- (1) All proposed subdivisions shall conform to the most recently adopted Comprehensive Plan.
- (2) The arrangement, character, extent, width, grade, and location of all streets shall conform to all the elements of the Comprehensive Plan and shall be designed in accordance with sound planning and engineering principles as well as the improvement provisions outlined in this article.

(3) Permanent Markers and Monuments.

- (a) Permanent reference markers shall be placed at the intersection of the centerlines of rights-of-way. There shall be in each subdivision a minimum of two such monuments. If no two of the intersection monuments are within line-of-sight to each other, an additional marker shall be placed on right-of-way centerline so as to establish a straight line which can be seen line-of-sight from one end to the other. An additional such marker shall be placed at the center point of the turn-around in each cul-de-sac. These markers shall be in the form of a non-corrosive metal plate and each shall be stamped with a cross at the point of the intersection and the elevation to the tenth of a foot.

- (b) Permanent reference markers shall be placed at each turning point in the boundary of the subdivision. These markers shall be a 24-inch long iron pipe or bar of at least one-half inch diameter, to be set in concrete.
- (c) Permanent reference markers shall be placed at a minimum of two corners of each lot in an addition. The markers shall be at least 24 inches long and at least one-half inch in diameter made of iron pipe or bar and driven into unexcavated soil.
- (d) Permanent reference markers shall be placed at the points of curvature and points of tangency of all inside and outside rights-of-way lines, and at the point of intersection of the outside line of a curve in street right-of-way. These markers shall be a 24-inch long iron pipe or bar of at least one-half inch diameter to be driven into unexcavated soil.
- (e) The location of all permanent markers shall be shown on the face of the record plat.

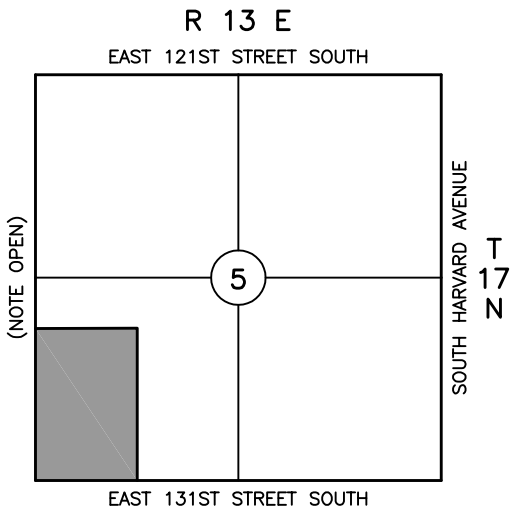
Recommendation | *Staff recommends acceptance of the Minor Subdivision by allowing the Lot Split/Lot Combination to be approved.*



