

**AGENDA
JENKS CITY COUNCIL
TUESDAY, FEBRUARY 06, 2024, 6:00 P.M.
JENKS CITY HALL, 211 NORTH ELM**

If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the City Clerk's Office at (918)299-5883 or email agendas@jenksok.org.

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

ANIMAL WELFARE SPOTLIGHT

PROCLAMATION

CITIZEN COMMENTS

BUSINESS

Official action can only be taken on items which appear on the agenda. The City Council 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 City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on January 16, 2024 pg. 3
 - B. Approve Encumbrances and Expenditures pg. 7
 - C. Monthly Reports pg. 68
 - D. Approve ROW-UEC 24.02 Tulsa Premium Outlet Dedication of Easements and Land Swap [Hilton] pg. 77
 - E. Approve ROW-DOD 24-01, Dedication of right-of-way and vacation of right-of-way north of 101st St on the Oklahoma Aquarium Campus Plat [Hilton] pg. 124
 - F. Approve 30-foot right-of-way dedication along the east side of South Elgin Avenue (platted as South Main Street) south of 109th Street offered by Underwood Trustees to meet a requirement for a lot split of the property located southeast of the South Elgin Avenue and East 109th Street intersection pg. 143
 - G. Appoint Rodney Cline as INCOG alternate
 - H. Approve Resolution 824 for final acceptance of 815 linear feet of 6-inch PVC water line, 907 linear feet of 8-inch SDR 35 sanitary sewer line, and 75 linear feet of 8-inch PVC sanitary sewer line infrastructure associated with Stone Bluff Development (West 106th Street and South Holley Street)[Cloyde] pg. 147

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. Public Hearing related to Resolution 825, relating to the proposal of The Centurion Foundation, INC, that the National Finance Authority issue its revenue bonds in one or more series in an amount not to exceed \$50,000,000 for the borrower [The Centurion Foundation, Inc.] to finance the acquisition of land and healthcare facility, and pay certain expenses incurred in connection with the issuance of the bonds. pg. 151
4. Resolution 825, a resolution approving National Finance Authority Revenue Bonds for Purposes of Section 147(f) of the International Revenue Code of 1986 pg. 152
5. Consideration and appropriate action relating to Resolution No. 826, a Resolution creating, naming, and establishing the Commencement Date for Increment District No. 6, City of Jenks; ratifying and confirming Ordinance No. 1612 of the City Council of the City of Jenks, Oklahoma, providing for severability; and containing other provisions related thereto. pg. 154
6. Ordinance 1639, related to JZ 23-688, a request by Charles Crow for a zone change from AG (Agriculture) to OM (Office Medium). General Location 424 W 111th [Hilton]pg. 159
7. Emergency clause for Ordinance 1639, making it effective immediately upon passage since the immediate operation of the provision of the Ordinance is necessary for the preservation of public health and safety.
8. Ordinance 1640, related to JZ 24 PUD 148, a request by Amy Prosser for rezoning from AG (Agriculture) to RS-3 (Single Family Residential) with Planned Unit Development 148 overlaid. General Location: 111th St and 33rd W Ave [Hilton] pg. 177
9. Emergency clause for Ordinance 1640, making it effective immediately upon passage since the immediate operation of the provision of the Ordinance is necessary for the preservation of public health and safety.
10. Ordinance 1641, related to JZ 24 PUD 110.MA1, a Request by Robert Bell for a Major Amendment to PUD 110 to redefine Phase 1 and 2, and define new boundaries. General Location: 1901 E 91st St [Hilton] pg. 206
11. Emergency clause for Ordinance 1641, making it effective immediately upon passage since the immediate operation of the provision of the Ordinance is necessary for the preservation of public health and safety.

OTHER BUSINESS

1. City Manager's Report
2. Committee Reports
3. Mayor's Report

ADJOURNMENT

MINUTES
JENKS CITY COUNCIL
TUESDAY, JANUARY 16, 2024, 6:00 P.M.
JENKS CITY HALL, 211 NORTH ELM

The Agenda for the Jenks City Council was posted on the City's website at 1:22 p.m. on January 12, 2024. The meeting was called to order at 6:08 p.m. on the above date with Mayor Cory Box presiding at Jenks City Hall.

A roll call vote of members was taken as follows:

John Brown	Present
Rodney Cline	Present
Kevin Short	Present
Matthew Emmons	Present
Donna Ogez	Present
Craig Murray	Present
Mayor Cory Box	Present

Invocation was given by Dave Winn of Jenks Church

Pledge of Allegiance was given

Animal Welfare Spotlight Animal Control Officer Fred Reid presented an animal for adoption

Citizen Comments The following individuals gave public comments

- Charlotte Montgomery (10612 S Fir Ave)
- Aaron Allen (14326 Broadway, Glenpool)

Business

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1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on December 19, 2023
 - B. Approve Encumbrances and Expenditures
 - C. Monthly Reports
 - D. Approve Resolution 820 for final acceptance of 865 linear feet of 6-inch PVC water line infrastructure associated with Ace Hardware Development (679 West 101st Place South). [Cloyde]

- E. Approve Resolution 821, a Resolution directing filing and notification of the publication of the December 2023 printed supplement to the Jenks City Code [Macy]
- F. Note in the minutes that the City Manager has approved Change Order No. 1 for the Oklahoma Aquarium Large Animal Holding Facility Project submitted by Mayers-Cherry Construction, Inc. (Broken Arrow, Oklahoma) for costs resulting in changes in bid items and quantities (additional waterline materials and change in sanitary sewer line materials to connect waterline to the correct location in the field because the incorrect location was shown in the plans) in the total amount of \$7,006.08 resulting in a new contract amount of \$7,496,006.08; funding for the same to be paid by Fund 90 (Account No. 90-923-5392 – JAA – Capital Items - Building and Improvements).
- G. Approve Resolution 822, a resolution declaring certain real property located on the Oklahoma Aquarium Campus to be surplus to the needs of the City; Authorizing the Mayor to execute the Deeds.

Kevin Short made a motion to approve Item 1. Donna Ogez seconded the motion. A roll call vote of members was taken as follow:

John Brown	Yes
Rodney Cline	Yes
Kevin Short	Yes
Matthew Emmons	Yes
Donna Ogez	Yes
Craig Murray	Yes
Mayor Cory Box	Yes

Motion Carried.

- 2. Consideration and appropriate action relating to items removed from the Consent Agenda.
Withdrawn
- 3. Appoint Rob Sellers to the Jenks Planning Commission for a term ending on May 01, 2025 [Hilton] Planning Director Marcaé Hilton introduced Item 3. Rob Sellers addressed the Council and answered questions. Donna Ogez made a motion to approve Item 3. John Brown seconded the motion. A roll call vote of members was taken as follows:

John Brown	Yes
Rodney Cline	Yes
Kevin Short	Yes
Matthew Emmons	Yes
Donna Ogez	Yes
Craig Murray	Yes
Mayor Cory Box	Yes

Motion Carried.

- 4. Public Hearing for the Petition for Annexation for property located at 2912 W 111th St [Macy] City Clerk Brandon Macy introduced Item 4. Mayor Box opened the floor for public comments. There were no public comments.

5. Ordinance No. 1638, annexing 2912 W 111th St into the City of Jenks, Oklahoma and extending the boundaries of said City, and providing for Severability. Craig Murray made a motion to approve Item 5. Matthew Emmons seconded the motion. A roll call vote of members was taken as follow:

John Brown	Yes
Rodney Cline	Yes
Kevin Short	Yes
Matthew Emmons	Yes
Donna Ogez	Yes
Craig Murray	Yes
Mayor Cory Box	Yes

Motion Carried.

6. Emergency Clause for Ordinance 1638, making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health and safety. Rodney Cline made a motion to approve Item 6. Kevin Short seconded the motion. A roll call vote of members was taken as follows:

John Brown	Yes
Rodney Cline	Yes
Kevin Short	Yes
Matthew Emmons	Yes
Donna Ogez	Yes
Craig Murray	Yes
Mayor Cory Box	Yes

Motion Carried.

7. Potential Executive Session for the purpose of: 1) confidential communication between a public body and its attorney concerning a potential claim or action, where the city attorney has determined that disclosure will seriously impair the ability of the public body to process the claim or conduct a pending investigation, litigation, or proceeding in the public interest (25 O.S. §307(B)(4) (re: Aqueous Film-Forming Foams Products Liability Litigation, City of Camden, et al., vs 3M Company)); and, 2) confer on matters pertaining to economic development, including the transfer of property or the creation of a proposal to entice a business to locate within the City of Jenks where public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business as allowed by 25 O.S. § 307(C)(11) (related to TIF #3 reimbursement to soccer fields on Elm St.) Craig Murray made a motion enter Executive Session. Donna Ogez seconded the motion. A roll call vote of members was taken as follow:

John Brown	Yes
Rodney Cline	Yes
Kevin Short	Yes
Matthew Emmons	Yes
Donna Ogez	Yes
Craig Murray	Yes

Mayor Cory Box Yes

Motion Carried. *Council entered Executive Session at 6:32 p.m. and exited at 7:31 p.m. No other business was discussed.*

8. Resolution 823, a Resolution of the City Council of the City of Jenks Oklahoma, approving a Retention Agreement with the Law Firms of Edelson, P.C. and the Indian & Environmental Law Group, PLLC, for representation of the City in the investigation and litigation of Claims relating to PFAS contamination; and opting the City out of the existing 3M multi-district litigation settlement. Donna Ogez made a motion to approve Item 8. Matthew Emmons seconded the motion. A roll call vote of members was taken as follow:

John Brown	Yes
Rodney Cline	Yes
Kevin Short	Yes
Matthew Emmons	Yes
Donna Ogez	Yes
Craig Murray	Yes
Mayor Cory Box	Yes

Motion Carried.

Other Business

1. City Manager's Report City Manager Christopher Shrout gave his staff report.
2. Committee Reports None
3. Mayor's Report Mayor Box gave an update.

Adjournment. The Jenks City Council adjourned at 7:38 p.m.

Cory Box, **MAYOR**

CITY CLERK

P.O.#	VENDOR #	NAME	SUMMARY	2024.02.06 Jenks City Council Agenda	INVOICE	Page 7 of 238
DEPARTMENT: 522		GENERAL MAINTENANCE				
222969	1 -3838	WILLARD B SMITH	DRAINAGE SYS MASTER PLAN	1/2024	10 01-27-24	5,681.47
DEPARTMENT TOTAL:						5,681.47
FUND TOTAL:						5,681.47
GRAND TOTAL:						5,681.47

G / L R E C A P
2024.02.06 Jenks City Council Agenda

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
1/2024	24	5-522-5393	ROADS AND BRIDGES	5,681.47	5,681.47
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					5,681.47
REPORT TOTAL:					5,681.47

P.O.# VENDOR # NAME SUMMARY 2024-02-06 Jenks City Council Agenda INVOICE Page 9 of 238

DEPARTMENT: 252	CITY FACILITIES						
195380	1	-1599	GSHELMS & ASSOC., LLC	PROF DESIGN-CENTRAL FIRE	1/2024	19-04000-05 01-16	18,595.00
DEPARTMENT TOTAL:							18,595.00
FUND TOTAL:							18,595.00

P.O.# VENDOR # NAME SUMMARY 2024-02-06 Jenkins City Council Agenda INVOICE Page 10 of 238

DEPARTMENT: 252	CITY FACILITIES					
195379	1 -1599	GSHELMS & ASSOC., LLC	PROF DESIGN-CENTRAL FIRE	1/2024	19-04000-05A 01-16	60,255.00
					DEPARTMENT TOTAL:	60,255.00
					FUND TOTAL:	60,255.00
					GRAND TOTAL:	78,850.00

G / L R E C A P					Page 11 of 238	
2024.02.06 Jenks City Council Agenda						
PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL	
1/2024	25	5-252-5392	BUILDING AND IMPROVEMENTS	18,595.00	18,595.00	
1/2024	26	5-252-5392	BUILDING AND IMPROVEMENTS	60,255.00	60,255.00	
GRAND TOTAL ESTIMATE:					0.00	
GRAND TOTAL ACTUAL:					78,850.00	
REPORT TOTAL:					78,850.00	

P.O.# VENDOR # NAME SUMMARY 2024-02-06 Jenkins City Council Agenda INVOICE Page 12 of 238

DEPARTMENT: 775	OTA/TURNPIKE						
204862	1 -2540	WARRICK LAW GROUP PC	SPARKMAN LEGAL FEES	1/2024	5867-005 12-31-23	22,262.20	
					DEPARTMENT TOTAL:	22,262.20	
					FUND TOTAL:	22,262.20	

FUND: 33 - VISION SALES TAX

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY REPORT	2024-02-06 Jenks City Council Agenda	INVOICE	Page 13 of 238
DEPARTMENT: 750 VISION SALES TAX						
203272	1 -3144	UNION PACIFIC RAILROAD COMPENGINEERING SERVICES	1/2024	90131901 01-10	81.50	
DEPARTMENT TOTAL:					81.50	
FUND TOTAL:					81.50	
GRAND TOTAL:					22,343.70	

G / L R E C A P
2024.02.06 Jenks City Council Agenda

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
1/2024	32	5-775-5250	CONTRACTUAL SERVICES	22,262.20	22,262.20
1/2024	33	5-750-5393	ROADS AND BRIDGES	81.50	81.50
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					22,343.70
REPORT TOTAL:					22,343.70

P.O.# VENDOR # NAME SUMMARY 2024-02-06 Jenks City Council Agenda INVOICE Page 15 of 238

DEPARTMENT: 561	PARKS & GROUNDS						
214988	1 -3791	TULSA GROWERS	PURCHASE OF TREES	1/2024	6537 01-17		3,120.00
					DEPARTMENT TOTAL:		3,120.00
					FUND TOTAL:		3,120.00

P.O.#	VENDOR #	NAME	SUMMARY	DATE	INVOICE	Page 16 of 238
2024.02.06 Jenks City Council Agenda						
DEPARTMENT: 862		ELWOOD STREET 111TH-121ST				
214675	1 -2112	GARVER LLC	PRO ENGINEERING SVCS	1/2024	22T27022-16 01-11	15,409.88
					DEPARTMENT TOTAL:	15,409.88
DEPARTMENT: 867		106TH STREET				
210432	1 -3378	CP&Y INC	PROFESSIONAL DESIGN	1/2024	COJE2100711.00-22	24,877.30
					DEPARTMENT TOTAL:	24,877.30
					FUND TOTAL:	40,287.18

P.O.#	VENDOR #	NAME	SUMMARY	2024.02.06 Jenks City Council Agenda	INVOICE	Page 17 of 238
DEPARTMENT: 844		SANITARY SEWER INFRASTR.				
212487	1 -3906	TETRA TECH INC	ENGINEERING SVCS	1/2024	52187707 01-18	39,562.22
DEPARTMENT TOTAL:						39,562.22
FUND TOTAL:						39,562.22
GRAND TOTAL:						82,969.40

G / L R E C A P					Page 18 of 238	
2024.02.06 Jenks City Council Agenda						
PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL	
1/2024	10	5-561-5242	MATERIALS AND SUPPLIES	3,120.00	3,120.00	
1/2024	27	5-862-5393	ROADS AND BRIDGES	15,409.88		
1/2024	27	5-867-5393	ROADS AND BRIDGES	24,877.30	40,287.18	
1/2024	32	5-844-5392	BUILDINGS & IMPROVEMENTS	39,562.22	39,562.22	
GRAND TOTAL ESTIMATE:					0.00	
GRAND TOTAL ACTUAL:					82,969.40	
REPORT TOTAL:					82,969.40	

P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06	Jenks City Council Agenda	INVOICE	Page 19 of 238
DEPARTMENT: 211		CITY MANAGER					
230736	1 -3433	ETHERFLOW	AVANAN EMAIL FILTER	1/2024	1431 01-12	34.99	
					DEPARTMENT TOTAL:	34.99	
DEPARTMENT: 212		CITY CLERK					
230736	1 -3433	ETHERFLOW	AVANAN EMAIL FILTER	1/2024	1431 01-12	104.97	
					DEPARTMENT TOTAL:	104.97	
DEPARTMENT: 213		CITY TREASURER					
230736	1 -3433	ETHERFLOW	AVANAN EMAIL FILTER	1/2024	1431 01-12	34.99	
					DEPARTMENT TOTAL:	34.99	
DEPARTMENT: 214		CITY ATTORNEY					
232778	1 -2540	WARRICK LAW GROUP PC	ELM ST CAR WSH 5867-008	1/2024	5867-008 12-31	481.90	
230736	1 -3433	ETHERFLOW	AVANAN EMAIL FILTER	1/2024	1431 01-12	34.99	
					DEPARTMENT TOTAL:	516.89	
DEPARTMENT: 216		PERSONNEL					
230736	1 -3433	ETHERFLOW	AVANAN EMAIL FILTER	1/2024	1431 01-12	69.98	
					DEPARTMENT TOTAL:	69.98	
DEPARTMENT: 218		ADMIN SUPPORT/RECORDS					
230736	1 -3433	ETHERFLOW	AVANAN EMAIL FILTER	1/2024	1431 01-12	34.99	
					DEPARTMENT TOTAL:	34.99	
DEPARTMENT: 221		MUNICIPAL COURT					
230736	1 -3433	ETHERFLOW	AVANAN EMAIL FILTER	1/2024	1431 01-12	69.98	
					DEPARTMENT TOTAL:	69.98	

P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06 Jenkins City Council Agenda	INVOICE	Page 20 of 238
DEPARTMENT: 241 CITY PLANNER						
232584	1 -2199	LEE ENTERPRISES INC	ADVERTISING PUBLICATION	1/2024	71574 12-27	679.94
232700	1 -2510	LEKTRON LED TECHNOLOGIES LLP	PUBLIC NOTICE PLANING SIGN	1/2024	0000049472 12-31	150.00
230736	1 -3433	ETHERFLOW	AVANAN EMAIL FILTER	1/2024	1431 01-12	279.91
DEPARTMENT TOTAL:						1,109.85
DEPARTMENT: 245 COMMUNITY DEVELOPMENT						
232449	1 -3252	UTILITY SUPPLY CO	Q: PIPE FIRE SUPRESS @ RA	1/2024	187056 12-29	21,240.00
232631	1 -3252	UTILITY SUPPLY CO	PIPE FIRE SUPRESION SYSTE	1/2024	187056A 12-29	335.00
DEPARTMENT TOTAL:						21,575.00
DEPARTMENT: 311 UNIFORMED PATROL						
232846	1 -1101	BROOKSHIRE GROCERY COMPANY	PD/DISP WNTR WTHDR DRINK	1/2024	1394 01-11	687.71
232845	1 -1443	GRIMSLEYS INC	PAPER TOWELS	1/2024	482883 01-25	249.36
232850	1 -1542	CINTAS CORPORATION	MED CABINET MAINT PD/DISP	1/2024	5189980633 12-22	79.18
232847	1 -1741	BOARD OF TESTS	YRLY INTOX CERT RENWL	1/2024	14570 12-28	228.00
232844	1 -1762	OKLAHOMA POLICE SUPPLY LLC	CBA VEST& NAME RIBBON	1/2024	0091589 10-12	1,467.86
232851	1 -2142	ROBERTSON TIRE CO INC	TIRES & ALIGNMENT	1/2024	120203258 01-12	927.68
232849	1 -2876	SUNDANCE OFFICE SUPPLY INC	LABEL MAKER TAPE, ENVELOPE	1/2024	533630.1 01-04	368.91
230736	1 -3433	ETHERFLOW	AVANAN EMAIL FILTER	1/2024	1431 01-12	944.71
DEPARTMENT TOTAL:						4,953.41
DEPARTMENT: 315 POLICE RESERVE						
232851	1 -2142	ROBERTSON TIRE CO INC	TIRES & ALIGNMENT	1/2024	120203439 01-16	1,071.17
230736	1 -3433	ETHERFLOW	AVANAN EMAIL FILTER	1/2024	1431 01-12	524.84
DEPARTMENT TOTAL:						1,596.01
DEPARTMENT: 321 CENTRAL DISPATCH						
230736	1 -3433	ETHERFLOW	AVANAN EMAIL FILTER	1/2024	1431 01-12	349.89
DEPARTMENT TOTAL:						349.89

P.O.# VENDOR # NAME SUMMARY 2024-02-06 Jenks City Council Agenda INVOICE Page 21 of 238

DEPARTMENT: 331 CODE ENFORCEMENT
230736 1 -3433 ETHERFLOW AVANAN EMAIL FILTER 1/2024 1431 01-12 34.99
DEPARTMENT TOTAL: 34.99

DEPARTMENT: 411 FIRE SUPPRESSION
232651 1 -1027 DAIOHS FIRST CHOICE COFFEE 1/2024 751867 01-09 257.69
232650 1 -1101 BROOKSHIRE GROCERY COMPANY PROPANE FOR LIVE BURN 1/2024 4860 01-09 39.98
232652 1 -1182 T & W TIRE LLC ENGINE1-2 NEW FRONT TIRES 1/2024 1080085933 01-05 1,926.98
232644 1 -1631 OKLAHOMA STATE UNIVERSITY INSTC II HYBIRD 10-03@OSU 1/2024 0091139 01-09 400.00
232649 1 -2153 OKLAHOMA STATE DEPARTMENT O2024 RENEWAL STATE LICEN 1/2024 C. IRELAND 2024 EM 85.00
232655 1 -2286 CONRAD FIRE EQUIPMENT INC BRAKES,INSTAL AUTO EJECT 1/2024 572817 12-29 6,703.46
232727 1 -2747 WITMER PUBLIC SAFETY GROUP SWIFTWATER GEAR 1/2024 INV402980 01-23 599.19
232653 1 -3313 AUTOZONE STORES LLC ICE MELT FOR STATION 2 1/2024 6377388109 01-09 79.92
230736 1 -3433 ETHERFLOW AVANAN EMAIL FILTER 1/2024 1431 01-12 734.77
232645 1 -4106 MARMIC FIRE AND SAFETY CO IALARM SVC CALL& LABOR 1/2024 C852914 01-03 1,764.19
232646 1 -4119 WESTLAKE HARDWARE, INC CORRUGATED BOX 1/2024 18100025 01-10 8.59
232547 1 -4121 BEDFORD CAMERA & VIDEO CANON EOC CAMERA FD INSPE 1/2024 96147 01-12 2,244.98
232726 1 -4125 CJ SERVICE COMPANY FIX WASHER @ STATION 2 1/2024 12911 01-11 286.00
232670 1 -4128 WORKING FIRE FURNITURE & MABUNK BEDS 1/2024 6236 01-19 9,999.99
DEPARTMENT TOTAL: 25,130.74

DEPARTMENT: 412 FIRE VOLUNTEERS
230736 1 -3433 ETHERFLOW AVANAN EMAIL FILTER 1/2024 1431 01-12 349.89
DEPARTMENT TOTAL: 349.89

DEPARTMENT: 512 PROTECTIVE INSPECTIONS
230736 1 -3433 ETHERFLOW AVANAN EMAIL FILTER 1/2024 1431 01-12 104.97
DEPARTMENT TOTAL: 104.97

DEPARTMENT: 521 STREET MAINTENANCE
232622 1 -1004 APAC-CENTRAL, INC ASPHALT STREET REPAIRS 1/2024 7001988247 12-23 772.86
232658 1 -1004 APAC-CENTRAL, INC ASPHALT STREET REPAIR 1/2024 7001990643 12-30 2,923.14
232562 1 -1321 WELDON PARTS INC PARTS TO REPAIR #671 1/2024 3082536-00 12-13 95.91
232744 1 -1449 RULE FASTENERS INC SIGN MAINTENANCE MATERIAL 1/2024 985841 01-09 77.75
231127 1 -1542 CINTAS CORPORATION Q: UNIFRM CROUCHER&LEWIS 1/2024 4176875002A 12-13 132.20
230736 1 -3433 ETHERFLOW AVANAN EMAIL FILTER 1/2024 1431 01-12 69.98
232621 1 -3896 GRAND TRUCK EQUIPMENT CO., PARTS SAND SPREADER 541 1/2024 240004JENKS 01-05 546.19
232659 1 -3962 TLS GROUP INC TRAFIC SIGNAL RPR DEC23 S 1/2024 2826-0124 12-31 204.75
232223 1 -4107 G FORCE BRAND SOLUTIONS, LLNEW SIGNS FOR THE AQUARIU 1/2024 10057 01-10 2,155.08
DEPARTMENT TOTAL: 6,977.86

P.O.# VENDOR # NAME SUMMARY OF SERVICES 2024-02-06 Jenks City Council Agenda INVOICE

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DEPARTMENT: 522		GENERAL MAINTENANCE					
232620	1 -1204	CERTIFIED LABORATORIES	SHOP SUPLIES FLEET MAINT	1/2024	8517127 12-28		488.54
232561	1 -1473	CONTINENTAL RESEARCH	LUBRICANT PRDCT FLET MAIN	1/2024	0050119 12-13		291.00
232619	1 -3302	LAMPTON WELDING SUPPLY CO	IWELDING SUPPLIES	1/2024	0005509035 12-20		88.20
						DEPARTMENT TOTAL:	867.74
DEPARTMENT: 561		PARKS & GROUNDS					
231126	1 -1542	CINTAS CORPORATION	Q: UNIFRM FOR PARK EMPL	1/2024	4176875002 12-13		240.68
230736	1 -3433	ETHERFLOW	AVANAN EMAIL FILTER	1/2024	1431 01-12		174.95
						DEPARTMENT TOTAL:	415.63
DEPARTMENT: 562		ANIMAL CONTROL					
232855	1 -1370	WOODLAND WEST ANIMAL HOSPITVET SERVICES	DEC17-JAN 12	1/2024	238417 12-14		1,427.85
230736	1 -3433	ETHERFLOW	AVANAN EMAIL FILTER	1/2024	1431 01-12		69.95
						DEPARTMENT TOTAL:	1,497.80
						FUND TOTAL:	65,830.57

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P.O.#	VENDOR #	NAME	SUMMARY	INVOICE	Page 24 of 238
DEPARTMENT: 521 STREET MAINTENANCE					
231876	1 -3962	TLS GROUP INC	TRAFFIC SIG LOOP INSTAL 11	1/2024 223951-01 12-31	8,825.00
DEPARTMENT TOTAL:					8,825.00
FUND TOTAL:					8,825.00

P.O.#

VENDOR #

NAME

SUMMARY REPORT 2024-02-06 Jenkins City Council Agenda INVOICE

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DEPARTMENT: 561

PARKS & GROUNDS

230251 1 -3373

AAA PLAYGROUNDS

SWING, MULCH, VICTORI POND 1/2024 4080 06-30

10,626.00

DEPARTMENT TOTAL:

10,626.00

FUND TOTAL:

10,626.00

GRAND TOTAL:

86,141.57

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
1/2024	10	5-211-5254	SUBSCRIPTIONS	34.99	
1/2024	10	5-212-5254	SUBSCRIPTIONS	104.97	
1/2024	10	5-213-5254	SUBSCRIPTIONS	34.99	
1/2024	10	5-214-5252	PROFESSIONAL SERVICES	481.90	
1/2024	10	5-214-5254	SUBSCRIPTIONS	34.99	
1/2024	10	5-216-5254	SUBSCRIPTIONS	69.98	
1/2024	10	5-218-5254	SUBSCRIPTIONS	34.99	
1/2024	10	5-221-5254	SUBSCRIPTIONS	69.98	
1/2024	10	5-241-5254	SUBSCRIPTIONS	279.91	
1/2024	10	5-241-5256	LEGAL NOTICES	829.94	
1/2024	10	5-245-5248	REPAIR & MAINTENANCE	21,575.00	
1/2024	10	5-311-5125	TRAINING & SCHOOLS	228.00	
1/2024	10	5-311-5232	CLOTHING AND UNIFORMS	1,467.86	
1/2024	10	5-311-5240	VEHICLE PARTS/REPAIRS	927.68	
1/2024	10	5-311-5242	MATERIALS AND SUPPLIES	766.89	
1/2024	10	5-311-5244	OFFICE SUPPLIES	618.27	
1/2024	10	5-311-5254	SUBSCRIPTIONS	944.71	
1/2024	10	5-315-5240	VEHICLE PARTS/REPAIRS	1,071.17	
1/2024	10	5-315-5254	SUBSCRIPTIONS	524.84	
1/2024	10	5-321-5254	SUBSCRIPTIONS	349.89	
1/2024	10	5-331-5254	SUBSCRIPTIONS	34.99	
1/2024	10	5-411-5125	TRAINING & SCHOOLS	400.00	
1/2024	10	5-411-5128	MEMBERSHIP DUES	85.00	
1/2024	10	5-411-5232	CLOTHING AND UNIFORMS	599.19	
1/2024	10	5-411-5240	VEHICLE PARTS/REPAIRS	8,630.44	
1/2024	10	5-411-5242	MATERIALS AND SUPPLIES	12,631.15	
1/2024	10	5-411-5248	REPAIR AND MAINTENANCE	2,050.19	
1/2024	10	5-411-5254	SUBSCRIPTIONS	734.77	
1/2024	10	5-412-5254	SUBSCRIPTIONS	349.89	
1/2024	10	5-512-5254	SUBSCRIPTIONS	104.97	
1/2024	10	5-521-5232	CLOTHING AND UNIFORMS	132.20	
1/2024	10	5-521-5240	VEHICLE PARTS/REPAIRS	642.10	
1/2024	10	5-521-5242	MATERIALS AND SUPPLIES	77.75	
1/2024	10	5-521-5248	REPAIR AND MAINTENANCE	5,851.08	
1/2024	10	5-521-5250	CONTRACTUAL SERVICES	204.75	
1/2024	10	5-521-5254	SUBSCRIPTIONS	69.98	
1/2024	10	5-522-5240	VEHICLE PARTS/REPAIRS	779.54	
1/2024	10	5-522-5242	MATERIALS AND SUPPLIES	88.20	
1/2024	10	5-561-5232	CLOTHING AND UNIFORMS	240.68	
1/2024	10	5-561-5254	SUBSCRIPTIONS	174.95	
1/2024	10	5-562-5252	PROFESSIONAL SERVICES	1,427.85	
1/2024	10	5-562-5254	SUBSCRIPTIONS	69.95	65,830.57
1/2024	16	5-321-5254	SUBSCRIPTIONS	860.00	

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
					860.00
1/2024	30	5-521-5393	ROADS AND BRIDGES	8,825.00	8,825.00
1/2024	45	5-561-5392	BUILDING AND IMPROVEMENTS	10,626.00	10,626.00
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					86,141.57
REPORT TOTAL:					86,141.57

FUND: 10 - GENERAL FUND

SUMMARY REPORT

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P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 311 UNIFORMED PATROL						
232854	1 -2429	SAPULPA POLICE DEPARTMENT	RANGEUSE& GEN MAINT 23-24	1/2024	INV01082024 01-08	5,000.00
DEPARTMENT TOTAL:						5,000.00
DEPARTMENT: 521 STREET MAINTENANCE						
232875	1 -3186	JEFFERY SCOTT HEAD	ELECTRICAL WK DOWNTWN	1/2024	2045 01-22	240.00
232877	1 -3313	AUTOZONE STORES LLC	SUPLIES FLEET MAINT-SAND	1/2024	6377391488 01-16	46.00
DEPARTMENT TOTAL:						286.00
DEPARTMENT: 522 GENERAL MAINTENANCE						
232876	1 -1288	DAVIDSON & DAVIDSON ENTERPRPRTS	RPR YANMAR#267	1/2024	0217043-IN 01-19	114.52
DEPARTMENT TOTAL:						114.52
FUND TOTAL:						5,400.52
GRAND TOTAL:						5,400.52

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
1/2024	10	5-311-5254	SUBSCRIPTIONS	5,000.00	
1/2024	10	5-521-5240	VEHICLE PARTS/REPAIRS	46.00	
1/2024	10	5-521-5250	CONTRACTUAL SERVICES	240.00	
1/2024	10	5-522-5240	VEHICLE PARTS/REPAIRS	114.52	5,400.52
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					5,400.52
REPORT TOTAL:					5,400.52

P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06 Jenks City Council Agenda	INVOICE	Page 30 of 238
DEPARTMENT: N/A						
232551	1 -2653	OKLAHOMA UNIFORM BUILDING CDEC 2023 BLDG PERMIT FEE	1/2024	DEC 2023 BLDG PERM	236.00	
DEPARTMENT TOTAL:					236.00	
DEPARTMENT: 245						
230012	1 -1073	OKLAHOMA NATURAL GAS	GAS SERVICE 23-24	1/2024	113491891 01-24	1,692.95
232038	1 -1704	TULSA NEW HOLLAND	RPR RANCH BATWING MOWR	1/2024	WO102064-01 12-14	6,990.81
DEPARTMENT TOTAL:					8,683.76	
DEPARTMENT: 311						
232550	1 -3296	KONICA MINOLTA BUSINESS SOLQTLY PRINTER MAINTENANCE	1/2024	9009722522 12-31	363.42	
232642	1 -3916	FAMILY AUTOMOTIVE REPAIR & NEW ENGINE 17-2922	1/2024	1419 01-11	6,283.39	
DEPARTMENT TOTAL:					6,646.81	
DEPARTMENT: 321						
232550	1 -3296	KONICA MINOLTA BUSINESS SOLQTLY PRINTER MAINTENANCE	1/2024	9009573423 09-30	515.88	
DEPARTMENT TOTAL:					515.88	
DEPARTMENT: 411						
230012	1 -1073	OKLAHOMA NATURAL GAS	GAS SERVICE 23-24	1/2024	109782864 01-24	944.19
DEPARTMENT TOTAL:					944.19	
DEPARTMENT: 562						
230012	1 -1073	OKLAHOMA NATURAL GAS	GAS SERVICE 23-24	1/2024	251827736 01-24	238.83
DEPARTMENT TOTAL:					238.83	
FUND TOTAL:					17,265.47	
GRAND TOTAL:					17,265.47	

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
1/2024	10	2100-024	DUE TO STATE OF OKLAHOMA	236.00	
1/2024	10	5-245-5240	VEHICLE PARTS/REPAIRS	6,990.81	
1/2024	10	5-245-5260	UTILITIES	1,692.95	
1/2024	10	5-311-5240	VEHICLE PARTS/REPAIRS	6,283.39	
1/2024	10	5-311-5250	CONTRACTUAL SERVICES	363.42	
1/2024	10	5-321-5250	CONTRACTUAL SERVICES	515.88	
1/2024	10	5-411-5260	UTILITIES	944.19	
1/2024	10	5-562-5260	UTILITIES	238.83	17,265.47
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					17,265.47
REPORT TOTAL:					17,265.47

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P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06	Jenks City Council Agenda	INVOICE	Page 32 of 238
DEPARTMENT: 245		COMMUNITY DEVELOPMENT					
232618	1 -1611	PIONEER SUPPLY LLC	SUPLIES H2O SYSTEM@RANCH	1/2024	INV62276 12-28	16,148.12	
230309	1 -2755	COX BUSINESS	PHONE/INTERNET/SECURITY	1/2024	067761602 JAN 24	740.54	
DEPARTMENT TOTAL:						16,888.66	
DEPARTMENT: 311		UNIFORMED PATROL					
232051	1 -3933	DANA MUGAVERO DBA	BEHAVIORAL HEALTH	1/2024	1364 FEB-24 01-15-	850.00	
230054	1 -3977	A T & T	PHONE BILL - PD/DISP	1/2024	8310012118870 0224	854.02	
DEPARTMENT TOTAL:						1,704.02	
DEPARTMENT: 321		CENTRAL DISPATCH					
230054	1 -3977	A T & T	PHONE BILL - PD/DISP	1/2024	8310012118870 0224	332.11	
DEPARTMENT TOTAL:						332.11	
DEPARTMENT: 411		FIRE SUPPRESSION					
230048	1 -1726	OTA PIKEPASS CUSTOMER SVC	JAN 24 MONTHLY PIKE PASS	1/2024	20231296198 JAN 24	24.18	
232616	1 -2025	FLEET FUELS	23145026 01-10-24 DIESEL	1/2024	23145026 01-10-24	610.41	
231579	1 -3159	WADE'S RV CLINIC	CARGO TRAILER MAINT	1/2024	31867 09-20	7,944.62	
232542	1 -3159	WADE'S RV CLINIC	CARGO TRAILER OVERAGE	1/2024	31867A 09-20	4,492.58	
DEPARTMENT TOTAL:						13,071.79	
DEPARTMENT: 512		PROTECTIVE INSPECTIONS					
230048	1 -1726	OTA PIKEPASS CUSTOMER SVC	JAN 24 MONTHLY PIKE PASS	1/2024	20231296198 JAN 24	1.75	
DEPARTMENT TOTAL:						1.75	
DEPARTMENT: 521		STREET MAINTENANCE					
232663	1 -1054	LOCKE SUPPLY	SUPLIES PARKS& STREETS	1/2024	51203760-00 12-04	374.16	
230048	1 -1726	OTA PIKEPASS CUSTOMER SVC	JAN 24 MONTHLY PIKE PASS	1/2024	20231296198 JAN 24	10.80	
232616	1 -2025	FLEET FUELS	23145026 01-10-24 DIESEL	1/2024	23145026 01-10-24	183.13	
230308	1 -3381	TULSA-SAPULPA UNION RAILWAY	MAINT & INSPECTION	1/2024	JK-122023 12-31	755.84	
DEPARTMENT TOTAL:						1,323.93	

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P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06 Jenks City Council Agenda	INVOICE	Page 33 of 238
DEPARTMENT: 561		PARKS & GROUNDS				
232662	1 -1054	LOCKE SUPPLY	SUPPLIES PARKS MAINT	1/2024	51170456-00 11-29	32.93
230048	1 -1726	OTA PIKEPASS CUSTOMER SVC	JAN 24 MONTHLY PIKE PASS	1/2024	20231296198 JAN 24	3.75
232616	1 -2025	FLEET FUELS	23145026 01-10-24 DIESEL	1/2024	23145026 01-10-24	183.13
DEPARTMENT TOTAL:						219.81
FUND TOTAL:						33,542.07
GRAND TOTAL:						33,542.07

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
1/2024	10	5-245-5248	REPAIR & MAINTENANCE	16,148.12	
1/2024	10	5-245-5258	COMMUNICATIONS	740.54	
1/2024	10	5-311-5116	INSURANCE - OTHER	850.00	
1/2024	10	5-311-5258	COMMUNICATIONS	854.02	
1/2024	10	5-321-5258	COMMUNICATIONS	332.11	
1/2024	10	5-411-5238	VEHICLE FUEL	610.41	
1/2024	10	5-411-5240	VEHICLE PARTS/REPAIRS	12,437.20	
1/2024	10	5-411-5250	CONTRACTUAL SERVICES	24.18	
1/2024	10	5-512-5234	TRAVEL	1.75	
1/2024	10	5-521-5234	TRAVEL	10.80	
1/2024	10	5-521-5238	VEHICLE FUEL	183.13	
1/2024	10	5-521-5242	MATERIALS AND SUPPLIES	374.16	
1/2024	10	5-521-5250	CONTRACTUAL SERVICES	755.84	
1/2024	10	5-561-5234	TRAVEL	3.75	
1/2024	10	5-561-5238	VEHICLE FUEL	183.13	
1/2024	10	5-561-5242	MATERIALS AND SUPPLIES	32.93	33,542.07
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					33,542.07
REPORT TOTAL:					33,542.07

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P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06	Jenks City Council Agenda	INVOICE	Page 35 of 238
DEPARTMENT: 521		STREET MAINTENANCE					
230011	1 -2027	O G & E ELECTRIC SERVICES	ELECTRIC SERVICE 23-24	1/2024	131804321-1	FEB 24	366.75
DEPARTMENT TOTAL:							366.75
FUND TOTAL:							366.75

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P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06	Jenks City Council Agenda	INVOICE	Page 36 of 238
DEPARTMENT: 611		DEBT SERVICE					
232707	1 -2109	BANK OF OKLAHOMA FINANCIAL	02-24 2006 BOND BOK26144	1/2024	2-24 2006 BOK26144	914,000.00	
232706	1 -2661	BANCFIRST CORPORATE TRUST	02-24 2014 BOND G2001	1/2024	02-24 2014 G2001	873,218.76	
DEPARTMENT TOTAL:						1,787,218.76	
FUND TOTAL:						1,787,218.76	
GRAND TOTAL:						1,787,585.51	

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
1/2024	10	5-521-5260	UTILITIES	366.75	366.75
1/2024	11	5-611-5252	PROFESSIONAL SERVICES	750.00	
1/2024	11	5-611-5264	INTEREST	211,468.76	
1/2024	11	5-611-5266	MATURED BONDS	1,575,000.00	1,787,218.76
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					1,787,585.51
REPORT TOTAL:					1,787,585.51

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P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06 Jenks City Council Agenda	INVOICE	Page 38 of 238
DEPARTMENT: 231		GENERAL GOVERNMENT				
210048	1 -3664	UKG INC	QTR SUBSCRIPTION FEES	1/2024	300004316 01-18	25.74
DEPARTMENT TOTAL:						25.74
FUND TOTAL:						25.74
GRAND TOTAL:						25.74

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PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
1/2024	10 5-231-5250	CONTRACTUAL SERVICES	25.74	25.74
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				25.74
REPORT TOTAL:				25.74

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P.O.#	VENDOR #	NAME	SUMMARY	DATE	DESCRIPTION	INVOICE	Page 40 of 238
2024-02-06 Jenks City Council Agenda							
DEPARTMENT: N/A NON-DEPARTMENTAL							
232702	1 -4124	DEWAYNE WILLIAMSON	REIMB RESIDENT BLDG PERMT	1/2024	6186 BLDG PERMT RE		593.00
DEPARTMENT TOTAL:							593.00
DEPARTMENT: 212 CITY CLERK							
232701	1 -3396	BRANDON MACY	TULSA AREA CLERK LUNCH	1/2024	01-10-24 KILKINNEY		15.00
DEPARTMENT TOTAL:							15.00
DEPARTMENT: 214 CITY ATTORNEY							
231492	1 -2160	MCAFFEE & TAFT A PROFESSIONAL	FIREFIGHTER LEGAL ASSISTA	1/2024	739641 01-16		9,402.54
DEPARTMENT TOTAL:							9,402.54
DEPARTMENT: 231 GENERAL GOVERNMENT							
230025	1 -1596	COMMUNITY CARE HMO INC	JAN 24 EAP MONTHLY FEES	1/2024	JAN 24 EAP FEES		58.75
DEPARTMENT TOTAL:							58.75
DEPARTMENT: 311 UNIFORMED PATROL							
230012	1 -1073	OKLAHOMA NATURAL GAS	GAS SERVICE 23-24	1/2024	182557209 01-20		74.53
DEPARTMENT TOTAL:							74.53
DEPARTMENT: 411 FIRE SUPPRESSION							
230012	1 -1073	OKLAHOMA NATURAL GAS	GAS SERVICE 23-24	1/2024	113564527 01-24		528.28
232543	1 -2198	MCKESSON MEDICAL-SURGICAL	LSCISSORS (8)	1/2024	21168977 10-02		45.76
232549	1 -2198	MCKESSON MEDICAL-SURGICAL	LCHILD CUFF	1/2024	21549639 01-05		48.35
232565	1 -2503	ALL MAINTENANCE SUPPLY INC	STATION 2 SUPPLIES	1/2024	00132625-01 01-08		80.06
232648	1 -2503	ALL MAINTENANCE SUPPLY INC	STATION 2 CLEAN SUPLIES	1/2024	00132438-02 01-10		66.60
232654	1 -2503	ALL MAINTENANCE SUPPLY INC	STATION 2 CLEANING SUPPLY	1/2024	00132625-02 01-10		111.81
232656	1 -2503	ALL MAINTENANCE SUPPLY INC	SUPLIES FOR STATION 2	1/2024	00131654-01 11-30		479.41
231921	1 -2975	NORTHERN SAFETY CO INC	BNKR GEAR WATKIN&MARTI	1/2024	905945341 01-02		8,034.00
232544	1 -2992	PRO OVERHEAD DOOR INC	SVC 8 OVERHEAD DOORS	1/2024	26554 12-21		660.00
DEPARTMENT TOTAL:							10,054.27

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P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06 Jenks City Council Agenda	INVOICE	Page 41 of 238
DEPARTMENT: 521		STREET MAINTENANCE				
230010	1 -1025	EAST CENTRAL ELECTRIC	ELECTRIC SERVICE 23-24	1/2024	3993001 FEB 24	2,567.44
230013	1 -1082	PUBLIC SERVICE COMPANY OF	ELECTRIC SERVICE 23-24	1/2024	95842358103 FEB 24	436.98
230415	1 -3676	LOT MAINTENANCE OF OKLAHOMAMNTHLY ST SWEEP FY23/24		1/2024	041414 12-31	1,130.00
232559	1 -4097	HARDING ASPHALT & SON LLC	ASPHALT@12802 S 4 PL- SHE	1/2024	12-18-23 12-18	4,300.00
DEPARTMENT TOTAL:						8,434.42
FUND TOTAL:						28,632.51
GRAND TOTAL:						28,632.51

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
1/2024	10	2100-024	DUE TO STATE OF OKLAHOMA	16.00	
1/2024	10	4010-010	ELECTRICAL PERMITS	75.00	
1/2024	10	4010-011	PLUMBING PERMITS	75.00	
1/2024	10	4010-012	MECHANICAL PERMITS	75.00	
1/2024	10	4010-013	BUILDING PERMITS	250.00	
1/2024	10	4025	BUILDING PERMITS - ADMIN FEE	2.00	
1/2024	10	4180	MISCELLANEOUS ZONING FEES	100.00	
1/2024	10	5-212-5230	BUSINESS	15.00	
1/2024	10	5-214-5252	PROFESSIONAL SERVICES	9,402.54	
1/2024	10	5-231-5262	INSURANCE	58.75	
1/2024	10	5-311-5260	UTILITIES	74.53	
1/2024	10	5-411-5232	CLOTHING AND UNIFORMS	8,034.00	
1/2024	10	5-411-5242	MATERIALS AND SUPPLIES	831.99	
1/2024	10	5-411-5248	REPAIR AND MAINTENANCE	660.00	
1/2024	10	5-411-5260	UTILITIES	528.28	
1/2024	10	5-521-5248	REPAIR AND MAINTENANCE	4,300.00	
1/2024	10	5-521-5250	CONTRACTUAL SERVICES	1,130.00	
1/2024	10	5-521-5260	UTILITIES	3,004.42	28,632.51
GRAND TOTAL ESTIMATE:				0.00	
GRAND TOTAL ACTUAL:					28,632.51
REPORT TOTAL:					28,632.51

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P.O.#	VENDOR #	NAME	SUMMARY	INVOICE	Page 43 of 238
DEPARTMENT: 411 FIRE SUPPRESSION					
230047	1 -2832	ROGER SCOTT	PEST CONTROL 2023-2024	1/2024 01-25-24 FS #1	150.00
DEPARTMENT TOTAL:					150.00
FUND TOTAL:					150.00
GRAND TOTAL:					150.00

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PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
1/2024	10 5-411-5250	CONTRACTUAL SERVICES	150.00	150.00
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				150.00
REPORT TOTAL:				150.00

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P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06 Jenks City Council Agenda	INVOICE	Page 45 of 238
DEPARTMENT: 231						
230327	1 -2450	JPMORGAN CHASE BANK NA	MOBILE DEVICE MGMT	1/2024	01-02-24 JAMF	168.00
DEPARTMENT TOTAL:						168.00
DEPARTMENT: 241						
230279	1 -2450	JPMORGAN CHASE BANK NA	SIMPLIFILE FY 23-24	1/2024	12-26-23 SIMPLIFIL	121.50
DEPARTMENT TOTAL:						121.50
DEPARTMENT: 311						
231633	1 -2450	JPMORGAN CHASE BANK NA	MONTHLY AC UNIT MAINT PD	1/2024	01-15-23 LEE MECHA	77.50
DEPARTMENT TOTAL:						77.50
FUND TOTAL:						367.00
GRAND TOTAL:						367.00

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
1/2024	10	5-231-5254	SUBSCRIPTIONS	168.00	
1/2024	10	5-241-5256	LEGAL NOTICES	121.50	
1/2024	10	5-311-5248	REPAIR AND MAINTENANCE	77.50	367.00
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					367.00
REPORT TOTAL:					367.00

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P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06	Jenks City Council Agenda	INVOICE	Page 47 of 238
DEPARTMENT: 525 SMALL CAPITAL PROJECTS							
225191	1 -2450	JPMORGAN CHASE BANK NA	SANTA/ACTIVITY	HOUSE	1/2024	11-20-23 SWANK	938.54
DEPARTMENT TOTAL:							938.54
FUND TOTAL:							938.54
GRAND TOTAL:							938.54

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PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
1/2024	10 5-525-5392	BUILDING & IMPROVEMENTS	938.54	938.54
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				938.54
REPORT TOTAL:				938.54

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P.O.# VENDOR # NAME SUMMARY 2024-02-06 Jenks City Council Agenda INVOICE Page 49 of 238