WHITE SURVEYING COMPANY

• 9936 EAST 55TH PLACE TULSA, OKLAHOMA 74146 • (918) 663-6924

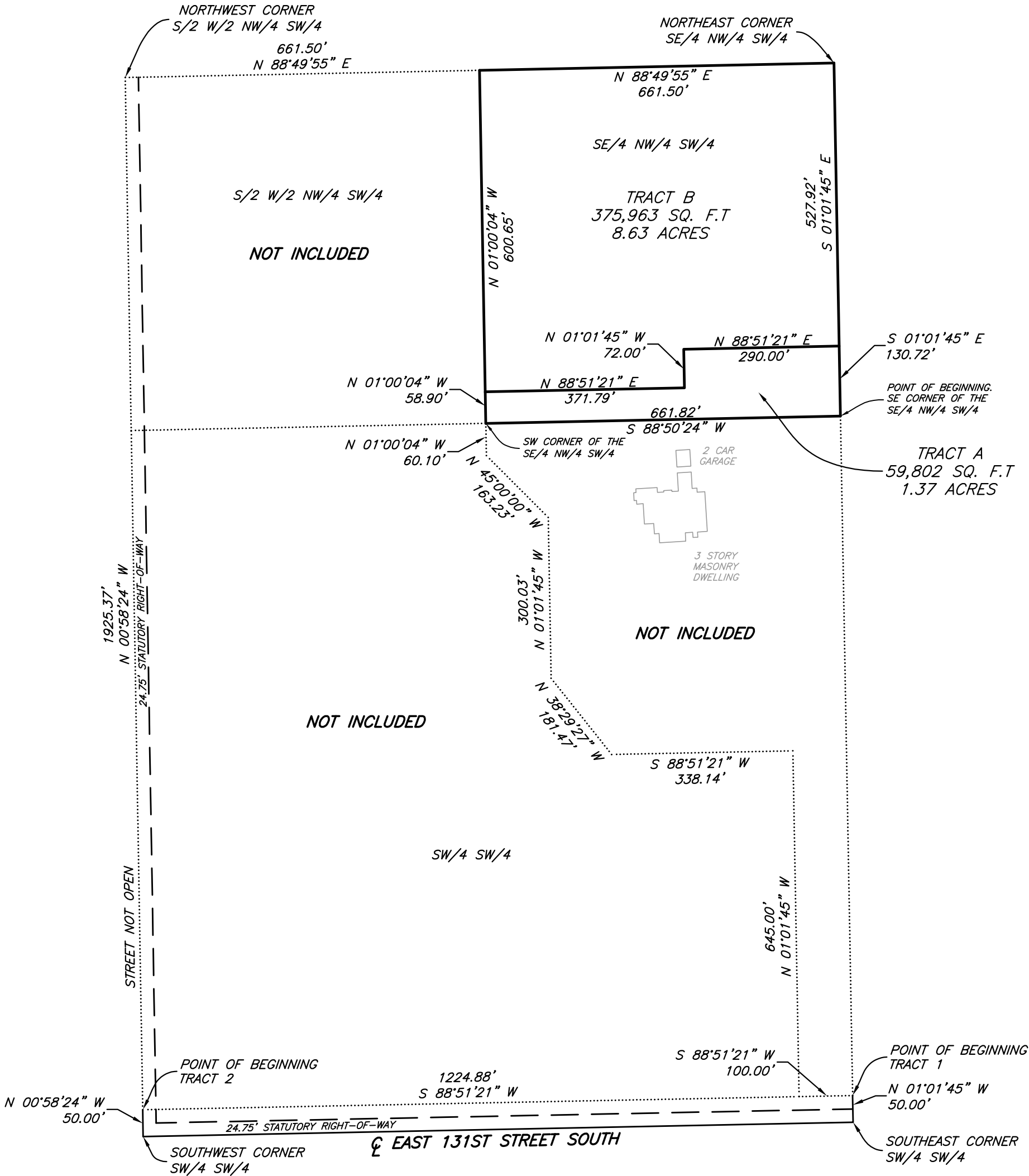
LOT SPLIT 1



GENERAL NOTES

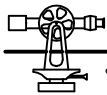
INVOICE NO. STK 23-111046

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) AND THE EAST LINE OF THE SW/4 SW/4 OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 13 EAST BEING S 01°01'45" E.



WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION
NO. CA1098

BY: Randy K. Shoefstall DATE: 3/15/23
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1676



WHITE SURVEYING COMPANY

• 9936 EAST 55TH PLACE TULSA, OKLAHOMA 74146 • (918) 663-6924

R 13 E

EAST 121ST STREET SOUTH

SOUTH HARVARD AVENUE

T 17 N

LOT SPLIT 2



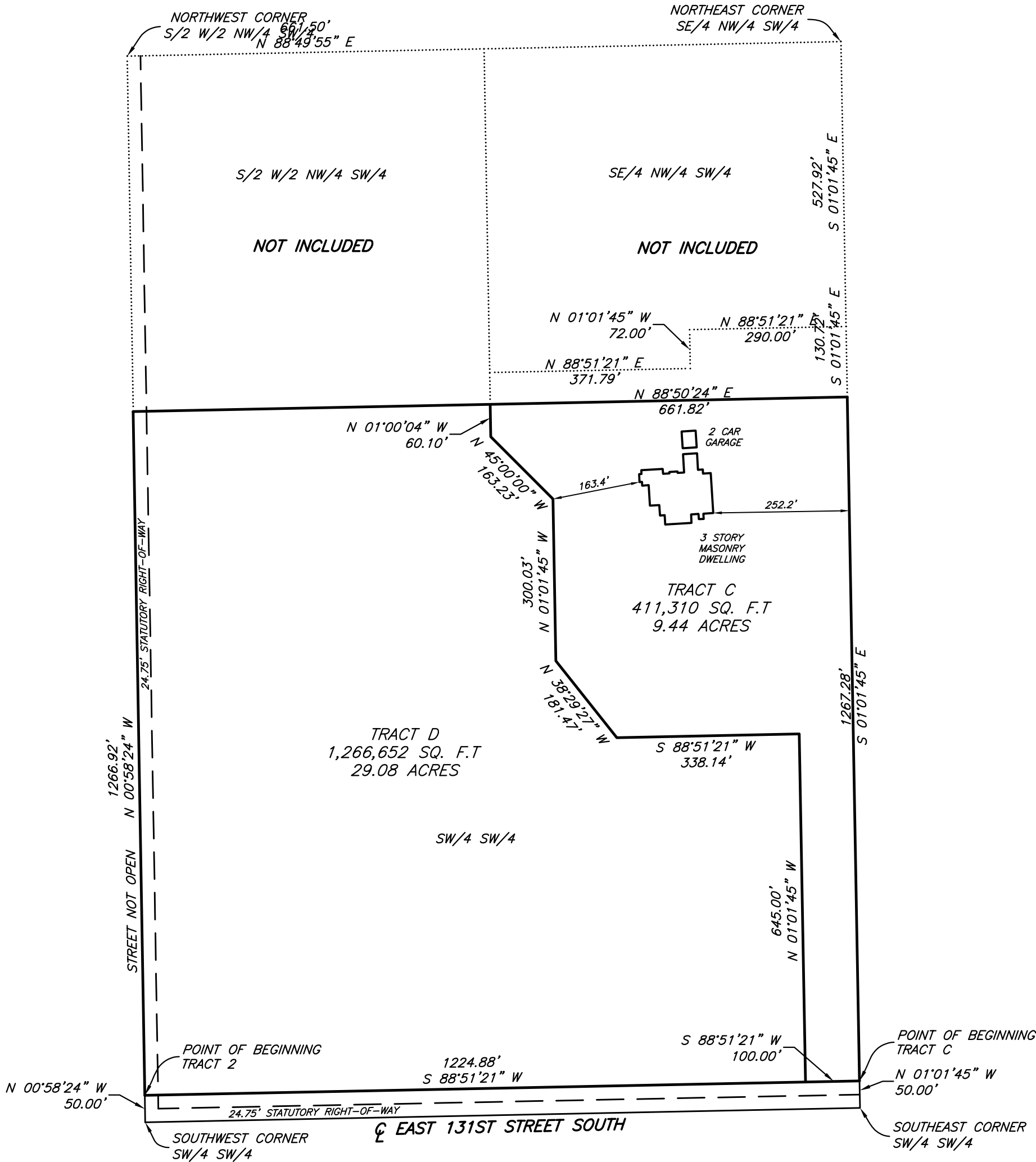
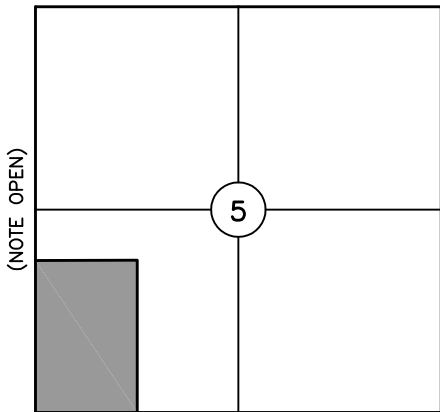
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GENERAL NOTES

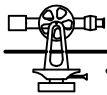
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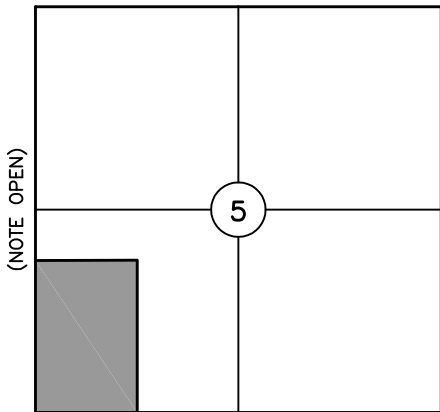
1"=200'