DEPARTMENT: 231		GENERAL GOVERNMENT					
232741	1 -2450	JPMORGAN CHASE BANK NA	PLANNING COMMISSION MEET	1/2024	01-18-24 CATRINA'S	139.23	
DEPARTMENT TOTAL:						139.23	
DEPARTMENT: 311		UNIFORMED PATROL					
232237	1 -2450	JPMORGAN CHASE BANK NA	NEW COMPUTER	1/2024	12-28-23 DELL PREC	2,772.07	
232566	1 -2450	JPMORGAN CHASE BANK NA	EARBUDS FOR RADIOS	1/2024	12-20-23 AMAZON	221.88	
232567	1 -2450	JPMORGAN CHASE BANK NA	LEATHER FOLDERS/SUPPLIES	1/2024	12-22-23 AMAZON	185.71	
232568	1 -2450	JPMORGAN CHASE BANK NA	MINTS	1/2024	12-23-23 AMAZON	49.50	
232569	1 -2450	JPMORGAN CHASE BANK NA	GLOVES	1/2024	12-20-23 DASH MEDI	119.85	
232712	1 -2450	JPMORGAN CHASE BANK NA	MISC SUPPLIES	1/2024	12-27-23 AMAZON	204.73	
232713	1 -2450	JPMORGAN CHASE BANK NA	WRECKER SERV/LUNCH MEETIN	1/2024	01-04-24 AMAZON	609.49	
232714	1 -2450	JPMORGAN CHASE BANK NA	TOOLS, TV & MIRROR COVER	1/2024	01-08-24 AMAZON	538.81	
232715	1 -2450	JPMORGAN CHASE BANK NA	DISP DRINKS/TRAINING/MEMB	1/2024	12-29-23 AMAZON1	1,285.85	
232716	1 -2450	JPMORGAN CHASE BANK NA	MEMBERSHIP/WINDSHIELD	1/2024	01-10-24 IACP-MCNU	158.66	
232717	1 -2450	JPMORGAN CHASE BANK NA	IACP MEMBERSHIP/WTHR METE	1/2024	01-10-24 IACP-JACK	1,614.29	
232718	1 -2450	JPMORGAN CHASE BANK NA	LUNCH FOR TRAINING	1/2024	01-18-24 MCALISTER	139.87	
232825	1 -2450	JPMORGAN CHASE BANK NA	EXPLORER MIRROR/SCANNER	1/2024	01-19-24 AMAZON	943.99	
232826	1 -2450	JPMORGAN CHASE BANK NA	LUNCH/TOWING/LANGUAGE	1/2024	01-09-24 HIDEWAY	677.38	
232827	1 -2450	JPMORGAN CHASE BANK NA	LEEDA MEMBERSHIP	1/2024	01-02-24 FBI LEEDA	50.00	
DEPARTMENT TOTAL:						9,572.08	
DEPARTMENT: 321		CENTRAL DISPATCH					
232405	1 -2450	JPMORGAN CHASE BANK NA	PLUMBING REPAIR	1/2024	12-19-23 HENDRICK	125.35	
232715	1 -2450	JPMORGAN CHASE BANK NA	DISP DRINKS/TRAINING/MEMB	1/2024	12-20-23 REASOR'S	243.67	
232824	1 -2450	JPMORGAN CHASE BANK NA	TV CAMERAS IN DISPATCH	1/2024	01-04-24 AMAZON1	249.99	
DEPARTMENT TOTAL:						619.01	
DEPARTMENT: 411		FIRE SUPPRESSION					
232570	1 -2450	JPMORGAN CHASE BANK NA	LUNCH MEETING	1/2024	12-11-23 RON'S	36.00	
232571	1 -2450	JPMORGAN CHASE BANK NA	HOTEL FOR WORKSHOP	1/2024	11-16-23 HAMPTON I	446.28	
232572	1 -2450	JPMORGAN CHASE BANK NA	LUNCH MEETINGS	1/2024	01-03-24 LOUIES'	386.13	
232575	1 -2450	JPMORGAN CHASE BANK NA	SUPPLIES	1/2024	12-21-23 TRACTOR S	45.56	
232577	1 -2450	JPMORGAN CHASE BANK NA	CAR CHARGER/LUNCH MEETING	1/2024	12-22-23 ACE HARDW	182.74	
232578	1 -2450	JPMORGAN CHASE BANK NA	RESCUE DUMMY REPAIR SUPP	1/2024	12-21-23 TRACTOR	134.14	
232580	1 -2450	JPMORGAN CHASE BANK NA	SUPPLIES/LUNCH B SHIFT	1/2024	01-06-24 PATISSERI	320.40	
232666	1 -2450	JPMORGAN CHASE BANK NA	OFFICE SUPPLIES	1/2024	01-07-24 STAPLES1	76.03	
232667	1 -2450	JPMORGAN CHASE BANK NA	A SHIFT LUNCH	1/2024	01-08-24 LOUIE'S	105.00	
232669	1 -2450	JPMORGAN CHASE BANK NA	LUNCH BUDGET MEETING	1/2024	01-10-24 GAETANOS	31.83	
DEPARTMENT TOTAL:						1,764.11	

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P.O.#	VENDOR #	NAME	SUMMARY	DATE	DESCRIPTION	INVOICE	Page 50 of 238
DEPARTMENT: 412 FIRE VOLUNTEERS							
232573	1 -2450	JPMORGAN CHASE BANK NA	6-RED BINDERS VOLUNTEERS	1/2024	12-31-23 STAPLES	47.74	
232574	1 -2450	JPMORGAN CHASE BANK NA	BACKGROUND CHECK	1/2024	12-19-23 OSBI	19.00	
232576	1 -2450	JPMORGAN CHASE BANK NA	BACKGROUND CHECK	1/2024	12-21-23 OSBI	19.00	
232579	1 -2450	JPMORGAN CHASE BANK NA	BACKGROUND CHECKS	1/2024	01-02-24 OSBI	38.00	
232668	1 -2450	JPMORGAN CHASE BANK NA	BACKGROUND CHECK	1/2024	01-05-24 OSBI	19.00	
DEPARTMENT TOTAL:						142.74	
DEPARTMENT: 512 PROTECTIVE INSPECTIONS							
232703	1 -2450	JPMORGAN CHASE BANK NA	EXAM B1 INSPECTOR CODE	1/2024	12-22-23 INT'L COD	230.00	
232704	1 -2450	JPMORGAN CHASE BANK NA	2018 INTER FUEL GAS CODE	1/2024	12-30-23 INT'L COD	21.00	
DEPARTMENT TOTAL:						251.00	
DEPARTMENT: 562 ANIMAL CONTROL							
232712	1 -2450	JPMORGAN CHASE BANK NA	MISC SUPPLIES	1/2024	12-29-23 AMAZON	8.89	
DEPARTMENT TOTAL:						8.89	
FUND TOTAL:						12,497.06	
GRAND TOTAL:						12,497.06	

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
1/2024	10	5-231-5230	BUSINESS	139.23	
1/2024	10	5-311-5125	TRAINING & SCHOOLS	1,223.88	
1/2024	10	5-311-5128	MEMBERSHIP DUES	719.00	
1/2024	10	5-311-5230	BUSINESS	522.61	
1/2024	10	5-311-5232	CLOTHING AND UNIFORMS	329.02	
1/2024	10	5-311-5240	VEHICLE PARTS/REPAIRS	1,020.13	
1/2024	10	5-311-5242	MATERIALS AND SUPPLIES	1,961.53	
1/2024	10	5-311-5244	OFFICE SUPPLIES	3,783.91	
1/2024	10	5-311-5252	PROFESSIONAL SERVICES	12.00	
1/2024	10	5-321-5242	MATERIALS AND SUPPLIES	243.67	
1/2024	10	5-321-5244	OFFICE SUPPLIES	249.99	
1/2024	10	5-321-5248	REPAIR AND MAINTENANCE	125.35	
1/2024	10	5-411-5125	TRAINING & SCHOOLS	446.28	
1/2024	10	5-411-5230	BUSINESS	783.35	
1/2024	10	5-411-5240	VEHICLE PARTS/REPAIRS	32.39	
1/2024	10	5-411-5242	MATERIALS AND SUPPLIES	502.09	
1/2024	10	5-412-5242	MATERIALS AND SUPPLIES	47.74	
1/2024	10	5-412-5270	VOLUNTEER EXPENSE	95.00	
1/2024	10	5-512-5125	TRAINING & SCHOOLS	230.00	
1/2024	10	5-512-5242	MATERIALS AND SUPPLIES	21.00	
1/2024	10	5-562-5242	MATERIALS AND SUPPLIES	8.89	12,497.06
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					12,497.06
REPORT TOTAL:					12,497.06

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P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06	Jenks City Council Agenda	INVOICE	Page 52 of 238
DEPARTMENT: 212							
232729	1 -3853	CITY CLERK RICHARD GEROW	TUITION REIMBURSEMENT	1/2024	01-11-24 TUITION R	2,500.00	
DEPARTMENT TOTAL:						2,500.00	
DEPARTMENT: 213							
232821	1 -3763	CITY TREASURER CRAWFORD & ASSOCIATES PC	PREP ANNL FNCL STMT FY23	1/2024	17985 01-15	4,636.00	
DEPARTMENT TOTAL:						4,636.00	
DEPARTMENT: 231							
232868	1 -2154	GENERAL GOVERNMENT JAMES H WISE JR	2500 NO.9 WINDOW ENVELOPE	1/2024	5611 01-23	250.00	
232869	1 -2154	JAMES H WISE JR	BOK CHECKS	1/2024	5606 01-23	577.79	
DEPARTMENT TOTAL:						827.79	
DEPARTMENT: 241							
232833	1 -3411	CITY PLANNER CIVICPLUS LLC	MUNICODE ONLINE SERVICES	1/2024	287892 12-27	4,190.00	
DEPARTMENT TOTAL:						4,190.00	
DEPARTMENT: 311							
232842	1 -1457	UNIFORMED PATROL O'REILLY AUTO PARTS	FILTER,WIPERS,CTRL ARM,SW	1/2024	2075-363868 01-22	1,283.73	
232843	1 -1457	O'REILLY AUTO PARTS	FILTER, WIPER,VALVE ASSY	1/2024	2075-362051 01-08	212.17	
232853	1 -2225	JD YOUNG COMPANY	BUSINESS CARD&CHRSTMS CRD	1/2024	1173494 12-27	915.90	
232818	1 -3312	WEX BANK-QUIKTRIP	94623254 01-23-24 FUEL	1/2024	94623254 01-23-24	4,765.19	
DEPARTMENT TOTAL:						7,176.99	
DEPARTMENT: 315							
232841	1 -1457	POLICE RESERVE O'REILLY AUTO PARTS	OIL FILTER;WIPERS& STRUTS	1/2024	2075-362049 01-08	787.73	
232818	1 -3312	WEX BANK-QUIKTRIP	94623254 01-23-24 FUEL	1/2024	94623254 01-23-24	394.52	
DEPARTMENT TOTAL:						1,182.25	

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DEPARTMENT: 411		FIRE SUPPRESSION					
232725	1 -0022	MICHAEL P O'BRIEN	SHIPPING FOR DRONE RPR	1/2024	01-11-24 UPS STORE		101.61
232818	1 -3312	WEX BANK-QUIKTRIP	94623254 01-23-24 FUEL	1/2024	94623254 01-23-24		1,947.10
DEPARTMENT TOTAL:							2,048.71
DEPARTMENT: 512		PROTECTIVE INSPECTIONS					
232818	1 -3312	WEX BANK-QUIKTRIP	94623254 01-23-24 FUEL	1/2024	94623254 01-23-24		64.27
DEPARTMENT TOTAL:							64.27
DEPARTMENT: 521		STREET MAINTENANCE					
232838	1 -1457	O'REILLY AUTO PARTS	PRTS SVC VEHIC & MAINT	1/2024	2075-359441 12-14		42.84
232839	1 -1457	O'REILLY AUTO PARTS	PRTS SVC VEHIC MAINT	1/2024	2075-362183 01-09		57.98
232840	1 -1457	O'REILLY AUTO PARTS	PRTS SVC VEHIC MAINT	1/2024	2075-357663 11-29		135.50
232623	1 -1712	TULSA COUNTY HIGHWAY CONSTR	SUPLIES STREET SIGN MAINT	1/2024	10007404 12-19		923.50
232818	1 -3312	WEX BANK-QUIKTRIP	94623254 01-23-24 FUEL	1/2024	94623254 01-23-24		1,105.70
DEPARTMENT TOTAL:							2,265.52
DEPARTMENT: 522		GENERAL MAINTENANCE					
232818	1 -3312	WEX BANK-QUIKTRIP	94623254 01-23-24 FUEL	1/2024	94623254 01-23-24		606.53
DEPARTMENT TOTAL:							606.53
DEPARTMENT: 525		SMALL CAPITAL PROJECTS					
232728	1 -4046	BRIAN D WIGGS HOMES INC	2023 HOLIDAY HOUSE CONST	1/2024	JENKS-INV1 12-12		5,070.98
DEPARTMENT TOTAL:							5,070.98
DEPARTMENT: 561		PARKS & GROUNDS					
232743	1 -2527	HOME DEPOT USA INC	SUPLIES PARKS MAINTENANCE	1/2024	4080117 01-03		344.58
232818	1 -3312	WEX BANK-QUIKTRIP	94623254 01-23-24 FUEL	1/2024	94623254 01-23-24		233.99
DEPARTMENT TOTAL:							578.57

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P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06	Jenks City Council Agenda	INVOICE	Page 54 of 238
DEPARTMENT: 562							
ANIMAL CONTROL							
232818	1 -3312	WEX BANK-QUIKTRIP	94623254	01-23-24	FUEL	1/2024 94623254 01-23-24	215.63
DEPARTMENT TOTAL:							215.63
FUND TOTAL:							31,363.24
GRAND TOTAL:							31,363.24

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
1/2024	10	5-212-5125	TRAINING & SCHOOLS	2,500.00	
1/2024	10	5-213-5250	CONTRACTUAL SERVICES	4,636.00	
1/2024	10	5-231-5242	MATERIALS AND SUPPLIES	250.00	
1/2024	10	5-231-5246	PRINTING & BINDING	577.79	
1/2024	10	5-241-5252	PROFESSIONAL SERVICES	4,190.00	
1/2024	10	5-311-5238	VEHICLE FUEL	4,765.19	
1/2024	10	5-311-5240	VEHICLE PARTS/REPAIRS	1,495.90	
1/2024	10	5-311-5246	PRINTING & BINDING	915.90	
1/2024	10	5-315-5238	VEHICLE FUEL	394.52	
1/2024	10	5-315-5240	VEHICLE PARTS/REPAIRS	787.73	
1/2024	10	5-411-5238	VEHICLE FUEL	1,947.10	
1/2024	10	5-411-5242	MATERIALS AND SUPPLIES	101.61	
1/2024	10	5-512-5238	VEHICLE FUEL	64.27	
1/2024	10	5-521-5238	VEHICLE FUEL	1,105.70	
1/2024	10	5-521-5240	VEHICLE PARTS/REPAIRS	236.32	
1/2024	10	5-521-5242	MATERIALS AND SUPPLIES	923.50	
1/2024	10	5-522-5238	VEHICLE FUEL	606.53	
1/2024	10	5-525-5392	BUILDING & IMPROVEMENTS	5,070.98	
1/2024	10	5-561-5238	VEHICLE FUEL	233.99	
1/2024	10	5-561-5242	MATERIALS AND SUPPLIES	344.58	
1/2024	10	5-562-5238	VEHICLE FUEL	215.63	31,363.24
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					31,363.24
REPORT TOTAL:					31,363.24

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P.O.#	VENDOR #	NAME	SUMMARY	INVOICE	Page 56 of 238
DEPARTMENT: 561 PARKS & GROUNDS					
232874	1 -1750	LOWE'S BUSINESS ACCOUNT	SUPPLIES PARKS MAINT	1/2024 85609 01-24	60.12
DEPARTMENT TOTAL:					60.12
FUND TOTAL:					60.12
GRAND TOTAL:					60.12

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PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
1/2024	10 5-561-5242	MATERIALS AND SUPPLIES	60.12	60.12
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				60.12
REPORT TOTAL:				60.12

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P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06 Jenks City Council Agenda	INVOICE	Page 58 of 238
DEPARTMENT: 245		COMMUNITY DEVELOPMENT				
230210	1 -4052	JARRETT MELTON	CONTRACTED SERV 10596 ELM	2/2024	FEBRUARY 2024	1,800.00
DEPARTMENT TOTAL:						1,800.00
DEPARTMENT: 311		UNIFORMED PATROL				
232900	1 -1488	JENKS CHAMBER OF COMMERCE	LUNCHEONS/BANQUET	2/2024	5611 01-02 MONTHLY	675.00
DEPARTMENT TOTAL:						675.00
FUND TOTAL:						2,475.00

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P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06	Jenks City Council Agenda	INVOICE	Page 59 of 238
DEPARTMENT: 311	UNIFORMED PATROL						
230002	1 -1112	BANCFIRST	0490091391 02-24 PR	2/2024	0490091391 02-24PR	4,194.22	
DEPARTMENT TOTAL:						4,194.22	
FUND TOTAL:						4,194.22	

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P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06	Jenks City Council Agenda	INVOICE	Page 60 of 238
DEPARTMENT: 411		FIRE SUPPRESSION					
230001	1 -1112	BANCFIRST	0490091402 02-24 PR	2/2024	0490091402 02-24PR	2,175.36	
DEPARTMENT TOTAL:						2,175.36	
FUND TOTAL:						2,175.36	
GRAND TOTAL:						8,844.58	

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
2/2024	10	5-245-5250	CONTRACTUAL SERVICES	1,800.00	
2/2024	10	5-311-5230	BUSINESS	675.00	2,475.00
2/2024	12	5-311-5396	MOTOR VEHICLES	4,194.22	4,194.22
2/2024	14	5-411-5396	MOTOR VEHICLES	2,175.36	2,175.36
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					8,844.58
REPORT TOTAL:					8,844.58

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P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06 Jenks City Council Agenda	INVOICE	Page 62 of 238
DEPARTMENT: 245		COMMUNITY DEVELOPMENT				
230210	1 -4052	JARRETT MELTON	CONTRACTED SERV 10596 ELM	2/2024	FEBRUARY 2024	1,800.00
DEPARTMENT TOTAL:						1,800.00
DEPARTMENT: 311		UNIFORMED PATROL				
232900	1 -1488	JENKS CHAMBER OF COMMERCE	LUNCHEONS/BANQUET	2/2024	5611 01-02 MONTHLY	675.00
DEPARTMENT TOTAL:						675.00
FUND TOTAL:						2,475.00

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P.O.#	VENDOR #	NAME	SUMMARY	2024-02-06	Jenks City Council Agenda	INVOICE	Page 63 of 238
DEPARTMENT: 311		UNIFORMED PATROL					
230002	1 -1112	BANCFIRST	0490091391 02-24 PR	2/2024	0490091391 02-24PR	4,194.22	
						DEPARTMENT TOTAL:	4,194.22
						FUND TOTAL:	4,194.22

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VENDOR #

NAME

SUMMARY

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DEPARTMENT: 411		FIRE SUPPRESSION					
230001	1 -1112	BANCFIRST	0490091402 02-24 PR	2/2024	0490091402 02-24PR	2,175.36	
DEPARTMENT TOTAL:						2,175.36	
FUND TOTAL:						2,175.36	
GRAND TOTAL:						8,844.58	

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2024.02.06 Jenks City Council Agenda

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PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
2/2024	10	5-245-5250	CONTRACTUAL SERVICES	1,800.00	
2/2024	10	5-311-5230	BUSINESS	675.00	2,475.00
2/2024	12	5-311-5396	MOTOR VEHICLES	4,194.22	4,194.22
2/2024	14	5-411-5396	MOTOR VEHICLES	2,175.36	2,175.36
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					8,844.58
REPORT TOTAL:					8,844.58

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GENERAL FUND ENCUMBRANCES AND EXPENDITURES

Payroll and Benefits for approval February 1, 2024 through February 15, 2024

	BIWEEKLY	SEMI-MONTHLY
PAYROLL FOR EMPLOYEES	\$130,000.00	\$45,000.00

EMPLOYEE PAID PAYROLL BENEFITS INCLUDED IN PAYROLL

Bancfirst	Federal Tax Deposit	\$11,500.00	\$3,500.00
Bancfirst	State Tax Deposit	\$4,500.00	\$1,500.00
Bancfirst	FICA/Medicare Taxes	\$5,900.00	\$600.00
AFLAC	Accident Insurance	\$500.00	\$0.00
Benefits Resource Inc	Flex Plan	\$1,550.00	\$150.00
Community Care	Medical Insurance	\$500.00	\$1,000.00
Dearborn Life	Previous Life Insurance	\$150.00	\$0.00
Delta Dental	Dental Insurance	\$800.00	\$400.00
FF Dues	Firefighters Union/Station Dues	\$0.00	\$600.00
FOP DUES	Police Union Dues	\$600.00	\$0.00
Garnishments	Various CS, EDUC, GARNISH	\$300.00	\$450.00
OK Fire Pension	9% Fire Retirement	\$800.00	\$3,700.00
Mutual of Omaha	Life Insurance	\$375.00	\$75.00
OK Police Pension	8% Police Retirement	\$5,000.00	\$0.00
Vision Services Plan	Vision Insurance	\$150.00	\$50.00
VOYA	457 Retirement	\$1,800.00	\$0.00
	TOTAL	\$34,425.00	\$12,025.00

ADDITIONAL EMPLOYER PAID PAYROLL BENEFITS

Bancfirst	FICA/Medicare	\$5,000.00	\$600.00
Community Care	Medical Insurance	\$18,000.00	\$5,750.00
Fire Pension	14% Fire Retirement	\$0.00	\$7,000.00
Mutual of Omaha	Life Insurance	\$300.00	\$90.00
OKMRF	6.8% Employee Retirement	\$4,000.00	\$0.00
Police Pension	13% Police Retirement	\$8,000.00	\$0.00
	TOTAL	\$35,300.00	\$13,440.00

*Please note that expenditures and encumbrances are shown based on 26 pay periods unless noted as semimonthly.

GENERAL FUND ENCUMBRANCES AND EXPENDITURES

Payroll and Benefits for approval January 16, 2024 through January 31, 2024

PAID UNAPPROVED

	BIWEEKLY	SEMI-MONTHLY
PAYROLL FOR EMPLOYEES	\$134,000.00	\$45,000.00

EMPLOYEE PAID PAYROLL BENEFITS INCLUDED IN PAYROLL

Bancfirst	Federal Tax Deposit	\$11,750.00	\$3,500.00
Bancfirst	State Tax Deposit	\$4,750.00	\$1,500.00
Bancfirst	FICA/Medicare Taxes	\$6,000.00	\$600.00
AFLAC	Accident Insurance	\$500.00	\$0.00
Benefits Resource Inc	Flex Plan	\$1,550.00	\$150.00
Community Care	Medical Insurance	\$500.00	\$1,000.00
Dearborn Life	Previous Life Insurance	\$150.00	\$0.00
Delta Dental	Dental Insurance	\$800.00	\$400.00
FF Dues	Firefighters Union/Station Dues	\$0.00	\$600.00
FOP DUES	Police Union Dues	\$600.00	\$0.00
Garnishments	Various CS, EDUC, GARNISH	\$300.00	\$450.00
OK Fire Pension	9% Fire Retirement	\$800.00	\$3,700.00
Mutual of Omaha	Life Insurance	\$375.00	\$75.00
OK Police Pension	8% Police Retirement	\$5,000.00	\$0.00
Vision Services Plan	Vision Insurance	\$150.00	\$50.00
VOYA	457 Retirement	\$1,800.00	\$0.00
	TOTAL	\$35,025.00	\$12,025.00

ADDITIONAL EMPLOYER PAID PAYROLL BENEFITS

Bancfirst	FICA/Medicare	\$5,500.00	\$600.00
Community Care	Medical Insurance	\$20,000.00	\$5,750.00
Fire Pension	14% Fire Retirement	\$0.00	\$7,000.00
Mutual of Omaha	Life Insurance	\$500.00	\$90.00
OKMRF	6.8% Employee Retirement	\$4,500.00	\$0.00
Police Pension	13% Police Retirement	\$8,500.00	\$0.00
	TOTAL	\$39,000.00	\$13,440.00

*Please note that expenditures and encumbrances are shown based on 26 pay periods unless noted as semimonthly.

Financial Summary

ACCOUNT NUMBER	FLEET NAME
2960-00-656689-7	CITY OF JENKS 29

DEPARTMENT	DESCRIPTION	UNITS	COST OR FEE	TOTAL FEES	FUEL \$	OTHER \$	EXEMPTED TAX	NET \$	TOTAL FEES & PURCHASES
215	Unleaded Plus	16.49	2.779	0.00	45.82	0.00	-6.15	39.67	
	Unleaded Regular	28.40	2.589	0.00	73.85	0.00	-10.59	63.26	
	PERIOD			0.00	119.67	0.00	-16.74	102.93	102.93
	YTD			0.00	119.67	0.00	-16.74	102.93	102.93
252	Unleaded Regular	15.04	2.659	0.00	40.00	0.00	-5.61	34.39	
	PERIOD			0.00	40.00	0.00	-5.61	34.39	34.39
	YTD			0.00	40.00	0.00	-5.61	34.39	34.39
311	Regular Diesel #2	2.13	3.399	0.00	7.24	0.00	-0.92	6.32	
	Unleaded Regular	2415.42	2.563	0.00	6204.42	0.00	-900.91	5303.51	
	PERIOD			0.00	6211.66	0.00	-901.83	5309.83	5309.83
	YTD			0.00	6211.66	0.00	-901.83	5309.83	5309.83
411	Regular Diesel #2	473.18	3.357	0.00	1588.37	0.00	-204.85	1383.52	
	Unleaded Regular	257.01	2.561	0.00	659.45	0.00	-95.87	563.58	
	PERIOD			0.00	2247.82	0.00	-300.72	1947.10	1947.10
	YTD			0.00	2247.82	0.00	-300.72	1947.10	1947.10
511	Unleaded Plus	57.40	2.789	0.00	160.11	0.00	-21.41	138.70	
	Unleaded Regular	49.92	2.599	0.00	129.92	0.00	-18.61	111.31	
	PERIOD			0.00	290.03	0.00	-40.02	250.01	250.01
	YTD			0.00	290.03	0.00	-40.02	250.01	250.01
512	Unleaded Regular	46.05	2.519	0.00	116.00	0.00	-17.18	98.82	
	PERIOD			0.00	116.00	0.00	-17.18	98.82	98.82
	YTD			0.00	116.00	0.00	-17.18	98.82	98.82
521	Regular Diesel #2	211.41	3.289	0.00	695.30	0.00	-91.54	603.76	
	Unleaded Plus	101.76	2.794	0.00	285.43	0.00	-37.97	247.46	
	Unleaded Regular	29.54	2.539	0.00	75.00	0.00	-11.02	63.98	
	Unleaded Super	74.67	2.919	0.00	218.35	0.00	-27.85	190.50	
	PERIOD			0.00	1274.08	0.00	-168.38	1105.70	1105.70
	YTD			0.00	1274.08	0.00	-168.38	1105.70	1105.70
522	Unleaded Plus	37.09	2.689	0.00	99.99	0.00	-13.82	86.17	
	Unleaded Regular	236.88	2.571	0.00	608.72	0.00	-88.36	520.36	
	PERIOD			0.00	708.71	0.00	-102.18	606.53	606.53
	YTD			0.00	708.71	0.00	-102.18	606.53	606.53
523	Regular Diesel #2	15.23	3.289	0.00	50.10	0.00	-6.59	43.51	
	PERIOD			0.00	50.10	0.00	-6.59	43.51	43.51
	YTD			0.00	50.10	0.00	-6.59	43.51	43.51
531	Regular Diesel #2	56.12	3.289	0.00	184.55	0.00	-24.31	160.24	
	Unleaded Plus	159.68	2.785	0.00	446.45	0.00	-59.55	386.90	

PAGE 2

ACCOUNT NUMBER	FLEET NAME
2960-00-656689-7	CITY OF JENKS 29

DEPARTMENT	DESCRIPTION	UNITS	COST OR FEE	TOTAL FEES	FUEL \$	OTHER \$	EXEMPTED TAX	NET \$	TOTAL FEES & PURCHASES
533	Unleaded Regular	33.08	2.479	0.00	82.00	0.00	-12.33	69.67	
	Unleaded Super	89.38	2.919	0.00	260.92	0.00	-33.34	227.58	
	PERIOD			0.00	973.92	0.00	-129.53	844.39	844.39
	YTD			0.00	973.92	0.00	-129.53	844.39	844.39
	Unleaded Plus	116.91	2.724	0.00	318.84	0.00	-43.60	275.24	
	Unleaded Regular	236.14	2.587	0.00	613.07	0.00	-88.07	525.00	
	PERIOD			0.00	931.91	0.00	-131.67	800.24	800.24
	YTD			0.00	931.91	0.00	-131.67	800.24	800.24
561	Unleaded Plus	96.83	2.755	0.00	270.10	0.00	-36.11	233.99	
	PERIOD			0.00	270.10	0.00	-36.11	233.99	233.99
	YTD			0.00	270.10	0.00	-36.11	233.99	233.99
562	Unleaded Regular	99.23	2.537	0.00	252.65	0.00	-37.02	215.63	
	PERIOD			0.00	252.65	0.00	-37.02	215.63	215.63
	YTD			0.00	252.65	0.00	-37.02	215.63	215.63
911	Unleaded Super	6.99	2.939	0.00	20.54	0.00	-2.61	17.93	
	PERIOD			0.00	20.54	0.00	-2.61	17.93	17.93
	YTD			0.00	20.54	0.00	-2.61	17.93	17.93
919	Regular Diesel #2	18.25	3.289	0.00	60.03	0.00	-7.91	52.12	
	Unleaded Regular	23.99	2.639	0.00	63.22	0.00	-8.95	54.27	
	PERIOD			0.00	123.25	0.00	-16.86	106.39	106.39
	YTD			0.00	123.25	0.00	-16.86	106.39	106.39
Unassigned	Rebate	5004.11	0.030	-150.12	0.00	0.00	0.00	0.00	
	PERIOD			-150.12	0.00	0.00	0.00	0.00	-150.12
	YTD			0.00	0.00	0.00	0.00	0.00	0.00
ACCOUNT TOTALS	Regular Diesel #2	776.32	19.912	0.00	2585.59	0.00	-336.12	2249.47	
	Unleaded Plus	586.16	19.315	0.00	1626.74	0.00	-218.61	1408.13	
	Unleaded Regular	3470.70	30.840	0.00	8918.30	0.00	-1294.52	7623.78	
	Unleaded Super	171.04	8.777	0.00	499.81	0.00	-63.80	436.01	
	Rebate	5004.11	0.030	-150.12	0.00	0.00	0.00	0.00	
	PERIOD			-150.12	13630.44	0.00	-1913.05	11717.39	11567.27
	YTD			0.00	13630.44	0.00	-1913.05	11717.39	11717.39

Financial Summary

ACCOUNT NUMBER	FLEET NAME
2960-00-656689-7	CITY OF JENKS 29

DEPARTMENT	DESCRIPTION	UNITS	COST OR FEE	TOTAL FEES	FUEL \$	OTHER \$	EXEMPTED TAX	NET \$	TOTAL FEES & PURCHASES
	ACCOUNTS RECEIVABLE SUMMARY - Invoice 94623254 PREVIOUS BALANCE9566.67 PAYMENTS-9566.67 PURCHASES11717.39 DEBITS0.00 CREDITS0.00 QuikTrip Rebate-150.12 ANCILLARIES0.00 AMOUNT DUE11567.27								

Transaction Date	Transaction Time	Card Number	Custom Vehicle/Asset ID	Units	Product	Merchant Name	Merchant Address	Merchant City	Merchant State / Province	Merchant Postal Code	Current Odometer	Adjusted Odometer	Driver Last Name	Driver Department	Department
12/21/2023	01:37:50	****01531	311 20 4197	14.151	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		34201	Solomon	311	311
12/21/2023	07:44:55	****01281	311 18 0441	12.154	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		38807	SCOTTD	311	311
12/21/2023	11:34:45	****00291	311 16 6483	7.937	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		94604	RACHAL	315	311
12/21/2023	11:44:20	****01302	311 18 9938	11.289	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		79846	SANCHEZ	311	311
12/21/2023	12:27:33	****00741	311 10 4050	13.894	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	1	93958	GRAVES	562	311
12/21/2023	13:10:03	****01351	311 18 3661	12.437	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		67274	NUNNELEE	315	311
12/21/2023	14:23:41	****01471	411 603 COMMAND 3	5.778	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		34437	knoepfel	411	411
12/21/2023	15:48:18	****01231	562 651 10 FORD	25.778	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		103609	GRAVES	562	562
12/21/2023	17:29:14	****01462	411 ENGINE 1	10.877	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		43467	MCCAWLEY	411	411
12/22/2023	00:47:46	****00811	311 17 2923	9.259	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		94885	miller	311	311
12/22/2023	04:21:12	****00451	311 13 5951	15.571	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		109134	simmons	311	311
12/22/2023	11:30:14	****01451	411 ENGINE 2	14.252	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		45666	KRIMBILL	411	411
12/22/2023	13:29:12	****01261	311 18 4849	10.846	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		84338	KNOWLTON	311	311
12/22/2023	19:20:18	****01501	311 20 4189	11.858	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		38738	Goode	311	311
12/22/2023	22:55:59	****00291	311 16 6483	8.756	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		94689	TURNER	315	311
12/22/2023	23:54:17	****01541	311 20 4199	10.24	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		59263	LUTTRELL	311	311
12/23/2023	05:46:59	****01641	311 21 3180	15.97	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		12013	MARKHAM	311	311
12/23/2023	06:24:37	****00532	311 16 8369	14.489	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		112217	COLE	311	311
12/23/2023	09:17:55	****01311	311 18 3659	10.455	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		83058	PIERCE	311	311
12/23/2023	12:49:11	****01462	411 ENGINE 1	14.54	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		43544	LAMBDIN	411	411
12/23/2023	13:53:11	****01261	311 18 4849	8.049	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		84434	KNOWLTON	311	311
12/23/2023	14:08:00	****01341	311 18 9940	3.818	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		57870	Crow	311	311
12/23/2023	14:23:12	****01331	311 18 9939	13.089	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		68741	SEMKE	311	311
12/23/2023	22:03:54	****01291	311 18 3658	9.205	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		69318	Hash	311	311
12/23/2023	23:53:53	****01531	311 20 4197	13.743	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		34352	Solomon	311	311
12/24/2023	02:07:08	****00811	311 17 2923	9.322	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		95003	miller	311	311
12/24/2023	17:41:18	****00801	311 15 3007	13.002	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		73786	golliday	311	311
12/24/2023	18:12:02	****01261	311 18 4849	10.264	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		84555	KNOWLTON	311	311
12/24/2023	18:37:17	****00051	311 17 4535	10.881	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		68760	DAVIS	311	311
12/24/2023	20:35:30	****01631	311 21 3044	12.799	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		33278	Galloway	311	311
12/24/2023	22:09:21	****00131	311 14 0890	4.278	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		98575	simmons	311	311
12/24/2023	23:05:20	****01291	311 18 3658	6.206	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		69374	Hash	311	311
12/25/2023	04:59:58	****01321	311 18 3660	8.099	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		88133	simmons	311	311
12/25/2023	05:51:25	****01302	311 18 9938	13.391	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		80033	SANCHEZ	311	311
12/25/2023	12:28:49	****01451	411 ENGINE 2	15.736	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		45726	KRIMBILL	411	411
12/25/2023	19:18:39	****01261	311 18 4849	10.16	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		84667	KNOWLTON	311	311
12/25/2023	21:13:29	****00801	311 15 3007	11.303	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		73923	golliday	311	311
12/25/2023	21:47:24	****01541	311 20 4199	5.71	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		59328	LUTTRELL	311	311
12/25/2023	22:26:38	****01291	311 18 3658	6.313	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		69423	Hash	311	311
12/26/2023	08:42:56	****01311	311 18 3659	11.047	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		83193	PIERCE	311	311
12/26/2023	10:52:12	****00281	311 14 0892	10.419	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		91528	91468 zumwalt	315	311
12/26/2023	15:52:10	****01631	311 21 3044	8.247	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		33370	Galloway	311	311
12/26/2023	19:53:38	****01471	411 603 COMMAND 3	9.182	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		34523	flora	411	411
12/26/2023	21:42:16	****01541	311 20 4199	6.856	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		59414	LUTTRELL	311	311
12/26/2023	22:01:39	****01291	311 18 3658	7.03	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		69477	Hash	311	311
12/26/2023	22:59:26	****01462	411 ENGINE 1	13.872	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		43600	LAMBDIN	411	411
12/26/2023	23:01:08	****01451	411 ENGINE 2	12	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		45785	SMITH	411	411
12/27/2023	07:49:46	****01731	311 23 7435	22.253	UNL	Quiktrip 0024	18 S 193rd East Ave	Tulsa	OK	74108		11193	CHANDLEE	311	311
12/27/2023	09:05:53	****00291	311 16 6483	12.694	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		94805	SANCHEZ	315	311
12/27/2023	13:46:31	****00801	311 15 3007	12.513	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		74099	golliday	311	311
12/27/2023	14:02:40	****01341	311 18 9940	2.94	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		57908	Crow	311	311
12/27/2023	22:00:06	****01291	311 18 3658	7.037	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		69533	Hash	311	311
12/27/2023	23:17:50	****00811	311 17 2923	10.865	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		95126	miller	311	311
12/28/2023	04:48:41	****00451	311 13 5951	16.423	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		109327	simmons	311	311
12/28/2023	06:03:10	****01302	311 18 9938	11.114	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		80162	SANCHEZ	311	311
12/28/2023	08:04:40	****00771	561 649 04 FORD	32.259	UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		146690	146942 CROUCHER	521	561
12/28/2023	09:10:37	****00532	311 16 8369	13.434	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		112344	COLE	311	311
12/28/2023	13:52:21	****01351	311 18 3661	11.921	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		67449	NUNNELEE	315	311
12/28/2023	14:00:05	****01341	311 18 9940	2.955	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		57929	Crow	311	311
12/28/2023	16:02:27	****01761	311 23 7425	21.306	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		5311	Jackson	311	311
12/28/2023	16:57:27	****01451	411 ENGINE 2	14.981	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		45860	SCHULTZE	411	411
12/28/2023	22:04:51	****01261	311 18 4849	10.355	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		84789	KNOWLTON	311	311
12/29/2023	05:59:04	****00501	311 11 1550	12.488	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		92445	Bowdle	311	311
12/29/2023	09:23:40	****01271	311 18 4850	9.289	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		50460	ARNOLD	311	311
12/29/2023	09:45:35	****01771	411 601 COMMAND 1	21.673	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		10556	OSTRUM	411	411
12/29/2023	10:16:46	****01302	311 18 9938	11.486	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		80301	SANCHEZ	311	311
12/29/2023	12:40:14	****01311	311 18 3659	9.978	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		83313	PIERCE	311	311
12/29/2023	13:50:04	****01501	311 20 4189	16.089	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		38944	Goode	311	311
12/29/2023	13:55:22	****01341	311 18 9940	3.845	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		57970	Crow	311	311
12/29/2023	13:57:13	****01462	411 ENGINE 1	13.96	DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		43681	Hill	411	411
12/29/2023	16:47:17	****00051	311 17 4535	10.162	UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037		68870	DAVIS	311	311

12/29/2023 22:02:50	****00811	311 17 2923	12.065 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95262	millier	311	311
12/30/2023 00:08:17	****01541	311 20 4199	8.891 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	59532	LUTTRELL	311	311
12/30/2023 02:36:41	****01531	311 20 4197	4.505 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34459	34397 Solomon	311	311
12/30/2023 05:56:28	****01641	311 21 3180	16.131 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	12225	MARKHAM	311	311
12/30/2023 06:00:00	****01331	311 18 9939	15.217 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	68962	SEMKE	311	311
12/30/2023 13:53:40	****01302	311 18 9938	10.378 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	80425	SANCHEZ	311	311
12/30/2023 14:03:47	****00532	311 16 8369	13.669 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	112471	COLE	311	311
12/30/2023 17:45:43	****01421	411 TRUCK 1	14.754 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	20255	CROWDER	411	411
12/30/2023 20:59:53	****01341	311 18 9940	5.743 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58021	Crow	311	311
12/30/2023 21:36:41	****01261	311 18 4849	10.089 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	84924	KNOWLTON	311	311
12/30/2023 21:41:14	****01541	311 20 4199	7.411 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	59647	LUTTRELL	311	311
12/30/2023 23:58:01	****01291	311 18 3658	7.473 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69615	Hash	311	311
12/31/2023 02:11:43	****00811	311 17 2923	10.37 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95387	millier	311	311
12/31/2023 07:56:14	****01462	411 ENGINE 1	13.611 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	43746	SCHULTZE	411	411
12/31/2023 09:56:36	****01311	311 18 3659	7.967 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	83428	PIERCE	311	311
12/31/2023 10:25:49	****01451	411 ENGINE 2	17.496 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	45943	KRIMBILL	411	411
12/31/2023 16:15:58	****01631	311 21 3044	14.514 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	33527	Galloway	311	311
12/31/2023 20:40:52	****00291	311 16 6483	7.153 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	94873	TURNER	315	311
12/31/2023 21:47:20	****01541	311 20 4199	7.781 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	59762	LUTTRELL	311	311
12/31/2023 21:48:01	****01261	311 18 4849	9.642 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85033	KNOWLTON	311	311
12/31/2023 21:59:47	****01291	311 18 3658	5.619 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69664	Hash	311	311
01/01/2024 05:33:10	****00281	311 14 0892	10.289 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	91659	zumwalt	315	311
01/01/2024 05:57:10	****01302	311 18 9938	14.451 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	80624	SANCHEZ	311	311
01/01/2024 18:28:42	****01451	411 ENGINE 2	10.838 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	459911	45993 SMITH	411	411
01/01/2024 21:58:57	****01541	311 20 4199	8.92 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	59875	LUTTRELL	311	311
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01/02/2024 01:01:23	****00131	311 14 0890	10.472 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	98724	98617 simmons	311	311
01/02/2024 08:22:24	****01311	311 18 3659	10.064 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	83558	PIERCE	311	311
01/02/2024 09:33:14	****00281	311 14 0892	9.363 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	91791	zumwalt	315	311
01/02/2024 17:18:23	****01462	411 ENGINE 1	11.127 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	43800	MITCHELL	411	411
01/02/2024 21:39:32	****01541	311 20 4199	7.521 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	59991	LUTTRELL	311	311
01/02/2024 22:59:48	****01291	311 18 3658	8.325 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69848	Hash	311	311
01/02/2024 23:40:58	****01531	311 20 4197	14.902 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34537	Solomon	311	311
01/03/2024 05:51:51	****01331	311 18 9939	13.044 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	9154	69157 SEMKE	311	311
01/03/2024 07:31:38	****01271	311 18 4850	7.002 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	50556	ARNOLD	311	311
01/03/2024 08:12:19	****01731	311 23 7435	20.194 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11466	CHANDLEE	311	311
01/03/2024 13:06:20	****00441	512 660 16 HYUNDA	15.126 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	62877	rush	512	512
01/03/2024 13:13:56	****01781	411 602 COMMAND 2	21.295 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	3699	ZICKEFOOSE	411	411
01/03/2024 13:47:39	****00532	311 16 8369	10.147 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	112577	COLE	311	311
01/03/2024 13:57:41	****01341	311 18 9940	5.047 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58085	58057 Crow	311	311
01/03/2024 14:56:14	****00801	311 15 3007	11.779 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	74261	golliday	311	311
01/03/2024 18:25:49	****01451	411 ENGINE 2	11.04 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	46044	SCHULTZE	411	411
01/03/2024 20:38:12	****01631	311 21 3044	12.379 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	33662	Galloway	311	311
01/03/2024 23:33:28	****01291	311 18 3658	8.367 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69934	Hash	311	311
01/04/2024 00:23:25	****00811	311 17 2923	10.184 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95514	millier	311	311
01/04/2024 08:27:31	****01362	411 604 FMARSHAL1	21.886 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	89655	o brien	411	411
01/04/2024 08:28:00	****01771	411 601 COMMAND 1	23.1 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	10889	OSTRUM	411	411
01/04/2024 08:54:46	****01231	562 651 10 FORD	25.966 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	103818	103709 reid	562	562
01/04/2024 09:20:20	****01351	311 18 3661	12.033 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	67647	NUNNELEE	315	311
01/04/2024 09:35:32	****01281	311 18 0441	12.275 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	38953	SCOTT	311	311
01/04/2024 10:20:27	****01421	411 TRUCK 1	20.443 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	20333	SCHULTZE	411	411
01/04/2024 11:31:37	****01302	311 18 9938	11.836 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	80789	SANCHEZ	311	311
01/04/2024 13:41:50	****00901	311 17 4536	11.244 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	54211	Mculty	311	311
01/04/2024 13:57:30	****01341	311 18 9940	5.053 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58132	Crow	311	311
01/04/2024 14:59:54	****01261	311 18 4849	9.451 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85159	KNOWLTON	311	311
01/05/2024 03:21:19	****01531	311 20 4197	10.063 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34637	Solomon	311	311
01/05/2024 04:09:17	****00131	311 14 0890	13.049 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	98896	simmons	311	311
01/05/2024 07:58:33	****01741	311 23 7347	11.954 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	3412	Shouse	311	311
01/05/2024 10:35:54	****01611	561 637 07 FORD	23.697 UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	125739	LEWIS	521	561
01/05/2024 13:15:21	****01311	311 18 3659	8.958 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	83669	PIERCE	311	311
01/05/2024 14:30:47	****01341	311 18 9940	4.58 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58186	Crow	311	311
01/05/2024 16:57:41	****01462	411 ENGINE 1	14.864 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	43881	CROWDER	411	411
01/05/2024 20:06:28	****01501	311 20 4189	13.479 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	39104	Goode	311	311
01/05/2024 21:49:35	****01541	311 20 4199	9.62 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	60123	LUTTRELL	311	311
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01/06/2024 06:02:53	****01302	311 18 9938	13.274 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	80975	SANCHEZ	311	311
01/06/2024 07:24:47	****01271	311 18 4850	8.822 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	50694	ARNOLD	311	311
01/06/2024 10:04:25	****01451	411 ENGINE 2	16.839 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	46120	KRIMBILL	411	411
01/06/2024 11:16:57	****01462	411 ENGINE 1	11.572 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	439333	43937 SCHULTZE	411	411
01/06/2024 13:56:41	****01641	311 21 3180	12.487 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	12419	MARKHAM	311	311
01/06/2024 13:59:00	****01261	311 18 4849	9.595 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85250	KNOWLTON	311	311
01/06/2024 14:04:45	****01341	311 18 9940	3.099 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58209	58225 Crow	311	311