LOT COMBINATION

R 13 E

EAST 121ST STREET SOUTH

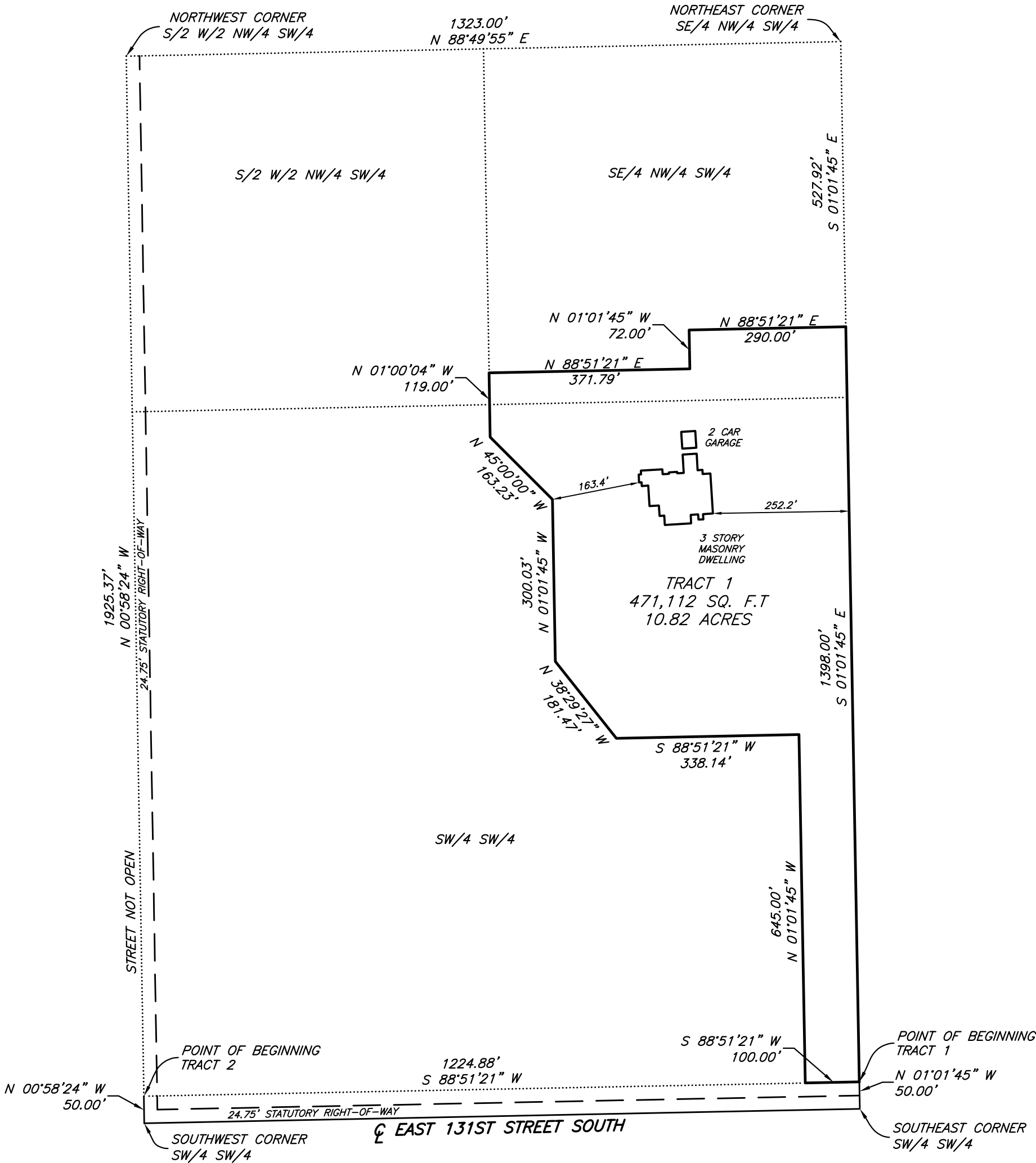


T 17 N

GENERAL NOTES

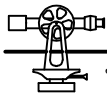
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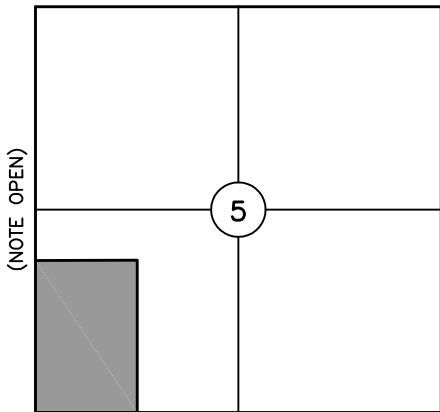
1"=200'