01/06/2024 22:00:22	****01261	311 18 4849	6.589 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85342	KNOWLTON	311	311
01/06/2024 23:22:41	****00291	311 16 6483	6.087 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	94930	Hash	311	311
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01/07/2024 05:58:21	****01302	311 18 9938	13.131 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81165	SANCHEZ	311	311
01/07/2024 06:23:52	****00532	311 16 8369	14.254 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	112711	COLE	311	311
01/07/2024 10:34:28	****01311	311 18 3659	7.819 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	83764	PIERCE	311	311
01/07/2024 13:58:49	****00051	311 17 4535	10.006 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	68996	DAVIS	311	311
01/07/2024 14:46:06	****01471	411 603 COMMAND 3	8.548 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34621	flora	411	411
01/07/2024 22:03:39	****01261	311 18 4849	10.151 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85479	KNOWLTON	311	311
01/07/2024 22:30:49	****00811	311 17 2923	10.495 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95745	millier	311	311
01/07/2024 22:56:10	****01541	311 20 4199	7.172 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	60332	LUTTRELL	311	311
01/08/2024 06:02:01	****01331	311 18 9939	12.476 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69318	SEMKE	311	311
01/08/2024 12:01:48	****01302	311 18 9938	12.794 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81320	SANCHEZ	311	311
01/08/2024 12:23:13	****01751	311 23 7303	19.234 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	9212	simpson-brow	311	311
01/08/2024 19:17:01	****00801	311 15 3007	13.891 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	74435	gollday	311	311
01/08/2024 19:19:10	****00051	311 17 4535	6.4 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69064	DAVIS	311	311
01/08/2024 20:26:35	****01631	311 21 3044	13.901 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	33835	Galloway	311	311
01/08/2024 22:19:54	****01291	311 18 3658	6.582 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	70070	Hash	311	311
01/08/2024 22:36:37	****00411	311 13 9181	10.342 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	73100	simmons	311	311
01/09/2024 00:48:40	****01541	311 20 4199	8.918 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	60449	LUTTRELL	311	311
01/09/2024 05:32:45	****00281	311 14 0892	5.011 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	91851	zumwalt	315	311
01/09/2024 10:59:56	****01311	311 18 3659	10.869 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	83907	PIERCE	311	311
01/09/2024 11:33:25	****00111	311 13 9781	11.644 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	125520	CHANDLEE	311	311
01/09/2024 14:15:19	****01451	411 ENGINE 2	16.864 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	46189	KRIMBILL	411	411
01/09/2024 21:37:49	****01541	311 20 4199	6.105 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	60536	LUTTRELL	311	311
01/09/2024 22:02:57	****01291	311 18 3658	7.53 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	70142	Hash	311	311
01/10/2024 01:55:09	****01531	311 20 4197	14.294 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34773	Solomon	311	311
01/10/2024 04:11:31	****00411	311 13 9181	7.121 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	73207	simmons	311	311
01/10/2024 08:29:14	****01771	411 601 COMMAND 1	22.701 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	11182	OSTRUM	411	411
01/10/2024 09:03:24	****01351	311 18 3661	12.322 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	67840	NUNNELEE	315	311
01/10/2024 12:57:48	****00281	311 14 0892	8.29 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	91956	zumwalt	315	311
01/10/2024 13:57:47	****01341	311 18 9940	6.331 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58272	Crow	311	311
01/10/2024 14:14:39	****01462	411 ENGINE 1	12.826 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	43990	SMITH	411	411
01/10/2024 18:27:53	****01501	311 20 4189	9.522 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	39208	Goode	311	311
01/10/2024 18:31:13	****01631	311 21 3044	8.264 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	33928	Galloway	311	311
01/10/2024 18:44:31	****00611	562 10 6035	12.243 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	92749	GRAVES	562	562
01/10/2024 20:50:28	****00801	311 15 3007	13.16 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	74605	gollday	311	311
01/11/2024 01:53:48	****01291	311 18 3658	6.633 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	70204	Hash	311	311
01/11/2024 05:30:57	****01421	411 TRUCK 1	17.709 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	20443	SMITH	411	411
01/11/2024 05:45:51	****00501	311 11 1550	9.673 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	92566	Bowdle	311	311
01/11/2024 09:36:28	****01362	411 604 FMARSHAL1	21.125 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	89890	o brien	411	411
01/11/2024 09:55:53	****01761	311 23 7425	17.273 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	5514	5580 Jackson	311	311
01/11/2024 13:34:18	****01271	311 18 4850	11.055 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	50844	ARNOLD	311	311
01/11/2024 14:01:19	****01451	411 ENGINE 2	13.067 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	46298	46249 Hill	411	411
01/11/2024 14:12:14	****00901	311 17 4536	13.174 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	54425	Mculty	311	311
01/11/2024 14:13:26	****01281	311 18 0441	9.341 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	39081	SCOTTD	311	311
01/11/2024 14:18:29	****01261	311 18 4849	12.15 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85630	KNOWLTON	311	311
01/11/2024 14:50:53	****01341	311 18 9940	4.069 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58310	Crow	311	311
01/11/2024 15:47:11	****01611	561 637 07 FORD	15.068 UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	125885	LEWIS	521	561
01/11/2024 19:24:50	****01751	311 23 7303	12.28 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	9384	simpson-brow	311	311
01/11/2024 21:50:41	****01321	311 18 3660	12.124 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	88272	simmons	311	311
01/11/2024 21:58:56	****00811	311 17 2923	11.858 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95867	millier	311	311
01/11/2024 22:34:43	****00291	311 16 6483	5.657 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	94996	TURNER	315	311
01/12/2024 00:35:53	****01531	311 20 4197	7.313 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34842	Solomon	311	311
01/12/2024 05:47:30	****00811	311 17 2923	4.986 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95924	millier	311	311
01/12/2024 05:51:50	****01641	311 21 3180	14.631 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	12577	12646 MARKHAM	311	311
01/12/2024 05:54:25	****01302	311 18 9938	14.186 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81538	SANCHEZ	311	311
01/12/2024 11:22:51	****00351	311 13 4107	10.636 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	103404	parker	315	311
01/12/2024 13:14:06	****01311	311 18 3659	7.878 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	84000	PIERCE	311	311
01/12/2024 13:54:26	****01341	311 18 9940	3.059 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58337	Crow	311	311
01/12/2024 14:21:09	****01261	311 18 4849	6.588 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85711	KNOWLTON	311	311
01/12/2024 14:33:13	****00111	311 13 9781	13.55 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	125739	CHANDLEE	311	311
01/12/2024 21:07:42	****01462	411 ENGINE 1	14.465 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	44074	KRIMBILL	411	411
01/12/2024 22:44:19	****01261	311 18 4849	5.224 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85754	KNOWLTON	311	311
01/12/2024 23:32:52	****01541	311 20 4199	8.663 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	60648	LUTTRELL	311	311
01/13/2024 05:30:17	****00811	311 17 2923	5.876 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95998	millier	311	311
01/13/2024 05:39:27	****01541	311 20 4199	5.809 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	60741	LUTTRELL	311	311
01/13/2024 05:56:38	****01331	311 18 9939	11.689 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69438	SEMKE	311	311
01/13/2024 11:50:25	****01271	311 18 4850	4.289 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	50901	ARNOLD	311	311
01/13/2024 12:39:12	****01471	411 603 COMMAND 3	7.745 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34717	owen	411	411
01/13/2024 14:10:59	****01341	311 18 9940	3.022 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58365	Crow	311	311

01/13/2024 17:42:50	****00051	311 17 4535	9.856 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69172	DAVIS	311	311
01/13/2024 21:30:29	****00291	311 16 6483	5.273 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95033	TURNER	315	311
01/13/2024 21:47:11	****01261	311 18 4849	7.688 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85851	KNOWLTON	311	311
01/13/2024 21:55:04	****01631	311 21 3044	8.259 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	33988	Galloway	311	311
01/13/2024 23:45:46	****01291	311 18 3658	10.201 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	70286	Hash	311	311
01/14/2024 00:44:30	****01501	311 20 4189	12.889 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	39380	Goode	311	311
01/14/2024 03:02:04	****01531	311 20 4197	10.618 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34936	Solomon	311	311
01/14/2024 03:17:05	****01421	411 TRUCK 1	13.345 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	20504	LAMBIDIN	411	411
01/14/2024 05:56:43	****01302	311 18 9938	15.207 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81375	81750 SANCHEZ	311	311
01/14/2024 06:00:59	****00811	311 17 2923	5.073 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	96048	miller	311	311
01/14/2024 06:34:37	****01311	311 18 3659	9.66 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	84100	PIERCE	311	311
01/14/2024 09:13:43	****01302	311 18 9938	2.129 DSL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	81754	81405 SANCHEZ	311	311
01/14/2024 11:50:33	****01451	411 ENGINE 2	16.596 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	46391	MCCAWLEY	411	411
01/14/2024 13:49:40	****00801	311 15 3007	10.199 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	74750	golliday	311	311
01/14/2024 18:18:34	****01261	311 18 4849	7.194 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	85949	KNOWLTON	311	311
01/14/2024 21:22:53	****00801	311 15 3007	8.421 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	74841	golliday	311	311
01/14/2024 21:23:43	****01341	311 18 9940	6.051 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58417	Crow	311	311
01/14/2024 21:24:20	****01631	311 21 3044	8.681 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34069	Galloway	311	311
01/14/2024 21:55:45	****01291	311 18 3658	5.391 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	70329	Hash	311	311
01/15/2024 05:14:31	****01541	311 20 4199	8.007 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	60852	LUTTRELL	311	311
01/15/2024 05:32:15	****01331	311 18 9939	14.321 UNL	Quiktrip 0033	2400 E Kenosha St	Broken Arrow	OK	74014	69545	69600 SEMKE	311	311
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01/15/2024 05:53:20	****01321	311 18 3660	6.83 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	88354	simmons	311	311
01/15/2024 06:08:23	****01302	311 18 9938	8.403 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81817	81522 SANCHEZ	311	311
01/15/2024 07:58:28	****01351	311 18 3661	11.241 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	67972	68021 NUNNELEE	315	311
01/15/2024 09:24:52	****01311	311 18 3659	8.877 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	84185	PIERCE	311	311
01/15/2024 20:03:14	****01261	311 18 4849	10.595 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86084	KNOWLTON	311	311
01/15/2024 21:42:00	****00801	311 15 3007	9.292 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	74938	golliday	311	311
01/15/2024 21:55:18	****01291	311 18 3658	5.925 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	70379	Hash	311	311
01/15/2024 21:57:05	****01631	311 21 3044	5.171 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34131	Galloway	311	311
01/16/2024 05:34:02	****00281	311 14 0892	8.739 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	92044	zumwalt	315	311
01/16/2024 07:39:51	****01611	561 637 07 FORD	10.479 UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	125968	LEWIS	521	561
01/16/2024 10:36:37	****01771	411 601 COMMAND 1	20.774 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	11431	OSTRUM	411	411
01/16/2024 13:12:32	****01781	411 602 COMMAND 2	20.404 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	3904	ZICKEFOOSE	411	411
01/16/2024 13:24:29	****01331	311 18 9939	8.012 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69364	69636 SEMKE	311	311
01/16/2024 17:22:04	****01471	411 603 COMMAND 3	10.43 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34811	LAMBIDIN	411	411
01/16/2024 18:37:26	****01462	411 ENGINE 1	12.468 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	44159	SMITH	411	411
01/16/2024 18:40:29	****01451	411 ENGINE 2	14.666 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	46490	OSGOOD	411	411
01/16/2024 21:06:34	****00801	311 15 3007	8.332 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	75045	golliday	311	311
01/16/2024 21:19:09	****01501	311 20 4189	8.281 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	39501	Goode	311	311
01/16/2024 21:26:32	****01631	311 21 3044	5.064 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34176	Galloway	311	311
01/16/2024 21:43:44	****01541	311 20 4199	7.261 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	60938	LUTTRELL	311	311
01/16/2024 22:00:52	****01291	311 18 3658	5.27 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	70424	Hash	311	311
01/17/2024 05:48:50	****01641	311 21 3180	13.04 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	12717	MARKHAM	311	311
01/17/2024 08:04:10	****00281	311 14 0892	7.058 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	92121	zumwalt	315	311
01/17/2024 08:35:32	****01421	411 TRUCK 1	13.672 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	20577	CROWDER	411	411
01/17/2024 11:51:23	****01271	311 18 4850	6.935 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	51002	ARNOLD	311	311
01/17/2024 13:26:02	****00611	562 10 6035	13.042 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	92846	GRAVES	562	562
01/17/2024 21:02:21	****01631	311 21 3044	5.367 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34235	Galloway	311	311
01/17/2024 21:06:34	****01341	311 18 9940	4.481 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58466	Crow	311	311
01/17/2024 21:45:34	****00131	311 14 0890	4.784 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	98946	TURNER	315	311
01/17/2024 21:47:11	****01471	411 603 COMMAND 3	7.591 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34883	knoepfel	411	411
01/17/2024 21:52:26	****01451	411 ENGINE 2	14.896 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	46588	Hill	411	411
01/17/2024 23:31:25	****01291	311 18 3658	6.525 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	70479	Hash	311	311
01/17/2024 23:49:43	****01531	311 20 4197	7.886 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	34993	Solomon	311	311
01/18/2024 05:23:51	****01321	311 18 3660	12.28 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	88479	simmons	311	311
01/18/2024 06:05:50	****01302	311 18 9938	9.683 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	81919	SANCHEZ	311	311
01/18/2024 07:43:55	****01601	512 504 13 HILNDR	16.404 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	148194	CLOYDE	511	512
01/18/2024 12:38:30	****00111	311 13 9781	14.753 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	125965	CHANDLEE	311	311
01/18/2024 14:05:45	****01362	411 604 FMARSHAL1	17.831 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	90084	o brien	411	411
01/18/2024 14:10:38	****01451	411 ENGINE 2	8.751 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	46632	SCHULTZE	411	411
01/18/2024 19:14:06	****01231	562 651 10 FORD	22.196 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	103995	GRAVES	562	562
01/18/2024 20:22:18	****00801	311 15 3007	12.019 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	75203	golliday	311	311
01/18/2024 20:29:37	****01261	311 18 4849	7.875 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86185	KNOWLTON	311	311
01/19/2024 00:00:05	****00811	311 17 2923	8.097 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	96223	miller	311	311
01/19/2024 05:51:05	****01311	311 18 3659	11.544 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	84305	PIERCE	311	311
01/19/2024 06:06:33	****01302	311 18 9938	9.681 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	82053	SANCHEZ	311	311
01/19/2024 07:30:59	****01271	311 18 4850	6.579 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	51102	ARNOLD	311	311
01/19/2024 10:49:01	****01421	411 TRUCK 1	23.747 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	20680	LAMBIDIN	411	411
01/19/2024 13:03:07	****01771	411 601 COMMAND 1	16.943 UNL	Quiktrip 0121	12100 S Waco Ave	Sapulpa	OK	74066	11649	OSTRUM	411	411
01/19/2024 13:13:04	****00441	512 660 16 HYUNDA	14.517 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	63127	rush	512	512
01/19/2024 13:52:52	****01341	311 18 9940	4.463 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58504	Crow	311	311

01/19/2024 16:09:05	****01751	311 23 7303	19.943 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	9661	simpson-brow	311	311
01/19/2024 18:57:46	****01501	311 20 4189	9.327 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	39610	Goode	311	311
01/19/2024 21:43:15	****01541	311 20 4199	9.021 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	61078	LUTTRELL	311	311
01/19/2024 21:46:51	****01261	311 18 4849	10.193 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86308	KNOWLTON	311	311
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01/20/2024 01:28:05	****00811	311 17 2923	8.658 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	96315	millier	311	311
01/20/2024 05:33:24	****01531	311 20 4197	12.449 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	35119	Solomon	311	311
01/20/2024 05:54:49	****01331	311 18 9939	9.364 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	69746	SEMKE	311	311
01/20/2024 06:09:23	****01302	311 18 9938	10.249 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	82184	SANCHEZ	311	311
01/20/2024 13:27:11	****01421	411 TRUCK 1	11.187 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	20757	MITCHELL	411	411
01/20/2024 13:56:43	****01341	311 18 9940	3.362 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58535	Crow	311	311
01/20/2024 15:05:45	****01451	411 ENGINE 2	16.087 DSL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	46732	OSGOOD	411	411
01/20/2024 21:41:26	****01541	311 20 4199	8.817 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	61195	LUTTRELL	311	311
01/20/2024 21:51:01	****00131	311 14 0890	3.075 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	99015	TURNER	315	311
01/20/2024 22:27:40	****01291	311 18 3658	7.225 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	70558	Hash	311	311
01/20/2024 22:50:17	****01261	311 18 4849	9.977 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86408	KNOWLTON	311	311
01/21/2024 09:08:39	****00281	311 14 0892	5.003 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	92183	zumwalt	315	311
01/21/2024 10:35:25	****01351	311 18 3661	14.252 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	68168	NUNNELEE	315	311
01/21/2024 12:43:39	****01302	311 18 9938	12.71 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	82314	SANCHEZ	311	311
01/21/2024 14:00:33	****00291	311 16 6483	11.113 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	95119	DAVIS	311	311
01/21/2024 14:12:30	****01341	311 18 9940	4.202 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	58579	Crow	311	311
01/21/2024 18:44:23	****01261	311 18 4849	7.073 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	86500	KNOWLTON	311	311
01/21/2024 20:20:19	****01611	561 637 07 FORD	15.323 UN+	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	126087	LEWIS	521	561
01/21/2024 21:41:27	****01541	311 20 4199	6.97 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	61300	LUTTRELL	311	311
01/21/2024 21:53:08	****01321	311 18 3660	4.972 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	88529	simmons	311	311
01/21/2024 22:03:01	****01291	311 18 3658	6.534 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	70624	Hash	311	311
01/21/2024 22:17:36	****00451	311 13 5951	8.488 UNL	Quiktrip 0101	712 S Elm St	Jenks	OK	74037	109427	Crow	311	311

Jenks | City Council Staff Report



To	Mayor Cory Box and City Council City Manager, Christopher Shrout
Hearing Date	February 06, 2024
Case Number	ROW-UE 24-02 Tulsa Premium Outlet
Request(s)	Dedication for additional easements to amended plat and approval of land swap.
Location	South of 101 ST and west of the Arkansas River (Lewis)
Applicant	Jack Tabor, TEP

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ RELEVANT PLAT AND EASEMENT DOCUMENTS

Preparer

TEP, SIMON OUTLET, INCOG, STAFF

Background Information

STAFF COMMENTARY | Tulsa Premium Outlets is scheduled to open in the summer of 2024, staff is working with the development team to clean up the plat. A Minor Amendment to PUD 100 (Overlay District) to better align with changes in the project was approved by the Planning Commission on January 18, 2024. This property was rezoned to RTC (Riverfront Tourist Commercial) when the UDO was adopted. There will be approximately 10 (ten) easements filed by “separate instrument.” In addition, the plat was amended to add additional blocks, reduce the northern build line and amend the Deed of Dedication language to omit the PUD 100 language.

PLANNING DATA

APPROVED

Minor Amendment to PUD 100 (Planned Unit Development District Overlay) (See Draft PUD for details).

- a. Reduce Northerly boundary setback from 100 ft and 25 ft to 17.5 ft.
- b. Remove Section 5 of the PUD, “Number of signs Maximum Copy Area per Face and Maximum Heights for each type of sign listed in the table below are approximations only and are subject to further review as formal plans for the development progress.”
- c. Other PUD language as needed to match development plans and Plat Amendment.

Plat Amendment to “Tulsa Premium Outlets”

- a. Reduce Northerly boundary setback from 100 ft and 25 ft to 17.5 ft.
- b. Remove PUD language from Deed of Dedication.

c. Add additional Lots

CURRENT ZONING	PUD 100 and RTC (RIVERFRONT TOURIST COMMERCIAL)
ZONING CASE #	JZ-580
ORDINANCE	1389
SUBDIVISION NAME	TULSA PREMIUM OUTLETS
PARCEL ID	60973833054000
LEGAL	LOT 1 BLOCK 1
OWNER	TULSA PREMIUM OUTLETS LLC
PROP_ADD	801 E 103 ST S
TR_SEC	8330
GROSS ACRES	51.09
LEGEND	COMMERCIAL
ACRES	52.69
ABROGATING	ORDINANCE 1374 SUP 105 (SPECIFIC USE PERMIT) ORDINANCE 1321 SUP 98 (SPECIFIC USE PERMIT)
PUBLIC COMMENT	No Comments

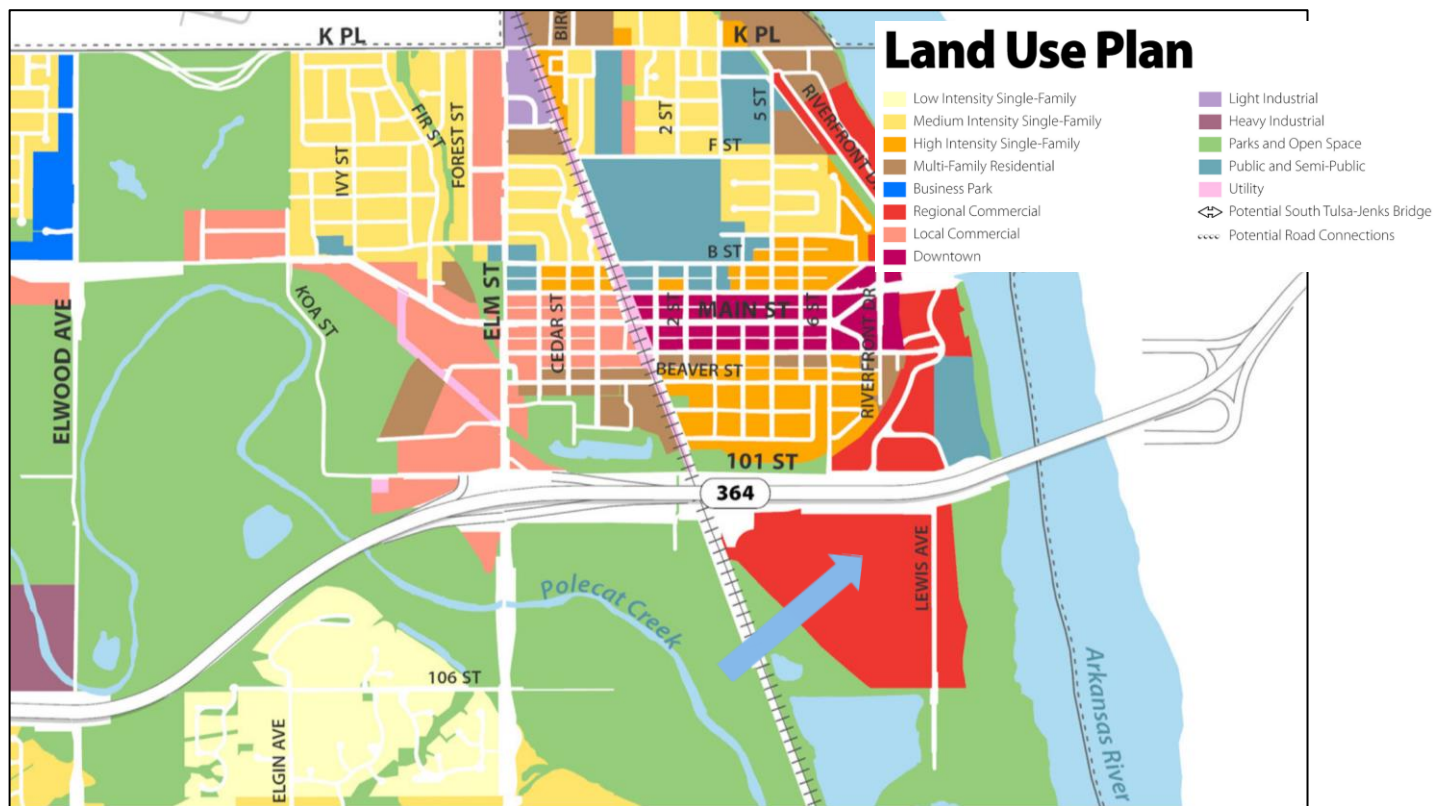


Figure 1: Regional Commercial Designation

RIGHT-OF-WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Granter, in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer and convey to the CITY OF JENKS, hereinafter called City, its successors and assigns, a perpetual RIGHT-OF-WAY DEDICATION described as:

SEE EXHIBIT "A"

The Granter, in consideration of mutual benefits and other valuable consideration, does hereby dedicate to the City for roadway, drainage, utility location and all related appurtenances thereto.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023

Robert A. Burk
Authorized Manager

Before me the undersigned, a Notary Public within and for said County and State, on this _____ day of _____ 2023, personally appeared Robert A. Burk, to me known to be the identical person within and foregoing instrument as the free and voluntary act and deed of said Robert A. Burk for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires:

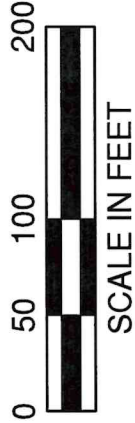
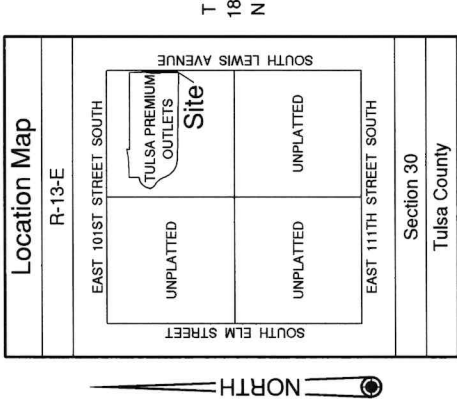
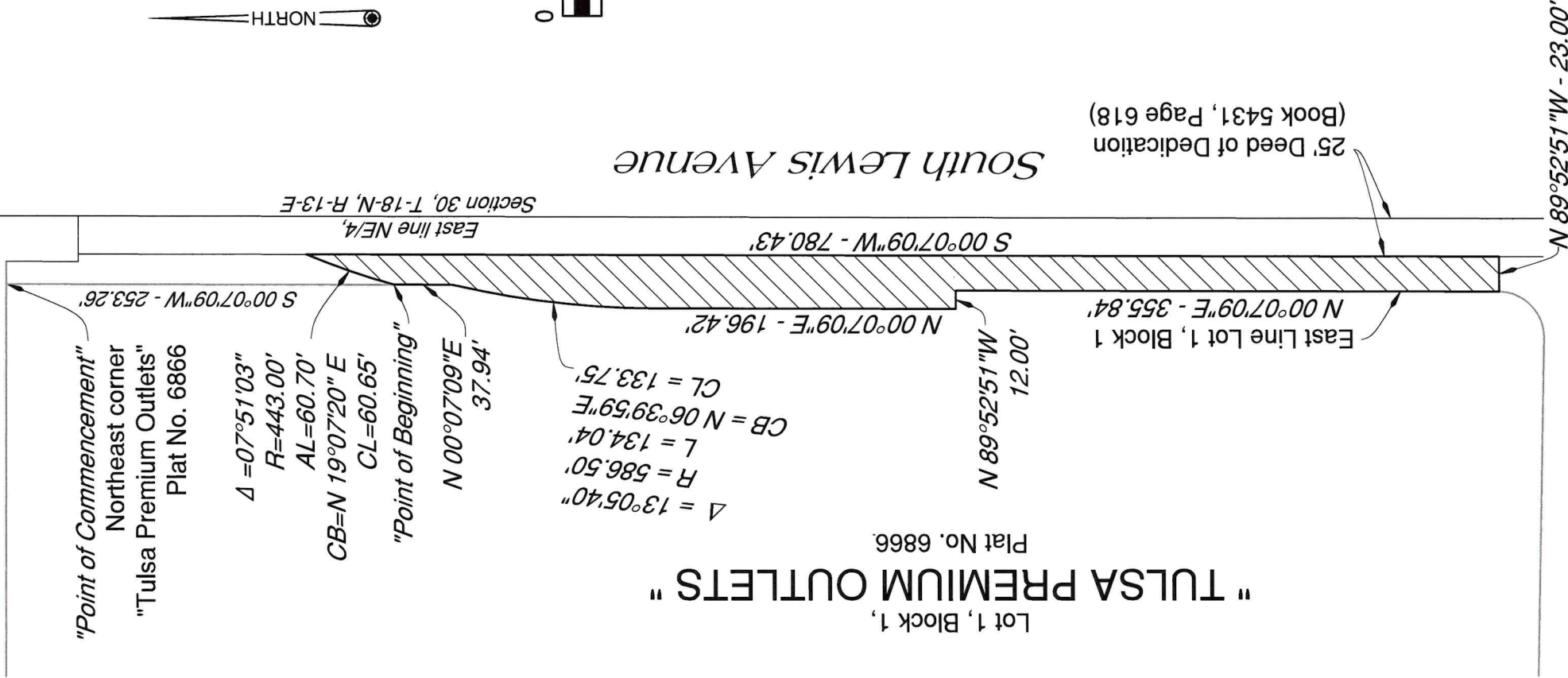
Date

Notary Public

Notary Number: _____

ACCEPTED BY: _____
City of Jenks Date

Exhibit "A"



DEED OF DEDICATION



Job No: 15-030.02
Scale: 1" = 100'
Date: 12/01/2023

Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Exhibit "A"

Legal Description

A tract of land contained within the Northeast Quarter (NE/4) of Section Thirty (30), 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, being more particularly described as follows:

Commencing at the northeast corner of Lot 1, Block 1, "Tulsa Premium Outlets", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to Plat No. 6866, as filed in the office of the Tulsa County Clerk; Thence S 00°07'09" W, along the east line of said Lot 1, a distance of 253.26 feet to the "Point of Beginning"; Thence along a non-tangent curve to the right with a central angle of 07°51'03", a radius of 443.00 feet, an arc length of 60.70 feet, a chord bearing of N 19°07'20" E and a chord length of 60.65 feet to a point on the west line of Dedication, Book 5431, Page 618, as recorded in the office of the Tulsa County Clerk; Thence S 00°07'09" W, along said west line, a distance of 780.43 feet; Thence N 89°52'51" W a distance of 23.00 feet to a point on the east line of said Lot 1; Thence N 00°07'09" E, along said east line, a distance of 355.84 feet; Thence continuing along said east line, N 89°52'51" W a distance of 12.00 feet; Thence continuing along said east line, N 00°07'09" E a distance of 196.42 feet; Thence continuing along said east line, along a tangent curve to the right with a central angle of 13°05'40", a radius of 586.50 feet, an arc length of 134.04 feet, a chord bearing of N 06°39'59" E and a chord length of 133.75 feet; Thence continuing along said east line, N 00°07'09" E a distance of 37.94 feet to the "Point of Beginning".

Said tract contains 20,396 square feet or 0.4682 acres.

The non-astronomical bearings for said tract is based on an assumed bearing of South 00°07'09" West along the East line of the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East according to the U.S. Government Survey thereof.

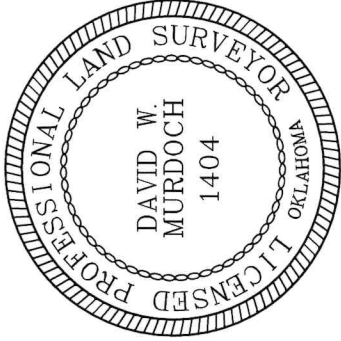
Certificate

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.


David W. Murdoch, P.L.S.
2023.12.01 13:53:48
-06'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/L.S. Renewal Date June 30, 2025



RIGHT-OF-WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Granter, in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer and convey to the CITY OF JENKS, hereinafter called City, its successors and assigns, a perpetual RIGHT-OF-WAY DEDICATION described as:

SEE EXHIBIT "A"

The Granter, in consideration of mutual benefits and other valuable consideration, does hereby dedicate to the City for roadway, drainage, utility location and all related appurtenances thereto.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023

Robert A. Burk
Authorized Manager

Before me the undersigned, a Notary Public within and for said County and State, on this _____ day of _____ 2023, personally appeared Robert A. Burk, to me known to be the identical person within and foregoing instrument as the free and voluntary act and deed of said Robert A. Burk for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires:

Date

Notary Public

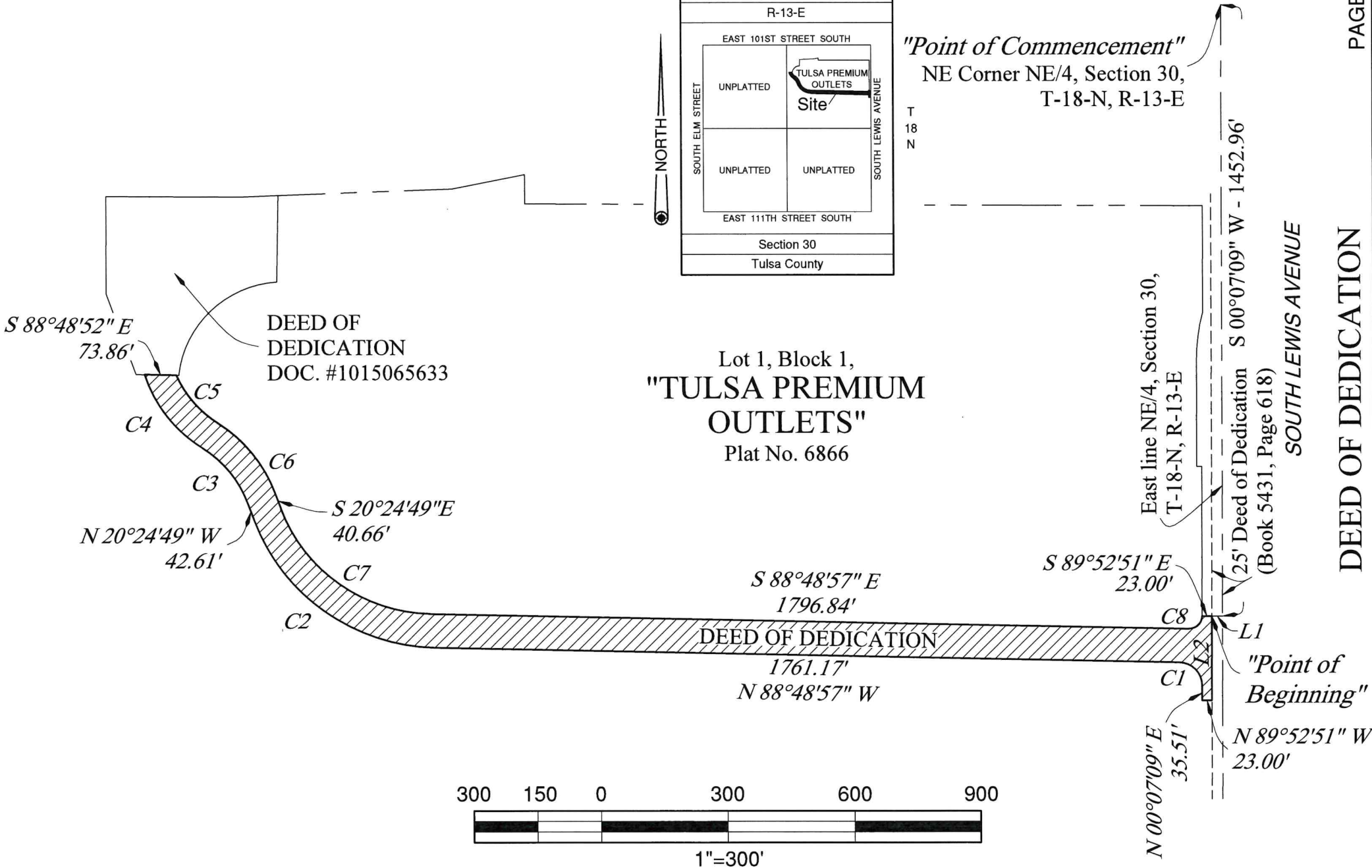
Notary Number: _____

ACCEPTED BY: _____

City of Jenks

Date

Exhibit "A"



PAGE 1 OF

Job No: 15-030.02
Scale: 1" = 300'
Date: 12/04/2023



Tulsa Engineering & Planning Associates
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Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Exhibit "A"

Curve Table

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	88°56'07"	55.00'	85.37'	N 44°20'54"W	77.06'
C2	68°24'08"	466.67'	557.13'	N 54°36'53"W	524.63'
C3	37°14'55"	265.33'	172.49'	N 39°02'17"W	169.47'
C4	40°30'29"	318.57'	225.23'	N 37°34'14"W	220.57'
C5	34°27'55"	254.33'	152.99'	S 40°25'49"E	150.69'
C6	37°14'57"	334.67'	217.58'	S 39°02'18"E	213.76'
C7	68°24'07"	383.33'	457.64'	S 54°36'53"E	430.94'
C8	91°03'54"	30.00'	47.68'	N 45°39'06"E	42.82'

Line Table

Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N 89°52'51"W	25.00'	L2	S 00°07'09"W	200.08'

Legal Description

A Tract of Land contained within the Northeast Quarter (NE/4) of Section Thirty (30), 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, being more particularly described as follows:

Commencing at the the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East; Thence South 00°07'09" West, along the East line of said Northeast Quarter (NE/4), a distance of 1452.96 feet; Thence North 89°52'51" West a distance of 25.00 feet to the "Point of Beginning", said point being on the West line of Deed of Dedication, Book 5431, Page 618;

Thence South 00°07'09" West, along said West line, a distance of 200.08 feet; Thence North 89°52'51" West a distance of 23.00 feet; Thence North 00°07'09" East a distance of 35.51 feet to a tangent curve to the left; Thence along said tangent curve to the left, having a central angle of 88°56'07", a radius of 55.00 feet, an arc length of 85.37 feet, a chord bearing of North 44°20'54" West for a chord distance of 77.06 feet to a point that is 80.00 feet perpendicularly distant of the Southerly line of Lot One (1), Block One (1), Tulsa Premium Outlets Addition, an addition to the City of Jenks, Tulsa County, State of Oklahoma, according to recorded Plat No. 6866; Thence North 88°48'57" West, parallel to said South Line, a distance of 1761.17 feet to a tangent curve to the right; Thence along said tangent curve to the right, having a central angle of 68°24'08", a radius of 466.67 feet, an arc length of 577.13 feet, a chord bearing of North 54°36'53" West for a chord distance of 524.63 feet; Thence North 20°24'49" West, a distance of 42.61 feet to a tangent curve to the left;

(Continued on Page 3)



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Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Exhibit "A"

(Continued from Page 2)

Thence along said tangent curve to the left, having a central angle of 37°14'55", a radius of 265.33 feet, an arc length of 172.49 feet, a chord bearing of North 39°02'17" West for a chord distance of 169.47 feet to a reverse curve to the right; Thence along said reverse curve to the right, having a central angle of 40°30'29", a radius of 318.57 feet, an arc length of 225.23 feet, a chord bearing of North 37°34'14 West for a chord distance of 220.57 feet to a point on the South line of Deed of Dedication, Document No. 1015065633; Thence South 88°48'52" East, along the said South line, a distance of 73.86 feet to a point on the Westerly line of said Lot One (1) to a non-tangent curve to the left; Thence along said Westerly line, on a non-tangent curve to the left, having a central angle of 34°27'55", a radius of 254.33 feet, an arc length of 152.99 feet, a chord bearing of South 40°25'49" East for a chord distance of 150.69 feet to a reverse curve to the right; Thence continuing along said Westerly line on a reverse curve to the right, having a central angle of 37°14'57", a radius of 344.67 feet, an arc length of 217.58 feet, a chord bearing of South 39°02'18" East for a chord distance of 213.76 feet; Thence continuing along said Westerly line, South 20°24'49" East a distance of 40.66 feet to a tangent curve to the left; Thence continuing along said Westerly line, on a tangent curve to the left having a central angle of 68°24'07", a radius of 383.33 feet, an arc length of 457.64 feet, a chord bearing of South 54°36'53" East for a chord distance of 430.94 feet to a point on the Southerly line of said Lot One (1); Thence South 88°48'57" East, along said Southerly line, a distance of 1796.84 feet to a tangent curve to the left; Thence along the Southeasterly line of said Lot One (1) on a tangent curve to the left, having a central angle of 91°03'54", a radius of 30.00 feet, an arc distance of 47.68 feet, a chord bearing of North 45°39'06" East for a chord distance of 42.82 feet to a point on the Easterly line of said Lot One (1) and the Westerly Right-of-Way line of South Lewis Avenue; Thence South 89°52'51" East a distanced of 23.00 feet to the "Point of Beginning" . Containing 217,913 square feet or 5.0026 acres.

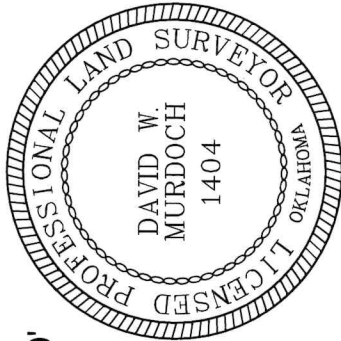
The non-astronomical basis of bearings is the East line of the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East, as being South 00°07'09" West.

Certificate

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



David W. Murdoch, P.L.S.
2023.12.04 09:23:14 -06'00'



David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



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Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

RIGHT-OF-WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Granter, in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer and convey to the CITY OF JENKS, hereinafter called City, its successors and assigns, a perpetual RIGHT-OF-WAY DEDICATION described as:

SEE EXHIBIT "A"

The Granter, in consideration of mutual benefits and other valuable consideration, does hereby dedicate to the City for roadway, drainage, utility location and all related appurtenances thereto.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023

Robert A. Burk
Authorized Manager

Before me the undersigned, a Notary Public within and for said County and State, on this _____ day of _____, 2023, personally appeared Robert A. Burk, to me known to be the identical person within and foregoing instrument as the free and voluntary act and deed of said Robert A. Burk for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires:

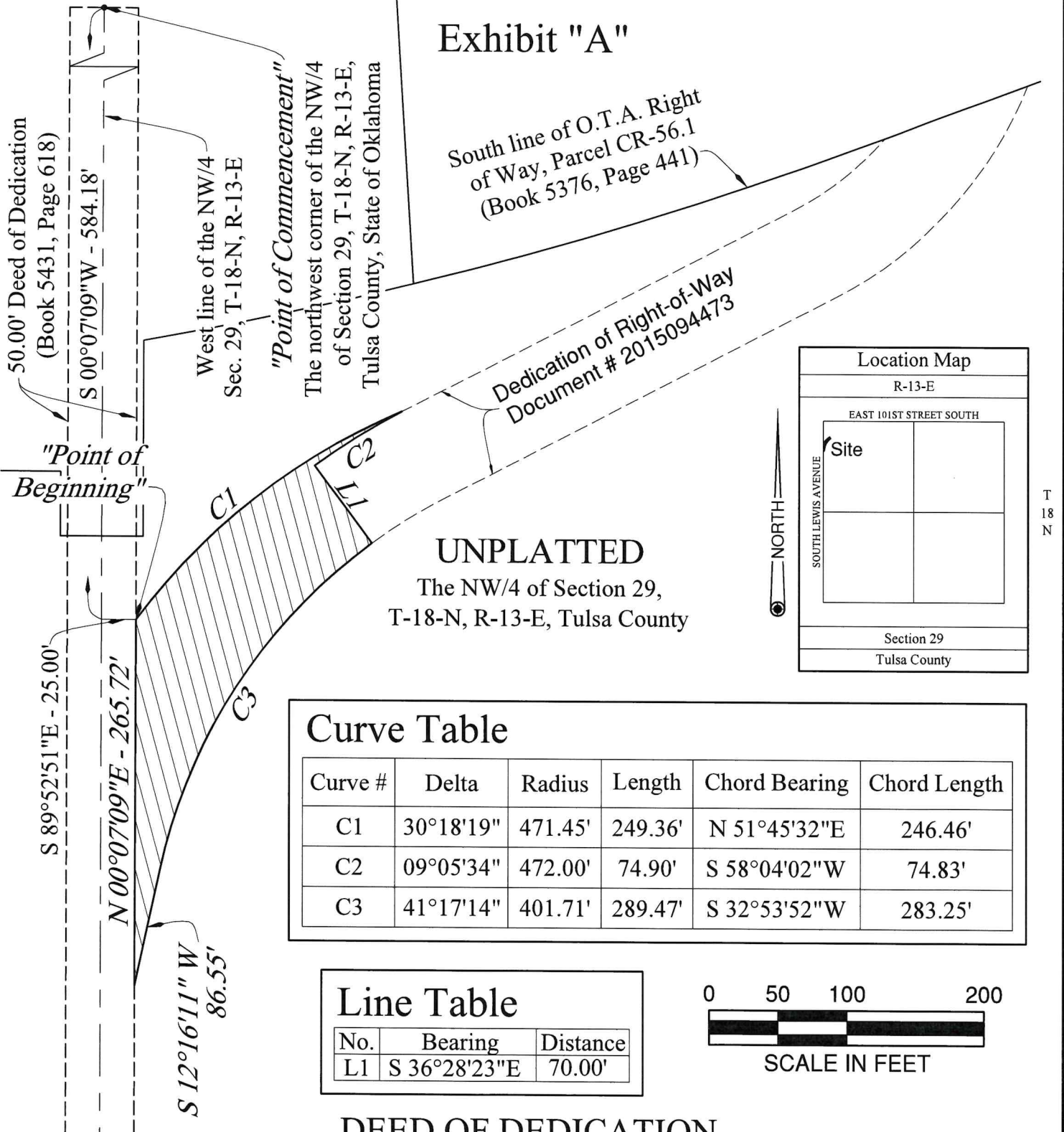
Date

Notary Public

Notary Number: _____

ACCEPTED BY: _____
City of Jenks Date

Exhibit "A"



DEED OF DEDICATION

Page 1 of 2



Tulsa Engineering & Planning Associates
 9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
 Phone: 918-252-9621 Fax: 918-340-5999
 Civil Engineering, Land Surveying, Land Planning
 Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030
 Scale: 1"=100'
 Date: 12/04/2023

Exhibit "A"

Legal Description

A tract of land contained within the NW/4 of the of Section 29, T-18-N, R-13-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Commencing the northwest corner of the NW/4 of said Section 29, T-18-N, R-13-E; Thence S 00°07'09" W, along the west line of said NW/4; a distance of 584.18 feet; Thence S 89°52'51" E a distance of 25.00 feet to a point on the east line of a 50.00 foot Deed of Dedication, Book 5431, Page 618, as filed in the office of the Tulsa County Clerk and the "Point of Beginning"; Thence along a non-tangent curve to the right with a central angle of 30°18'19", a radius of 471.45 feet, an arc length of 249.36 feet, a chord bearing of N 51°45'32" E and a chord length of 246.46 feet to a point on the northerly line of Dedication of Right-of-way, Document Number 2015094473, as filed in the office of the Tulsa County Clerk; Thence along the northerly line of said Right-of-Way, on a tangent curve to the left with a central angle of 09°05'34", a radius of 472.00 feet, an arc length of 74.90 feet, a chord bearing of S 58°04'02" W and a chord length of 74.83 feet; Thence S 36°28'23" E, along the westerly line of said Right-of-Way, a distance of 70.00 feet; Thence along a non-tangent curve to the left with a central angle of 41°17'14", a radius of 401.71 feet, an arc length of 289.47 feet, a chord bearing of S 32°53'52" W and a chord length of 283.25 feet; Thence S 12°16'11" W a distance of 86.55 feet to a point on the east line of said Deed of Dedication, Book 5431, Page 618; Thence N 00°07'09" E, along said east line a distance of 265.72 feet to the "Point of Beginning".

Said tract contains 21,199 square feet, or 0.4857 acres.

The non-astronomical basis of bearings is the west line of the Northwest Quarter (Nw/4) of Section Twenty-Nine (29), Township Eighteen (18) North, Range Thirteen (13) East, as being South 00°07'09" West.