REMAINDER TRACT

R 13 E

EAST 121ST STREET SOUTH



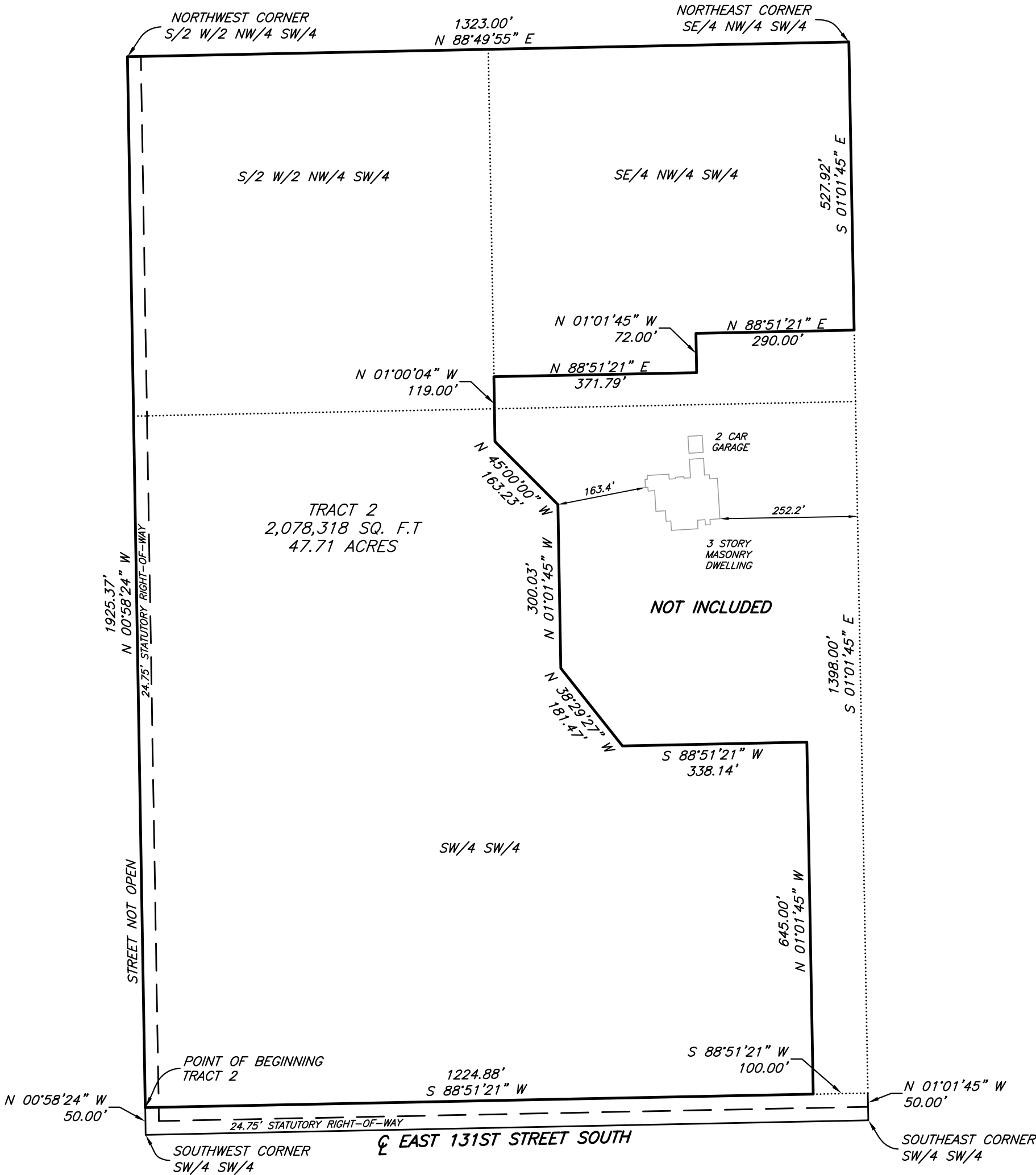
SOUTH HARVARD AVENUE

T 17 N

GENERAL NOTES

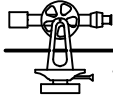