Certificate

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

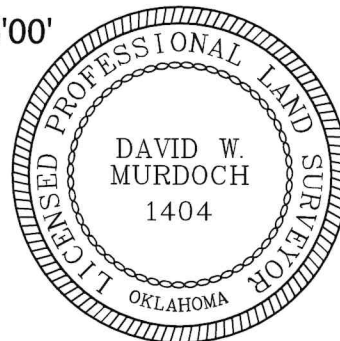


David W. Murdoch, P.L.S.
2023.12.04 08:22:05 -06'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com

Telephone: (918) 252-9621



Page 2 of 2



Tulsa Engineering & Planning Associates

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Phone: 918-252-9621 Fax: 918-340-5999

Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030

Scale: N/A

Date: 12/04/2023

RIGHT-OF-WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Grantor, in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer and convey to the CITY OF JENKS, hereinafter called City, its successors and assigns, a perpetual RIGHT-OF-WAY DEDICATION described as:

SEE EXHIBIT"A"

The Granter, in consideration of mutual benefits and other valuable consideration, does hereby dedicate to the City for roadway, drainage, utility location and all related appurtenances thereto.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023

Robert A. Burk
Authorized Manager

Before me the undersigned, a Notary Public within and for said County and State, on this _____ day of _____, 2023, personally appeared Robert A. Burk, to me known to be the identical person within and foregoing instrument as the free and voluntary act and deed of said Robert A. Burk for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires:

Date

Notary Public

Notary Number: _____

ACCEPTED BY: _____
City of Jenks Date

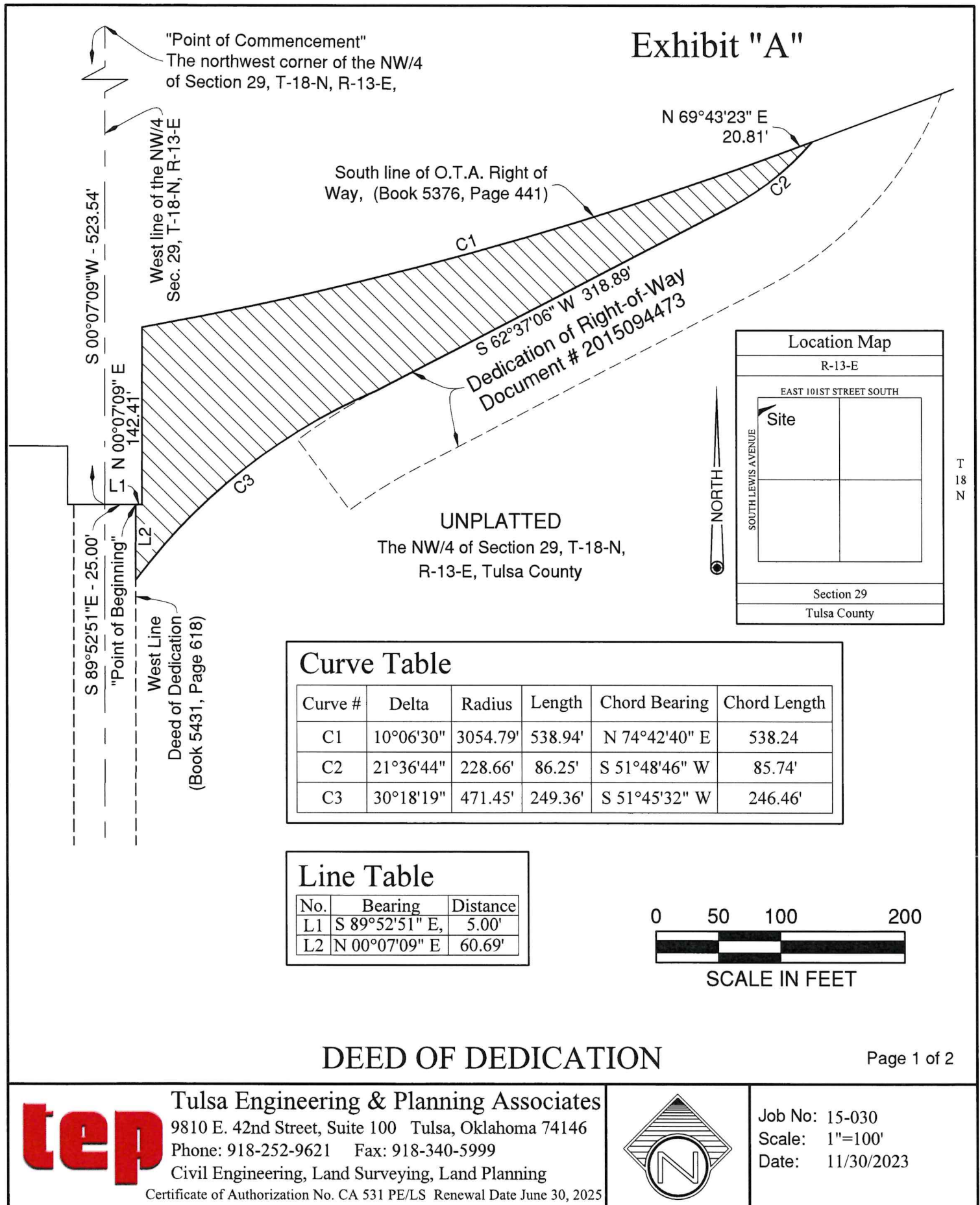


Exhibit "A"

Legal Description

A tract of land contained within the NW/4 of the of Section 29, T-18-N, R-13-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Commencing the northwest corner of the NW/4 of said Section 29, T-18-N, R-13-E; Thence S 00°07'09" W, along the west line of said NW/4, a distance of 523.54 feet to a point on the south line of Oklahoma Turnpike Authority Right-of-Way, Book 5376, Page 441, as filed in the office of the Tulsa County Clerk; Thence S 89°52'51" E, along said Right-of-Way, a distance of 25.00 feet to a point on the east line of Deed of Dedication, Book 5431, Page 618, as filed in the office of the Tulsa County Clerk and the "Point of Beginning"; Thence along said Right-of-Way, Book 5376, Page 441, the following four (4) courses: S 89°52'51" E a distance of 5.00 feet; N 00°07'09" E a distance of 142.41 feet; Along a non-tangent curve to the left with a central angle of 10°06'30", a radius of 3054.79 feet, an arc length of 538.94 feet, a chord bearing of N 74°42'40" E and a chord length of 538.24 feet; Thence N 69°43'23" E a distance of 20.81 feet to a point on the northwesterly line of Dedication of Right-of-Way, Document No. 2015094473, as recorded in the office of the Tulsa County Clerk; Thence along said Dedication, on a non-tangent curve to the right with a central angle of 21°36'44", a radius of 228.66 feet, an arc length of 86.25 feet, a chord bearing of S 51°48'46" W and a chord length of 85.74 feet; Thence continuing along said Dedication, S 62°37'06" W a distance of 318.89 feet; Thence along a non-tangent curve to the left with a central angle of 30°18'19", a radius of 471.45 feet, an arc length of 249.36 feet, a chord bearing of S 51°45'32" W and a chord length of 246.46 feet to a point on the east line of said Deed of Dedication, Book 5431, Page 618; Thence N 00°07'09" E, along said east line, a distance of 60.69 feet to the "Point of Beginning".

Said tract contains 42,022 square feet or 0.9647 acres.

The non-astronomical basis of bearings contained herein is the west line of the Northwest Quarter (NW/4) of Section Twenty-Nine (29), Township Eighteen (18) North, Range Thirteen (13) East, as being South 00°07'09" West.

Certificate

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

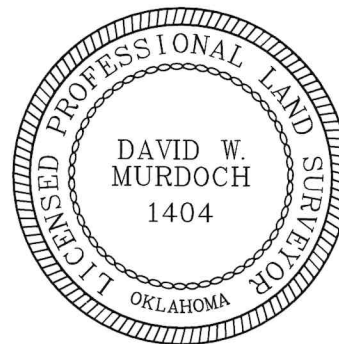


David W. Murdoch, P.L.S.
2023.12.01 14:25:08 -06'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com

Telephone: (918) 252-9621



Page 2 of 2



Tulsa Engineering & Planning Associates

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Phone: 918-252-9621 Fax: 918-340-5999

Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030

Scale: N/A

Date: 11/30/2023

RIGHT-OF-WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Granter, in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer and convey to the CITY OF JENKS, hereinafter called City, its successors and assigns, a perpetual RIGHT-OF-WAY DEDICATION described as:

SEE EXHIBIT "A"

The Granter, in consideration of mutual benefits and other valuable consideration, does hereby dedicate to the City for roadway, drainage, utility location and all related appurtenances thereto.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023

Robert A. Burk
Authorized Manager

Before me the undersigned, a Notary Public within and for said County and State, on this _____ day of _____ 2023, personally appeared Robert A. Burk, to me known to be the identical person within and foregoing instrument as the free and voluntary act and deed of said Robert A. Burk for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires:

Date

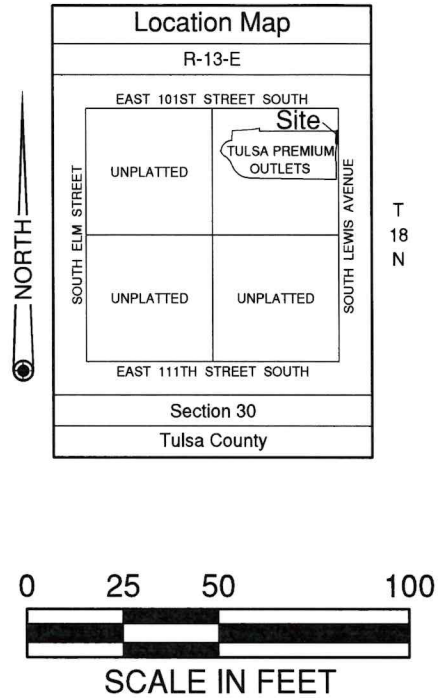
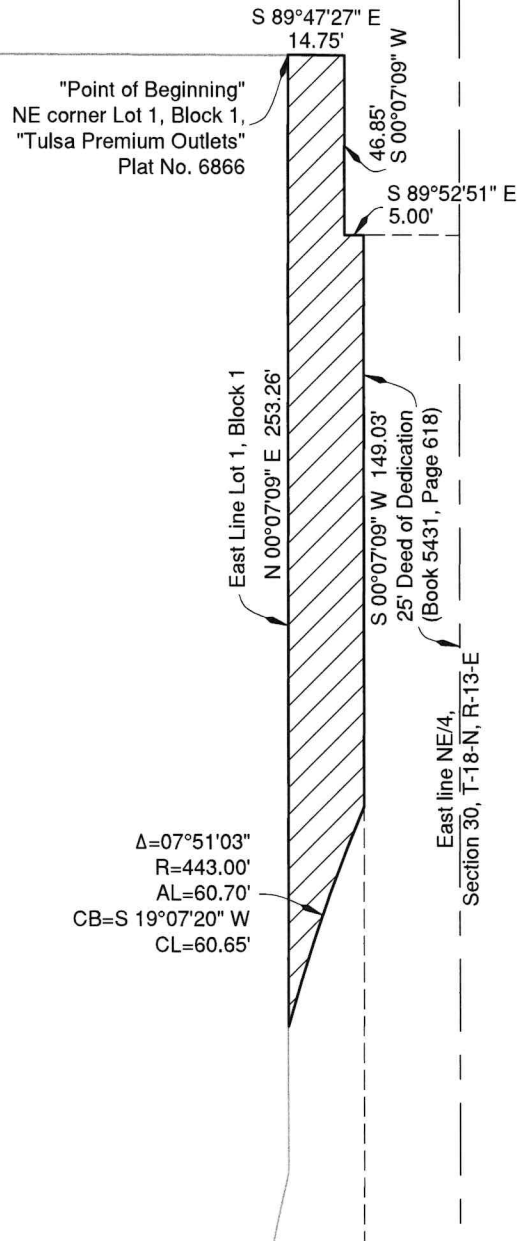
Notary Public

Notary Number: _____

ACCEPTED BY: _____
City of Jenks Date

Exhibit "A"

Lot 1, Block 1, "TULSA PREMIUM OUTLETS" Plat No. 6866



DEED OF DEDICATION

Page 1 of 2



Tulsa Engineering & Planning Associates

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Phone: 918-252-9621 Fax: 918-340-5999

Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030

Scale: 1" = 50'

Date: 12/04/2023

Exhibit "A"

Legal Description

A tract of land contained within the Northeast Quarter (NE/4) of Section Thirty (30), 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, being more particularly described as follows:

Beginning at the northeast corner of Lot 1, Block 1, "Tulsa Premium Outlets", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to Plat No. 6866, as filed in the office of the Tulsa County Clerk; Thence S 89°47'27" E a distance of 14.75 feet; Thence S 00°07'09" W a distance of 46.85 feet; Thence S 89°52'51" E a distance of 5.00 feet to a point on the west line of Deed of Dedication, recorded in Book 5431, Page 618, in the office of the Tulsa County Clerk; Thence S 00°07'09" W, along said west line, a distance of 149.03 feet; Thence along a non-tangent curve to the left with a central angle of 07°51'03", a radius of 443.00 feet, an arc length of 60.70 feet, a chord bearing of S 19°07'20" W and a chord length of 60.65 feet to a point on the east line of said Lot 1, Block 1; Thence N 00°07'09" E, along said east line, a distance of 253.26 feet to the "Point of Beginning".

Said tract contains 4,159 square feet or 0.0955 acres.

The non-astronomical bearings for said tract is based on an assumed bearing of S 00°07'09" W along the East line of the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East according to the U.S. Government Survey thereof.

Certificate

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

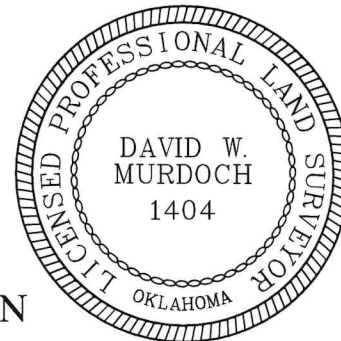


David W. Murdoch, P.L.S.
2023.12.04 08:54:46 -06'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com

Telephone: (918) 252-9621



DEED OF DEDICATION

Page 2 of 2



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Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030

Scale: N/A

Date: 12/04/2023

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Grantor(s), in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer, and convey to the City of Jenks, hereinafter called Grantee, its successors and assigns, a perpetual UTILITY EASEMENT described as:

SEE EXHIBIT "A"

Conditions of this Easement:

1. The Grantor(s) do(es) hereby dedicate for public use the above described area as an 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 and rights-of-way for the uses and purposes aforesaid.
2. The property owner is restricted from installing, erecting, constructing, building or placing any building or structure or other above or below ground structure on, over or across the above described easement. This restriction shall be enforceable by the City of Jenks, Jenks Public Works Authority and the supplier of any affected utility service.
3. The property owner shall be responsible for the protection of the underground service facilities located on his property and shall prevent the alteration of grade or any construction activity which would interfere with the gas, electric, telephone or cable television facilities. The suppliers of all utilities shall be responsible for ordinary maintenance of underground facilities and shall at all times, with their employees and agents have the right of access to this easement way.
4. The City of Jenks or its successors and their employees and agents shall at all times have right of access to all easement ways for the purpose of installing, maintaining, removing or replacing any portion of underground water, sewer or storm sewer facilities.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023.

RIVER DISTRICT DEVELOPMENT, LLC
an Oklahoma limited liability company

By: _____
Rober A. Burk
Authorized Manager

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2023, personally appeared Rober A. Burk, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

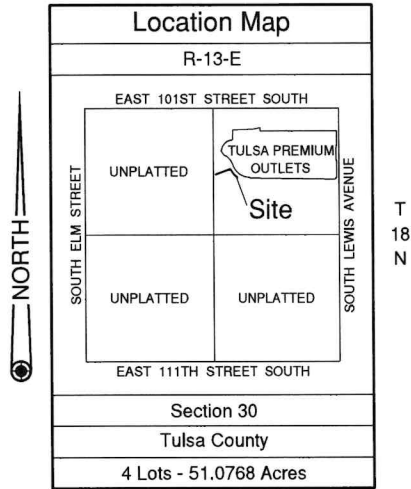
GIVEN under my hand and seal of office the day and year above written.

My Commission Expires:

Date
Notary Public
Notary Number: _____

ACCEPTED BY: _____
City of Jenks
Date _____

Exhibit "A"



Curve Table

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	32°48'02"	466.67'	267.13'	N 72°24'56" W	263.53'
C2	26°59'29"	40.00'	18.84'	N 37°33'22" W	18.67'
C3	23°44'58"	486.67'	201.73'	N 39°10'38" W	200.29'
C4	30°53'07"	466.67'	251.56'	S 40°34'22" E	248.52'

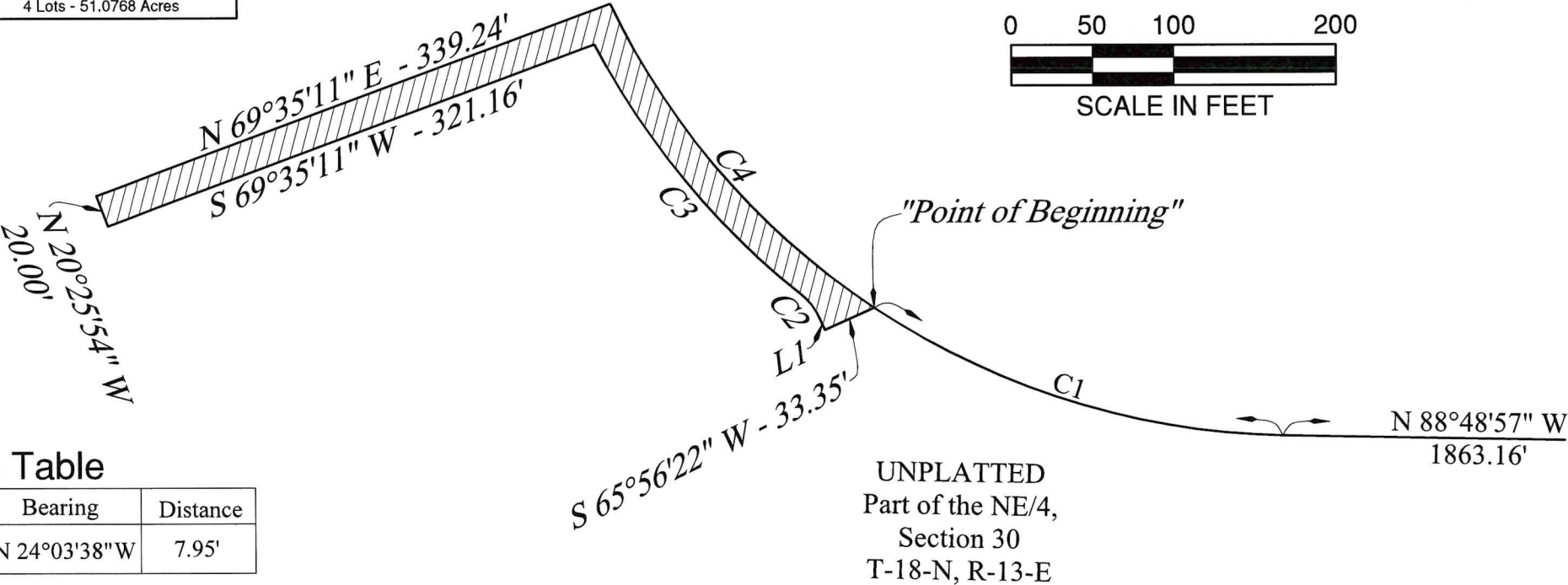
"Point of Commencement"

NE Corner NE/4,
Section 30,
T-18-N, R-13-E

East line NE/4, Section 30,
T-18-N, R-13-E

S 00°07'09" W - 1564.43'

South Lewis Avenue



Line Table

No.	Bearing	Distance
L1	N 24°03'38" W	7.95'

Sheet 1 of 2



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

FORCE MAIN EASEMENT



Job No: 15-030
Scale: 1"=100'
Date: 12/04/2023

Exhibit "A"

Legal Description

A Tract of land contained within the Northeast Quarter (NE/4) of Section Thirty (30), 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, being more particularly described as follows: Commencing at the Northeast corner of Said Northeast Quarter (NE/4); Thence South 00°07'09" West along the East line of said Northeast Quarter (NE/4) a distance of 1564.43 feet; Thence North 88°48'57" West a distance of 1863.16 feet to a tangent curve to the right; Thence along a tangent curve to the right with a central angle of 32°48'02", a radius of 466.67 feet, an arc length of 267.13 feet, a chord bearing of North 72°24'56" West and a chord length of 263.53 feet to the "Point of Beginning"; Thence South 65°56'22" West a distance of 33.35 feet; Thence North 24°03'38" West a distance of 7.95 feet to a tangent curve to the left; Thence along a tangent curve to the left having a central angle of 26°59'29", a radius of 40.00 feet, an arc length of 18.84 feet, a chord bearing of North 37°33'22" West and a chord length of 18.67 feet to a tangent curve to the right; Thence along a tangent curve to the right having a central angle of 23°44'58", a radius of 486.67 feet, an arc length of 201.73 feet, a chord bearing of North 39°10'38" West and a chord length of 200.29 feet; Thence South 69°35'11" West a distance of 321.16 feet; Thence North 20°25'54" West a distance of 20.00 feet; Thence North 69°35'11" East a distance of 339.24 feet to a non-tangent curve to the left; Thence along a non-tangent curve to the left having a central angle of 30°53'07", a radius of 466.67 feet, an arc length of 251.56 feet, a chord bearing of South 40°34'22" East and a chord length of 248.52 feet to the "Point of Beginning".

Said Tract contains 11,528 square feet, or 0.2646 acres.

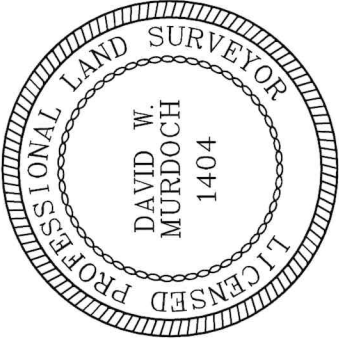
The non-astronomical basis of bearings is the East line of the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East, as being South 00°07'09" West.

Certificate

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

 David W. Murdoch, P.L.S.
2023.12.04 09:32:52
-06'00'

David W. Murdoch, P.L.S. No. 1404
E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



FORCE MAIN EASEMENT

Sheet 2 of 2



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030
Scale: N/A
Date: 12/04/2023

UTILITY EASEMENT**KNOW ALL MEN BY THESE PRESENTS:**

That RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Grantor(s), in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer, and convey to the City of Jenks, hereinafter called Grantee, its successors and assigns, a perpetual UTILITY EASEMENT described as:

SEE EXHIBIT "A"

Conditions of this Easement:

1. The Grantor(s) do(es) hereby dedicate for public use the above described area as an 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 and rights-of-way for the uses and purposes aforesaid.
2. The property owner is restricted from installing, erecting, constructing, building or placing any building or structure or other above or below ground structure on, over or across the above described easement. This restriction shall be enforceable by the City of Jenks, Jenks Public Works Authority and the supplier of any affected utility service.
3. The property owner shall be responsible for the protection of the underground service facilities located on his property and shall prevent the alteration of grade or any construction activity which would interfere with the gas, electric, telephone or cable television facilities. The suppliers of all utilities shall be responsible for ordinary maintenance of underground facilities and shall at all times, with their employees and agents have the right of access to this easement way.
4. The City of Jenks or its successors and their employees and agents shall at all times have right of access to all easement ways for the purpose of installing, maintaining, removing or replacing any portion of underground water, sewer or storm sewer facilities.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023.

RIVER DISTRICT DEVELOPMENT, LLC
an Oklahoma limited liability company

By: _____
Rober A. Burk
Authorized Manager

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2023, personally appeared Rober A. Burk, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and seal of office the day and year above written.

My Commission Expires:

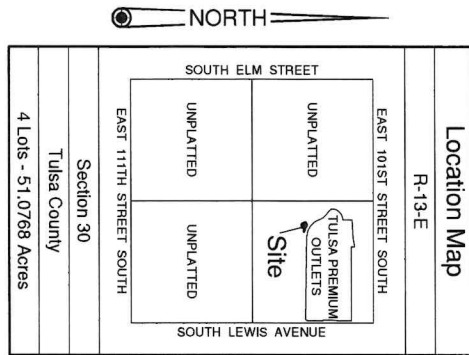
Date

Notary Public
Notary Number: _____

ACCEPTED BY: _____
City of Jenks

Date

Exhibit "A"

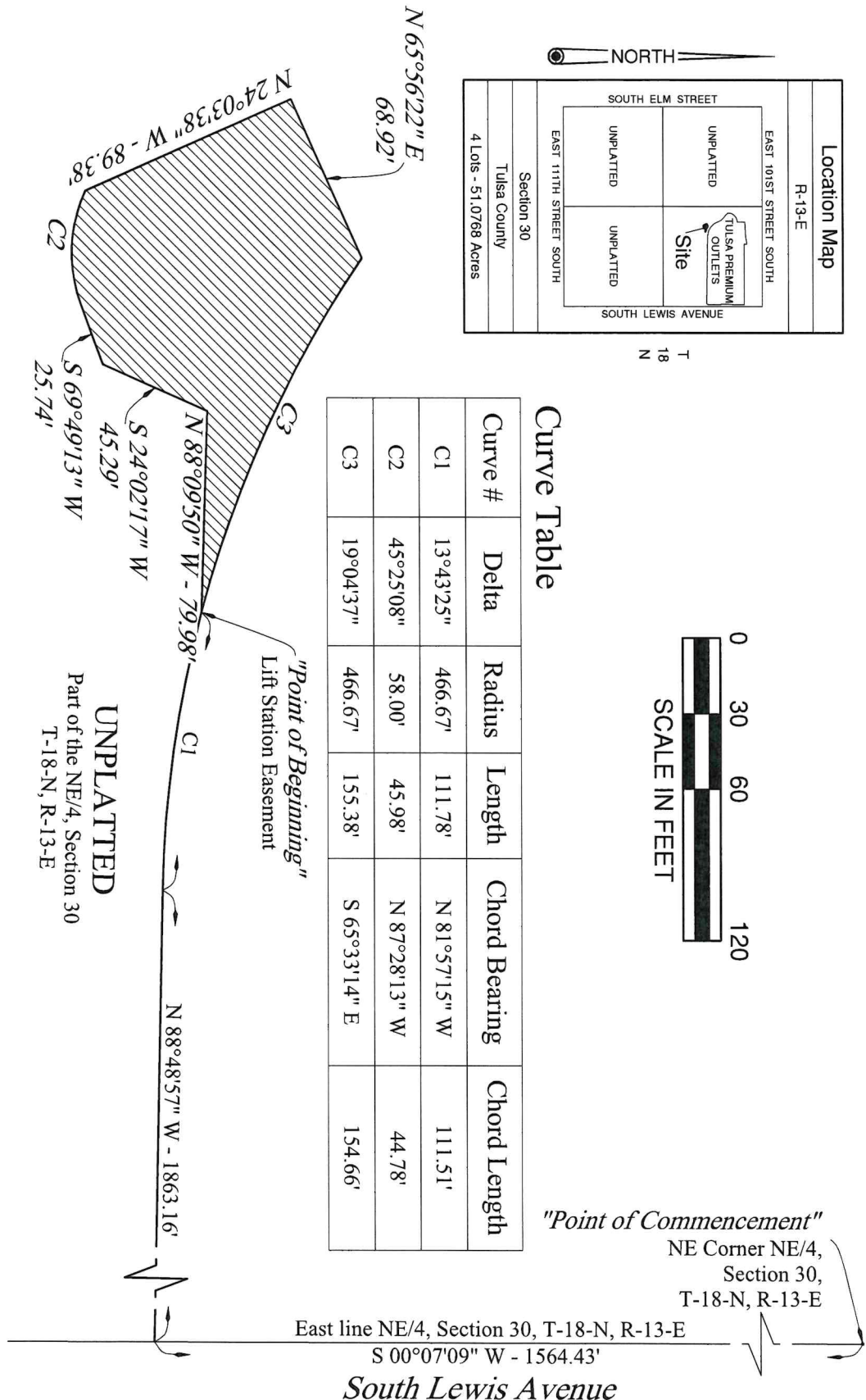


T
18
N



Curve Table

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	13°43'25"	466.67'	111.78'	N 81°57'15" W	111.51'
C2	45°25'08"	58.00'	45.98'	N 87°28'13" W	44.78'
C3	19°04'37"	466.67'	155.38'	S 65°33'14" E	154.66'



LIFT STATION EASEMENT

Sheet 1 of 2

TEP
Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030
Scale: 1" = 60'
Date: 6/14/2023

Exhibit "A"

Legal Description

A Tract of land contained within the Northeast Quarter (NE/4) of Section Thirty (30), 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, being more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter (NE/4); Thence South 00°07'09" West, along the East line of said Northeast Quarter (NE/4), a distance of 1564.43 feet; Thence North 88°48'57" West a distance of 1863.16 feet to a tangent curve to the right; Thence along said tangent curve to the right with a central angle of 13°43'25", a radius of 466.67 feet, an arc length of 111.78 feet, a chord bearing of North 81°57'15" West and a chord length of 111.51 feet to the "Point of Beginning"; Thence North 88°09'50" West a distance of 79.98 feet; Thence South 24°02'17" West a distance of 45.29 feet; Thence South 69°49'13" West a distance of 25.74 feet to a tangent curve to the right; Thence along said tangent curve to the right with a central angle of 45°25'08", a radius of 58.00 feet, an arc length of 45.98 feet, a chord bearing of North 87°28'13" West and a chord length of 44.78 feet; Thence North 24°03'38" West a distance of 89.38 feet; Thence North 65°56'22" East a distance of 68.92 feet to a non-tangent curve to the left; Thence along said non-tangent curve to the left with a central angle of 19°04'37", a radius of 466.67 feet, an arc length of 155.38 feet, a chord bearing of South 65°33'14" East and a chord length of 154.66 feet to the "Point of Beginning".

Said Tract contains 10,664 square feet, or 0.2448 acres.

The non-astronomical basis of bearings is the East line of the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East, as being South 00°07'09" West.

Certificate

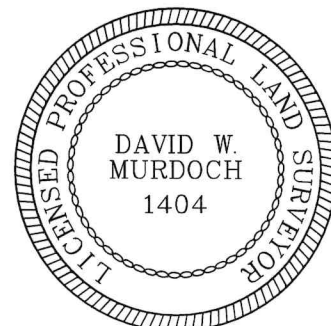
I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



David W. Murdoch, P.L.S.
2023.06.30 11:55:47 -05'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



LIFT STATION EASEMENT

Sheet 2 of 2



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030
Scale: N/A
Date: 6/14/2023

OVERLAND DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That **RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company** hereinafter called Grantor(s), in consideration of the special benefits to the reminder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer, and convey to the City of Jenks, Oklahoma, hereinafter called Grantee or City of Jenks, its successors and assigns, a perpetual OVERLAND DRAINAGE EASEMENT described as:

SEE "EXHIBIT A"

Conditions of this easement:

1. For the common use and benefit of the owner of the subject property and for the benefit of the City of Jenks, Oklahoma, the owner hereby dedicate to the public and establishes and grants perpetual easements on, over, and across those areas designated as Overland Drainage Easement for the purposes of permitting the flow, conveyance, detention, and discharge of storm water runoff from the subject property and surrounding lands to include public roadways.
2. The Overland Drainage Easement Area is hereby established with an access easement to the City of Jenks, their agents, or contractors for the sole purpose of maintaining the storm water detention and drainage facilities and associated appurtenances located within the Overland Drainage Easement.
3. Drainage facilities constructed in the overland drainage easement shall be in accordance with the adopted standards of the City of Jenks, Oklahoma and the plans and specifications shall be approved by the Jenks City Engineer prior to installation.
4. The property owner is restricted from installing, erecting, constructing, building or placing any building or structure or other above or below ground structure on, over or across the above described easement without the approval of the Jenks City Engineer. This restriction shall be enforceable by the City of Jenks and/or Jenks Public Works Authority.
5. The overland drainage easement areas shall be maintained by the owner of the realty upon which the overland drainage easement is located at the owner's cost in accordance with the standards prescribed by the City of Jenks. In the event the owner of realty over which the overland drainage easement is located should fail to properly maintain the easement area or in the event of the placement of an obstruction within the easement area or the alteration of the grade or contour thereon, the City of Jenks and/or the Jenks Public Works Authority 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 thereon shall be paid by the owner of the realty. In the event the owner fails to pay the cost of the maintenance after completion of the maintenance and receipt to a statement of costs, the City of Jenks may institute an action to recover the same, including attorney fees and costs incurred.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023.

By **RIVER DISTRICT DEVELOPMENT, LLC**
an Oklahoma limited liability company

By: _____
Roberto A. Burk
Authorized Manager

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

This instrument was acknowledged before me this _____ day of _____ 2023, by
Robert A. Burk as Authorized Manager of **RIVER DISTRICT DEVELOPMENT, LLC**.

GIVEN under my hand and seal of office the day and year above written.

My Commission Expires:

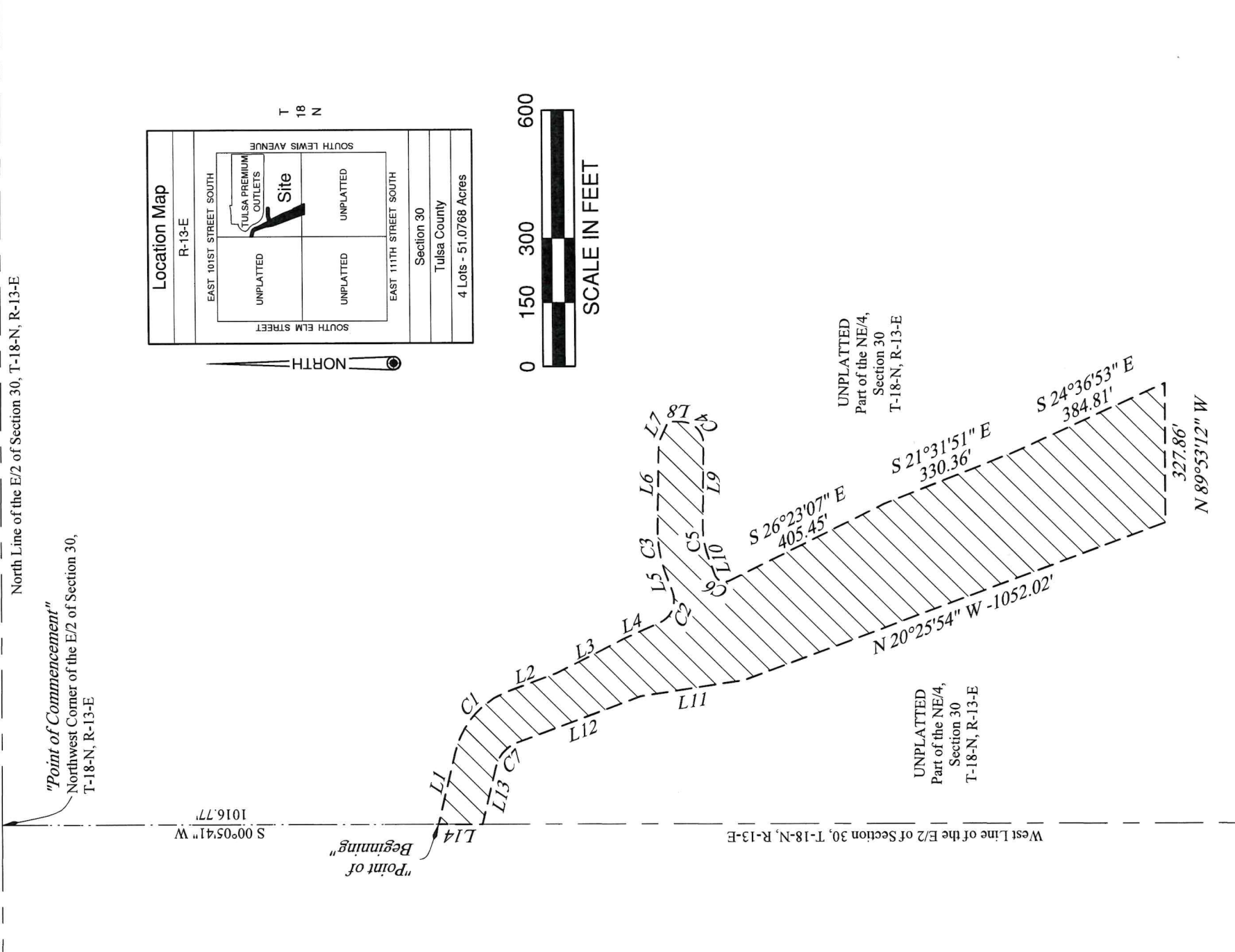
Date Notary Public

My Notary No. _____

Accepted by City of Jenks on this _____ day of _____, 2010.

City of Jenks Title

Exhibit "A"



Sheet 1 of 3

DRAINAGE EASEMENT



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030
Scale: 1"=300'
Date: 6/14/2023

Exhibit "A"

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	56°14'16"	200.00'	196.31'	S 48°29'25"E	188.52'
C2	86°13'32"	58.00'	87.29'	S 67°04'01"E	79.28'
C3	20°17'45"	302.50'	107.15'	N 81°02'10"E	106.59'
C4	89°34'47"	50.00'	78.17'	S 45°58'26"W	70.45'
C5	16°49'19"	202.00'	59.31'	S 82°21'10"W	59.09'
C6	97°09'54"	24.78'	42.02'	S 21°37'18"W	37.16'
C7	56°14'16"	80.00'	78.52'	N 48°29'25"W	75.41'

Line Table			
No.	Bearing	Distance	
L1	S 76°36'33"E	175.20'	
L2	S 20°22'17"E	119.43'	
L3	S 26°47'38"E	175.89'	
L4	S 23°57'16"E	93.36'	
L5	N 69°49'13"E	49.69'	
L6	S 88°48'57"E	199.18'	
L7	S 65°37'02"E	54.02'	
No.	Bearing	Distance	
L8	S 01°11'03"W	32.87'	
L9	N 89°14'10"W	197.24'	
L10	S 70°12'15"W	56.95'	
L11	N 08°43'46"W	245.94'	
L12	N 20°22'17"W	309.66'	
L13	N 76°36'33"W	138.20'	
L14	N 00°05'41"E	102.75'	

DRAINAGE EASEMENT



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030
Scale: N/A
Date: 6/14/2023

Exhibit "A"

Legal Description

A tract of land contained within the East-Half (E/2) of Section Thirty (30), 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, being more particularly described as follows:

Commencing at the northwest corner of the East-Half (E/2) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East; Thence South 00°05'41" West along the west line of said East-Half (E/2) a distance of 1016.77 feet to the "Point of Beginning";

Thence South 76°36'33" East a distance of 175.20 feet; Thence along a tangent curve to the right, having a radius of 200.00 feet, a central angle of 56°14'16", a chord bearing of South 48°29'25" East, a chord length of 188.52 feet for an arc length of 196.31 feet; Thence South 20°22'17" East a distance of 119.43 feet; Thence South 26°47'38" East a distance of 175.89 feet; Thence South 23°57'16" East a distance of 93.36 feet; Thence along a tangent curve to the left, having a radius of 58.00 feet, a central angle of 86°13'32", a chord bearing of South 67°04'01" East, a chord length of 79.28 feet for an arc length of 87.29 feet; Thence North 69°49'13" East a distance of 49.69 feet; Thence along a tangent curve to the right, having a radius of 302.50 feet, a central angle of 20°17'45", a chord bearing of North 81°02'10" East, a chord length of 106.59 feet for an arc length of 107.15 feet; Thence South 88°48'57" East a distance of 199.18 feet; Thence South 65°37'02" East a distance of 54.02 feet; Thence South 01°11'03" West a distance of 32.87 feet; Thence along a tangent curve to the right, having a radius of 50.00 feet, a central angle of 89°34'47", a chord bearing of South 45°58'26" West, a chord length of 70.45 feet for an arc length of 78.17 feet; Thence North 89°14'10" West a distance of 197.24 feet; Thence along a tangent curve to the left, having a radius of 202.00 feet, a central angle of 16°49'19", a chord bearing of South 82°21'10" West, a chord length of 59.09 feet for an arc length of 59.31 feet; Thence South 70°12'15" West a distance of 56.95 feet; Thence along a tangent curve to the left, having a radius of 24.78 feet, a central angle of 97°09'54", a chord bearing of South 21°37'18" West, a chord length of 37.16 feet for an arc length of 42.02 feet; Thence South 26°23'07" East a distance of 405.45 feet; Thence South 21°31'51" East a distance of 330.36 feet; Thence South 24°36'53" East a distance of 384.81 feet; Thence North 89°53'12" West a distance of 327.86 feet; Thence North 20°25'54" West a distance of 1052.02 feet; Thence North 08°43'46" West a distance of 245.94 feet; Thence North 20°22'17" West a distance of 309.66 feet; Thence along a tangent curve to the left, having a radius of 80.00 feet, a central angle of 56°14'16", a chord bearing of North 48°29'25" West, a chord length of 75.41 feet for an arc length of 78.52 feet; thence North 76°36'33" West a distance of 138.20 feet to a Point on the west line of said East-Half (E/2); Thence North 00°05'41" East, along said west line, a distance of 102.75 feet to the "Point of Beginning".

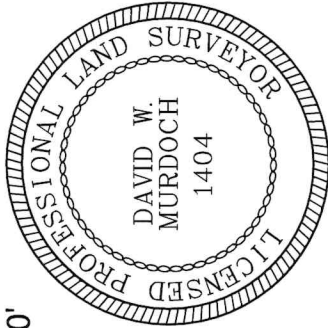
Said tract contains 453,150 square feet, or 10.4029 acres.

The non-astronomic bearings for said tract are based on an assumed bearing of South 00°05'41" West along the west line of the East-Half (E/2) of Section Thirty (30), 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.

Certificate

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.


David W. Murdoch, P.L.S. No. 1404
E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



DRAINAGE EASEMENT

Sheet 3 of 3

 Tulsa Engineering & Planning Associates 9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146 Phone: 918-252-9621 Fax: 918-340-5999 Civil Engineering, Land Surveying, Land Planning Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025	Job No: 15-030 Scale: N/A Date: 6/14/2023
---	---

UTILITY EASEMENT**KNOW ALL MEN BY THESE PRESENTS:**

That RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Grantor(s), in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer, and convey to the City of Jenks, hereinafter called Grantee, its successors and assigns, a perpetual UTILITY EASEMENT described as:

SEE EXHIBIT "A"

Conditions of this Easement:

1. The Grantor(s) do(es) hereby dedicate for public use the above described area as an 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 and rights-of-way for the uses and purposes aforesaid.
2. The property owner is restricted from installing, erecting, constructing, building or placing any building or structure or other above or below ground structure on, over or across the above described easement. This restriction shall be enforceable by the City of Jenks, Jenks Public Works Authority and the supplier of any affected utility service.
3. The property owner shall be responsible for the protection of the underground service facilities located on his property and shall prevent the alteration of grade or any construction activity which would interfere with the gas, electric, telephone or cable television facilities. The suppliers of all utilities shall be responsible for ordinary maintenance of underground facilities and shall at all times, with their employees and agents have the right of access to this easement way.
4. The City of Jenks or its successors and their employees and agents shall at all times have right of access to all easement ways for the purpose of installing, maintaining, removing or replacing any portion of underground water, sewer or storm sewer facilities.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023.

RIVER DISTRICT DEVELOPMENT, LLC
an Oklahoma limited liability company

By: _____
Rober A. Burk
Authorized Manager

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2023, personally appeared Rober A. Burk, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and seal of office the day and year above written.

My Commission Expires:

Date

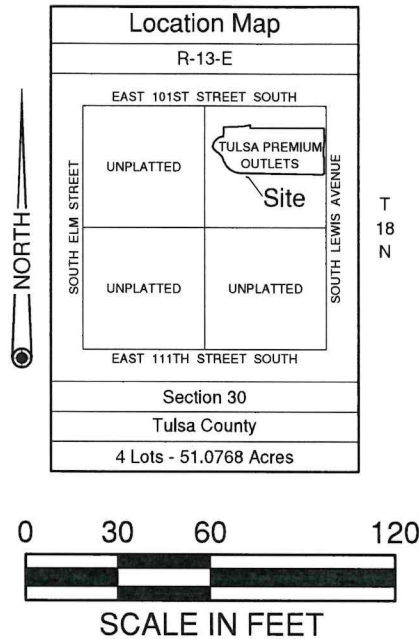
Notary Public

Notary Number: _____

ACCEPTED BY: _____
City of Jenks

Date

Exhibit "A"

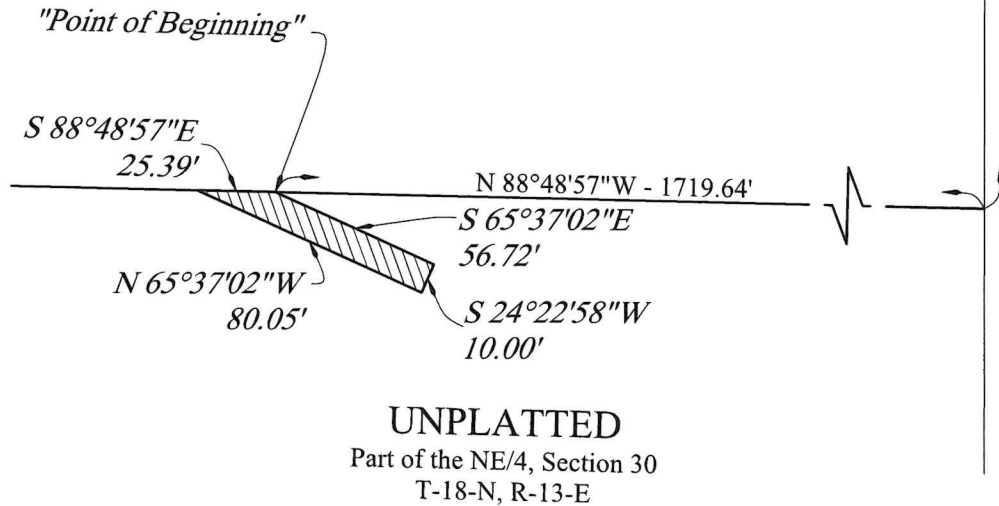


"Point of Commencement"

NE Corner NE/4,
Section 30,
T-18-N, R-13-E

East line NE/4, Section 30, T-18-N, R-13-E
S 00°07'09" W - 1564.43'

South Lewis Avenue



UTILITY EASEMENT

Sheet 1 of 2



Tulsa Engineering & Planning Associates
 9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
 Phone: 918-252-9621 Fax: 918-340-5999
 Civil Engineering, Land Surveying, Land Planning
 Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030
 Scale: 1" = 60"
 Date: 6/14/2023

Exhibit "A"

Legal Description

A Tract of land contained within the Northeast Quarter (NE/4) of Section Thirty (30), 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, being more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter (NE/4); Thence South 00°07'09" West, along the East line of said Northeast Quarter (NE/4), a distance of 1564.43 feet; Thence North 88°48'57" West a distance of 1719.64 feet to the " Point of Beginning" ; Thence South 65°37'02" East a distance of 56.72 feet; Thence South 24°22'58" West a distance of 10.00 feet; Thence North 65°37'02" West a distance of 80.05 feet; Thence South 88°48'57" East a distance of 25.39 feet to the " Point of Beginning" .

Said Tract contains 684 square feet, or 0.0157 acres.

The non-astronomical basis of bearings is the East line of the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East, as being South 00°07'09" West.

Certificate

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

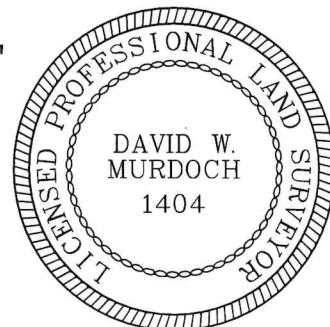


David W. Murdoch, P.L.S.
2023.06.30 12:56:33 -05'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com

Telephone: (918) 252-9621



UTILITY EASEMENT

Sheet 2 of 2



Tulsa Engineering & Planning Associates

9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146

Phone: 918-252-9621 Fax: 918-340-5999

Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030

Scale: N/A

Date: 6/14/2023

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Grantor(s), in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer, and convey to the City of Jenks, hereinafter called Grantee, its successors and assigns, a perpetual UTILITY EASEMENT described as:

SEE EXHIBIT "A"

Conditions of this Easement:

1. The Grantor(s) do(es) hereby dedicate for public use the above described area as an 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 and rights-of-way for the uses and purposes aforesaid.
2. The property owner is restricted from installing, erecting, constructing, building or placing any building or structure or other above or below ground structure on, over or across the above described easement. This restriction shall be enforceable by the City of Jenks, Jenks Public Works Authority and the supplier of any affected utility service.
3. The property owner shall be responsible for the protection of the underground service facilities located on his property and shall prevent the alteration of grade or any construction activity which would interfere with the gas, electric, telephone or cable television facilities. The suppliers of all utilities shall be responsible for ordinary maintenance of underground facilities and shall at all times, with their employees and agents have the right of access to this easement way.
4. The City of Jenks or its successors and their employees and agents shall at all times have right of access to all easement ways for the purpose of installing, maintaining, removing or replacing any portion of underground water, sewer or storm sewer facilities.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023.

RIVER DISTRICT DEVELOPMENT, LLC
an Oklahoma limited liability company

By: _____
Rober A. Burk
Authorized Manager

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2023, personally appeared Rober A. Burk, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

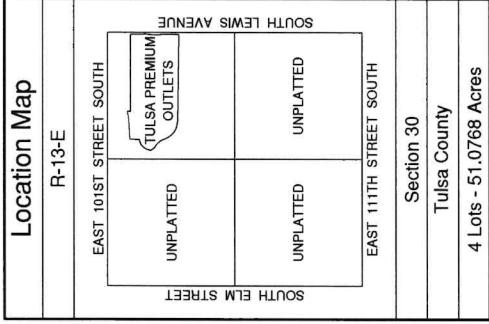
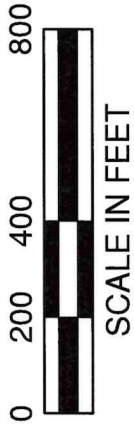
GIVEN under my hand and seal of office the day and year above written.

My Commission Expires:

Date
Notary Public
Notary Number: _____

ACCEPTED BY: _____
City of Jenks
Date

Exhibit "A"



East 101st Street South

Lot 1, Block 1,
"TULSA PREMIUM
OUTLETS"
Plat No. 6866

Tract 7

Tract 6

Tract 5

Tract 4

Tract 3

Tract 2

Tract 1

UNPLATTED
The E/2 of Section 30,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma

UNPLATTED
The W/2 of Section 29,
T-18-N, R-13-E, Tulsa County, State of Oklahoma

South Lewis Ave.

KEY MAP - ALL EASEMENT TRACTS, 1 THROUGH 7
STORM SEWER EASEMENT



Tulsa Engineering & Planning Associates
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Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030.02
Scale: 1" = 400'
Date: 12/04/2023
Sheet 1 of 11

Exhibit "A"

East 101st Street South

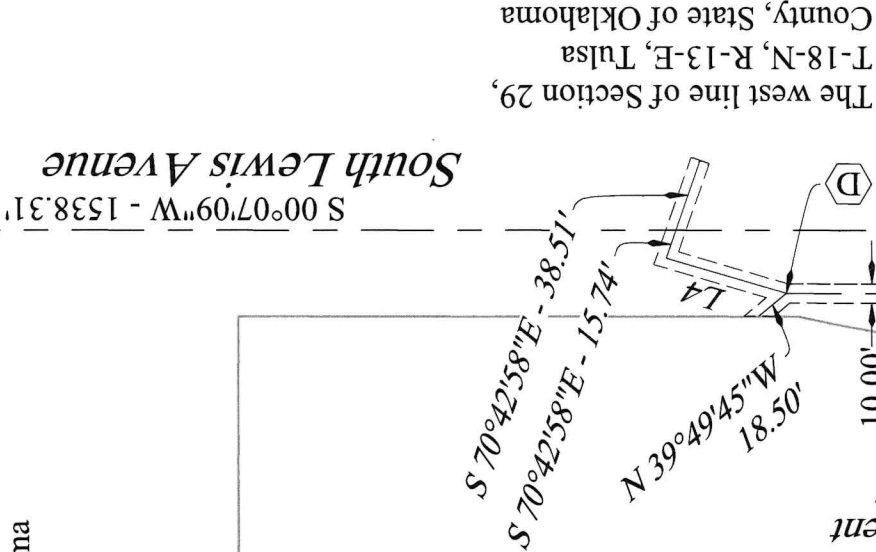
"Point of Commencement"
The northeast corner of
Section 30, T-18-N, R-13-E,
Tulsa County, State of Oklahoma

UNPLATTED
The E/2 of Section 30,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma

Lot 1, Block 1,
"TULSA PREMIUM
OUTLETS"
Plat No. 6866



MATCHLINE A



The W/2 of Section 29,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma

South Lewis Avenue

STORM SEWER EASEMENT



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Job No: 15-030.02
Scale: 1" = 100'
Date: 12/04/2023
Sheet 2 of 11

Exhibit "A"

MATCHLINE A

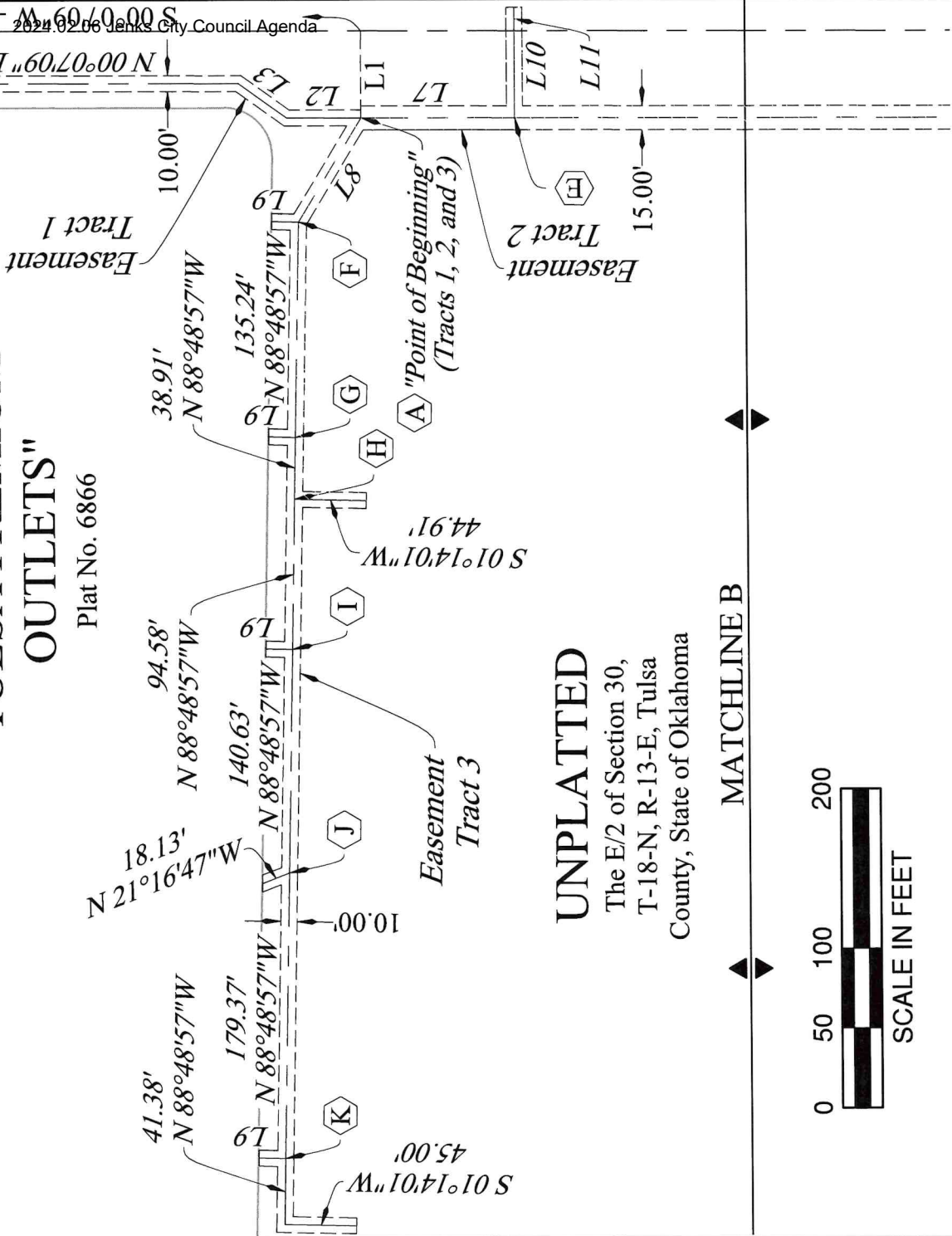
Line Table

No.	Bearing	Distance
L1	N 89°52'51"W	54.50'
L2	N 00°07'09"E	46.58'
L3	N 35°41'46"E	37.17'
L4	N 16°27'17"E	64.91'
L5	S 89°56'04"E	32.87'
L6	S 89°56'04"E	14.83'

No.	Bearing	Distance
L7	S 00°07'09"W	96.32'
L8	N 58°48'57"W	76.27'
L9	N 01°11'03"E	16.75'
L10	S 89°59'29"E	54.50'
L11	S 89°59'29"E	14.84'

Lot 1, Block 1,
"TULSA PREMIUM
OUTLETS"

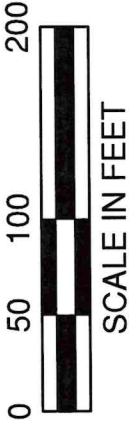
Plat No. 6866



UNPLATTED

The E/2 of Section 30,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma

MATCHLINE B



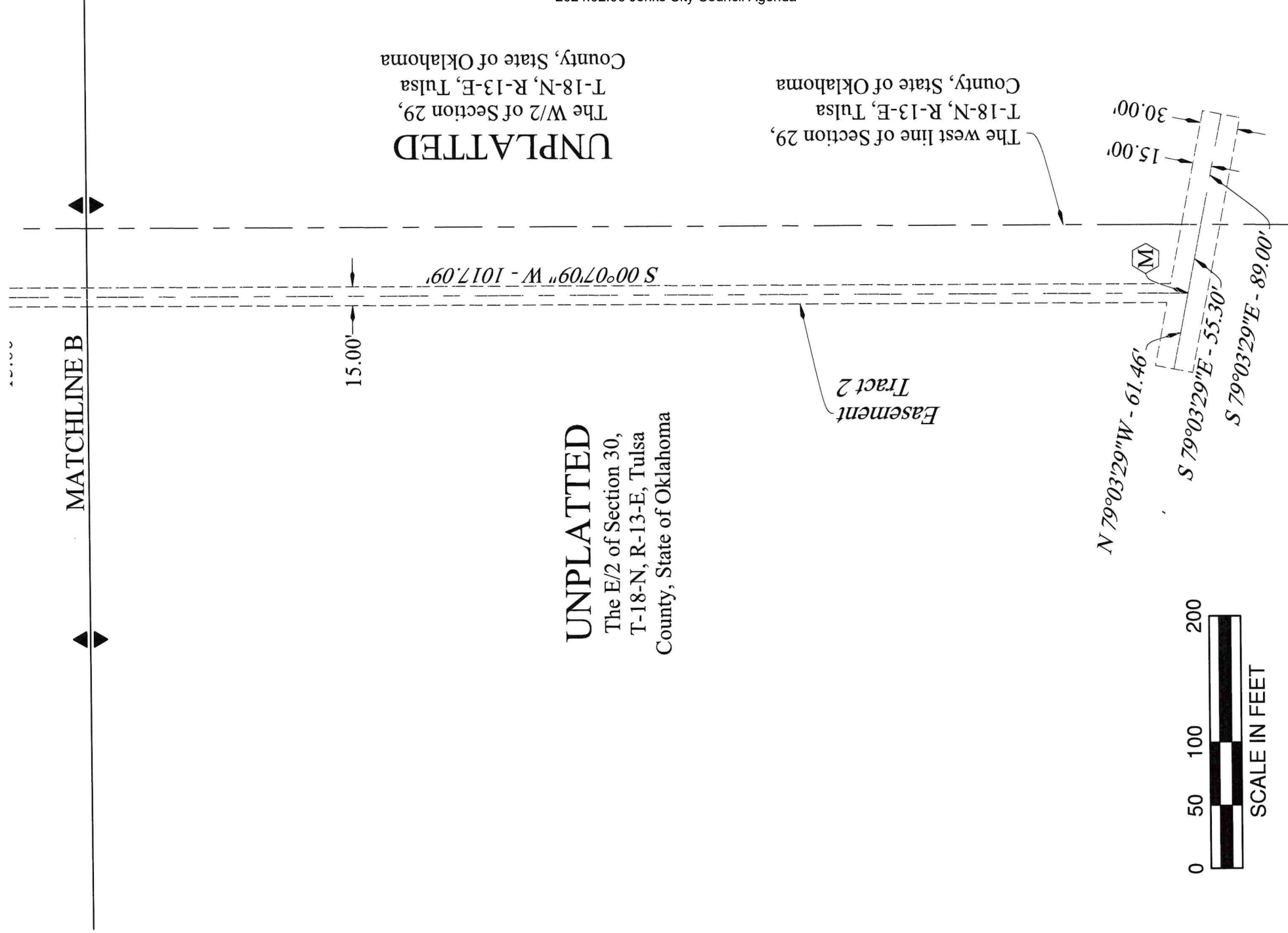
STORM SEWER EASEMENT

tep Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
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Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030.02
Scale: 1" = 100'
Date: 12/04/2023
Sheet 3 of 11

Exhibit "A"



STORM SEWER EASEMENT



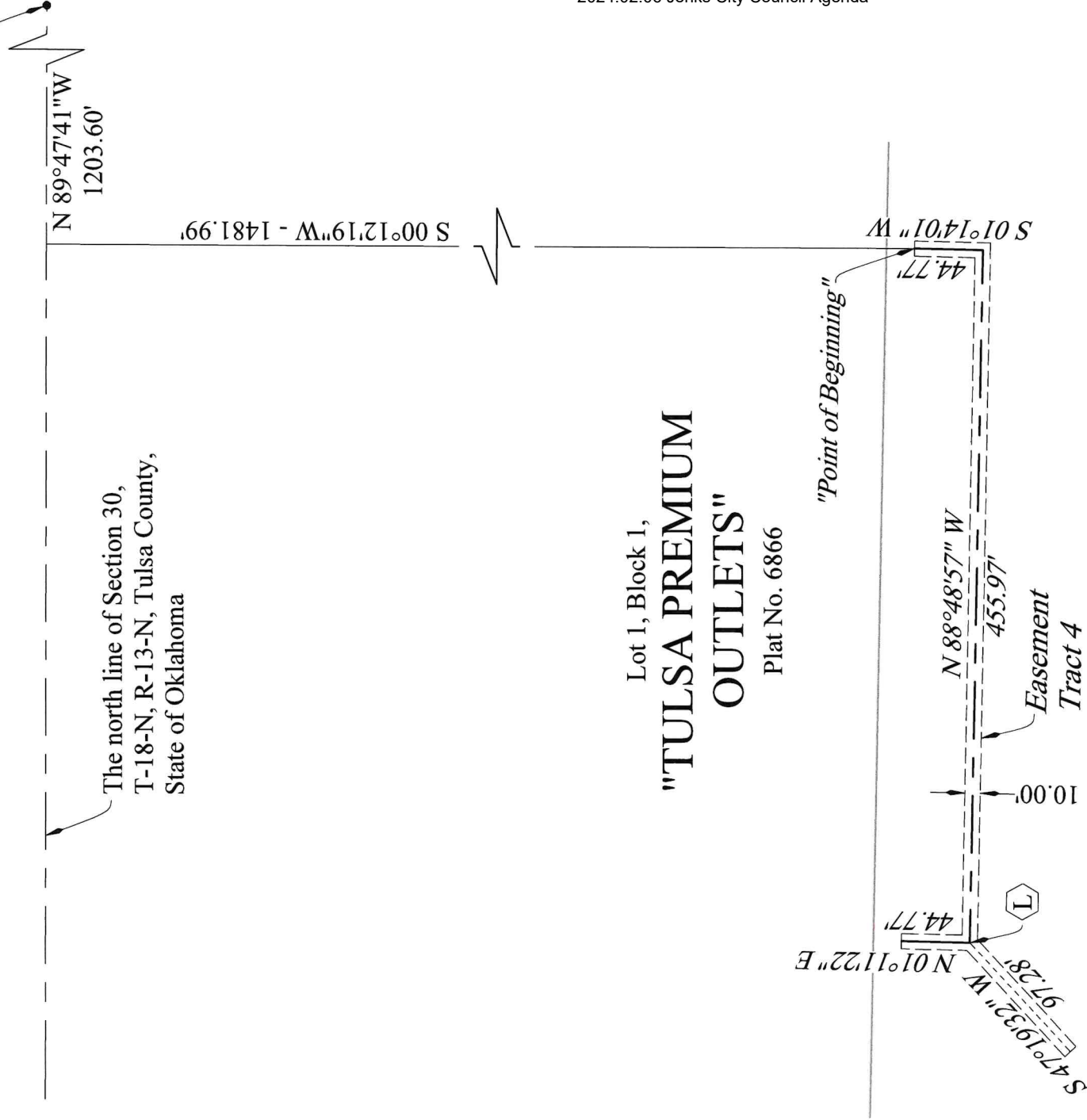
Tulsa Engineering & Planning Associates
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Job No: 15-030.02
Scale: 1" = 100'
Date: 12/04/2023
Sheet 4 of 11

Exhibit "A"

"Point of Commencement"
The northeast corner of Section
30, T-18-N, R-13-N, Tulsa
County, State of Oklahoma



STORM SEWER EASEMENT



Tulsa Engineering & Planning Associates
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Job No: 15-030.02
Scale: 1" = 100'
Date: 12/04/2023
Sheet 5 of 11

Exhibit "A"

"Point of Commencement"
The northeast corner of Section
30, T-18-N, R-13-N, Tulsa
County, State of Oklahoma

The north line of Section 30,
T-18-N, R-13-N, Tulsa County,
State of Oklahoma

89°47'41"W
1792.20'

S 00°12'19"W - 1453.76'

Lot 1, Block 1,
"TULSA PREMIUM
OUTLETS"

Plat No. 6866

"Point of Beginning"

UNPLATTED

The E/2 of Section 30,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma

*Easement
Tract 5*



STORM SEWER EASEMENT

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Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030.02
Scale: 1" = 40'
Date: 12/04/2023
Sheet 6 of 11

Exhibit "A"

"Point of Commencement"
The northeast corner of Section
30, T-18-N, R-13-N, Tulsa
County, State of Oklahoma

The north line of Section 30,
T-18-N, R-13-N, Tulsa County,
State of Oklahoma

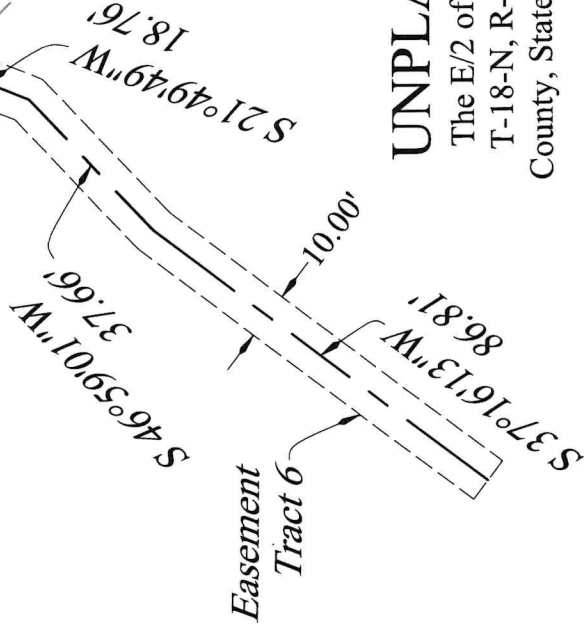
N 89°47'41"W
2147.26'

S 00°12'19"W - 1329.95'

"TULSA PREMIUM
OUTLETS"

Lot 1, Block 1,
Plat No. 6866

"Point of Beginning"



UNPLATTED
The E/2 of Section 30,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma



SCALE IN FEET

STORM SEWER EASEMENT



Tulsa Engineering & Planning Associates
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Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030.02
Scale: 1" = 40'
Date: 12/04/2023
Sheet 7 of 11

Exhibit "A"

"Point of Commencement"
The northeast corner of Section
30, T-18-N, R-13-N, Tulsa
County, State of Oklahoma

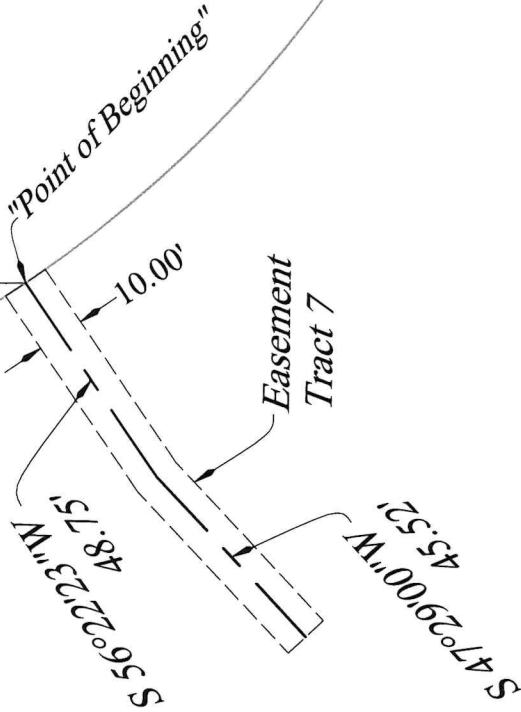
The north line of Section 30,
T-18-N, R-13-N, Tulsa County,
State of Oklahoma

N 89°47'41"W
2450.70'

S 00°12'19"W - 926.68'

"TULSA PREMIUM
OUTLETS"
Lot 1, Block 1,
Plat No. 6866

UNPLATTED
The E/2 of Section 30,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma



SCALE IN FEET

STORM SEWER EASEMENT



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Job No: 15-030.02
Scale: 1" = 40'
Date: 12/04/2023
Sheet 8 of 11

Exhibit "A"

Legal Description for Storm Sewer Easements

Tracts of land being of various widths contained within the East-Half (E/2) of Section Thirty (30) and the West-Half (W/2) of Section Twenty-nine (29), all in 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 tracts being more particularly described as follows: Commencing at the Northeast corner of said Section Thirty (30); Thence South 00°07'09" West, along the East line of said Section Thirty (30), a distance of 1538.31 feet; Thence North 89°52'51" West a distance of 54.50 feet to "Point A" and the "Point of Beginning";

Tract 1:

Beginning at aforesaid "Point A" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 00°07'09" East a distance of 46.58 feet; Thence North 35°41'46" East a distance of 37.17 feet; Thence North 00°07'09" East a distance of 299.93 to "Point B"; Thence continuing North 00°07'09" East a distance of 155.36 to "Point C"; Thence continuing North 00°07'09" East a distance of 245.03 feet to "Point D"; Thence North 16°27'17" East a distance of 64.91 feet; Thence South 70°42'58" East a distance of 15.74 feet to a point on the West line of said Section Twenty-Nine (29); Thence continuing South 70°42'58" East a distance of 38.51 feet to a Point of Termination; Thence Beginning at aforesaid "Point B" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence South 89°56'04" East a distance of 32.87 feet to a point on the West line of said Section Twenty-Nine (29); Thence continuing South 89°56'04" East a distance of 14.83 feet to a Point of Termination; Thence Beginning at aforesaid "Point C" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence South 89°50'29" West for a distance of 10.04 feet to a Point of Termination; Thence Beginning at aforesaid "Point D" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 39°49'45" West a distance of 18.50 feet to a Point of Termination, said point being on the East line of Lot One (1), Block One (1), Tulsa Premium Outlets Addition, an subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to recorded Plat No. 6866;

Tract 2:

Beginning at aforesaid "Point A" for a 15.00 foot wide tract of land being 7.50 feet on each side of the following described centerline; Thence South 00°07'09" West a distance of 96.32 to "Point E"; Thence continuing South 00°07'09" West a distance of 1017.09 feet to "Point M"; Thence on a centerline of a 30.00 foot wide tract of land being 15.00 feet on each side, South 79°03'29" East a distance of 55.30 feet to a point on the West line of said Section Twenty-Nine (29); Thence continuing South 79°03'29" East a distance of 89.00 feet to a Point of Termination; Thence Beginning at aforesaid "Point E" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence South 89°59'29" East a distance of 54.50 feet to a point on the West line of said Section Twenty-Nine (29); Thence continuing South 89°59'29" East a distance of 14.84 feet to a Point of Termination. Thence Beginning at aforesaid "Point M", on a centerline of a 30.00 foot wide tract of land being 15.00 feet on each side, North 79°03'29" West a distance of 61.46 feet to a Point of Termination.

(Continued on Sheet 10)



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Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030.02
Scale: N/A
Date: 12/04/2023
Sheet 9 of 11

(Continued from Sheet 9)

Exhibit "A"

Tract 3:

Beginning at aforesaid "Point A" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 58°48'57" West a distance of 76.27 to "Point F"; Thence North 88°48'57" West a distance of 135.24 feet to "Point G"; Thence continuing North 88°48'57" West a distance of 38.91 to "Point H"; Thence continuing North 88°48'57" West a distance of 94.58 to "Point I"; Thence continuing North 88°48'57" West a distance of 140.63 to "Point J"; Thence continuing North 88°48'57" West a distance of 179.37 feet to "Point K"; Thence continuing North 88°45'57" West a distance of 41.38 feet; Thence South 01°14'01" West a distance of 45.00 feet to a Point of Termination; Thence Beginning at aforesaid "Point F" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 01°11'03" East a distance of 16.75 feet to a Point of Termination, said point being on the South line of said Lot One (1); Thence Beginning at aforesaid "Point G" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 01°11'03" East a distance of 16.75 feet to a Point of Termination, said point being on the South line of said Lot One (1); Thence Beginning at aforesaid "Point H" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence South 01°11'03" East a distance of 16.75 feet to a Point of Termination; Thence Beginning at 01°14'01" West a distance of 44.91 feet to a Point of Termination; Thence Beginning at aforesaid "Point I" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 01°11'03" East a distance of 16.75 feet to a Point of Termination, said point being on the South line of said Lot One (1); Thence Beginning at aforesaid "Point J" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 21°16'47" West a distance of 18.13 feet to a Point of Termination, said point being on the South line of said Lot One (1); Thence Beginning at aforesaid "Point K" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 01°11'03" East a distance of 16.75 feet to a Point of Termination, said point being on the South line of said Lot One (1).

Tract 4:

A tract of land being 10.00 feet in width contained within the East-Half (E/2) of said Section Thirty (30), the centerline of said tract being more particularly described as follows: Commencing at the Northeast corner of said Section Thirty (30); Thence North 89°47'41" West along the North line of said Section Thirty (30), a distance of 1203.60 feet; Thence South 00°12'19" West a distance of 1481.99 to the "Point of Beginning"; Thence South 01°14'01" West a distance of 44.77 feet; Thence North 88°48'57" West a distance of 455.97 to "Point L"; Thence South 47°19'32" West a distance of 97.28 feet to a Point of Termination. Thence Beginning at aforesaid "Point L" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 01°11'22" East for a distance of 44.77 feet to a Point of Termination.

Tract 5:

A tract of land being 10.00 feet in width contained within the East-Half (E/2) of said Section Thirty (30), the centerline of said tract being more particularly described as follows: Commencing at the Northeast corner of said Section Thirty (30); Thence North 89°47'41" West along the North line of said Section Thirty (30), a distance of 1792.20 feet; Thence South 00°12'19" West a distance of 1453.76 to the "Point of Beginning", said point being on the South line of Lot One (1), Block One (1), "Tulsa Premium Outlets", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to recorded Plat No. 6866; Thence South 01°11'03" West a distance of 75.84 feet; Thence South 47°26'36" West a distance of 83.00 feet to a Point of Termination.

(Continued on Sheet 11)



Tulsa Engineering & Planning Associates

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Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030.02
Scale: N/A
Date: 12/04/2023
Sheet 10 of 11

Tract 6:

A tract of land being 10.00 feet in width contained within the East-Half (E/2) of said Section Thirty (30), the centerline of said tract being more particularly described as follows: Commencing at the Northeast corner of said Section Thirty (30); Thence North 89°47'41" West, along the North line of said Section Thirty (30), a distance of 2147.26 feet; Thence South 00°12'19" West a distance of 1329.95 feet to the "Point of Beginning", said point being on the Southwest line of Lot One (1), Block One (1), "Tulsa Premium Outlets", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to recorded Plat No. 6866; Thence South 21°49'49" West a distance of 18.76 feet; Thence South 46°59'01" West a distance of 37.66 feet; Thence South 37°16'13" West a distance of 86.81 feet to a Point of Termination.

Tract 7:

A tract of land being 10.00 feet in width contained within the East-Half (E/2) of said Section Thirty (30), the centerline of said tract being more particularly described as follows: Commencing at the Northeast corner of said Section Thirty (30); Thence North 89°47'41" West, along the North line of said Section Thirty (30) a distance of 2450.70 feet; Thence South 00°12'19" West a distance of 926.68 to the "Point of Beginning", said point being on the Southwest line of Lot One (1), Block One (1), "Tulsa Premium Outlets", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to recorded Plat No. 6866; Thence South 56°22'23" West a distance of 48.75 feet; Thence South 47°29'00" West a distance of 45.52 feet to a Point of Termination.

The sidelines of said tracts of land to be shortened or extended as required as to create a contiguous boundary at the points of beginning and termination.

Said tracts contain a combined 51,691 square feet or 1.1867 acres.

The non-astronomical basis of bearings for said tracts is South 00°07'09" West along the East line of the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

SURVEYOR'S CERTIFICATE:

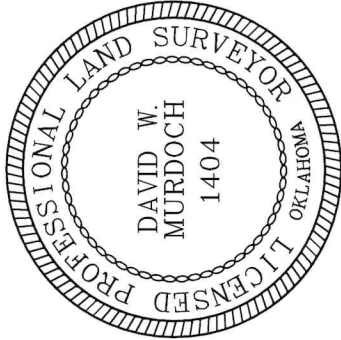
I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



David W. Murdoch, P.L.S.
2023.12.04 10:27:45
-06'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



Tulsa Engineering & Planning Associates

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Phone: 918-252-9621 Fax: 918-340-5999

Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030.02

Scale: N/A

Date: 12/04/2023

Sheet 11 of 11

OWNER

Tulsa Premium Outlets, L.L.C.

a Delaware limited liability company
c/o Simon Premium Outlets
60 Columbia Road
Building B, 3rd Floor
Morristown, NJ 07960

(973) 228.6111

Tulsa Premium Outlets Amended

A re-subdivision of Lot 1, Block 1, Tulsa Premium Outlets, a Subdivision in the City of Jenks, being part of the NE/4 of Section 30, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma

SURVEYOR

Tulsa Engineering & Planning Associates, Inc.

an Oklahoma corporation
9820 East 41st Street, Suite 102
Tulsa, Oklahoma 74146

Phone: 918.252.9621

CERTIFICATE OF AUTHORIZATION No. 531
RENEWAL DATE: JUNE 30, 2025

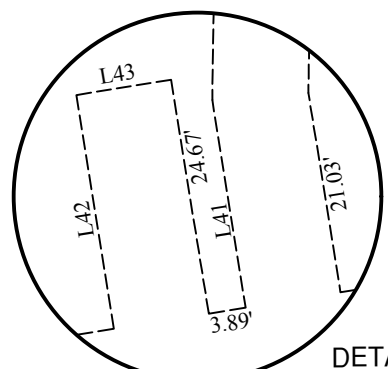
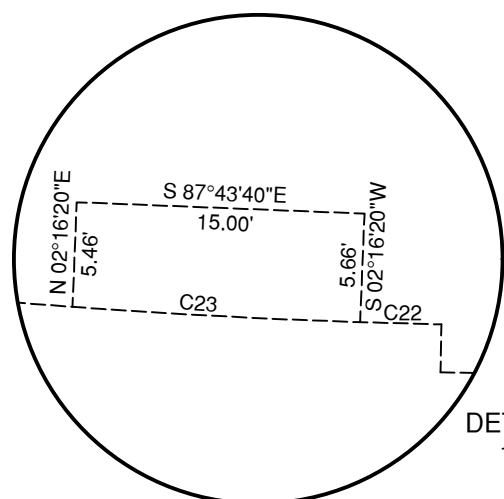
"Point of Commencement"

Found 0001 Brass Cap
The Northeast Corner of Section
30, T-18-N, R-13-E, Tulsa
County, State of Oklahoma

Found 5/8" Steel Pin w/Plastic Cap
stamped "RLS 1253"
The North Quarter Corner of
Section 30, T-18-N, R-13-E, Tulsa
County, State of Oklahoma

Parcel CR-50 Report of Commissioners
(Book 5295, Page 800)
Parcel CR-50 Report of Commissioners
(Book 5376, Page 441)
Case CJ-89-3633

The West line of the NE/4 of
Section 30, T-18-N, R-13-E,
Tulsa County, State of Oklahoma

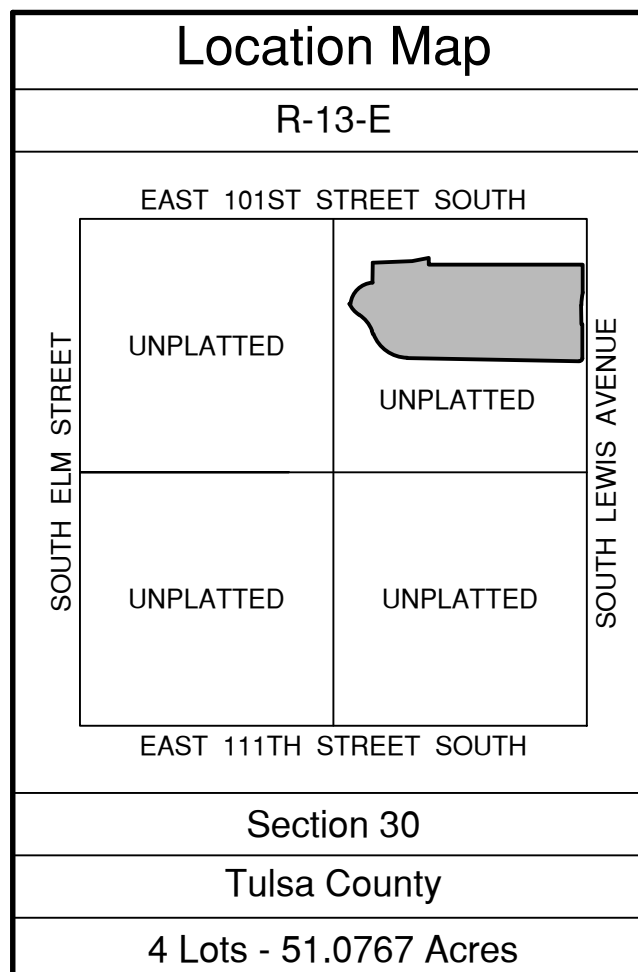


Creek Turnpike



100 50 0 100 200 300
Scale in Feet: 1" = 100'

"Point of Beginning"



Legend

= Area to be Dedicated per this Plat
CB = Chord Bearing Doc. = Document
CL = Chord Length U/E = Utility Easement

Monument Notes

A 5/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.
A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for this survey are based on an assumed bearing of S 00°07'09" W along the east line of the NE/4 of Section 30, T-18-N, R-13-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

A "MAG" nail in top of the curb between the sidewalk and the grassy area in the northwest quadrant of the traffic circle.
ELEVATION = 617.51 NAVD 1988

*Floodplane Note

Areas located within Limits of Flood Zone "AE" per FIRM Map No. 40143C0364L, with a Map Revision Date of October 16, 2012 for Community No. 400209, are located within LOMR-F, Case No. 116-06-3510X, Dated July 18, 2016.

FINAL PLAT

CERTIFICATE OF APPROVAL

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

on _____

MAYOR - VICE MAYOR

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

CITY MANAGER

Tulsa Premium Outlets Amended

Date of Preparation: December 04, 2023

Sheet 1 of 3

TULSA PREMIUM OUTLETS
AMENDED

DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT TULSA PREMIUM OUTLETS, LLC, a Delaware limited liability company, c/o Simon Premium Outlets, 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:

Are-subdivision of Lot 1, Block 1, "Tulsa Premium Outlets", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 6866, being more particularly described as follows:

Commencing at the northeast corner of said Section 30;

Thence S 00°07'09" W, along the east line of said NE/4, a distance of 476.63 feet;

Thence N 89°52'51" W a distance of 44.75 feet to the "Point of Beginning", said point being on the southerly Right of Way for "101st Place South" as recorded in the Tulsa County Clerk's office in Book 5580, Page 1845;

Thence S 00°07'09" W along a line that is 44.75 feet measured perpendicularly from the east line of said NE/4, a distance of 291.20 feet to a non-tangent curve to the left;

Thence along said non-tangent curve to the left with a central angle of 13°05'40", a radius of 586.50 feet, an arc length of 134.04 feet, a chord bearing of S 06°39'59" W and a chord length of 133.75 feet to a point that is 60.00 feet measured perpendicularly from the east line of said NE/4;

Thence S 00°07'09" W and tangent to the previous curve and along a line that is 60.00 feet measured perpendicularly from the east line of said NE/4, a distance of 196.42 feet;

Thence S 89°52'51" E a distance of 12.00 feet to a point that is 48.00 feet measured perpendicularly from the east line of said NE/4;

Thence S 00°07'09" W along a line that is 48.00 feet measured perpendicularly from the east line of said NE/4, a distance of 355.84 feet to a tangent curve to the right;

Thence along said tangent curve to the right with a central angle of 91°03'54", a radius of 30.00 feet, an arc length of 47.68 feet, a chord bearing of S 45°39'06" W and a chord length of 42.82 feet;

Thence N 88°48'57" W and tangent to the previous curve, a distance of 1796.84 feet to a tangent curve to the right;

Thence along said tangent curve to the right with a central angle of 68°24'07", a radius of 383.33 feet, an arc length of 457.64 feet, a chord bearing of N 54°36'53" W and a chord length of 430.94 feet;

Thence N 20°24'49" W and tangent to the previous curve, a distance of 40.66 feet to a tangent curve to the left;

Thence along said tangent curve to the left with a central angle of 37°14'57", a radius of 334.67 feet, an arc length of 217.58 feet, a chord bearing of N 39°02'18" W and a chord length of 213.76 feet to a tangent reverse curve to the right;

Thence along said tangent reverse curve to the right with a central angle of 34°27'55", a radius of 254.33 feet, an arc length of 152.99 feet, a chord bearing of N 40°25'49" W and a chord length of 150.69 feet;

Thence S 88°48'52" E and not tangent to the previous curve, a distance of 6.16 feet to a non-tangent curve to the right;

Thence along said non-tangent curve to the right with a central angle of 80°05'40", a radius of 250.00 feet, an arc length of 349.48 feet, a chord bearing of N 46°24'31" E and a chord length of 321.71 feet;

Thence N 01°04'11" E and not tangent to the previous curve, a distance of 205.63 feet to the southerly Right of Way for the "Creek Turnpike" as recorded in the Tulsa County Clerk's office in Book 5295, Page 800 and Book 5376, Page 441;

Thence N 87°55'09" E, along said southerly Right of Way, a distance of 411.51 feet;

Thence N 78°53'59" E along said southerly Right of Way, a distance of 175.37 feet to the westerly Right of Way for "101st Place South" as recorded in the Tulsa County Clerk's office in Book 5580, Page 1845;

Thence S 00°12'35" W along said westerly Right of Way, a distance of 69.39 feet;

Thence S 89°47'25" E along the southerly Right of Way of said "101st Place South", a distance of 1125.00 feet;

Thence S 89°47'27" E along said southerly Right of Way, a distance of 479.17 feet to the "Point of Beginning".

Said tract contains 2,224,901 square feet or 51.0767 acres.

The non-astronomic bearings for said tract are based on an assumed bearing of S 00°07'09" W along the east line of the NE/4 of Section 30, T-18-N, R-13-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

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

SECTION I. STREETS, EASEMENTS AND UTILITIES

1.1 Public Street and Utility Easements

The Owner does hereby dedicate for public use the street as depicted on the accompanying plat as South Lewis Avenue and the utility easements as depicted on the accompanying plat as "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 hereby reserves to itself, and to its assigns, the right to use or delegate to others the right to use the designated easements and rights of way to provide any of the services set forth herein, including, but not limited to the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat for the purpose including but not limited to furnishing water and/or sewer services to the area included in the plat. The Owner herein imposes a restrictive covenant, which covenant shall be binding on the lot owner and shall be enforceable by the City of Jenks, Oklahoma, and by the supplier of any affected utility service, that within the streets and utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes of a street or easement shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping and customary screening fences and walls.

1.2 Underground Service

1.2.1 Overhead poles may be located along the east perimeter of the subdivision along South Lewis Avenue as necessary, if located in utility easements, for the purpose of the supply of underground service. Street light poles or standards may be served by underground cable, and except as provided in the immediately preceding sentence, all electric and communication supply lines shall be located underground, in the easement-ways reserved for general utility services and streets, shown on the attached plat. The Owner does hereby restrict the utility easements shown and designated on the accompanying plat to a single supplier of electrical service.

1.2.2 All supply lines in the subdivision including electric, telephone, cable television and gas lines shall be located underground in the easements reserved for general utility services and the public street shown on the plat of the subdivision. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easements.

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

1.2.4 The supplier of electric, telephone, cable television and gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat to 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 reserves the perpetual right, privilege and authority to cut down, trim, or treat any trees and undergrowth on said easement.

1.2.5 The owner of the 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 the lot in the subdivision will pay for damage or relocation of such facilities caused or necessitated by acts of such 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 service.

1.3 Water and Sewer Service

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

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

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

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

1.4 Surface Drainage

The lot shall receive and drain, in an unobstructed manner, the storm and surface waters from adjacent lots and drainage areas of higher elevation and from public streets and easements. The lot owner shall not construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot. The foregoing covenants set forth in this subsection shall be enforceable by the lot owner and by the City of Jenks, Oklahoma.

SECTION II.

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD 100)

2.1 Approval

The PUD Overlay District was created to visually represent areas of the community that are governed by and approved Planned Unit Development as detailed in Section 16-9-8 of the UDO. Upon approval of a Planned Unit Development by the City Council, the zoning map shall be amended to reflect the PUD Overlay. "Tulsa Premium Outlets, PUD 100" development is part of an approved Planned Unit Development (PUD) Overlay District. PUD 100 was affirmatively recommended by the Jenks Planning Commission on December 10, 2015, and approved by the Jenks City Council on December 21, 2015.

2.2 Amendment(s)

Any PUD Overlay District amendments transpiring after December of 2023 shall be as processed as provided within Section 16-9-8 (J) Amendments to Approved Planned Unit Development of the Unified Development Ordinance (UDO) of the City of Jenks.

2.3 Filing of a New PUD and/or Amendment(s)

The City of Jenks, in order to provide an accurate record of the approved established covenants identified in the approved Ordinance and detailed in the development criteria and standards of the PUD Overlay District does require that all approved PUD documents (Minor and Major) be filed by "Separate Instrument" as an addendum to the Deed of Dedication of the Plat of Record with the Tulsa County Clerk and separate instrument document shall be available to the public at the City of Jenks Planning Department per City of Jenks policy.

2.4 PUD Overlay District Document Access

Regarding developments governed by a PUD Overlay District, prior to any site development or design contract the City of Jenks or perform a title search for the approved Plat addendum document.

2.5 Enforcement

The City of Jenks requires for PUD Overlay District subdivision development the establishment of covenants of record inuring to the and enforceable by the City of Jenks, Oklahoma, sufficient to assure the implementation of and continued compliance with the approved PUD and any future amendments.

SECTION III.
ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

3.1 Enforcement and Duration

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

3.2 Amendment

The provisions contained within Section I. Streets, Easements and Utilities may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the lot, and with the approval of the City of Jenks, Oklahoma. The provisions of any such instrument amending or terminating covenants shall be effective from and after the date it is properly recorded.

3.3 Severability

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

3.4 Definitions

In the event of ambiguity of any word or term set forth herein, the meaning thereof shall be deemed to be defined as set forth within the City of Jenks Zoning Code as the same existed on September 28, 1972 or as subsequently amended.

IN WITNESS WHEREOF, TULSA PREMIUM OUTLETS, LLC, a Delaware limited liability company executed this instrument this ___ day of _____, 2024.

TULSA PREMIUM OUTLETS, LLC
a Delaware limited liability company
c/o Simon Premium Outlets

Danielle De Vita, as Vice President of
Simon Premium Outlets, Inc., the Manager
of Tulsa Premium Outlets, LLC

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

Before me, the undersigned, a notary public in and for said County and State on this ___ day of _____, 2024, personally appeared Danielle De Vita, as Vice President of Simon Premium Outlets, Inc., the Manager of Tulsa Premium Outlets, LLC, a Delaware limited liability company; and she acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

Notary Public
My commission No. is _____
My commission expires _____

CERTIFICATE OF SURVEY

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

Witness my hand and seal this ___ day of _____, 2024.

David W. Murdoch,
Registered Professional Land Surveyor
Oklahoma No. 1404

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

Before me the undersigned, a notary public in and for said county and state, on this ___ day of _____, 2024, personally appeared David W. Murdoch, to me known to be the identical person who subscribed his name as Registered Professional Land Surveyor to the foregoing Certificate of Survey and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

Tulsa Premium Outlets Amended

Date of Preparation: January 12, 2024 Sheet 3 of 3

Jenks | City Council Staff Report



To	Mayor Cory Box and City Council City Manager, Christopher Shrout
Hearing Date	February 06, 2024
Case Number	ROW-DOD 24-01 Aquarium Campus (High Five)
Request(s)	Dedication of Right of Way and Vacation of Right of Way
Location	North of 101 ST on the Aquarium Campus
Applicant	Jack Tabor, TEP

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ ROW Deed of Dedication Documents

Preparer

Andy Fritz, Fritz Surveying

Background Information

STAFF COMMENTARY | The City of Jenks built a road connecting the aquarium campus ring road with 101st Street. The street was not built within the platted Right of Way (ROW). Staff has worked with Fritz Surveying to prepare new dedication documents and will start the process for immediate closure of the platted ROW with plans to permanent “Vacation of ROW” in the immediate future. State Statute provides the guidance for closing and Vacating: *Title 11. Cities and Towns | Section 42-110 - Power to Close Public Ways or Easements by Ordinance - Reopening - Rights of Utilities*

PLANNING DATA

CURRENT ZONING	RTC (RIVERFRONT TOURIST COMMERCIAL)
ORDINANCE	1582

VACATION INFO

PARCEL ID	60804832045650
LEGAL	PRT LT 1 BEG 61.30N SWC SW TH N348.41 CRV RT SE234 CRV RT 42.12 SW111.08 POB & PRT VAC 101ST ST S ADJ ON S BLK 3
OWNER	OKLAHOMA AQUARIUM FOUNDATION
TR_SEC	8320
ACRES	0.60

DEDICATION INFO

SUBDIVISION NAME	OKLAHOMA AQUARIUM CAMPUS
------------------	--------------------------

ZONING
PARCEL ID
LEGAL

SUP 43
60804831950360
LT 1 & PRT VAC AQUARIUM DR ADJ ON E & PRT VAC 101ST ST S ADJ
ON S & PRT LT 1 BLK 2 BEG SECR THEREOF TH NW APPROX 48.36 CRV
LF 184.37 NE TO PT ON WL VACATED AQUARIUM DR TH S ON CRV
RT APPROX 30.58 S137.72 CRV RT 112.75 TO POB LESS PRT LT 1 BLK 3
BEG 6

OWNER
TR_SEC
ACRES
PUBLIC COMMENT

CITY OF JENKS
8319
8.09 ACRES 52.69
No Comments

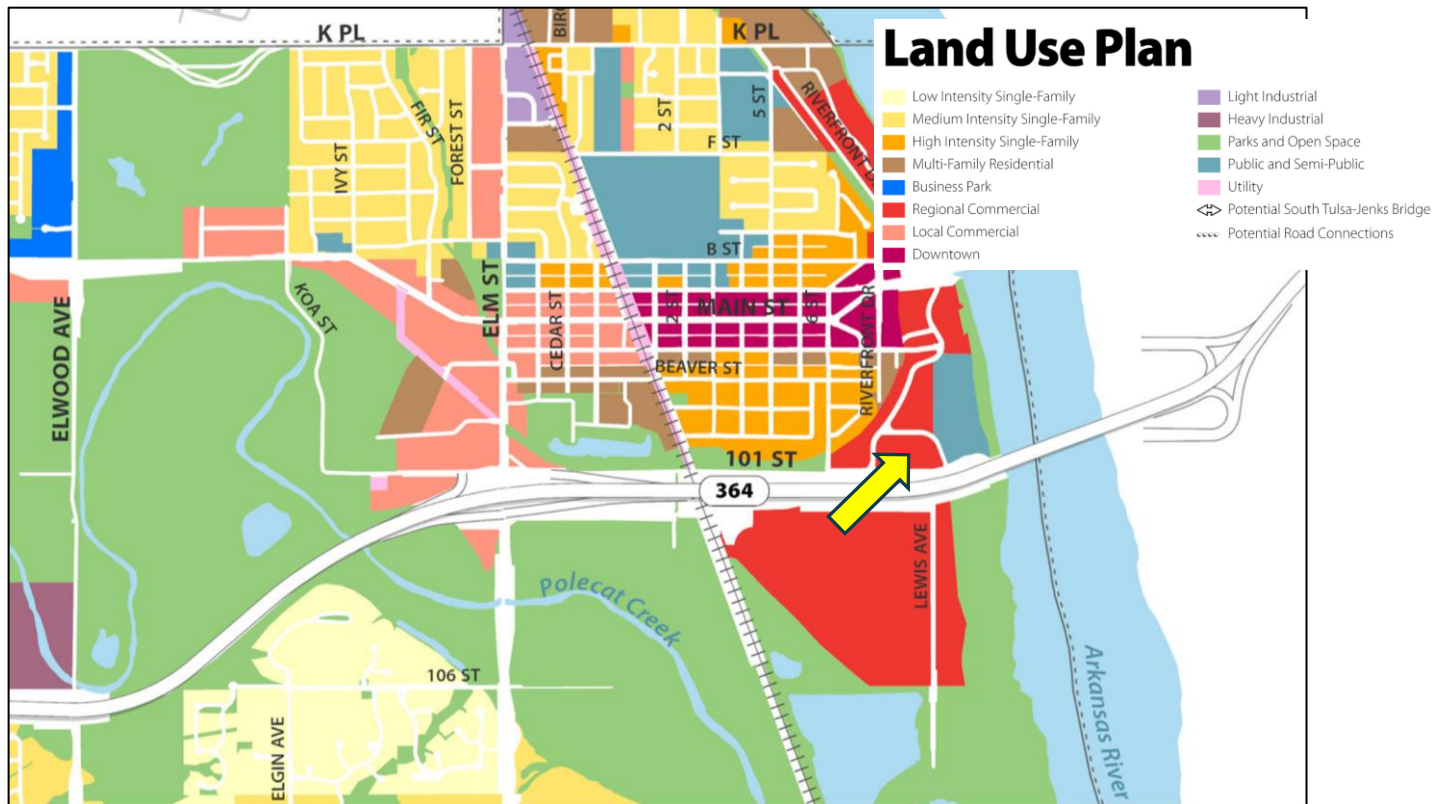


Figure 1: Regional Commercial Designation

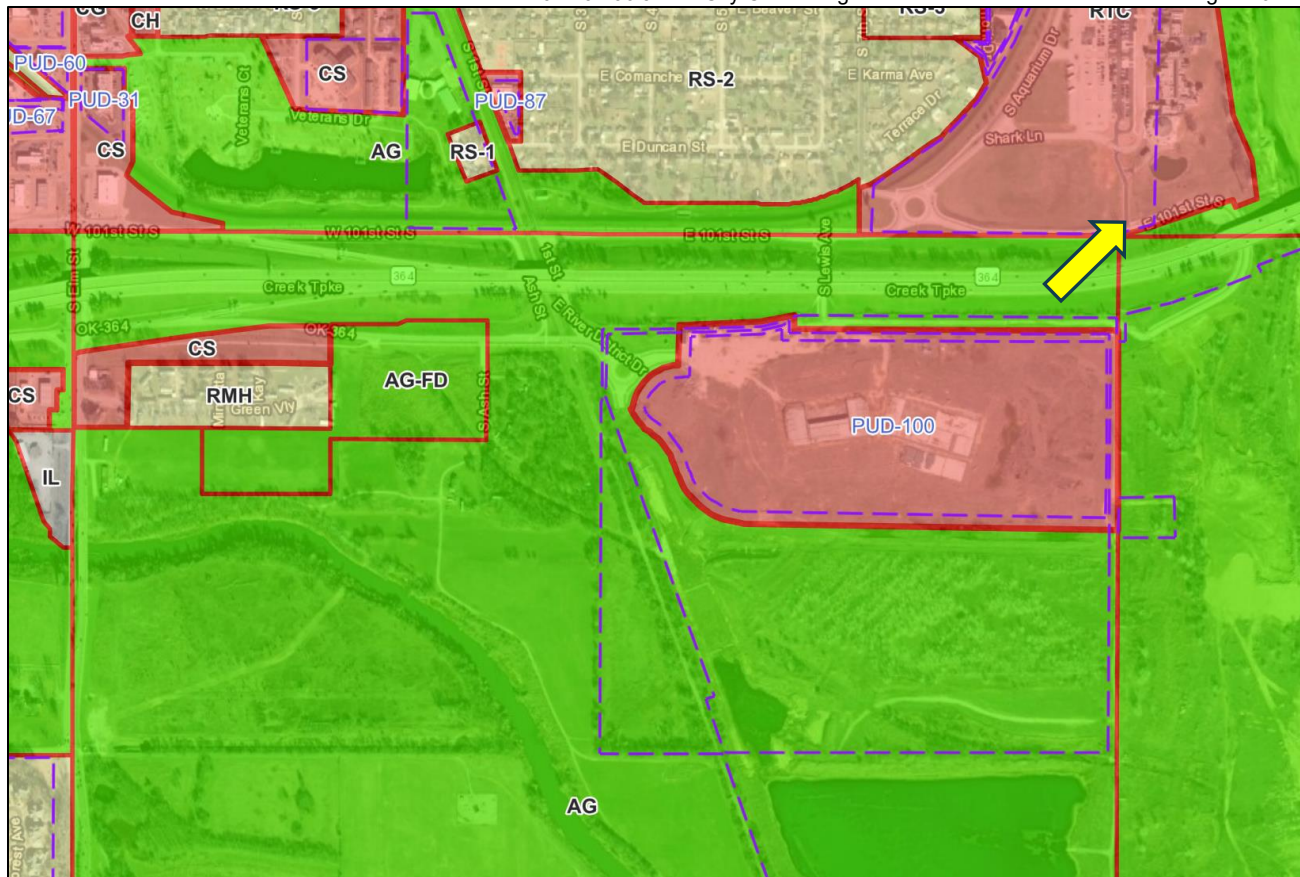


Figure 2 | Zoning map(s) of the parcel(s) in question

Staff Evaluation & Recommendation

Evaluation | This request is compatible with the Comprehensive Plan, Land Plan designation of Regional Commercial. See Exhibits for Details.