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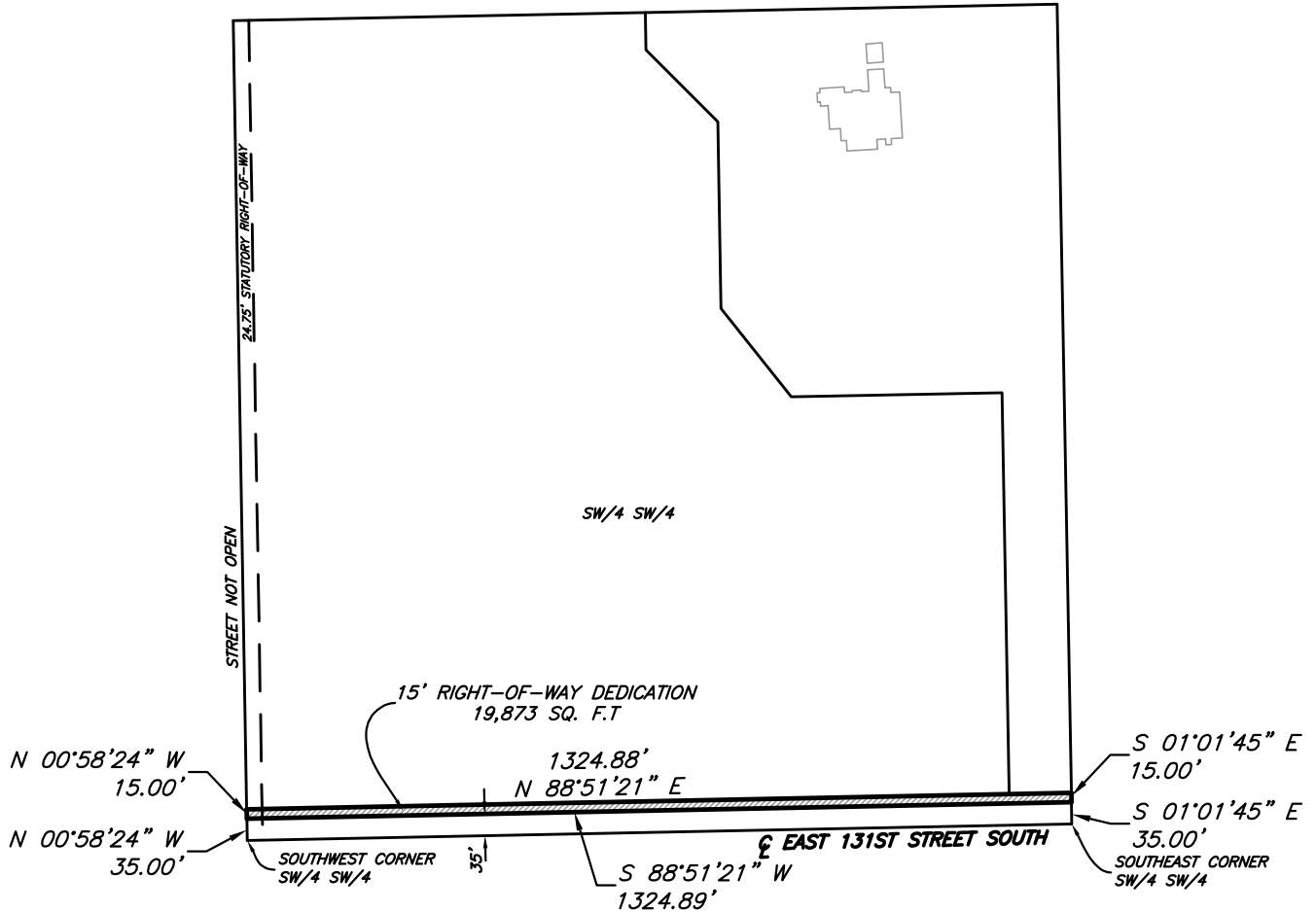
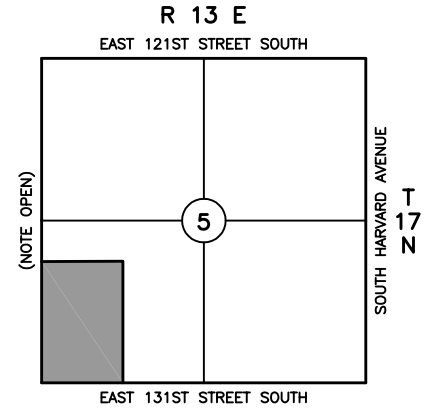


1"=300'

RIGHT-OF-WAY DEDICATION

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