Recommendation | *Staff recommends approval of ROW-DOD 24.01 Oklahoma Aquarium Foundation Right of Way dedication for a new street and closure with ultimate vacation of unused ROW.*

RIGHT-OF-WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, (**Rob Prulhiere**), hereinafter called Grantor, in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer and convey to the CITY OF JENKS, hereinafter called City, its successors and assigns, a perpetual RIGHT-OF-WAY DEDICATION described as:

LEGAL DESCRIPTION – 15' RIGHT-OF-WAY DEDICATION

EXHIBIT "A"

The Grantor, in consideration of mutual benefits and other valuable consideration, does hereby dedicate to the City for roadway, drainage, utility location and all related appurtenances thereto.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2022.

(Owner Name Print)

(Owner Signature)

Before me, the undersigned, a Notary Public within and for said County and State, on this _____ day of _____, 2022, personally appeared Rob Prulhiere, to me known to be the identical person within and foregoing instrument as the free and voluntary act and deed of said (Rob Prulhiere) for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires:

Date

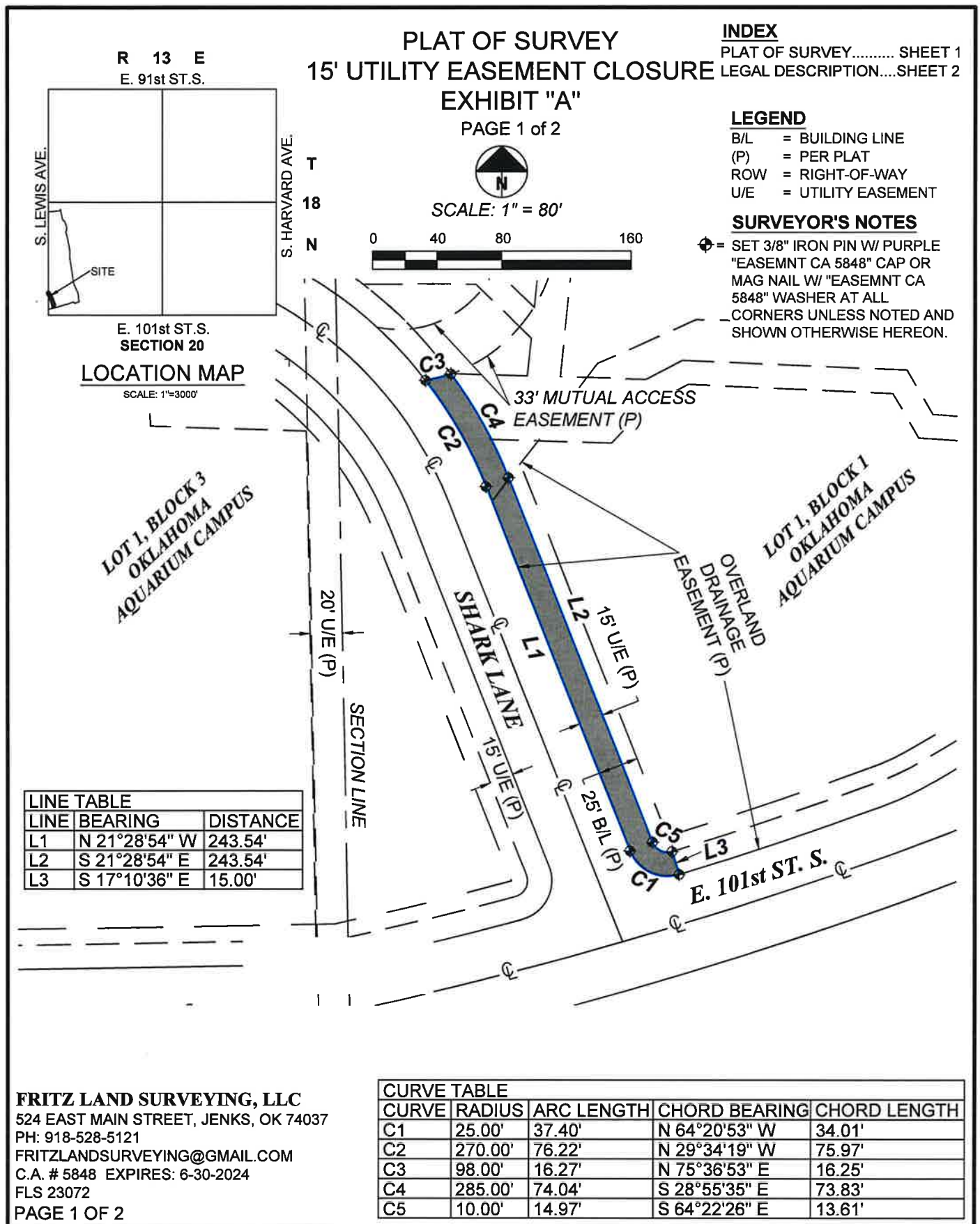
Notary Public

Notary Number: _____

ACCEPTED BY: _____

City of JENKS

Date



**LEGAL DESCRIPTION
15' UTILITY EASEMENT CLOSURE
EXHIBIT "A"**

PAGE 2 of 2

15' UTILITY EASEMENT CLOSURE LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), OKLAHOMA AQUARIUM CAMPUS, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1;
THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.40 FEET, A CHORD BEARING OF NORTH 64°20'53" WEST AND A CHORD LENGTH OF 34.01 FEET;
THENCE NORTH 21°28'54" WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 243.54 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY AND CONTINUING ALONG SAID WEST LINE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 76.22 FEET, A CHORD BEARING OF NORTH 29°34'19" WEST AND A CHORD LENGTH OF 75.97 FEET TO THE SOUTHERLY LINE OF A PLATTED 33 FOOT WIDE MUTUAL ACCESS EASEMENT; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 98.00 FEET, AN ARC LENGTH OF 16.27 FEET, A CHORD BEARING OF NORTH 75°36'53" EAST AND A CHORD LENGTH OF 16.25 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 285.00 FEET, AN ARC LENGTH OF 74.04 FEET, A CHORD BEARING OF SOUTH 28°55'35" EAST AND A CHORD LENGTH OF 73.83 FEET; THENCE SOUTH 21°28'54" EAST AND PARALLEL WITH THE WEST LINE OF SAID LOT 1 A DISTANCE OF 243.54 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 14.97 FEET, A CHORD BEARING OF SOUTH 64°22'26" EAST AND A CHORD LENGTH OF 13.61 FEET; THENCE SOUTH 17°10'36" EAST A DISTANCE OF 15.00 FEET TO THE SOUTHERNMOST SOUTHWEST CORNER OF SAID LOT 1, BLOCK 3 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 5,169.1 SQ. FEET OR 0.12 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY IS INTENDED TO ILLUSTRATE THE PROPOSED 15' UTILITY EASEMENT CLOSURE AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS LEGAL DESCRIPTION IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: MARCH 28, 2023.

WITNESS MY HAND AND SEAL THIS 18th DAY OF DECEMBER, 2023.

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2024
FLS 23072

PAGE 2 OF 2

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2024



23072_15' UTILITY EASEMENT CLOSURE EAST
Thu Dec 14 12:45:33 2023

Northing	Easting	Bearing	Distance
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376802.383	2572570.019		
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Radius: 25.000	Chord: 34.011	Degree: 229°10'59" Dir: Right	
Length: 37.403	Delta: 85°43'16"	Tangent: 23.199	
Chord BRG: N 64°20'53" W Rad-In: N 17°12'31" W Rad-Out: N 68°30'45" E			
Radius Point: 376826.264,2572562.623			

376817.107	2572539.360		
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		N 21°28'54" W	243.537
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377043.727	2572450.177		
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Radius: 270.000	Chord: 75.972	Degree: 21°13'14" Dir: Left	
Length: 76.225	Delta: 16°10'31"	Tangent: 38.368	
Chord BRG: N 29°34'19" W Rad-In: S 68°30'57" W Rad-Out: S 52°20'25" W			
Radius Point: 376944.841,2572198.937			

377109.802	2572412.683		
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Radius: 98.000	Chord: 16.250	Degree: 58°27'54" Dir: Left	
Length: 16.269	Delta: 9°30'41"	Tangent: 8.153	
Chord BRG: N 75°36'53" E Rad-In: N 09°37'47" W Rad-Out: N 19°08'28" W			
Radius Point: 377206.421,2572396.290			

377113.839	2572428.424		
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Radius: 285.000	Chord: 73.831	Degree: 20°06'14" Dir: Right	
Length: 74.039	Delta: 14°53'04"	Tangent: 37.229	
Chord BRG: S 28°55'35" E Rad-In: S 53°37'53" W Rad-Out: S 68°30'57" W			
Radius Point: 376944.841,2572198.937			

377049.220	2572464.135		
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		S 21°28'54" E	243.536
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376822.601	2572553.318		
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Radius: 10.000	Chord: 13.610	Degree: 0°57'26" Dir: Left	
Length: 14.969	Delta: 85°45'55"	Tangent: 9.287	
Chord BRG: S 64°22'26" E Rad-In: N 68°30'32" E Rad-Out: N 17°15'23" W			
Radius Point: 376826.264,2572562.623			

376816.714	2572565.589		
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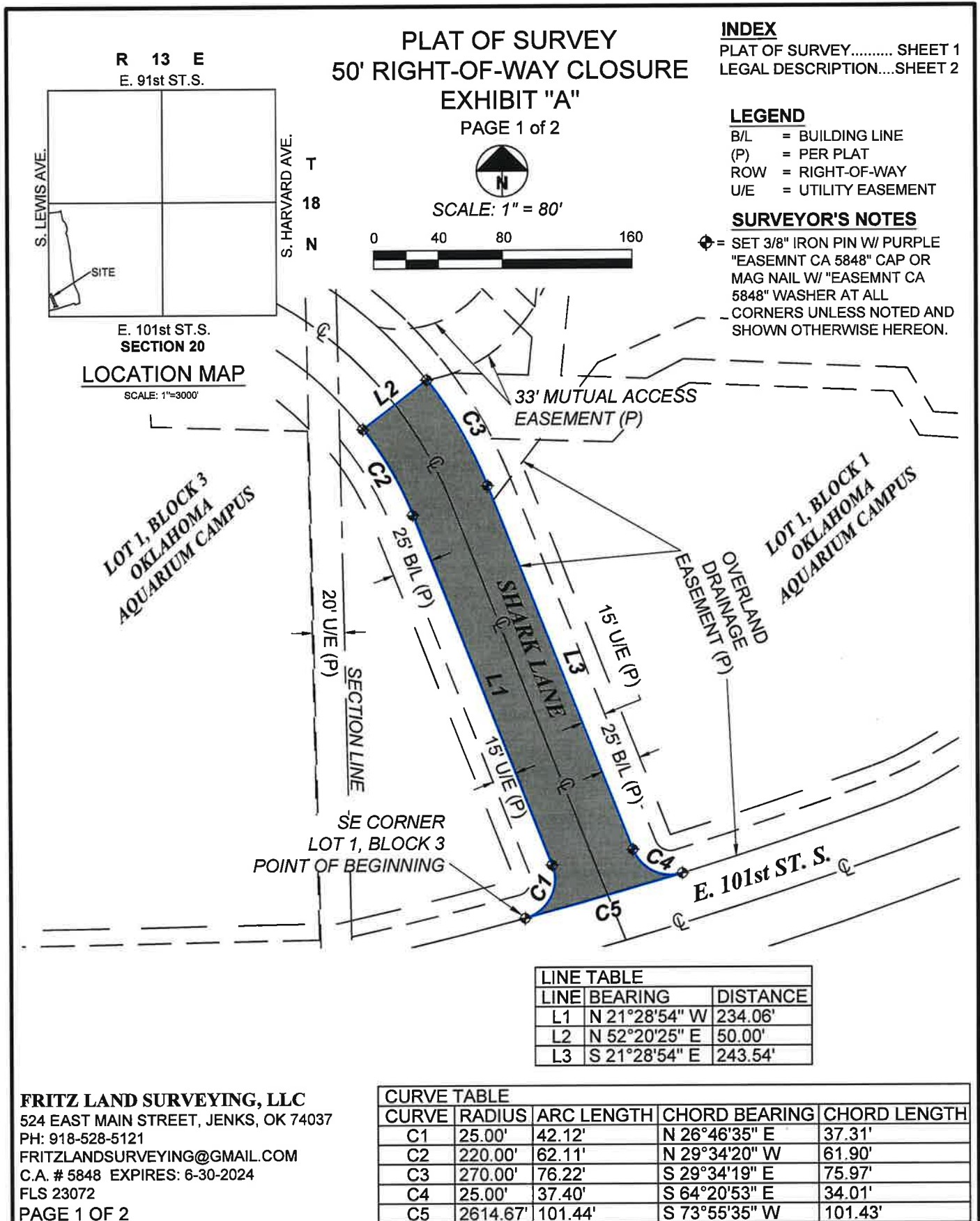
		S 17°10'36" E	15.000
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376802.383	2572570.019		
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Closure Error Distance> 0.00000

Total Distance> 720.977

Polyline Area: 5169.1 sq ft, 0.12 acres



LEGAL DESCRIPTION 50' RIGHT-OF-WAY CLOSURE EXHIBIT "A"

PAGE 2 of 2

50' RIGHT-OF-WAY CLOSURE LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF THE PLATTED RIGHT-OF-WAY SHOWN AS SHARK LANE SITUATED BETWEEN LOT ONE (1), BLOCK ONE (1) AND LOT ONE (1), BLOCK THREE (3), OKLAHOMA AQUARIUM CAMPUS, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 1, BLOCK 3;
THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.12 FEET, A CHORD BEARING OF NORTH 26°46'35" EAST AND A CHORD LENGTH OF 37.31 FEET;
THENCE NORTH 21°28'54" WEST A DISTANCE OF 234.06 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY AND CONTINUING ALONG THE EAST LINE OF SAID LOT 1, BLOCK 3 FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 62.11 FEET, A CHORD BEARING OF NORTH 29°34'20" WEST AND A CHORD LENGTH OF 61.90 FEET;
THENCE NORTH 52°20'25" EAST AND DEPARTING SAID EAST LINE A DISTANCE OF 50.00 FEET TO THE WEST LINE OF SAID LOT 1, BLOCK 1;
THENCE SOUTHEASTERLY ALONG SAID WEST LINE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 76.22 FEET, A CHORD BEARING OF SOUTH 29°34'19" EAST AND A CHORD LENGTH OF 75.97 FEET;
THENCE SOUTH 21°28'54" EAST A DISTANCE OF 243.54 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY AND CONTINUING ALONG SAID WEST LINE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.40 FEET, A CHORD BEARING OF SOUTH 64°20'53" EAST AND A CHORD LENGTH OF 34.01 FEET TO THE SOUTHERNMOST SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 AND A POINT OF REVERSE CURVATURE, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST 101st STREET SOUTH;
THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,614.67 FEET, AN ARC LENGTH OF 101.44 FEET, A CHORD BEARING OF SOUTH 73°55'35" WEST AND A CHORD LENGTH OF 101.43 FEET TO THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 1, BLOCK 3 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 16,960.6 SQ. FEET OR 0.39 ACRES.

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

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY IS INTENDED TO ILLUSTRATE THE PROPOSED 50' WIDE RIGHT-OF-WAY CLOSURE AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS LEGAL DESCRIPTION IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: MARCH 28, 2023.

WITNESS MY HAND AND SEAL THIS 18th DAY OF DECEMBER, 2023.

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2024
FLS 23072

PAGE 2 OF 2

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2024



23072_ROW VACATE CLOSURE REPORT
Thu Dec 14 10:23:38 2023

Northing	Easting	Bearing	Distance
376774.300	2572472.555		
Radius: 25.000 Chord: 37.312 Degree: 229°10'59" Dir: Left			
Length: 42.120 Delta: 96°31'55" Tangent: 28.026			
Chord BRG: N 26°46'35" E Rad-In: N 14°57'27" W Rad-Out: S 68°30'38" W			
Radius Point: 376798.453,2572466.103			
376807.611	2572489.365		
N 21°28'54" W 234.064			
377025.417	2572403.650		
Radius: 220.000 Chord: 61.901 Degree: 26°02'37" Dir: Left			
Length: 62.107 Delta: 16°10'29" Tangent: 31.261			
Chord BRG: N 29°34'20" W Rad-In: S 68°30'55" W Rad-Out: S 52°20'25" W			
Radius Point: 376944.841,2572198.937			
377079.254	2572373.101		
N 52°20'25" E 50.000			
377109.802	2572412.683		
Radius: 270.000 Chord: 75.972 Degree: 21°13'14" Dir: Right			
Length: 76.225 Delta: 16°10'31" Tangent: 38.368			
Chord BRG: S 29°34'19" E Rad-In: S 52°20'25" W Rad-Out: S 68°30'57" W			
Radius Point: 376944.841,2572198.937			
377043.727	2572450.177		
S 21°28'54" E 243.537			
376817.107	2572539.360		
Radius: 25.000 Chord: 34.011 Degree: 229°10'59" Dir: Left			
Length: 37.403 Delta: 85°43'16" Tangent: 23.199			
Chord BRG: S 64°20'53" E Rad-In: N 68°30'45" E Rad-Out: N 17°12'31" W			
Radius Point: 376826.264,2572562.623			
376802.383	2572570.019		
Radius: 2614.670 Chord: 101.429 Degree: 2°11'29" Dir: Right			
Length: 101.436 Delta: 2°13'22" Tangent: 50.724			
Chord BRG: S 73°55'35" W Rad-In: N 17°11'06" W Rad-Out: N 14°57'44" W			
Radius Point: 379300.322,2571797.489			
376774.300	2572472.555		

Closure Error Distance> 0.00000 Error Bearing> N 90°00'00" E
 Closure Precision> 1 in 19965073967.1 Total Distance> 846.891
 Polyline Area: 16960.6 sq ft, 0.39 acres

PLAT OF SURVEY 50' RIGHT-OF-WAY DEDICATION EXHIBIT "A"

PAGE 1 of 2

SCALE: 1" = 80'

INDEX

PLAT OF SURVEY..... SHEET 1
LEGAL DESCRIPTION.....SHEET 2

LEGEND

B/L = BUILDING LINE
(P) = PER PLAT
ROW = RIGHT-OF-WAY
U/E = UTILITY EASEMENT

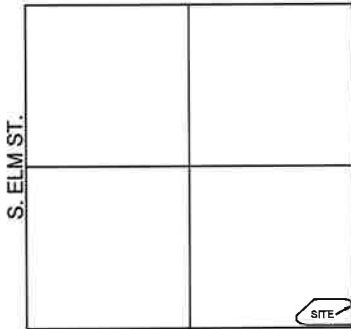
SURVEYOR'S NOTES

⊕ = SET 3/8" IRON PIN W/ PURPLE
"EASEMNT CA 5848" CAP OR
MAG NAIL W/ "EASEMNT CA
5848" WASHER AT ALL
CORNERS UNLESS NOTED AND
SHOWN OTHERWISE HEREON.

LOCATION MAP

SCALE: 1"=3000'

R 13 E
E. 91st ST.



W. 101st ST.

SECTION 19

POINT OF BEGINNING

LOT 1, BLOCK 3
OKLAHOMA
AQUARIUM CAMPUS

33' MUTUAL ACCESS
EASEMENT (P)

SHARK LANE

LOT 1, BLOCK 1
OKLAHOMA
AQUARIUM CAMPUS

E. 101st ST. S.

POINT OF COMMENCEMENT
SE CORNER LOT 1, BLOCK 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 13°38'57" E	17.73'
L2	S 01°18'06" E	134.32'
L3	S 23°00'28" E	36.16'
L4	N 23°00'28" W	75.03'
L5	S 01°04'24" E	105.96'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2614.67'	84.71'	S 75°58'14" W	84.70'
C2	139.50'	30.06'	S 07°28'32" E	30.00'
C3	60.33'	22.86'	S 12°09'17" E	22.72'
C4	113.50'	67.54'	N 05°57'41" W	66.54'
C5	220.00'	45.16'	S 49°26'57" E	45.08'

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PAGE 1 OF 2

**LEGAL DESCRIPTION
50' RIGHT-OF-WAY DEDICATION
EXHIBIT "A"**

PAGE 2 of 2

50' RIGHT-OF-WAY DEDICATION LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK THREE (3), OKLAHOMA AQUARIUM CAMPUS, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 1, BLOCK 3;
THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 2,614.67 FEET, AN ARC LENGTH OF 84.71 FEET, A CHORD BEARING OF SOUTH 75°58'14" WEST AND A CHORD LENGTH OF 84.70 FEET;
THENCE NORTH 13°38'57" WEST A DISTANCE OF 17.73 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 139.50 FEET, AN ARC LENGTH OF 30.06 FEET, A CHORD BEARING OF NORTH 07°28'32" WEST AND A CHORD LENGTH OF 30.00 FEET;
THENCE NORTH 01°18'06" WEST A DISTANCE OF 134.32 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.33 FEET, AN ARC LENGTH OF 22.86 FEET, A CHORD BEARING OF NORTH 12°09'17" WEST AND A CHORD LENGTH OF 22.72 FEET;
THENCE NORTH 23°00'28" WEST A DISTANCE OF 36.16 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 23°00'28" WEST A DISTANCE OF 75.03 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 113.50 FEET, AN ARC LENGTH OF 67.54 FEET, A CHORD BEARING OF NORTH 05°57'41" WEST AND A CHORD LENGTH OF 66.54 FEET TO THE NORTH LINE OF SAID LOT 1;
THENCE SOUTHEASTERLY ALONG SAID NORTH LINE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 45.16 FEET, A CHORD BEARING OF SOUTH 49°26'57" EAST AND A CHORD LENGTH OF 45.08 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19);
THENCE SOUTH 01°04'24" EAST AND ALONG SAID EAST SECTION LINE LINE A DISTANCE OF 105.96 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2,774.0 SQ. FEET OR 0.06 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY IS INTENDED TO ILLUSTRATE THE PROPOSED 50' WIDE RIGHT-OF-WAY DEDICATION AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS LEGAL DESCRIPTION IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: MARCH 28, 2023.

WITNESS MY HAND AND SEAL THIS 18th DAY OF DECEMBER, 2023.

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C.A. # 5848 EXPIRES: 6-30-2024
FLS 23072
PAGE 2 OF 2

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2024



23072_ROW DEDICATION WEST CLOSURE REPORT
Thu Dec 14 11:34:06 2023

Northing	Easting	Bearing	Distance
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376990.532	2572360.322	N 23°00'28" W	75.029
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377059.593	2572330.996		
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Radius: 113.500 Chord: 66.544 Degree: 50°28'51" Dir: Right
Length: 67.536 Delta: 34°05'33" Tangent: 34.801
Chord BRG: N 05°57'41" W Rad-In: N 66°59'32" E Rad-Out: S 78°54'54" E
Radius Point: 377103.955,2572435.467

377125.777	2572324.085		
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Radius: 220.000 Chord: 45.078 Degree: 26°02'37" Dir: Right
Length: 45.157 Delta: 11°45'38" Tangent: 22.658
Chord BRG: S 49°26'57" E Rad-In: S 34°40'14" W Rad-Out: S 46°25'52" W
Radius Point: 376944.841,2572198.937

377096.471	2572358.337		
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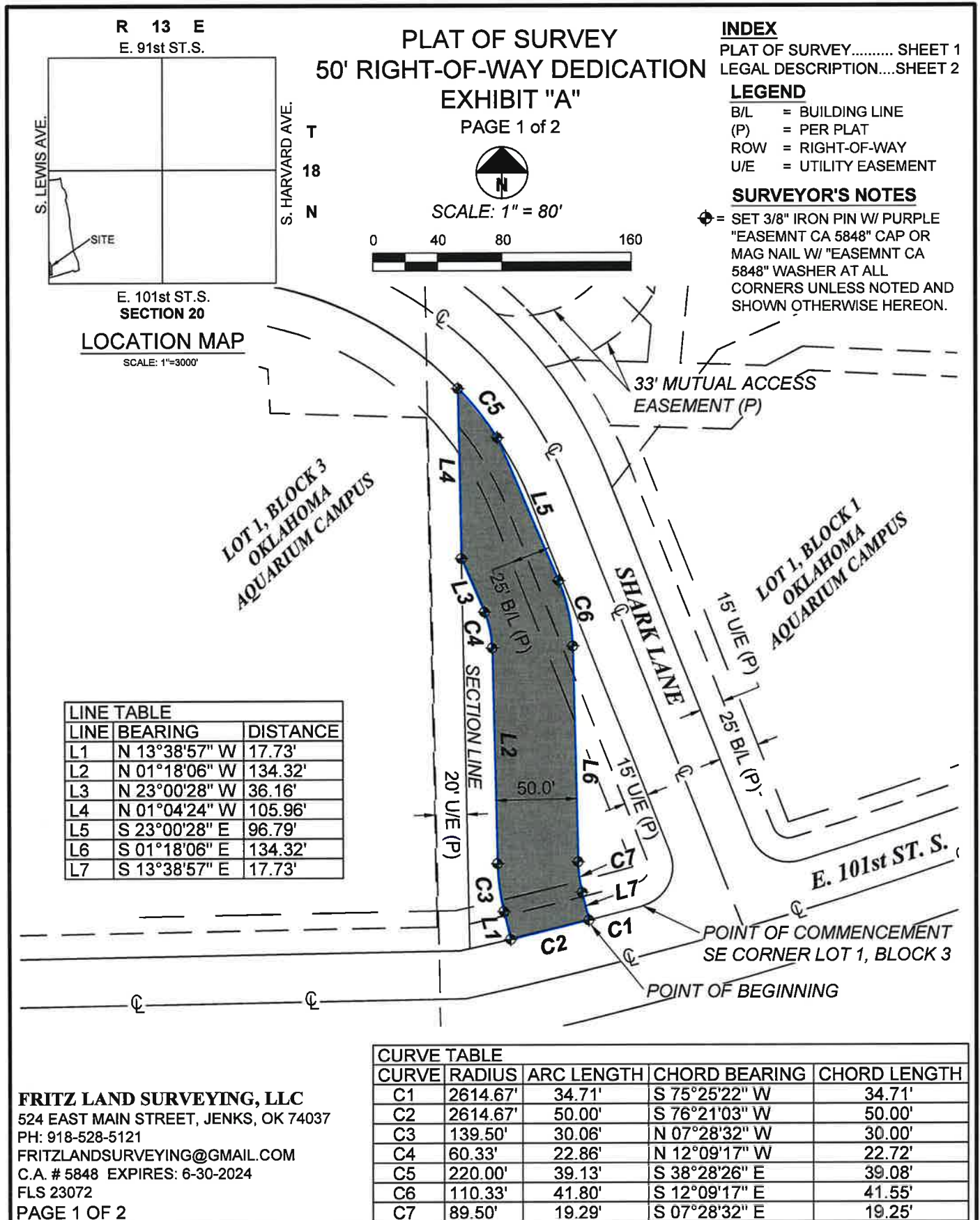
S 01°04'24" E 105.957

376990.532	2572360.322		
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Closure Error Distance> 0.00000

Total Distance> 293.679

Polyline Area: 2774.0 sq ft, 0.06 acres



LEGAL DESCRIPTION 50' RIGHT-OF-WAY DEDICATION EXHIBIT "A"

PAGE 2 of 2

50' RIGHT-OF-WAY DEDICATION LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK THREE (3), OKLAHOMA AQUARIUM CAMPUS, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 1, BLOCK 3;
THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT ONE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 2,614.67 FEET, AN ARC LENGTH OF 34.71 FEET, A CHORD BEARING OF SOUTH 75°25'22" WEST AND A CHORD LENGTH OF 34.71 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTHWESTERLY ALONG SAID SOUTH LINE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 2,614.67 FEET, AN ARC LENGTH OF 50.00 FEET, A CHORD BEARING OF SOUTH 76°21'03" WEST AND A CHORD LENGTH OF 50.00 FEET;

THENCE NORTH 13°38'57" WEST A DISTANCE OF 17.73 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 139.50 FEET, AN ARC LENGTH OF 30.06 FEET, A CHORD BEARING OF NORTH 07°28'32" WEST AND A CHORD LENGTH OF 30.00 FEET;

THENCE NORTH 01°18'06" WEST A DISTANCE OF 134.32 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.33 FEET, AN ARC LENGTH OF 22.86 FEET, A CHORD BEARING OF NORTH 12°09'17" WEST AND A CHORD LENGTH OF 22.72 FEET;

THENCE NORTH 23°00'28" WEST 36.16 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY (20);

THENCE NORTH 01°04'24" WEST ALONG SAID SECTION LINE A DISTANCE OF 105.96 FEET TO THE NORTH LINE OF SAID LOT 1 AND A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG SAID NORTH LINE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 39.13 FEET, A CHORD BEARING OF SOUTH 38°28'26" EAST AND A CHORD LENGTH OF 39.08 FEET;

THENCE SOUTH 23°00'28" EAST A DISTANCE OF 96.79 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 110.33 FEET, AN ARC LENGTH OF 41.80 FEET, A CHORD BEARING OF SOUTH 12°09'17" EAST AND A CHORD LENGTH OF 41.55 FEET;

THENCE SOUTH 01°18'06" EAST A DISTANCE OF 134.32 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 89.50 FEET, AN ARC LENGTH OF 19.29 FEET, A CHORD BEARING OF SOUTH 07°28'32" EAST AND A CHORD LENGTH OF 19.25 FEET;

THENCE SOUTH 13°38'57" EAST A DISTANCE OF 17.73 FEET TO THE SOUTH LINE OF SAID LOT 1 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 15,060.7 SQ. FEET OR 0.35 ACRES.

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

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY IS INTENDED TO ILLUSTRATE THE PROPOSED 50' WIDE RIGHT-OF-WAY DEDICATION AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS LEGAL DESCRIPTION IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: MARCH 28, 2023.

WITNESS MY HAND AND SEAL THIS 18th DAY OF DECEMBER, 2023.

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FLS 23072

PAGE 2 OF 2

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2024



23072_ROW DEDICATION EAST CLOSURE REPORT

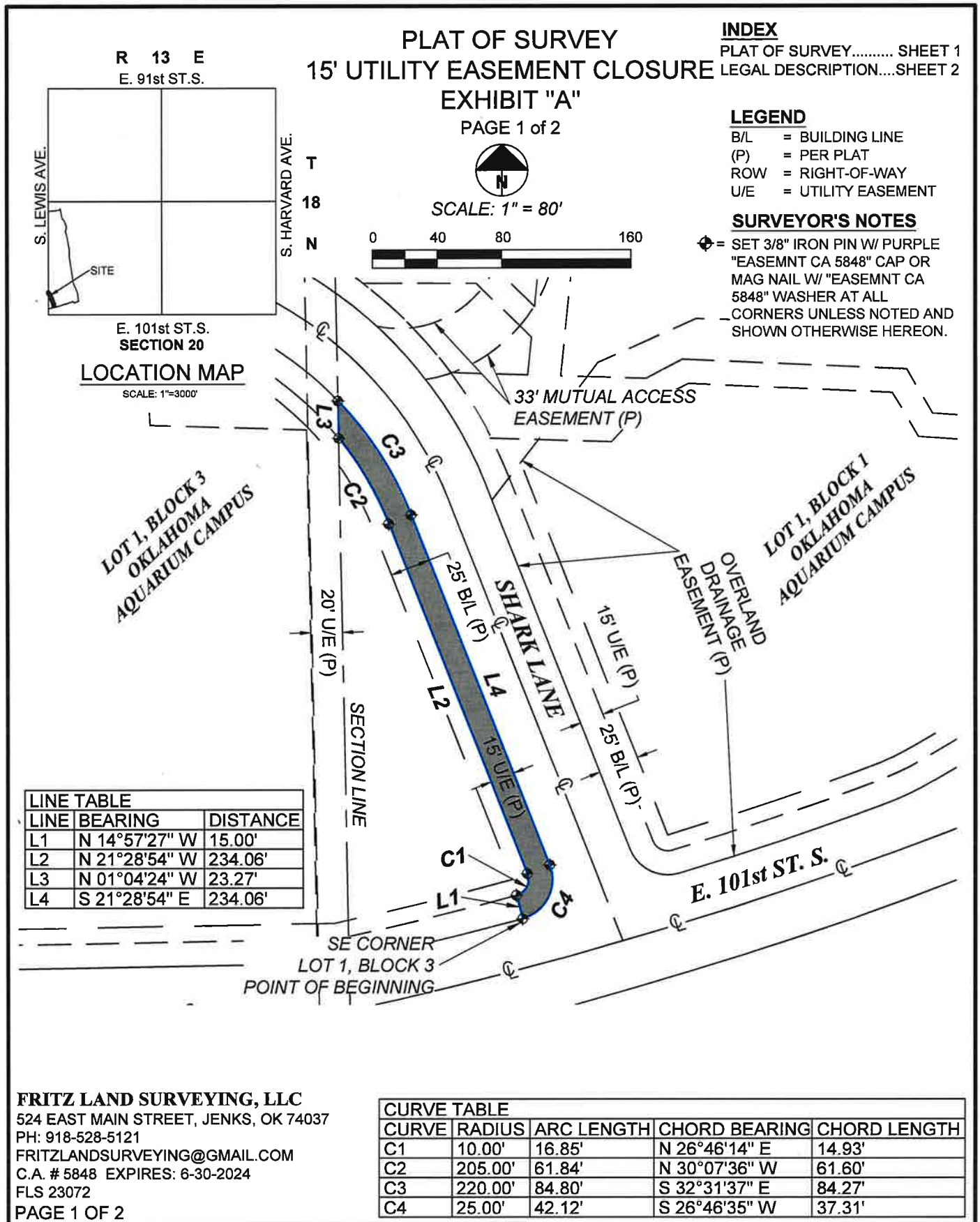
Thu Dec 14 10:52:45 2023

Northing	Easting	Bearing	Distance
376765.565	2572438.967		
Radius: 2614.670 Chord: 50.000 Degree: 2°11'29" Dir: Right			
Length: 50.001 Delta: 1°05'44" Tangent: 25.001			
Chord BRG: S 76°21'03" W Rad-In: N 14°11'49" W Rad-Out: N 13°06'05" W			
Radius Point: 379300.378,2571797.700			
376753.767	2572390.379		
N 13°38'57" W 17.732			
376770.997	2572386.195		
Radius: 139.500 Chord: 30.005 Degree: 41°04'20" Dir: Right			
Length: 30.063 Delta: 12°20'51" Tangent: 15.090			
Chord BRG: N 07°28'32" W Rad-In: N 76°21'03" E Rad-Out: N 88°41'54" E			
Radius Point: 376803.916,2572521.755			
376800.747	2572382.291		
N 01°18'06" W 134.323			
376935.035	2572379.240		
Radius: 60.333 Chord: 22.720 Degree: 94°57'56" Dir: Left			
Length: 22.857 Delta: 21°42'22" Tangent: 11.567			
Chord BRG: N 12°09'17" W Rad-In: S 88°41'54" W Rad-Out: S 66°59'32" W			
Radius Point: 376933.665,2572318.922			
376957.246	2572374.456		
N 23°00'28" W 36.163			
376990.532	2572360.322		
N 01°04'24" W 105.957			
377096.471	2572358.337		
Radius: 220.000 Chord: 39.077 Degree: 26°02'37" Dir: Right			
Length: 39.129 Delta: 10°11'26" Tangent: 19.616			
Chord BRG: S 38°28'26" E Rad-In: S 46°25'52" W Rad-Out: S 56°37'17" W			
Radius Point: 376944.841,2572198.937			
377065.878	2572382.649		
S 23°00'28" E 96.788			
376976.789	2572420.479		
Radius: 110.333 Chord: 41.549 Degree: 51°55'47" Dir: Right			
Length: 41.799 Delta: 21°42'22" Tangent: 21.153			
Chord BRG: S 12°09'17" E Rad-In: S 66°59'32" W Rad-Out: S 88°41'54" W			
Radius Point: 376933.665,2572318.922			
376936.171	2572429.227		
S 01°18'06" E 134.323			
376801.883	2572432.278		
Radius: 89.500 Chord: 19.250 Degree: 64°01'03" Dir: Left			
Length: 19.288 Delta: 12°20'51" Tangent: 9.681			
Chord BRG: S 07°28'32" E Rad-In: N 88°41'54" E Rad-Out: N 76°21'03" E			
Radius Point: 376803.916,2572521.755			
376782.796	2572434.783		
S 13°38'57" E 17.732			
376765.565	2572438.967		

Closure Error Distance> 0.00000

Total Distance> 746.152

Polyline Area: 15060.7 sq ft, 0.35 acres



**LEGAL DESCRIPTION
15' UTILITY EASEMENT CLOSURE
EXHIBIT "A"**

PAGE 2 of 2

15' UTILITY EASEMENT CLOSURE LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK THREE (3), OKLAHOMA AQUARIUM CAMPUS, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 1, BLOCK 3;
THENCE NORTH 14°57'27" WEST A DISTANCE OF 15.00 FEET;
THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 16.85 FEET, A CHORD BEARING OF NORTH 26°46'14" EAST AND A CHORD LENGTH OF 14.93 FEET;
THENCE NORTH 21°28'54" WEST AND PARALLEL WITH THE EAST LINE OF SAID LOT 1 A DISTANCE OF 234.06 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET, AN ARC LENGTH OF 61.84 FEET, A CHORD BEARING OF NORTH 30°07'36" WEST AND A CHORD LENGTH OF 61.60 FEET;
THENCE NORTH 01°04'24" WEST A DISTANCE OF 23.27 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1;
THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 84.80 FEET, A CHORD BEARING OF SOUTH 32°31'37" EAST AND A CHORD LENGTH OF 84.27 FEET TO THE EAST LINE OF SAID LOT 1;
THENCE SOUTH 21°28'54" EAST ALONG SAID EAST LINE A DISTANCE OF 234.06 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.12 FEET, A CHORD BEARING OF SOUTH 26°46'35" WEST AND A CHORD LENGTH OF 37.31 FEET TO THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 5,055.2 SQ. FEET OR 0.12 ACRES.

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

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY IS INTENDED TO ILLUSTRATE THE PROPOSED 15' UTILITY EASEMENT CLOSURE AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS LEGAL DESCRIPTION IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: MARCH 28, 2023.

WITNESS MY HAND AND SEAL THIS 18th DAY OF DECEMBER, 2023.

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2024
FLS 23072

PAGE 2 OF 2

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2024



23072_15' UTILITY EASEMENT CLOSURE WEST
Thu Dec 14 12:08:50 2023

Northing	Easting	Bearing	Distance
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376774.300	2572472.555		
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		N 14°57'27" W	15.000
--	--	---------------	--------

376788.792	2572468.684		
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Radius: 10.000	Chord: 14.926	Degree: 0°57'28"	Dir: Left
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Length: 16.850	Delta: 96°32'38"	Tangent: 11.213	
----------------	------------------	-----------------	--

Chord BRG: N 26°46'14" E	Rad-In: N 14°57'27" W	Rad-Out: S 68°29'55" W	
--------------------------	-----------------------	------------------------	--

Radius Point: 376798.453,2572466.103			
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376802.118	2572475.407		
------------	-------------	--	--

		N 21°28'54" W	234.064
--	--	---------------	---------

377019.924	2572389.692		
------------	-------------	--	--

Radius: 205.000	Chord: 61.603	Degree: 27°56'57"	Dir: Left
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Length: 61.837	Delta: 17°16'59"	Tangent: 31.155	
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Chord BRG: N 30°07'36" W	Rad-In: S 68°30'54" W	Rad-Out: S 51°13'55" W	
--------------------------	-----------------------	------------------------	--

Radius Point: 376944.841,2572198.937			
--------------------------------------	--	--	--

377073.205	2572358.772		
------------	-------------	--	--

		N 01°04'24" W	23.269
--	--	---------------	--------

377096.471	2572358.337		
------------	-------------	--	--

Radius: 220.000	Chord: 84.273	Degree: 26°02'37"	Dir: Right
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Length: 84.797	Delta: 22°05'03"	Tangent: 42.931	
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Chord BRG: S 32°31'37" E	Rad-In: S 46°25'52" W	Rad-Out: S 68°30'55" W	
--------------------------	-----------------------	------------------------	--

Radius Point: 376944.841,2572198.937			
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377025.417	2572403.650		
------------	-------------	--	--

		S 21°28'54" E	234.064
--	--	---------------	---------

376807.611	2572489.365		
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Radius: 25.000	Chord: 37.312	Degree: 229°10'59"	Dir: Right
----------------	---------------	--------------------	------------

Length: 42.120	Delta: 96°31'55"	Tangent: 28.026	
----------------	------------------	-----------------	--

Chord BRG: S 26°46'35" W	Rad-In: S 68°30'38" W	Rad-Out: N 14°57'27" W	
--------------------------	-----------------------	------------------------	--

Radius Point: 376798.453,2572466.103			
--------------------------------------	--	--	--

376774.300	2572472.555		
------------	-------------	--	--

Closure Error Distance> 0.00000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 6116056597447.8 Total Distance> 712.003

Polyline Area: 5055.2 sq ft, 0.12 acres



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

MEMORANDUM

To: **Christopher Shrout, City Manager**
F. Robert Carr, Jr., P.E., Assistant City Manager

From: **Christian J. Cloyde, PE, CFM - City Engineer**

Date: **February 6, 2024**

Subject: **Right-of-Way Dedication (Southeast of 109th Street and Elgin Avenue)**

At the September 21, 2023 Planning Commission Meeting, the City Planner, Marcae Hilton, presented a request for a lot split of the property located at the southeast corner of 109th Street and South Elgin Avenue (platted as South Main Street). One of the approval guidelines for lot splits requires adequate right-of-way be dedicated adjacent to the split property (see Subdivision Procedures (Section 16-8-4.C.3.c) of the Unified Development Ordinance). In order to meet this guideline, the owner of the property, Underwood Trustees, has granted the City of Jenks an additional 30 feet of right-of-way along South Elgin Avenue (platted as South Main Street according to attached legal description and exhibit).

Staff requests acceptance of a 30-foot right-of-way dedication along the east side South Elgin Avenue (platted as South Main Street) and south of 109th Street offered by Underwood Trustees to meet a requirement for a lot split of the property located southeast of the South Elgin Avenue and East 109th Street intersection.

Attachments:

- Right-of-Way Dedication
- Right-of-Way Dedication Legal Description and Exhibit

RIGHT-OF-WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, (Underwood Trustees), hereinafter called Grantor, in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer and convey to the CITY OF JENKS, hereinafter called City, its successors and assigns, a perpetual RIGHT-OF-WAY DEDICATION described as:

PROPOSED RIGHT-OF-WAY DEDICATION LEGAL DESCRIPTION

A tract of land in the W/2 SW/4 SE/4 of Section 25, Township 18 North, Range 12 East, Tulsa County, Oklahoma, being more particularly described as follows, to-wit:

Beginning at the Northwest Corner of East 109th Street South and South Main; thence due South 323.00 feet; thence due East 30 feet; thence due North 323.00 feet; thence West 30 feet to the Point of Beginning.

This legal description was developed by Kody Couch, L.S. #2032, on 10/19/2023.

The Grantor, in consideration of mutual benefits and other valuable consideration, does hereby dedicate to the City for roadway, drainage, utility location and all related appurtenances thereto.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this 11 day of January, 2024.



BY: _____
AUTHORIZED AGENT

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public within and for said County and State, on this 11 day of January, 2024, personally appeared Patricia C. Clinton, to me known to be the identical person who executed the within and foregoing instrument as an authorized agent of _____ and as the free and voluntary act and deed of said (Underwood Trustees) for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires: August 15, 2027

January 11, 2024
Date

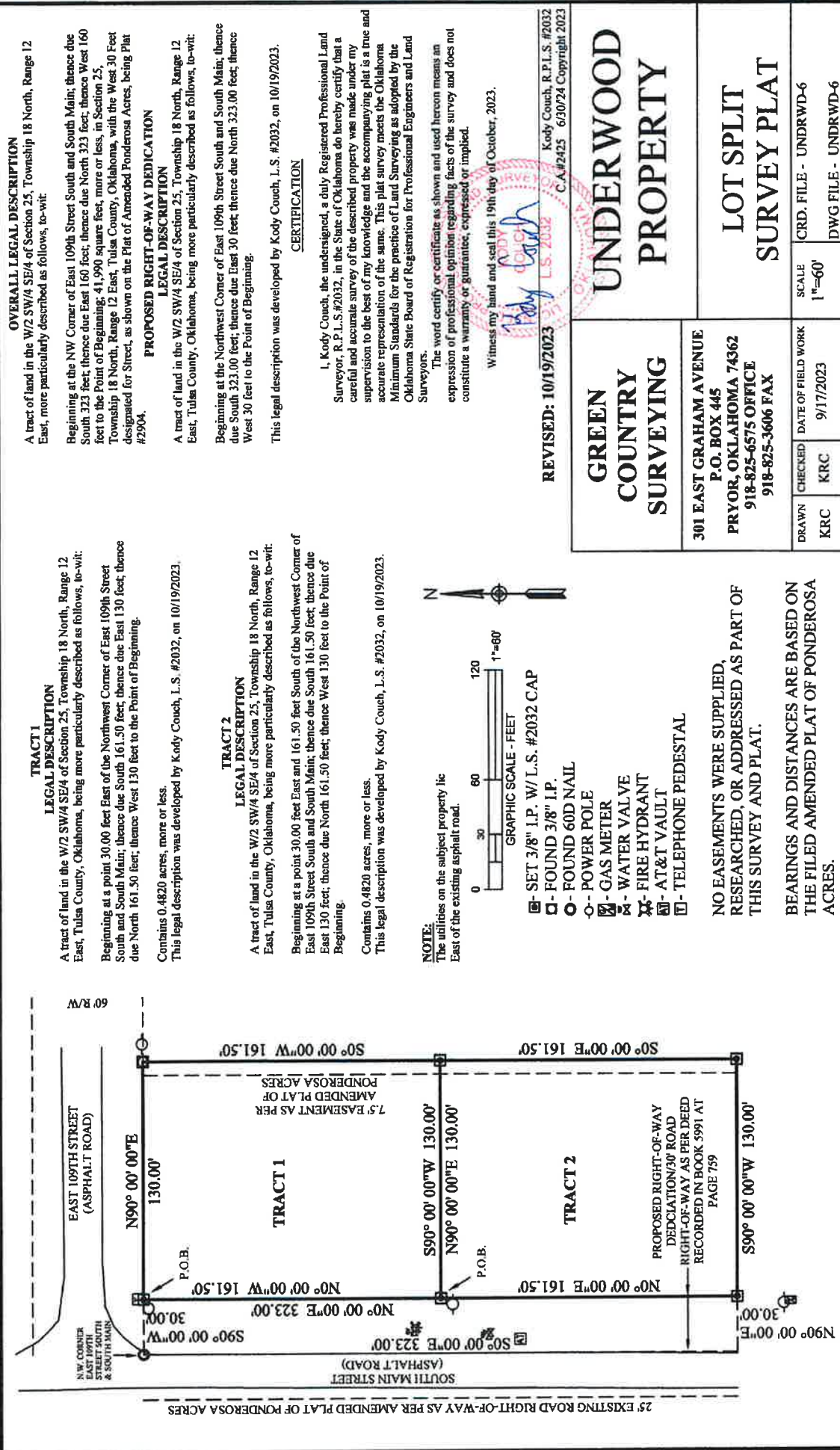
Patricia C Clinton
Notary Public

Notary Number: 23010972

ACCEPTED BY:

City of Jenks

1-11-2024
Date





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

MEMORANDUM

To: Christopher Shrout, City Manager

From: Chris Cloyde PE, CFM, City Engineer

Date: January 31, 2024

Re: Final Acceptance – Stone Bluff
West 106th Street & South Holley Street
Resolution No. 824

The installation of **waterline and sanitary sewer** public infrastructure has been satisfactorily completed in association with the construction of the **Stone Bluff** development. There were routine inspections throughout the installation process by Public Works, Engineering, and Planning Department personnel to ensure all work was performed to meet City of Jenks standards and in accordance with the construction plans.

An inspection punch list was prepared and all items on the punch list have been completed as required. The development has been dormant for more than four years.

In conformance with City of Jenks Subdivision Regulations, it is recommended that City Council approve final acceptance of the public infrastructure associated with the **Stone Bluff** development. **Resolution No. 824** is attached to accept dedicated public improvements in association with the **Stone Bluff** development.

Attachments:

Inspection Memorandum

Location Map

Resolution No. 824



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

INSPECTION MEMORANDUM

To: Chris Cloyde PE, CFM, City Engineer

From: Chuck Miller, Engineering Technician

Date: January 31, 2024

Re: Final Acceptance – Stone Bluff
West 106th Street & South Holley Street
Resolution No. 824

Recently, an inspection was done to verify that all items from the final punch list for the public infrastructure, installed in association with the construction of the **Stone Bluff** development, have been satisfactorily completed. All items have been finished as required, and the public infrastructure is now in conformance to City of Jenks public infrastructure guidelines.

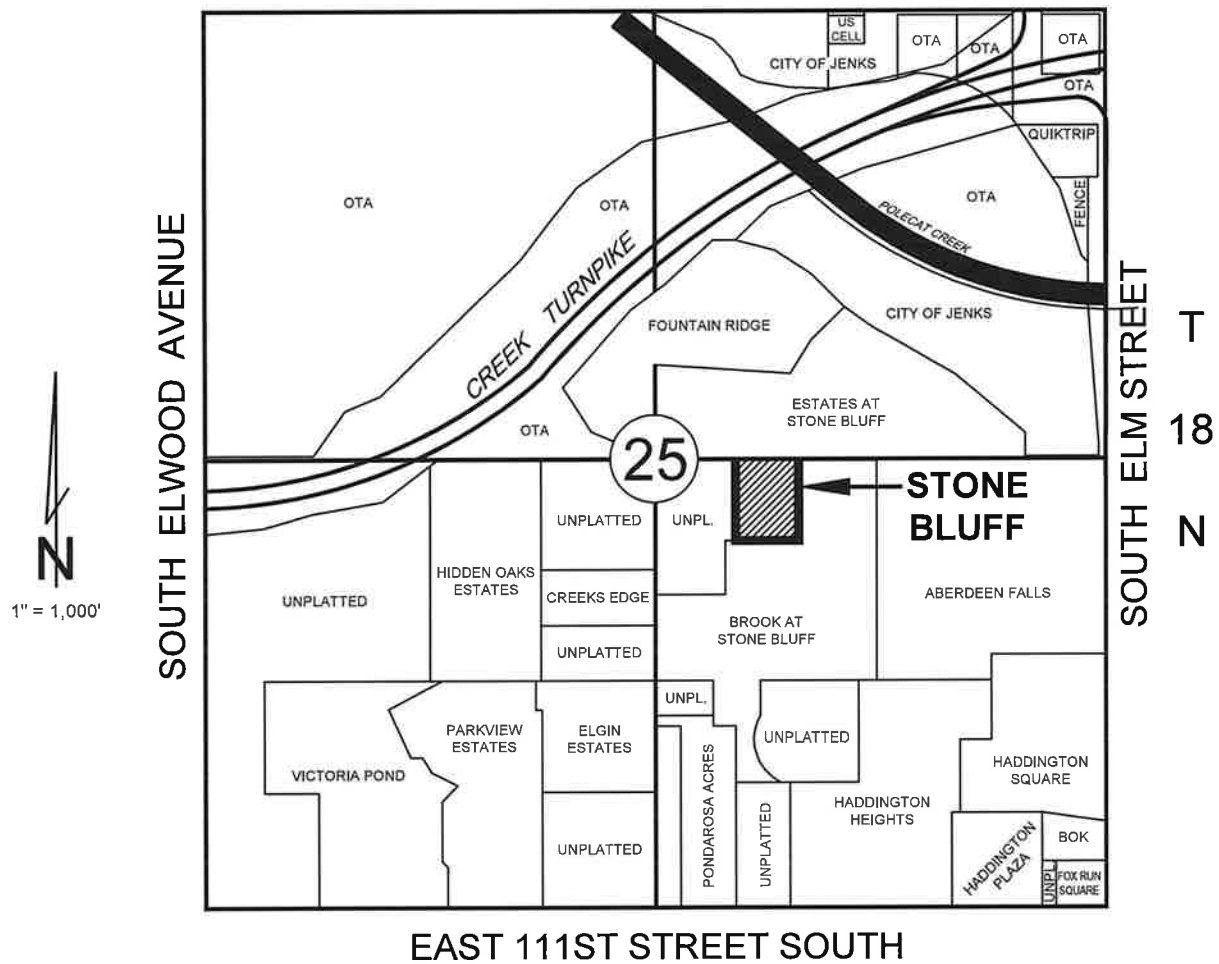
An acceptance letter containing the site location and has been prepared for submission to City Council for acceptance. It is therefore my recommendation that we move forward to present the public infrastructure installed in association with the construction of the **Stone Bluff** development to the City Council for final acceptance.

LOCATION MAP

STONE BLUFF

R 12 E

EAST 101ST STREET SOUTH



RESOLUTION NO. 824

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JENKS, OKLAHOMA ACCEPTING AS DEDICATED PUBLIC IMPROVEMENTS FOR THE STONE BLUFF SUBDIVISION, OWNED BY JASON ANDREWS. LOCATED WITHIN SECTION 25, TOWNSHIP 18N, RANGE 12E OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

WHEREAS, certain public improvements required by the City of Jenks' Subdivision Regulations have been constructed in the Stone Bluff development within the City of Jenks, Oklahoma; and

WHEREAS, construction of the following public infrastructure has been completed:

Waterline: 815 LF of 6" PVC C900

Sanitary Sewer: 907 LF of 8" SDR 35 & 75 LF of 8" PVC C900

WHEREAS, the design and construction of those public improvements meet the requirements of the City of Jenks' Subdivision Guidelines; and

WHEREAS, the City Engineer has received and reviewed the As-Built Construction Plans (Record Drawings) for those public improvements; and

WHEREAS, The City has received no maintenance bonds for the public infrastructure. The public infrastructure has been in operation for over four years. The development has been dormant all this time.

WHEREAS, the City of Jenks' Subdivision Regulations require that all public improvements be formally accepted by the Jenks City Council.

THEREFORE, BE IT RESOLVED by the Jenks City Council of City of Jenks, Oklahoma public improvements and all required easements for the Stone Bluff development are formally accepted by the City of Jenks.

Approved in open meeting by the City Council of the City of Jenks, Oklahoma this 6th day of February 2024.

CITY OF JENKS, OKLAHOMA

MAYOR

Attest:

CITY CLERK

Approved as to form:

CITY ATTORNEY

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on February 6, 2024, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 (the “Code”) will be held with respect to the proposal of The Centurion Foundation, Inc., a Georgia nonprofit corporation and an organization described in Section 501(c)(3) of the Code (together with any parent, subsidiary, or other affiliate, the “Borrower”), that the National Finance Authority (the “Authority”) issue its revenue bonds in one or more series in an amount not to exceed \$50,000,000 (the “Bonds”). The proceeds of the Bonds will be used by the Borrower to: (1) finance the acquisition of an approximately 5.33 acre parcel of land and the approximately 52,000 sq. ft. healthcare facility located thereon, located at 3029 West Main Street, Jenks, Oklahoma (the “Project”); and (2) pay certain expenses incurred in connection with the issuance of the Bonds. Upon acquisition, the Project will be leased to St. John Broken Arrow, Inc., an Oklahoma nonprofit corporation and an organization described in Section 501(c)(3) of the Code (together with any parent, subsidiary, or other affiliate, “St. John”). The Project will be owned by the Borrower and operated by St. John in accordance with their charitable purposes.

The Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the City of Jenks, Oklahoma, the County of Tulsa, Oklahoma, the State of Oklahoma, the Authority, the State of New Hampshire, or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

The hearing will commence at 6:00 p.m. CST, or as soon thereafter as the matter can be heard, and will be held in the Council Chambers at Jenks City Hall located at 211 N. Elm Street, Jenks, Oklahoma. Interested persons wishing to express their views on the issuance of the Bonds or on the nature and location of the Project proposed to be financed may attend the public hearing or, prior to the time of the hearing, submit written comments.

Additional information concerning the above matter may be obtained from, and written comments should be addressed to, City of Jenks, 211 N. Elm Street, Jenks, Oklahoma 74037, Attention: Brandon Macy, Telephone: (918) 299-5883, E-mail: bmacy@jenksok.org.

This notice is published in accordance with the Code and the regulations promulgated thereunder.

Dated: January 23, 2024

RESOLUTION NO. 825**A RESOLUTION APPROVING NATIONAL FINANCE AUTHORITY REVENUE BONDS FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986**

WHEREAS, The Centurion Foundation, Inc., a Georgia nonprofit corporation and an organization described in Section 501(c)(3) of the Code (together with any parent, subsidiary, or other affiliate, the “Borrower”), has requested the National Finance Authority, a component unit of the Business Finance Authority of the State of New Hampshire (the “Authority”) issue its revenue bonds in one or more series in an amount not to exceed \$50,000,000 (the “Bonds”), the proceeds of which will be used by the Borrower to: (1) finance the acquisition of an approximately 5.33 acre parcel of land and the approximately 52,000 sq. ft. healthcare facility located thereon, located at 3029 West Main Street, Jenks, Oklahoma (the “Project”); and (2) pay certain expenses incurred in connection with the issuance of the Bonds; and

WHEREAS, upon acquisition, the Project will be leased to St. John Broken Arrow, Inc., an Oklahoma nonprofit corporation and an organization described in Section 501(c)(3) of the Code; and

WHEREAS, the Bonds will be limited obligations of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower; and

WHEREAS, the Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the City of Jenks, Oklahoma, the County of Tulsa, Oklahoma, the State of Oklahoma, the Authority, the State of New Hampshire, or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them; and

WHEREAS, in order for interest on the Bonds to be excludable from gross income for federal income tax purposes, the issuance of the Bonds must, among other things, be approved by the host governmental unit following a public hearing, all in compliance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”) and the related Treasury Regulations; and

WHEREAS, such approval does not give rise to any obligation on the part of the host governmental unit with respect to the Bonds or the Project; and

WHEREAS, a notice of public hearing was properly given by the City of Jenks (the “City”) by posting on the City’s primary website on January __, 2024 through the date hereof in an area of the website used to inform residents of the City of about events affecting them; and

WHEREAS, on the date hereof, this City Council held such public hearing at which interested individuals had an opportunity to express their views on the Project and the issuance of the Bonds,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JENKS:

THAT: the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended, the City Council of the City of Jenks, being the City's elected legislative body, hereby approves the Project and the financing thereof through the issuance of the Bonds by the Authority in an aggregate principal amount not to exceed \$50,000,000; and

THAT: the approval given herein is given solely for the purposes set forth above and does not create any obligation of the City whatsoever with respect to the Bonds or the Project, nor does it constitute any zoning, permitting or other approval, if any, that may be necessary in connection with the Project.

ADOPTED THIS 6th DAY OF FEBRUARY, 2024

_____,
CITY OF JENKS, OKLAHOMA

ATTEST:

City Clerk

PURSUANT TO THE LEGAL NOTICE AS IS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT INCLUDING THE POSTING OF NOTICE AND AGENDA AS IS REQUIRED BY THE TERMS THEREOF, THE CITY COUNCIL OF THE CITY OF JENKS, OKLAHOMA, MET IN REGULAR SESSION ON THE 6TH DAY OF FEBRUARY, 2024, AT 6:00 O'CLOCK P.M.

PRESENT:

ABSENT:

(OTHER PROCEEDINGS)

Thereupon, the following Resolution was introduced and caused to be read by title by the City Clerk. Councilmember _____ moved passage of the Resolution and Councilmember _____ seconded the motion. The motion carrying with it the approval of said Resolution was approved by the following vote:

AYE:

NAY:

The Resolution so approved is as follows:

[Resolution No. ____ begins on following page]

RESOLUTION NO. 826

A RESOLUTION CREATING, NAMING, AND ESTABLISHING THE COMMENCEMENT DATE FOR INCREMENT DISTRICT NO. 6, CITY OF JENKS; RATIFYING AND CONFIRMING ORDINANCE NO. 1612 OF THE CITY COUNCIL OF THE CITY OF JENKS, OKLAHOMA, PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

WHEREAS, the City Council of the City of Jenks, Oklahoma (the “City”), has adopted the Jenks River Entertainment District Economic Development Project Plan (the “Project Plan”), pursuant to Ordinance No. 1612 dated March 21, 2023 (the “TIF Ordinance”), all in accordance with the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* (the “Act”); and

WHEREAS, the purpose of the Project Plan is to encourage economic development in the City by facilitating the payment of the costs of essential infrastructure improvements and remedial costs necessary to make certain property viable for development, including but not limited to the development of a retail outlet center on the south side of the Creek Turnpike, west of the Arkansas River (the “Project”); and

WHEREAS, the Project Plan supports the City’s efforts to achieve its development objectives, improve the quality of life for its citizens, stimulate private investment, and enhance the tax base, thereby making possible investment that would be difficult without the adoption of the Project Plan and the apportionment of incremental tax revenues; and

WHEREAS, Section 856(B)(2) of the Act requires that the TIF Ordinance shall “create[s] the district as of a date provided in it or defer[s] determination of such date, provided such date must be no more than ten (10) years after the date of approval of the project plan” (62 O.S. §856(B)(2)); and

WHEREAS, Section 5 of the TIF Ordinance provided for the deferment of the official creation, designation, and naming of the Increment District, until such time as determined by the City Council, provided that such determination be made within ten (10) years of the effective date of the TIF Ordinance; and

WHEREAS, in order to comply with the requirements of the Act and to provide certainty as to the effective terms of the TIF Ordinance and the corresponding Increment District, the City finds that it is in the best interest of the overall success of the Project to establish the initiation, designation and official naming of Increment District “A”, as described in the TIF Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Jenks, State of Oklahoma:

Section 1. Commencement Date. In accordance with the requirements of the Act and as contemplated by Section 5 of the TIF Ordinance, the City hereby determines that the Increment District referred to therein as Increment District “A” shall be named “Increment District No. 6, City of Jenks” and said Increment District is hereby created with an effective date of February 6, 2024 (referred to as the “Commencement Date”), and a termination date of June 30, 2049 (referred

to as the “Expiration Date”), said Expiration Date representing a period not to exceed twenty-five (25) full fiscal years following the Commencement Date. All other provisions of the TIF Ordinance are hereby ratified and confirmed.

Section 2. Development Agreements. As provided in the Act, the City shall consider and take separate action with respect to such agreements and/or memoranda of understanding (collectively, the “Agreements”) as may be necessary and appropriate to implement the Project Plan, including but not limited to one or more Agreements with a public trust with the City as its beneficiary (referred to herein as the “Authority”), and a developer(s) (each acting through its duly designated corporate entity) governing allocations, accounting, disbursements, and other necessary procedures, all in accordance with the provisions of the Project Plan and the TIF Ordinance. Such Agreements may be adopted, supplemented, and/or amended as necessary prior to or following the Commencement Date.

Section 3. Severability. If any term, section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional, such term, section, subsection, sentence, clause, phrase or portion shall not affect the validity of the remaining portions of this Resolution.

Section 4. Necessary Action. The Mayor or Vice Mayor and City Clerk or Deputy City Clerk be and hereby are authorized and empowered to execute and deliver for and on behalf of the City any and all other documents or instruments reasonably necessary to accomplish the implementation of the Project Plan.

[Remainder of Page Left Blank Intentionally]

PASSED AND APPROVED THIS 6TH DAY OF FEBRUARY, 2024.

THE CITY OF JENKS, OKLAHOMA

(SEAL)

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

STATE OF OKLAHOMA)
)SS
COUNTY OF TULSA)

I, the undersigned, City Clerk of the City of Jenks, Oklahoma, do hereby certify that the above and foregoing is a true, full and correct copy of an excerpt from the minutes of a meeting of the City Council of said City held on the date above stated, all as recorded in the official minutes of such meeting. I further certify that the “Open Meeting Law” was complied with for such meeting.

GIVEN UNDER MY HAND THIS 6TH DAY OF FEBRUARY, 2024.

(SEAL)

City Clerk

Jenks | City Council Staff Report



To	Mayor Cory Box and City Council City Manager, Christopher Shrout
Hearing Date	February 06, 2024
Case Number	JZ 23-688 – Crow
Request	Rezoning from AG (Agriculture) to CS (Commercial Shopping) Applicant Amended Request: AG (Agriculture) to OM (Office Medium)
Location	424 W 111th St
Applicant	Charles Crow

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Public Notice

Preparer

INCOG

Background Information

PC SUMMARY | January 18, 2024 | Regularly Scheduled Meeting | Recommendation of Approval (7-1-0)

Meeting Minutes: Planning Director Marcaé Hilton stated that the applicant has agreed to amend his request from CS (Commercial Shopping) to OM (Office Medium) as a gesture of corporation with neighbors, this would prohibit a Medical Marijuana Dispensary and several other less desirable uses, which was identified as reason for lack up support from public in addition to 111th being narrow, curvy, and hilly. Mr. Crow (applicant) addressed the Commission and answered questions, stating there is no buyer at this time, but the lack of appropriate zoning was a hinderance to the sale of the property. The following citizens gave public comments about the Item:

- Terri Wallace (313 W 111th Pl S)
 1. Concerns about height
 2. Permeable surface area concern
 3. Concern about traffic due to possible retail under 10k sqft
- Spencer Pittman (219 E 111th Pl S)
 1. Valley View Board of Directors
 2. Inappropriate to rezone – doesn't meet area aesthetics
 3. Road is 2-way, dead end – traffic concern
 - a. Only residential traffic
 - b. Curvey road is dangerous
 - c. Ripken will bring more traffic, sound, etc. other unknown
 - d. Wait until road widening

STAFF COMMENTARY | Mr. Crow has owned this property for a year or longer and has marketed it for commercial development, most interested parties are medical providers. The Comprehensive

Land Use Plan designates the parcel as Local Commercial which could allow for (OM) Office Medium, (LC) Local Commercial or (CS) Commercial Shopping zoning. The item was continued during the December 13th hearing per the applicant and upon recommendation from Staff knowing the applicant was not going to be present at the hearing.

PLANNING DATA

REQUEST	(OM) Office Medium
CURRENT ZONING	(AG) Agriculture
INTENDED USE	Office and other uses allowed by right in OM.
LEGAL	PRT GOV LT 1 BEG 447.7E & 25S NWC GOV LT 1 TH E445.86 S386.61 NW469.34 N333.63 POB SEC 31 18 13
OWNER	CAMP RIDGE LLC
ADDRESS	424 W 111 ST S
TR_SEC	8331
ACRES	3.84
PUBLIC COMMENT	Staff received the following emails from a residents in opposition to the requested new zoning.

From: Lisa Almond <lisatalmond@gmail.com>

Sent: Saturday, November 18, 2023 08:29

Given that this property is very closely surrounded by Residential and on a narrow two lane road, I am opposed to approval of this request to change the zoning for this property to allow for "commercial shopping."
Lisa Almond, 11109 S. 3rd St., Jenks, OK 74037

From: Yvonne Collett <mycollett@gmail.com>

Sent: Wednesday, December 13, 2023 4:53 PM

To: Brandon Macy <bmacy@jenksok.org>; Marcae Hilton <mhilton@jenksok.org>

Subject: 111th and Elm

There is a proposed zoning change for the small acreage at 111th and Elm. The prospective interest is medical development.

This property abuts 3 residential neighborhoods and sits on a very narrow two lane road- there's not enough space to widen the road.

I have concerns about developing here as my neighborhood is Victoria Pond. Please provide more information.

Thank you, M. Yvonne Collett mycollett@gmail.com

Local Commercial Areas designated for local commercial are primarily located at intersections along Elm Street and 131st Street and are intended to provide for City serving retail and service uses such as grocery stores, pharmacies, doctors or dentist offices, banks, and other small scale and stand-alone developments serving the daily needs of nearby residents. The City should continue to reserve zones for the land use type at key intersections to ensure that new neighborhoods have easy access to daily shopping and service needs.

Land Use Plan



- | | |
|--|---|
| Low Intensity Single-Family | Light Industrial |
| Medium Intensity Single-Family | Heavy Industrial |
| High Intensity Single-Family | Parks and Open Space |
| Multi-Family Residential | Public and Semi-Public |
| Business Park | Utility |
| Regional Commercial | <div style="position:absolute; top:-5px; left:5px; width:0; height:0; border-left:5px; border-right:5px; border-bottom:8px;"></div> Potential South Tulsa-Jenks Bridge |
| Local Commercial | <div style="position:absolute; top:-5px; left:5px; width:0; height:0; border-left:5px; border-right:5px; border-bottom:8px;"></div> Potential Road Connections |
| Downtown | |

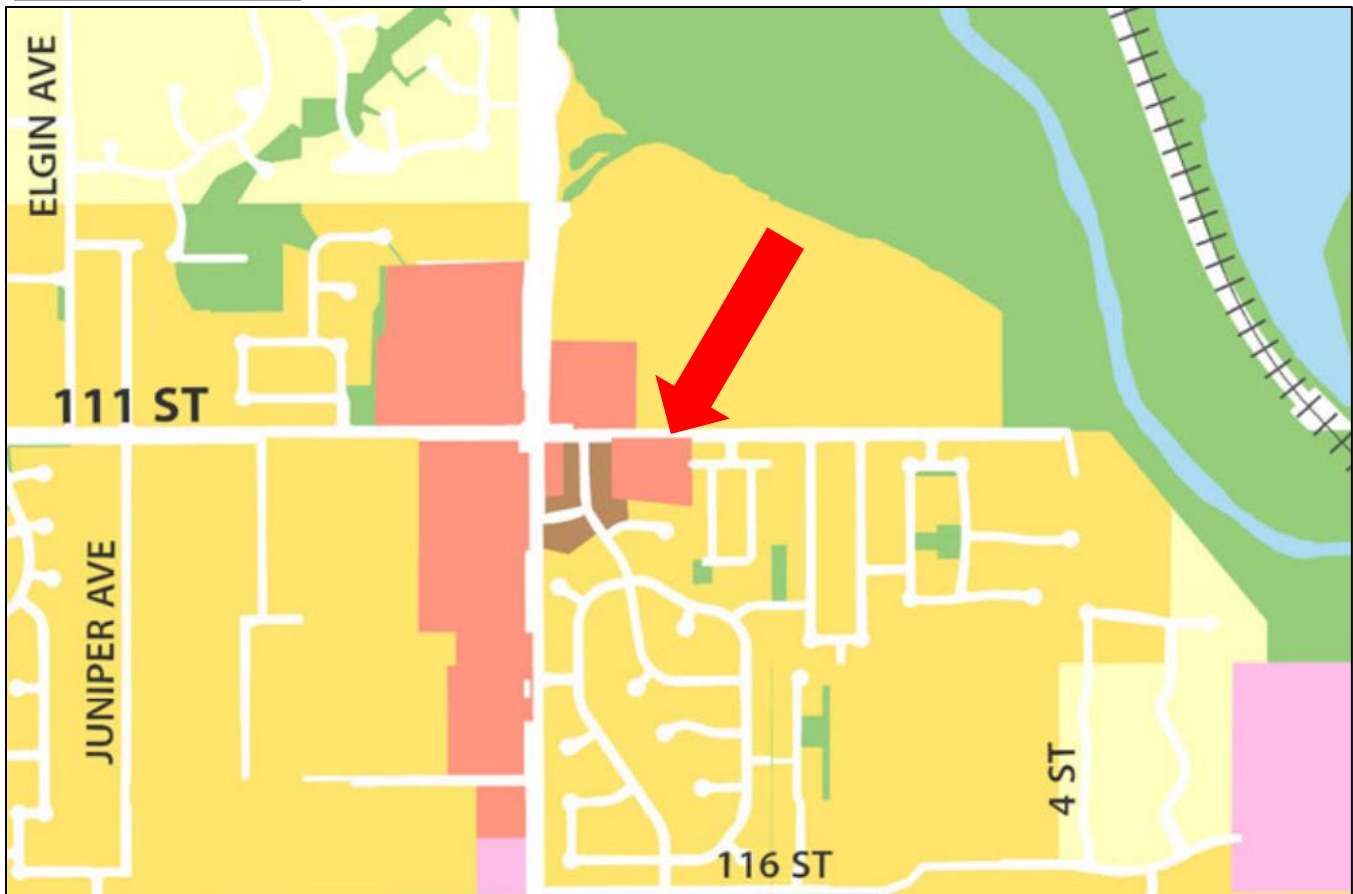


Figure 1: Local Commercial Designation

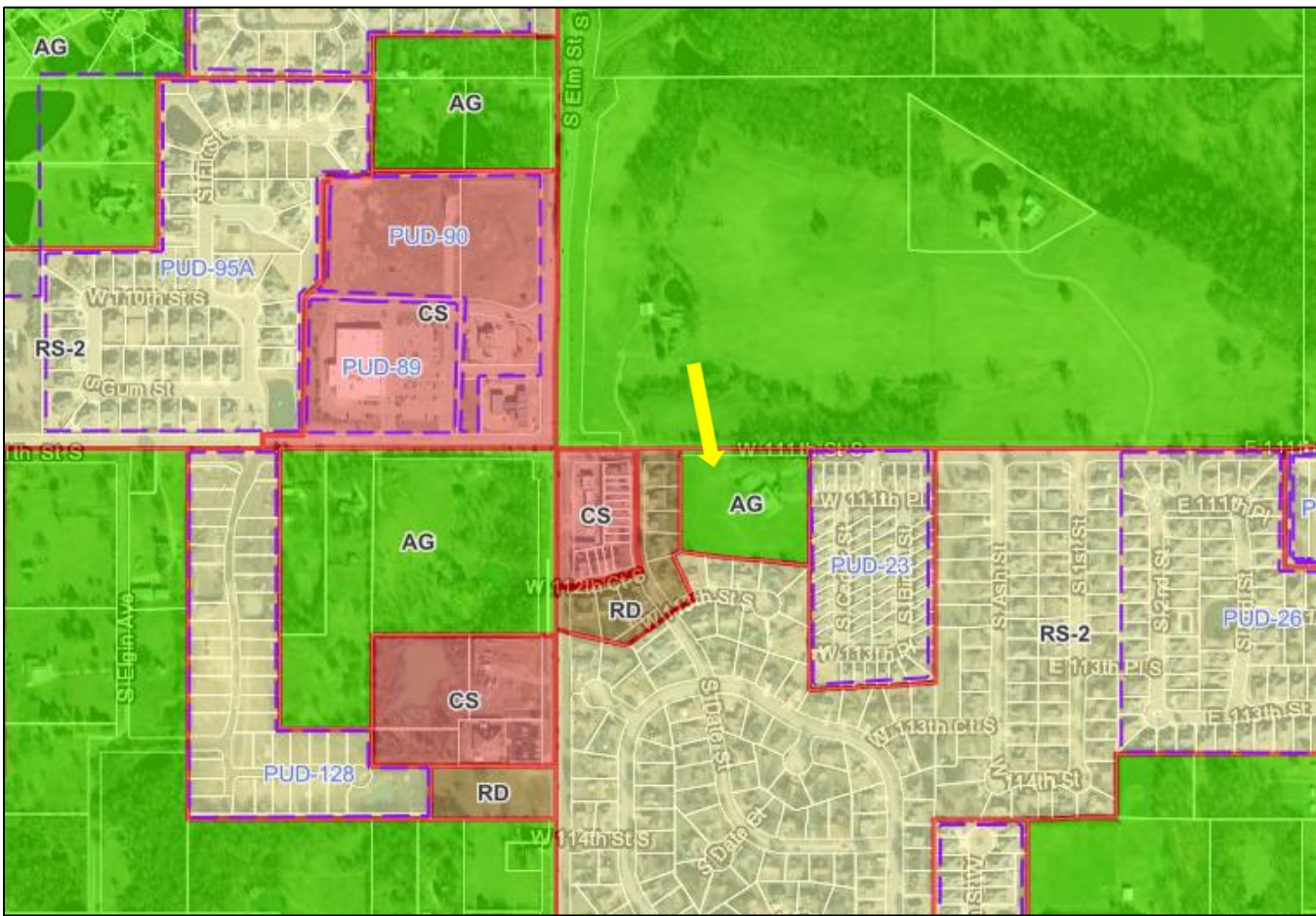


Figure 2 | Zoning map of the parcel in question

Staff Evaluation & Recommendation

Evaluation | This request is compatible with the Comprehensive Plan, Land Plan designation of Local Commercial. The homestead will likely be razed for new construction. The site will require platting and full engineering and must meet all the elements of the (UDO) Unified Development Ordinance.

(D) Commercial Districts.

(1) General Purposes. The Commercial Districts are designed to:

- (a) Achieve the commercial objectives of the Comprehensive Plan,*
- (b) Meet the needs for the commercial services and goods of the trade area,*
- (c) Preserve and promote the development of efficient commercial facilities and encourage a compatible relationship between commercial facilities and other land uses and thoroughfares by:*
 - (I) Differentiating the types and purposes of commercial activities,*
 - (II) Establishing bulk and area controls,*
 - (III) Requiring off-street loading and parking facilities,*
 - (IV) Controlling the number, area, location, and types of signs, and*

(V) *Protecting the character of commercial districts and their suitability for commercial uses.*

(2) *LC - Local Commercial District. The LC District is designed to provide and preserve areas at key high-traffic intersections in close proximity to residential neighborhoods to accommodate smaller-scale City serving retail and service uses that serve the daily shopping needs of nearby residents in a primarily pedestrian-oriented environment.*

(3) *CS - Commercial Shopping Center District. The CS District is designed to provide and preserve areas along highly visible and accessible road corridors to accommodate larger-scale City serving retail and service uses that serve the daily shopping needs of Jenks residents in a primarily auto-oriented environment.*

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards	LC	CS	OM
Lot Standards (Minimum)			
Lot Area (acres)	n/a	n/a	n/a
Lot Width (ft)	n/a	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)			
Front (ft)	0	0	40
Front, maximum (ft)	10	n/a	n/a
Exterior Side (ft) (3)	0	0	40
Exterior Side, maximum (ft)	10	n/a	n/a
Interior Side (ft) (3)	10 (1)	10 (1)	20
Rear (ft) (3)	10 (1)	10 (1)	20
Building Standards (Maximum)			
Height (ft)	50	60	60
Impervious Surface Coverage	60%	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.			

Sec. 16-3-4. Permitted, Conditional, Special Exception, and Specific Uses.

(A) The following key is to be used in the interpretation of Table 16-3-4(B) and Table 16-3-4(C) below:

- (1) **Permitted Uses.** Uses which are marked as "P" in the tables shall be allowed subject to all applicable regulations of this UDO.
- (2) **Conditional Uses.** Uses which are marked as "C" in the tables shall be allowed upon the approval of a Conditional Use Permit as detailed in section 16-9-3(D).
- (3) **Special Exception Uses.** Uses which are marked as "SE" in the tables shall be allowed upon the approval of a Special Exception as detailed in section 16-9-6.
- (4) **Specific Uses.** Uses which are marked as "S" in the tables shall be allowed upon the approval of a Specific Use Permit as detailed in section 16-9-7.
- (5) **Temporary Uses.** Uses which are marked "T" in the tables shall be allowed upon the approval of a Temporary Use Permit as detailed in section 16-9-3(G).
- (6) **Prohibited Uses.** A blank space in the tables indicates that a use type is not allowed in the respective zoning district unless it is otherwise expressly allowed by other regulations of this UDO.
- (7) **Uses Not Listed.** If a proposed use is not listed in the tables, the City Planner shall determine if the use is substantially similar to a use listed on the tables. If it is, they shall treat the use in the same manner as the substantially similar use. If not, the use shall be regarded as prohibited.
- (8) **Additional Regulation.** If a use has use specific standards they are referenced in this column. Use specific standards shall apply to permitted, special exception, and specific uses.
- (9) **Site Plan Review Requirements.** The site plan review requirements shall be required for applications as specified in section 16-9-3(C).

Use	Additional Regulation	AG	OL	OM	LC	CS
Agricultural Uses		AG	OL	OM	LC	CS
Commercial Agriculture, Indoor	16-5-11. (B)	P				
Commercial Agriculture, Outdoor		P				
Passive Agriculture		P				
Urban Agriculture, Indoor		S				
Urban Agriculture, Outdoor		P				
Residential Uses		AG	OL	OM	LC	CS
Multifamily Building, 8 units or more	16-5-2(C)		S	S	S	S
Multifamily Building, less than 8 units	16-5-2(C)		S	S	S	S
Multifamily Complex	16-5-2(D)		S	S	S	S
Residential, above ground floor			S	S	S	P
Residential Facility for Persons with a Disability	16-5-2(B)	P	S	S	S	S
Single-Family Detached		P				
Institutional and Utility Uses		AG	OL	OM	LC	CS
Government Uses, indoor		P	P	P	P	P
Government Uses, outdoor	16-5-3(A)	S	S	S	S	S
Place of Assembly		S		S		S
Wireless Communication Facility	16-5-3(B)	S	S	S	S	S
Wireless Communication Facility, Small Cell	16-5-3(B)	S	C	C	C	C
Retail Uses		AG	OL	OM	LC	CS
Adult Uses	16-5-4(A)					
Convenience Store					P	P

General Retail, less than 10,000 sq. ft.	16-5-4(B)		P	P	P	P
General Retail, 10,000 sq. ft. — 49,999 sq. ft.	16-5-4(C)				S	P
General Retail, 50,000 or more sq. ft.	16-5-4(D)					P
Multitenant Shopping Center	16-5-4(E)				C	P
Pawn Shop						
Service Uses		AG	OL	OM	LC	CS
Acute Care Center			P	P	S	P
Business Park	16-5-5(A)			P		
Check Cashing/Pay Day Loan Store						
Commercial Animal Boarding	16-5-5(B)	P				
General Service, less than 10,000 sq. ft.	16-5-5(C)		P	P	P	P
General Service, 10,000 — 49,999 sq. ft.	16-5-5(D)				S	P
General Service, 50,000 sq ft or more	16-5-5(E)					P
Hospital				S		S
Medical/Dental Office			P	P	P	P
Personal Storage Facility	16-5-5(F)					S
Professional Office			P	P	P	P
Professional Office, above ground floor			P	P	P	P
Tattoo Parlor						
Veterinary Clinic/Animal Hospital		S	S	S	S	P
Lodging Uses		AG	OL	OM	LC	CS
Hotel						P
Motel						S
Short-Term Rental	16-5-6(B)	C				
Eating/Drinking Uses		AG	OL	OM	LC	CS
Bar/Tavern						
Brewery/Winery/Distillery, micro					S	P
Brewery/Winery/Distillery, tasting room					S	P
Coffee/Tea Shop	16-5-7(A)		P	P	P	P
Food Truck Court	16-5-7(B)				S	S
Restaurant, delivery/carry out only					S	P
Restaurant, fast casual					P	P
Restaurant, sit down					P	P
Entertainment Uses		AG	OL	OM	LC	CS
Archery/Gun Range		S				
General Entertainment, indoor, less than 10,000 sq. ft.	16-5-8(A)	S			P	P
General Entertainment, indoor, 10,000 sq. ft. — 49,999 sq. ft.	16-5-8(B)	S			S	P
General Entertainment, indoor, more than 50,000 sq. ft.	16-5-8(C)	S				P
General Entertainment, outdoor	16-5-8(D)	S				S
Vehicle Related Uses		AG	OL	OM	LC	CS
Autobody Repair						S
Car Wash	16-5-9(A)					S
Fuel Sales	16-5-9(B)					P

Gas Station With Mini-Mart						P
Service Station						P
Trucking Establishment	16-5-9(C)					
Vehicle Sales and Rental						
Industrial Uses		AG	OL	OM	LC	CS
Brewery/Winery/Distillery						S
Laboratory				S		
Manufacturing, Artisan						S
Manufacturing, Heavy						
Manufacturing, Light						
Mining and Mineral Processing and Oil and Gas	Municipal Code	S				
Warehouse, distribution						
Warehouse, office	16-5-10(A)			S		
Warehouse, storage						
Medical Marijuana Uses		AG	OL	OM	LC	CS
Medical Marijuana Commercial Grower	16-5-11(A)	P				
Medical Marijuana Education Facility	16-5-11(A)	S	P	P		
Medical Marijuana Dispensary	16-5-11(A)				P	P
Medical Marijuana Research Facility	16-5-11(A)					
Medical Marijuana Testing Laboratory	16-5-11(A)					
Medical Marijuana Processing Facility, Heavy	16-5-11(A)					
Medical Marijuana Processing Facility, Light	16-5-11(A)					
Accessory Uses		AG	OL	OM	LC	CS
Accessory Building	16-5-12(A)	P	P	P	P	P
Accessory Dwelling	16-5-12(B)	P				
Accessory Retail	16-5-12(C)	P				
Accessory Structure	16-5-12(D)	P	P	P	P	P
Donation Drop Box	16-5-12(E)					P
Drive Through	16-5-12(F)					P
Home Based Business	16-5-12(H)	C	C	C	C	C
Outdoor Activity/Operation, permanent	16-5-12(I)					S
Outdoor Display/Sale of Merchandise, permanent	16-5-12(J)					S
Outdoor Storage, permanent	16-5-12(K)					
Solar Energy Collection System, canopy	16-5-12(L)	P	P	P	P	P
Solar Energy Collection System, ground	16-5-12(M)	P	P	P	P	P
Solar Energy Collection System, roof	16-5-12(N)	P	P	P	P	P
Temporary Uses		AG	OL	OM	LC	CS
Carnival/Fair		T				T
Construction Related		T	T	T	T	T
Farmers Market		T			T	T
Flea Market						T
Food Truck	16-5-13(A)				T	T
Outdoor Dining	16-5-13(B)	T	T	T	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	T



Figure 3: Drone View of property.

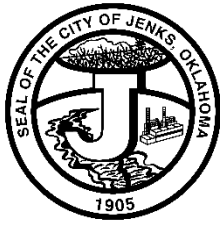


Figure 4: View from drive way.



Figure 5: Aerial View

Recommendation | *Staff and Planning Commission recommend approval of JZ 23-688 to rezone the property from AG (Agriculture) to OM (Office Medium).*



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 23-688

Request: Zone Change

Request by Charles Crow for a zone change from AG (Agriculture) to CS (Commercial Shopping).

Legal Description: Subdivision: UNPLATTED (98331)
Legal: PRT GOV LT 1 BEG 447.7E & 25S NWC GOV LT 1 TH E445.86 S386.61 NW469.34
N333.63 POB SEC 31 18 13 2.84ACS
Section: 31 Township: 18 Range: 13

General Location: 424 W 111th St

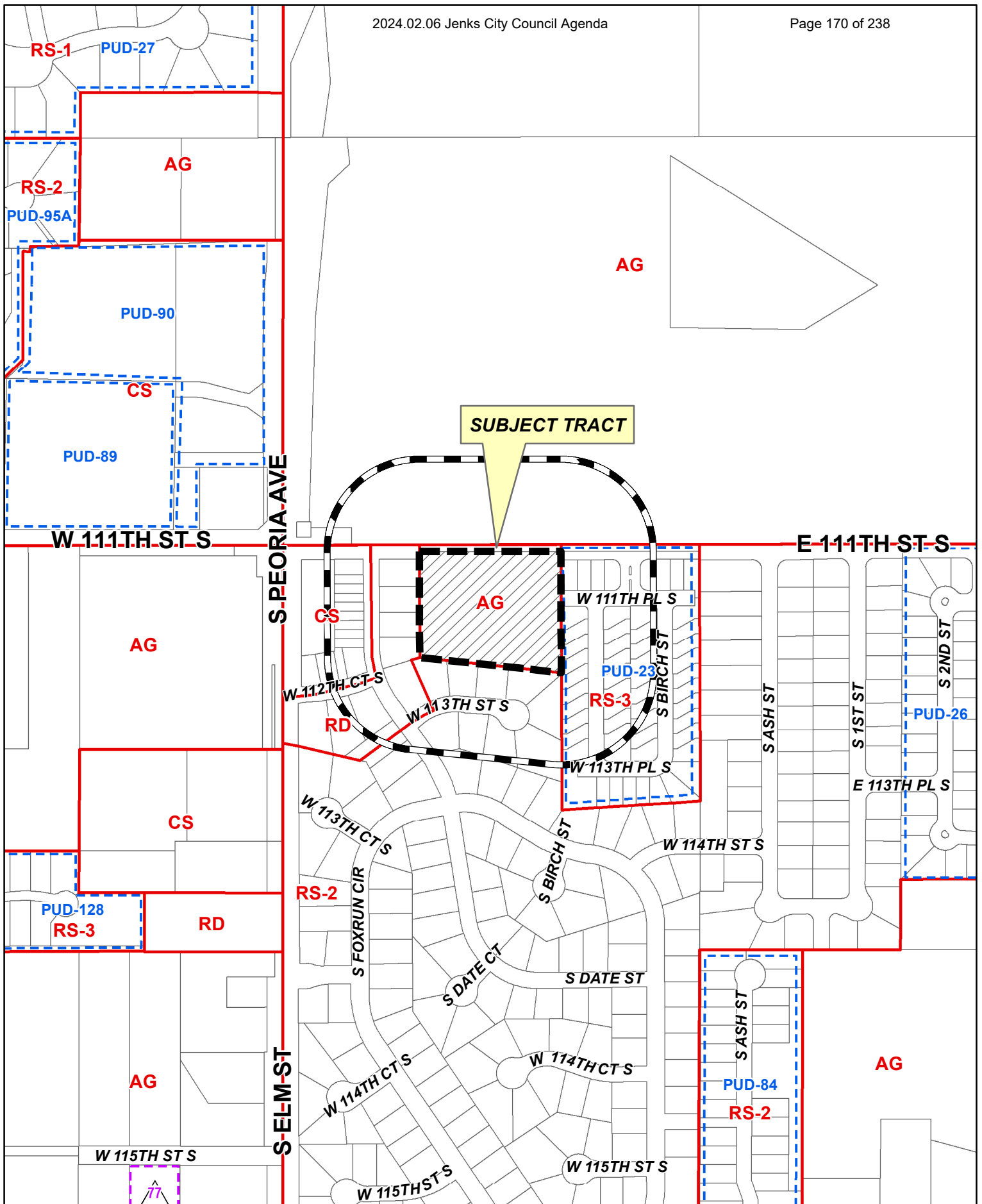
Hearing Date: 13 December 2023 at 6 p.m.

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 8 November 2023.

Marcae Hilton, Secretary
Jenks Planning Commission

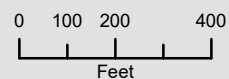


300' Radius



Subject
Tract

JZ 23-688



31 18-13



Camp Ridge LLC

Owasso, Oklahoma

918-628-1181

Mrs. Marcae' Hilton

City of Jenks

211 N Elm St

Jenks, Oklahoma 74037

Mrs. Hilton

Please be advised that Camp Ridge LLC has received interest to purchase our property at 424 W. 111 St. S., from investors, business owners and medical providers. Our goal is to have this property rezoned from Agriculture, to allow the property to be resold and developed for its highest and best use for this area.

I thank you and the city for your consideration of this application.

A handwritten signature in black ink, appearing to read 'C. Crow', with a long horizontal line extending to the right.

Rusty Crow

Owner

Camp Ridge LLC

Marcae Hilton

From: Jeff Gilstrap <jsgilstrap@gmail.com>
Sent: Wednesday, January 10, 2024 2:32 PM
To: Marcae Hilton
Subject: Re: Objection to JZ 23-688
Attachments: _20240110_Valley View Ridge HOA Letter to Hilton re JZ 23-688 (Final).pdf

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

Ms. Hilton,

Please find a letter attached outlining the Valley View Ridge HOA objections to the proposed rezoning application **JZ 23-688**.

At least one of our board members, Spencer Pittman is planning to attend the 1/18 public meeting scheduled for next week. If you would please make this letter available in the record for this meeting, I would greatly appreciate it!

You can reach me at 918-270-3550 with any questions.

Thanks!

Jeff Gilstrap
President, Valley View Ridge HOA

Re: JZ 23-688 (424 W 111th St) – City of Jenks Planning Commission

Dear Ms. Hilton,

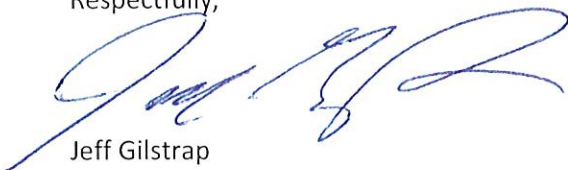
I serve as the President of the Homeowners Association of Valley View Ridge, which is located directly east of 424 W. 111th St., where the applicant seeks the zoning change from AG to CS (JZ 23-688). Article 16-2-2(D)(3) describes Commercial Shopping Center District (CS) as “designed to provide and preserve areas along highly visible and accessible road corridors to accommodate larger-scale City serving retail and service uses that serve the daily shopping needs of Jenks residents in a primarily auto-oriented environment.”

Our HOA Board of Directors (“the Board”) recently held a meeting to discuss the proposed application. East 111th Street located to the east of Elm is a two-lane narrow road which leads to a dead end (Valley View Ridge is located immediately after the “No Outlet” sign). The applicant’s lot (and our neighborhood) is surrounded exclusively by residential zoning and is located to the immediate South of wholly undeveloped acreage. Today, traffic east of 111th and Elm is minimal and is exclusively used for traveling to and from residences because, except for a car wash at the intersection, there is neither existing commercial usage nor large-scale needs to serve daily Jenks shoppers east of 111th and Elm where the applicant’s lot is located. The Board also discussed the likely increase in traffic on Elm due to the intended development of the “Cal Ripken Experience” located north of our neighborhood and applicant’s lot. Additional commercial development adjacent to dense residential neighborhoods, in addition to this newer large development, will further exacerbate traffic issues, even with the widening of local roadways.

While the Board recognizes the fiscally positive aspects of expansion of the City, the Board has unanimously concluded that in light of the current infrastructure, definition and scope of CS, and the current non-auto oriented environment of the surrounding area, namely dense residential, **the Board of Valley View Ridge objects to the application of JZ 23-688.**

Should the City of Jenks choose to vote against our objection and approve developing a commercial property at this location, the Board strongly requests that zoning be changed to Local Commercial (LC) and that any commercial construction or use be delayed until the successful completion of pending Elm Street improvements and intersection improvements at 111th and Elm. Construction or occupancy of this site prior to these improvements presents a significant traffic safety risk and would further complicate traffic control efforts during the project. Furthermore, the Board would kindly request that the city install additional “No Outlet” signage further west along 111th street (closer to Elm) to prevent unintended commercial traffic from proceeding into the residential area and to the dead end at the eastern end of 111th Street.

Respectfully,



Jeff Gilstrap

President, Valley View Ridge HOA

Marcae Hilton

From: Terri L. Wallace <TWallace@BarberBartz.com>
Sent: Tuesday, January 16, 2024 3:18 PM
To: Brandon Macy; Marcae Hilton
Subject: zoning change at 424 W 111 St to Office Medium

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

As President of the Bridle Ridge Homeowners' Association, I wanted to express our neighborhood's opposition to the proposed zoning change. I was recently contacted by James Ferris at Moyers Martin regarding his client, Mr. Crow's amended application to rezone the property to Office Medium (rather than his previous application requesting Commercial Shopping).

Our neighborhood abuts the subject property to the east, and it is situated at an elevated position to the property. Our homes overlook the property. The subject property in question is surrounded by residential neighborhoods on three sides and agricultural land to the north. The frontage road is a very narrow two land road with a steep drop off on the north side of the road.

The proposed zoning change would bring additional traffic to an already congested intersection, would subject neighborhoods to additional traffic on a narrow two land road, and would NOT be in line with the other properties which surround it.

Our neighborhood vehemently opposes the zoning change.

Respectfully,
Terri Wallace, President
BridleRidge HOA

**ORDINANCE NO. 1639
(JZ 23-688)**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF JENKS, OKLAHOMA AND REZONING A TRACT OF LAND TO OM (OFFICE MEDIUM) DISTRICT; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY

.....

WHEREAS, the owner of certain real property has petitioned for the zone change of a parcel of land; and

WHEREAS, a public hearing on said zone change was held by the Jenks Planning Commission on January 18, 2024, after being continued on December 13, 2023, and was heard by the Jenks City Council on February 06, 2024, and due consideration has been given to any public comments; and

WHEREAS, the City Council of the City of Jenks, Oklahoma finds that the zone change promotes the health and safety of the Jenks community and that the same is necessary and expedient.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JENKS, OKLAHOMA:

SECTION I. That the following described property in the City of Jenks, Tulsa County, Oklahoma:

Subdivision: UNPLATTED (98331)

Legal: PRT GOV LT 1 BEG 447.7E & 25S NWC GOV LT 1 TH E445.86 S386.61 NW469.34 N333.63 POB SEC 31 18 13 2.84ACS

Section: 31 Township: 18 Range: 13

General Location: 424 W 111th St

Is rezoned from AG (Agriculture) District to OM (Office Medium) District as defined in the City of Jenks Unified Development Ordinance.

SECTION II. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby expressly repealed.

SECTION III. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Approved this _____ day of _____ 2024

CITY OF JENKS, OKLAHOMA

MAYOR

SECTION IV. Since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health and safety, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage by the City Council.

Emergency Clause approved separately this ____ day of _____ 2024.

CITY OF JENKS, OKLAHOMA

MAYOR

Attest:

CITY CLERK

Approved as to form:

CITY ATTORNEY

Jenks | City Council Staff Report



To	Mayor Cory Box and City Council City Manager, Christopher Shrout
Hearing Date	February 06, 2024
Case Number	JZ 24 PUD 148
Request	Rezoning from AG (Agriculture) to RS-3 (Residential Single-family) & PUD 148 (Planned Unit Development Overlay District)
Location	South of 111th St and east of S. 33 rd W. Ave.
Applicant	Amy Prosser, Amian Homes

Staff Report

Preparer | Marcaé Hilton

Attachments

- ✓ PUD 148 Document
- ✓ Public Notice

Preparer

Amian Homes LLC.
INCOG

Background Information

PC SUMMARY | *January 18, 2024* | *Regularly Scheduled Meeting* | *Recommendation of Approval (7-0-0)*
PUBLIC COMMENT Staff received one or two calls prior to the PC hearing from citizens with concern about runoff, traffic and general questions about the requested new zoning.

- James Dross
 - Widening of 111th? | Engineering
 - Fence around property? | Developer
 - Construction debris? Bonds? Worried about having to pay to pick up their trash. | Code Enforcement, Developer
 - Oil issue/leakage onto land? Safe to build on? | (OCC) Oklahoma Corporation Commission
 - Access? How many gates? | Developer (three)
- Julie Monnot
 - Drainage concerns | Engineering
 - *Trees along eastern border* | Developer
 - 111th widening due to traffic | Engineering
 - Oil concerns | City of Jenks Code and Developer/OCC
- Justin Little
 - No questions | COMMENTS ABOUT OTHER DEVELOPMENTS BY AMY

- Leo Cacoperdo
 - Traffic, road widening | Engineering
 - Oil pipe/wells/production need to be addressed | OCC, Developer, City of Jenks
 - Trash concerns | Developer, Code Enforcement
 - Drainage | Engineering
- Charlotte Montgomery
 - How is oil addressed? OCC, Developer, City of Jenks

STAFF COMMENTARY | The Reserve at Southern Woods is a gated single-family community west of Highway 75 and south of 111th Street South. The project has (3) three development areas including large estates and small lot “Villas” dedicated to 55 (fifty-five) and older living. The Comprehensive Land Use Plan designates these parcels as Medium Intensity Single-family.

PLANNING DATA

REQUEST	RS-3 (Single-family Residential) PUD 148 (Planned Unit Development District Overlay)
CURRENT ZONING	(AG) Agriculture
INTENDED USE	Single-family Residential
ANNEXATION	January 16, 2024 (Pending)
PARCEL DATA	98234823416210
LEGAL	E699.34 W1230.34 N854.03 NW SEC 34 18 12 13.711ACS
OWNER	NO LIMITS LLC
PROP_ADD	2926 W 111 ST S
TR_SEC	8234
GROSS ACRES	13.71

PARCEL DATA 98234823471500

LEGAL	PRT N/2 NW BEG 794.30W NEC THEREOF TH S1322.36 W1101.83 N467.70 E477.33 N304.03 E475 N550 E150.93 POB LESS N50 THEREOF FOR RD SEC 34 18 12 18.030ACS
OWNER	CARTLEDGE ENERGY LLC (NOT UPDATED ON ASSESSOR DATA)
TR_SEC	8234
GROSS ACRES	18.03

PARCEL DATA 98234823416010

LEGAL	PRT N/2 NW BEG 945.23W NEC THEREOF TH S550 W475 N550 E475 POB SEC 34 18 12 5.997ACS
OWNER	GATES, CLETA & JOHNNIE RAY (NOT UPDATED ON ASSESSOR DATA)
PROP_ADD	2912 W 111 ST S
TR_SEC	8234
GROSS ACRES	6.00

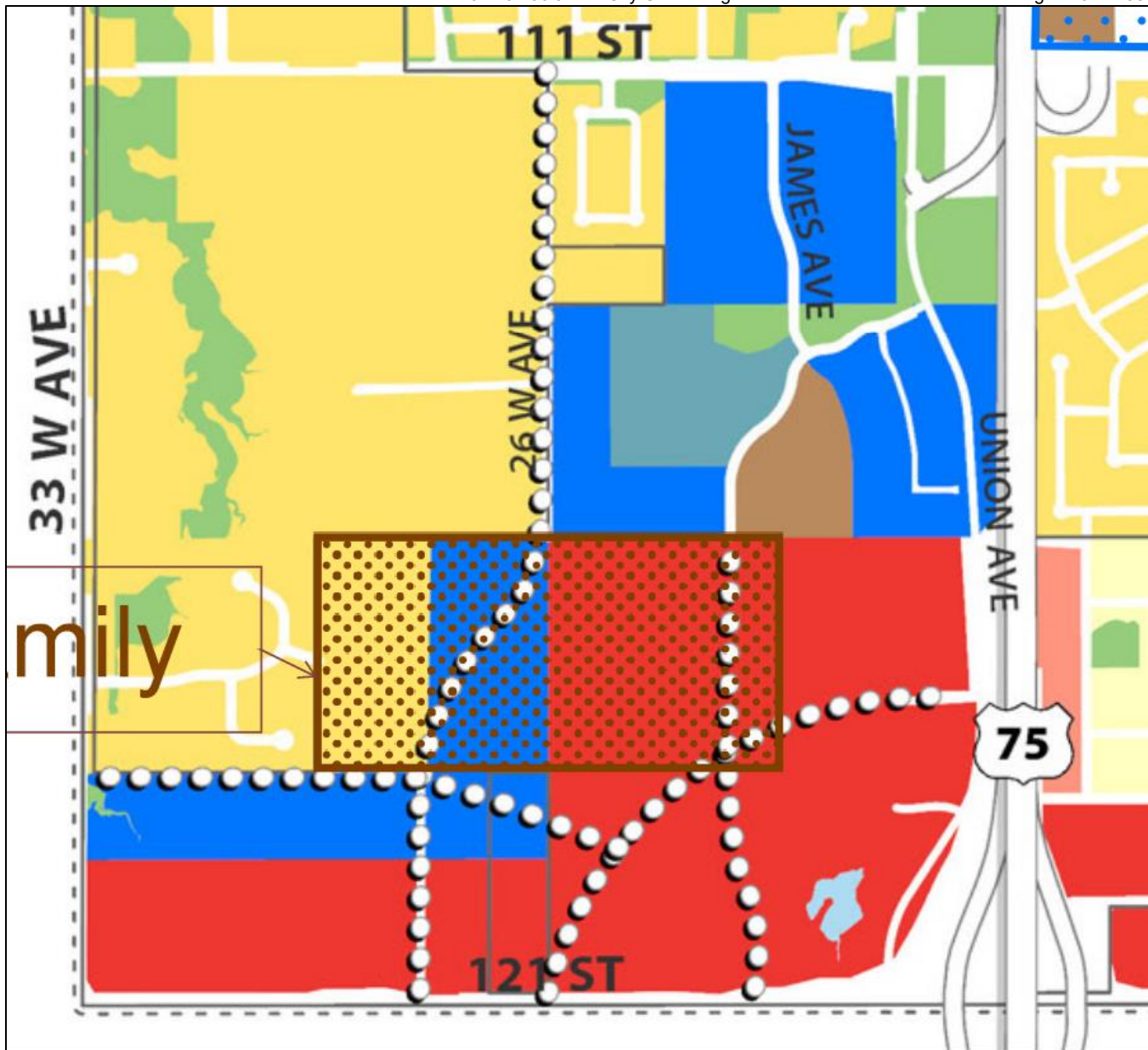
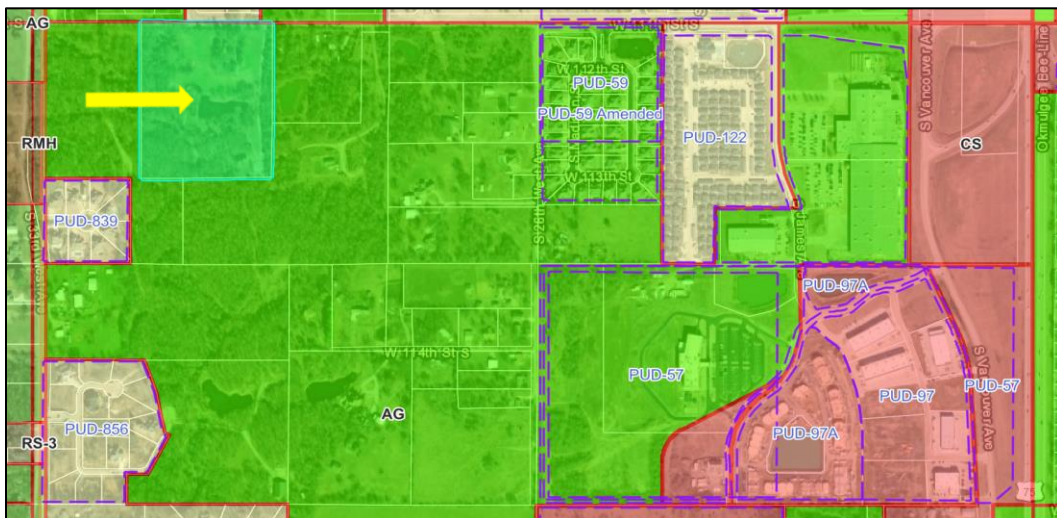


Figure 1: Medium Intensity Single-family Designation

Land Use Plan





Page 4 | 10

Staff Evaluation & Recommendation

Evaluation | This request is compatible with the Comprehensive Plan, Land Plan designation of Medium Intensity Single-family. The development will require platting and full engineering and must meet all the elements of the (UDO) Unified Development Ordinance.

Table 16-3-1(A): Residential District Bulk and Dimensional Standards				
Standard	Estates	Reserve	Villas	RS3
Lot Area (sqft)	6,600	6,600	6,600	5,000
Lot Area/DU (sqft)	6,600	6,600	6,600	5,000
Lot Width (ft)	66	66	66	45
Front (ft) (with exceptions)	35	35	35	20 (3)
Exterior Side (ft)	25	10	5	15 (3)
Interior Side (ft)	10/10 (20)	5/5 (10)	5/5 (10)	5
Rear (ft)	20	20	20	20
Height* (ft)	35	35	35 (Single Story)	35
Impervious Surface Coverage	60	60	60	60%
Development Area (acres)	16.48 Acres	12.25 Acres	9.20 Acres	37.75 Acres
Masonry	85%	60%	75%	NA
Minimum/Max House Size	3200-10,000 sq ft	2800-4400 sq ft	1800-2800 sq ft	NA
Off Street Parking**	3 Car Garage	3 Car Garage	2 Car Garage	NA
Density Dwelling Units (DU) 95	14 DU	40 DU	41 DU	195 DU
Amenities	Gated (2), Pickle-ball, walking trails, pond with water feature, greenspace, playground, provisional bus stop			
*Height	Chimneys, cupolas, other architectural structures may extend to a maximum of 45 ft.			
**Parking	Garages shall be setback a minimum of 25 feet from the front property line.			

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

(A) Purpose. In order to establish an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this UDO, the Planned Unit Development process is established. The objective of the Planned Unit Development process is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations. The end result can be a product which fulfills the objectives of the Comprehensive Plan and planning policies of the City while departing from the strict application of the regulations as

detailed in this UDO. The Planned Unit Development process is intended to permit and encourage such flexibility and to accomplish the following purposes:

- (1) To stimulate creative approaches to the commercial, residential, and mixed-use development of land,*
- (2) To provide more efficient use of land,*
- (3) To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations,*
- (4) To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities,*
- (5) To unify building and structures through design,*
- (6) To promote long-term planning pursuant to the City of Jenks' Comprehensive Plan, which will allow harmonious and compatible land uses or combinations of uses with surrounding areas.*

(B) General Provisions.

- (1) Any residential development greater than 20 acres shall be approved as a Planned Unit Development.*
- (2) Developments including only single-family detached residential uses, are discouraged, and may not be approved. Amenity packages may be used to offset "only" single-family.*
- (3) Each Planned Unit Development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development.*
- (4) The burden of providing evidence and persuasion that any planned unit development is necessary and desirable shall rest with the applicant.*
- (5) The planned unit development application shall specify the rules by which the parcel or parcels shall be developed and the site plan that specifies the development proposed.*

(C) Site Development Allowances and Modification Standards.

(1) Site Development Allowances.

- (a) Site development allowances are deviations from the standards of the underlying zoning district set forth outside of this article.*
- (b) Notwithstanding any limitations on variations which can be approved as contained elsewhere in this UDO, site development allowances may be approved provided the applicant specifically identifies each site development allowance on the approved site plan and demonstrates how each site development allowance would be compatible with surrounding development; is necessary for proper development of the site; and is aligned with a minimum of one of the modification standards detailed in section 16-9-8(C)(2) below.*

(2) Modification Standards. In addition to the Standards for Review established in section 16-9-8(D), the following modification standards shall be utilized in the consideration of site development allowances.

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

(a) *Public Gathering Space.* The Planned Unit Development includes public gathering space, the amount of which is proportional to the size of buildings or number of dwelling units. The public gathering space is activated through the use of moveable tables and chairs, a fountain or other water feature, a sculpture or other public art feature, benches, seat walls, raised landscape planters, pedestrian scale, and celebratory lighting such as string or Tivoli lights, and/or other features. The public gathering space is integrated into the overall design of the Planned Unit Development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.

(b) *Sustainable Design.* The Planned Unit Development is designed with consideration given to various methods of site design and building location, architectural design of individual buildings, and landscaping design capable of reducing energy consumption and improving onsite stormwater management.

(c) *Landscape Conservation and Visual Enhancement.* The Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.

(d) *Mix of Uses.* The Planned Unit Development is comprised of a mix of nonresidential uses and a mix of housing types.

(e) *Affordability.* The Planned Unit Development includes residential dwellings that are deed restricted for households that make less than or equal to 80 percent of the area median income.

(f) *Universal Design.* The Planned Unit Development includes buildings designed with accessible features such as level access from the street and/or zero entry thresholds.

(g) *High Quality Building Materials.* The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO, including, but not limited to, masonry or wood.

(D) *Standards for Review.* Approval of development through the use of the Planned Unit Development process will be considered by the City only in direct response to the accrual of tangible benefits from the Planned Unit Development to the City or the neighborhood in which it would be located. These benefits shall be in the form of exceptional amenities; outstanding environmental, landscape, architectural, and/or site design; or the conservation of special man-made or natural features of the site. Modifications to the conventional zoning and subdivision regulations shall be considered a privilege except when encouraged by the modification standards in section 16-9-8(C)(2). No application for a Planned Unit Development shall be approved unless the City Council finds that the application meets all of the following standards:

(1) *Comprehensive Plan Alignment.* The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.

(2) *Placemaking.* The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces.

(3) *Integrated Design with Identifiable Centers and Edges.* The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in

which the various land uses included function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.

(4) Public Welfare. The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.

(5) Compatibility with Adjacent Land Uses. The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.

(6) Impact on Public Facilities and Resources. The Planned Unit Development is designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. The planned unit development shall include such impact fees as may be reasonably determined by the City Council or the City Engineer. These required impact fees shall be calculated in reasonable proportion to impact of the planned development on public facilities and infrastructure.

(7) Archaeological, Historical or Cultural Impact. The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.

(8) Drives, Parking and Circulation. The Planned Unit Development has or makes adequate provision to provide necessary parking. Principal vehicular access is from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation (including walkways, interior drives, and parking), special attention has been given to the location and number of access points to public streets, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and structures and the neighboring properties. Access points are limited through the use of cross access connections.

(E) Pre-Application Public Meeting. The applicant, after conducting the required pre-application conference, as detailed in section 16-9-4(C)(1), and prior to application submittal, as detailed in section 16-9-4(C)(2), is encouraged to conduct a public meeting to discuss the proposed Planned Unit Development and its impact on adjoining properties and area residents. If held, the applicant is encouraged to submit a written summary of comments made at the meeting with the application.

(F) Hearing and Recommendation by the Planning Commission. The Planning Commission shall hold a public hearing on the proposed Planned Unit Development, and, at the close of the public hearing and after consideration of the City planner report and public comment, make a

recommendation to the City Council to approve, approve with modifications, or deny the Planned Unit Development based on the applicable review criteria. The City Planner, on behalf of the Planning Commission, shall transmit a report containing its recommendation to approve, approve with modifications, or deny the PUD application to the City Council.

(G) Action by the City Council. The City Council shall hear the proposed Planned Unit Development, and, at the close of the meeting and after consideration of the recommendation of the Planning Commission, City Planner Report, and public comment either:

- (1) Approve the application,*
- (2) Approve the application with modifications,*
- (3) Deny the application,*
- (4) Refer the application back to the Planning Commission for further review, or*
- (5) Postpone further consideration pending the submittal of additional information, including any application requirement previously waived.*

(H) Zoning Map Amendment. Upon approval of the Planned Unit Development by the City Council, the zoning map shall be amended to reflect the PUD Overlay.

(I) Additional Application Requirements. A Planned Unit Development application shall satisfy the application requirements and review criteria for other review procedures established in this chapter, as applicable to the application, including those for Site Plan Review in section 16-9-3(C), Conditional Use Permits in section 16-9-3(D), Specific Use Permits in section 16-9-7, and Sign Permits in section 16-9-3(F).

(J) Amendments to Approved Planned Unit Development.

(1) Determination of Level of Change. Upon receiving a Planned Development Amendment application, the City Planner shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria detailed in section 16-9-8(J)(2) and section 16-9-8(J)(3) below.

(2) Major Amendment. A major amendment is any proposed change to an approved major or minor planned development that results in one or more of the following changes:

- (a) Increase density,*
- (b) Increase the height of buildings,*
- (c) Reduce open space by more than five percent,*
- (d) Modify the proportion of housing types,*
- (e) Change parking areas in a manner that is inconsistent with this UDO,*
- (f) Increase the approved gross floor area by more than 500 square feet,*
- (g) Alter alignment of roads, utilities, or drainage, or*
- (h) Result in any other change inconsistent with any standard or condition imposed by the City Council in approving the Planned Unit Development and/or the approved site plan, as determined by the City Planner.*

(3) Minor Amendment. A minor amendment is any proposed change to an approved Planned Unit Development that is consistent with the standards and conditions upon which the Planned Unit Development was approved, which does not alter the concept or intent of the Planned Unit Development and is not considered a major amendment as detailed in section 16-9-8(J)(2).

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

(K) Expiration. For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after five years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the PUD shall not expire, only the PUD overlay shall expire.

(1) Conformance with Current Regulations. Expired Planned Unit Developments are required to meet the most recently adopted regulations, ordinances, and development standards.

(Ord. No. 1581 , § II, 4-5-2022; Ord. No. 1624 , § VII, 10-17-2023)

Recommendation | *Staff recommends conditional approval of JZ 24 PUD 148 (RS-3) Residential Single-family with Planned Unit Development Overlay District.*

Conditions of Approval:

Consider details of UDO Article 5 “Use Specific Standards”

Consider details of UDO Article 6 “Development Standards”

Consider details of UDO Article 8 “Subdivision Standards” including but not limited to:

16-8-10 Anti-Monotony Standards

16-8-11 Parkland Provision

Planned Unit Development (PUD 148)

The Reserve at Southern Woods (Villas & Estates)

SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

(Three Separate Communities all under the same PUD, to be designed, built and sold at the same time; will not phase)

Date Prepared ~ 1/3/2024



Zemanek Architecture + Design, PLLC
107 E. Main Street
Jenks, OK 4037



AMIAN Homes, LLC
124 N. 6th St.
Jenks, OK 74037

The Reserve at Southern Woods (PUD ~~148~~)

January 3, 2024

RS-3 – Single Family Residential Subdivisions

Prepared By:

Zemanek Architecture + Design, PLLC

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Prepared For:

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Development Concept ~ The Reserve at Southern Woods

The Reserve at Southern Woods is a multifaceted, gated single family community sitting on nearly 40 acres of undeveloped land in the City of Jenks, Tulsa County, Oklahoma. The project is located on the south side of West 111th Street South, approximately a quarter mile west of highway 75. The property is surrounded by creeks, greenbelts and un-platted family parcels with Stonewood neighborhood located on the north side of 111th Street. This Planned Unit Development will have three distinctive areas of livability: all benefitting from the designer's master plan for the subdivision.

A homeowners' association will be created for the development and homeowners' dues will be established for the maintenance and sustainability of the subdivision and offered amenities. Those offered amenities include but are not limited to private roads within gated areas, curb and gutter, pond with water feature, green space, walking trails, pickleball and parks. Covenants for the neighborhood have been prepared to set forth minimum and maximum dwelling sizes, percentage of masonry, quality of construction, and other criteria which establish and maintain the quality and vision of this community.

The Reserve at Southern Woods will be a meticulously and professionally planned development with three distinctive communities, all working in unison together. The first community, as you approach from the East, will be The Reserve at Southern Woods (Villas) which will contain 41 lots within its own gated area and will be strategically marketed to the patriarch and matriarch of homeowners: the 55+ community. It will have privacy, intimacy, comradery, walkability, as well as masonry walls on much of the exterior to strategically create a divide from the other homes, while still enjoying chosen connection through combo locked walking gates. This will allow for easy access to neighbors and family alike, along with enjoyment of the other features and amenities within the 40 acres. The next community will be The Reserve at Southern Woods, which will facilitate a more family friendly driven approach to the overall community and will offer 40 lots. This community will enjoy a gated entry, bus stop directly outside the community with walking gate access, walking trails and recreational areas. The final piece to the community trifecta is the Reserve at Southern Woods (Estates), which sits on the most Western section of the parcel and enjoys the majority of greenbelt, creek and ponds views. This exclusive area is reserved for the 14 largest homesites and has an additional gate for added privacy and security.

Additional plans for the neighborhood include necessary detention facilities with fountains/aerators, preservation of existing mature trees where possible, masonry / iron screening walls with masonry columns along north property boundary and beyond, entry/exit gates with keypad, new tree plantings, as needed, sitting areas with benches, and substantial green space for the enjoyment of the residents in The Reserve at Southern Woods.

Development Standards ~ The Reserve at Southern Woods

Land Area Vilas: 9.20 Acres

Land Area Reserve: 12.25 Acres

Land Area Estates: 16.48 Acres

Total Land Area: 37.75 Acres

Permitted uses: All uses allowed by right in the RS-3 zoning district specifically Use Unit 6 – Single Family Dwelling and customary facilities and amenities.

Residential lot density calculation:

Maximum dwelling units allowed in RS-3 zoning district (1,644,390 / 8,400 square feet):..... 195

Maximum dwelling units (residential lots) allowed by this PUD:..... 95

Minimum lot width (at building setback line): 66 feet *

* with the exception of Lot 3, Block 9 which shall be a minimum of thirty (30) feet

Do you see an issue with block 6 Lots 7, 8, 14, 15?

Minimum lot area: 6,600 square feet

Maximum structure height: 35 feet *

* with the exception of chimneys, cupolas, or other architectural structures which may extend to a maximum of 45 feet. In addition, The Reserve at Southern Woods Estates designated lots may extend to 45 feet on the structure itself.

Off-Street Parking: Three (3) enclosed off-street parking spaces per dwelling unit*

*with the exception of The Reserve at Southern Woods Villas which will require (2) enclosed ^{per} dwelling units

Garage: Garages shall be setback a minimum of 25 feet from the front property line.

from Property line, please adjust setback request accordingly

~~Building setback from arterial street right-of-way 50 feet from the centerline of W. 111th St. S.~~

Front yard abutting a private street reserve area: 35 feet *

* with the exception of Block 9 which shall be a minimum of twenty-five (25) feet

Do you see an issue with block 6 Lots 7, 8, 14, 15?

Rear yard: 20 feet

Side yard interior:..... 5 feet*

Side yard exterior (Vilas): .. 5 feet*

Side yard exterior (Reserve): .. 10 feet*

Side yard exterior (Estates): .. 25 feet*

*No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences, excluding the Reserve at Southern Woods Estates. These (14) lots require (20) feet total, (10) feet on each side.

All other yards abutting an arterial street: 15 feet *

* unless a side entry garage is proposed. If a side entry garage is proposed, the building wall containing the garage door shall be set at a minimum of twenty-five (25) from the private street reserve.

Total Impervious cover: 4.62 Acres or 12%*

Vilas: 1.45 Acres or 16%

Reserve: 2.27 Acres or 18%

Estates: 1.26 Acres or 8%

* Impervious totals shown are for roads. Once development is completed, total impervious cover will not exceed 60%.

The Reserve at Southern Woods (Villas) 9.02 Acres

Minimum and Maximum House Size: Single Family Dwelling Units Shall have a minimum of 1800 sqft and a maximum sqft of 2800 sqft of finished heated living areas. Homes must be Single Story.

Masonry: All homes will be 75% masonry, exclusive to stone, brick or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted.

Foundation/Stem Walls: Foundation and stem walls will be covered with brick, stone or stucco. No exposed stem walls.

Interior Fencing: Interior fencing or walls shall not extend beyond each corner of the residence. Fencing shall be constructed of iron, masonry or wood fencing with steel posts, capped and stained. Stain color of fence must match neighborhood fence stain. Fence trak systems are acceptable.

The Reserve at Southern Woods (Reserve) 12.25 Acres

Minimum and Maximum House Size: Single Family Dwelling Units Shall have a minimum of 2800 sqft and a maximum sqft of 4400 sqft of finished heated living areas. *The seven designated single-story homes may be 2600sqft or larger.

Masonry: All homes will be 60% masonry, exclusive to stone, brick or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted.

Foundation/Stem Walls: Foundation and stem walls will be covered with brick, stone or stucco. No exposed stem walls.

Interior Fencing: Interior fencing or walls shall not extend beyond each corner of the residence. Fencing shall be constructed of iron, masonry or wood fencing with steel posts, capped and stained. Stain color of fence must match neighborhood fence stain. Fence trak systems are acceptable.

The Reserve at Southern Woods (Estates) 16.48 Acres

Minimum and Maximum House Size: Single Family Dwelling Units Shall have a minimum of 3200 sqft and a maximum sqft of 10,000 sqft of finished heated living areas. One home site may sit on up to two lots. No three adjacent lots may be purchased for one home site.

Masonry: All homes will be 85% masonry, exclusive to stone, brick or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted.

Foundation/Stem Walls: Foundation and stem walls will be covered with brick, stone or stucco. No exposed stem walls.

Interior Fencing: Interior fencing or walls shall not extend beyond each corner of the residence. Fencing shall be constructed of iron or masonry. No wood fences will be allowed, except for on the East side of the lots abutting adjacent community; The Reserve at Southern Woods. In addition, the two lots adjacent to the main access and Villas must be iron.

Signage ~ The Reserve at Southern Woods

An identification sign shall be permitted with a maximum of 64 square feet of display signage surface. Additional signage for amenities will be allowed with a maximum of 16 square feet.

Access and Circulation

The property shall be accessed from West 111th Street South along the north side of the property. Interior vehicular access shall be derived from two gated main entrances with curbed, asphalt or concrete private streets (26 feet in width) throughout. A secondary, gated emergency access (20' wide) shall be provided near the northeast corner of the property. The private street shall be designed and constructed according to the specifications set forth by the City of Jenks Engineering Design Standards. There are no plans for future residential street connections to this property.

Topography

The property consists of mostly wooded areas and with elevations ranging from 738 feet in the Southeast corner feet to 685 feet in the Northwest corner. Refer to Exhibit C.

Utilities and Drainage

Utilities are available at the across 111st. street on the Northeast corner of the development boundary. Storm water drainage will be collected, and detention will be addressed within designated reserve areas in accordance with the City of Jenks Engineering Design Standards. Domestic and irrigation water service and sanitary sewer will be provided by the City of Jenks.

Environmental and Open Space Considerations

The property contains a natural creek along the West boundary of the property. This area contains a regulated flood zone. This area will be utilized for natural trails and green space, for use by residents.

There is an existing pond on the property which will be enhanced and used as the detention facilities. This pond will provide an amenity to wildlife and for neighborhood recreation opportunities. This open space will also contain landscaping and seating as part of the open space design. A broad variety of vegetation will be installed for the beautification and enjoyment of the residents.

Amenities

- Pond fountains / aerators
- Sitting areas with benches
- New tree planting and professional landscaping
- Natural stream channel & native vegetation preservation area
- More than 2 acres of green space / reserve areas
- Walking Trails
- Pickleball Courts
- Playground

Site Plan Review

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan.

Platting Requirement

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the City of Jenks Planning Commission and City Council, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the City of Jenks shall be a beneficiary thereof.

Anticipated Construction Schedule

The Reserve at Southern Woods anticipated construction schedule begins in April of 2024 and is expected to be complete and ready for lot sales in the late Fall of 2024.

Legal Description ~ The Reserve at Southern Woods

TRACT A

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA DESCRIBED BY METES AND BOUNDS BY COLLINS, LAND SURVEYOR # 1259 IN AND FOR THE STATE OF OKLAHOMA ON OCTOBER 15, 2014 AS FOLLOWS, TOW-WIT: THE EAST 699.34 FEET OF THE WEST 1230.34 FEET OF THE NORTH 854.03 FEET OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

TRACT B

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE N 89°19'06" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 00°04'04" E FOR A DISTANCE OF 1322.36 FEET; THENCE N 89°58'45" W FOR A DISTANCE OF 1101.83 FEET; THENCE N 00°08'03" W FOR A DISTANCE OF 467.70 FEET; THENCE N 89°04'42" E FOR A DISTANCE OF 477.33 FEET; THENCE N 00°07'12" W FOR A DISTANCE OF 304.03 FEET; THENCE S 89°19'04" E FOR A DISTANCE OF 475.00 FEET; THENCE N 00°07'19" W FOR A DISTANCE OF 550.00 FEET; THENCE S 89°19'06" E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 150.93 FEET TO THE POINT OF BEGINNING.

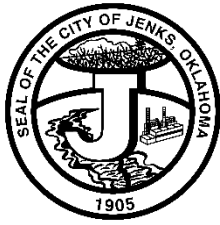
TRACT C

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE N 89°19'06" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 945.23 FEET TO THE POINT OF BEGINNING; THENCE S 00°07'19" E FOR A DISTANCE OF 550.00 FEET; THENCE N 89°19'04" W FOR A DISTANCE OF 475.00 FEET; THENCE N 00°07'12" W FOR A DISTANCE OF 550.00 FEET; THENCE S 89°19'06" E ALONG THE NORTH LINE OF THE N/2 OF THE NW/4 OF SAID SECTION 34 FOR A DISTANCE OF 475.00 FEET TO THE POINT OF BEGINNING.

Exhibits

Exhibit A:.....Conceptual Site Plan
 Exhibit B:.....Aerial Photography
 Exhibit C:Site Topography



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 24 PUD 148

Request: Rezone to RS-3 (Residential Single Family) with a Planned Unit Development overlay

Request by Amy Prosser for a Residential Planned Unit Development overlay with an underlying zoning of RS-3 (Residential Single Family)

Legal Description: TRACT A

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA DESCRIBED BY METES AND BOUNDS BY COLLINS, LAND SURVEYOR #1259 IN AND FOR THE STATE OF OKLAHOMA ON OCTOBER 15, 2014 AS FOLLOWS, TOW-WIT: THE EAST 699.34 FEET OF THE WEST 1230.34 FEET OF THE NORTH 854.03 FEET OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

TRACT B

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34: THENCE N 89°19'06" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 00°04'04" E FOR A DISTANCE OF 1322.36 FEET; THENCE N 89°58'45" W FOR A DISTANCE OF 1101.83 FEET; THENCE N 00°08'03" W FOR A DISTANCE OF 467.70 FEET; THENCE N 89°04'42" E FOR A DISTANCE OF 477.33 FEET; THENCE N 00°07'12" W FOR A DISTANCE OF 304.03 FEET; THENCE S 89°19'04" E FOR A DISTANCE OF 475.00 FEET; THENCE N 00°07'19" W FOR A DISTANCE OF 550.00 FEET; THENCE S 89°19'06" E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 150.93 FEET TO THE POINT OF BEGINNING.

TRACT C

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA. ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE N 89°19'06" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 945.23 FEET TO THE POINT OF BEGINNING; THENCE S 00°07' 19" E FOR A DISTANCE OF 550.00 FEET; THENCE N 89°19'04" W FOR A DISTANCE OF 475.00 FEET; THENCE N 00°07'12" W FOR A DISTANCE OF 550.00 FEET; THENCE S 89°19'06" E ALONG THE NORTH LINE OF THE N/2 OF THE NW/4 OF SAID SECTION 34 FOR A DISTANCE OF 475.00 FEET TO THE POINT OF BEGINNING.

General Location: 2912 W 111th St

Hearing Date: 18 January 2024 at 6 p.m.

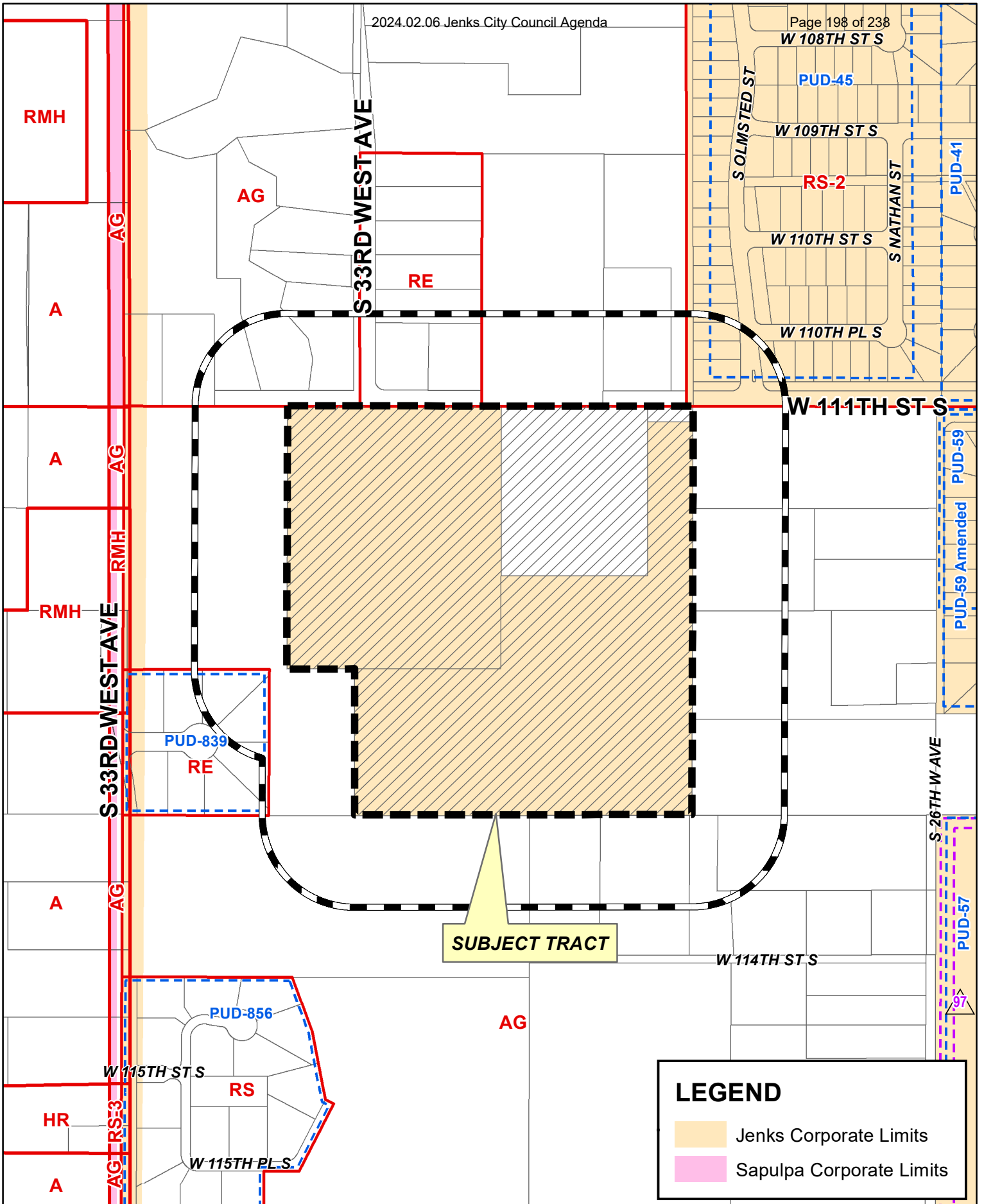
Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

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 21 December 2023.



Marcae Hilton, Secretary
Jenks Planning Commission



SUBJECT TRACT

LEGEND

- Jenks Corporate Limits
- Sapulpa Corporate Limits

zemanekad.com

REVISIONS:

[illegible]

23025

**NOT FOR
CONSTRUCTION**

AMIAN HOMES
THE RESERVE AT SOUTHERN WOODS

AMIAN HOMES
THE RESERVE AT SO
111th & 33rd W. Ave
Jenks, OK

12.10.23

A100

EXISTING SURVEY



BOUNDARY

2912 and 2926 W. 111TH ST., JENKS, OK

DATE	DESCRIPTION	REV
DATE	11/01/23	
PROJECT NO.	2340524	
SHEET NAME		
EXHIBIT		
SHEET NO.		
1		

EXHIBIT

SHEET NO.

1



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

 BOUNDARY
 SECTION LINE
 EASEMENT

SET 3/8" IRON PIN WITH
"WALLACE CA 1460" CAP

TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA DESCRIBED BY METES AND BOUNDS BY COLLINS, LAND SURVEYOR # 1259 IN AND FOR THE STATE OF OKLAHOMA ON OCTOBER 31, 2014 AS FOLLOWS, TOW-IT-W: THE EAST 699.34 FEET OF THE WEST 1230.34 FEET OF THE NORTH 854.03 FEET OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE N 89°19'06" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 150.93 FEET; THENCE N 7°00'00" E FOR A DISTANCE OF 30.43 FEET; THENCE S 89°19'04" W FOR A DISTANCE OF 475.00 FEET; THENCE N 00°00'03" W FOR A DISTANCE OF 467.70 FEET; THENCE N 89°04'42" E FOR A DISTANCE OF 477.33 FEET; THENCE N 00°07'12" W FOR A DISTANCE OF 304.03 FEET; THENCE S 89°19'04" E FOR A DISTANCE OF 475.00 FEET; THENCE N 00°07'19" W FOR A DISTANCE OF 550.00 FEET; THENCE S 89°19'06" E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 150.93 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE N 89°19'06" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 945.23 FEET TO THE POINT OF BEGINNING; THENCE S 00°07'19" E FOR A DISTANCE OF 550.0 FEET; THENCE N 89°19'04" W FOR A DISTANCE OF 475.00 FEET; THENCE N 00°07'12" W FOR A DISTANCE OF 550.0 FEET; THENCE S 89°19'08" E ALONG THE NORTH LINE OF THE N/2 OF THE NW/4 OF SAID SECTION 34 FOR A DISTANCE OF 475.0 FEET TO THE POINT OF BEGINNING.

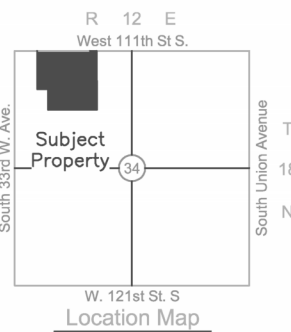
I, CLIFF BENNETT HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAN OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

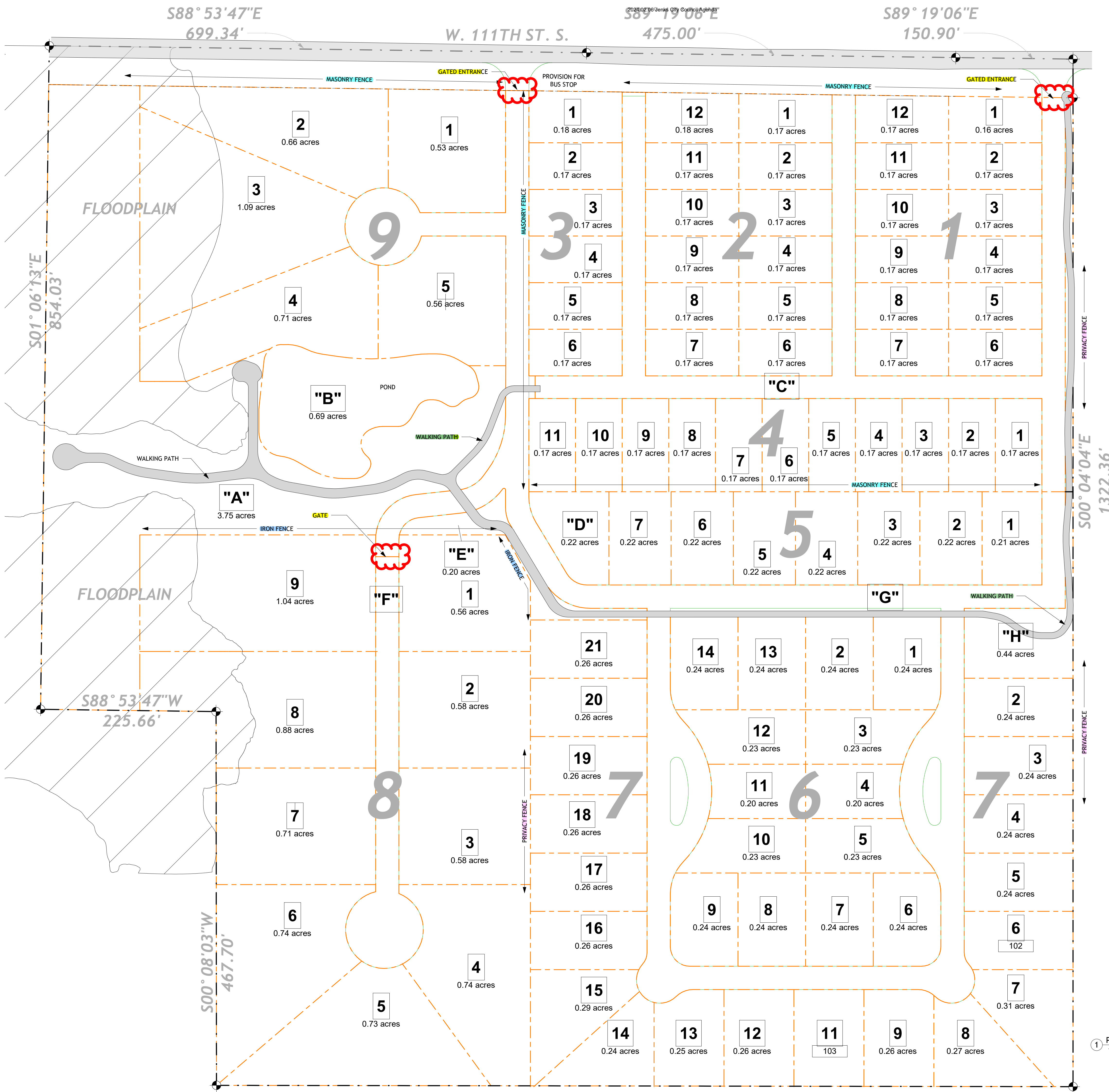
WITNESS MY HAND AND SEAL THIS 1ST DAY OF NOVEMBER, 2023.

Cliff Bennett

CLIFF BENNETT, R.P.L.S. No.1815

NOVEMBER 01 2023





LOT INFO	
LOT	AREA
BLOCK 1	
1	0.16 acres
2	0.17 acres
3	0.17 acres
4	0.17 acres
5	0.17 acres
6	0.17 acres
7	0.17 acres
8	0.17 acres
9	0.17 acres
10	0.17 acres
11	0.17 acres
12	0.17 acres
BLOCK 1: 12	
BLOCK 2	
1	0.17 acres
2	0.17 acres
3	0.17 acres
4	0.17 acres
5	0.17 acres
6	0.17 acres
7	0.17 acres
8	0.17 acres
9	0.17 acres
10	0.17 acres
11	0.17 acres
12	0.18 acres
BLOCK 2: 12	
BLOCK 3	
1	0.18 acres
2	0.17 acres
3	0.17 acres
4	0.17 acres
5	0.17 acres
6	0.17 acres
BLOCK 3: 6	
BLOCK 4	
1	0.17 acres
2	0.17 acres
3	0.17 acres
4	0.17 acres
5	0.17 acres
6	0.17 acres
7	0.17 acres
8	0.17 acres
9	0.17 acres
10	0.17 acres
11	0.17 acres
BLOCK 4: 11	
BLOCK 5	
1	0.21 acres
2	0.22 acres
3	0.22 acres
4	0.22 acres
5	0.22 acres
6	0.22 acres
7	0.22 acres
BLOCK 5: 7	
BLOCK 6	
1	0.24 acres
2	0.24 acres
3	0.23 acres
4	0.20 acres
5	0.23 acres
6	0.24 acres
7	0.24 acres
8	0.24 acres
9	0.24 acres
10	0.23 acres
11	0.20 acres
12	0.23 acres
13	0.24 acres
14	0.24 acres
BLOCK 6: 14	

LOT INFO	
LOT	AREA
BLOCK 7	
2	0.24 acres
3	0.24 acres
4	0.24 acres
5	0.24 acres
6	0.24 acres
7	0.31 acres
8	0.27 acres
9	0.26 acres
11	0.26 acres
12	0.26 acres
13	0.25 acres
14	0.24 acres
15	0.29 acres
16	0.26 acres
17	0.26 acres
18	0.26 acres
19	0.26 acres
20	0.26 acres
21	0.26 acres
BLOCK 7: 19	
BLOCK 8	
1	0.56 acres
2	0.58 acres
3	0.58 acres
4	0.74 acres
5	0.73 acres
6	0.74 acres
7	0.71 acres
8	0.88 acres
9	1.04 acres
BLOCK 8: 9	
BLOCK 9	
1	0.53 acres
2	0.66 acres
3	1.09 acres
4	0.71 acres
5	0.56 acres
BLOCK 9: 5	
RESERVE	
"A"	3.75 acres
"B"	0.69 acres
"C"	1.29 acres
"D"	0.22 acres
"E"	0.20 acres
"F"	0.48 acres
"G"	2.82 acres
"H"	0.44 acres
RESERVE: 8	
TOTAL LOTS: 103	

ZEMANEK ARCHITECTURE + DESIGN
107A EAST MAIN STREET
JENKS, OK 74037
T: 918.606.2090

zemanekad.com

COPYRIGHT ZEMANEK ARCHITECTURE + DESIGN, LLC - 12.10.23

REVISIONS:		
No	Description	Date

PROJECT NUMBER:
23025

SEAL:
NOT FOR CONSTRUCTION
12.10.23

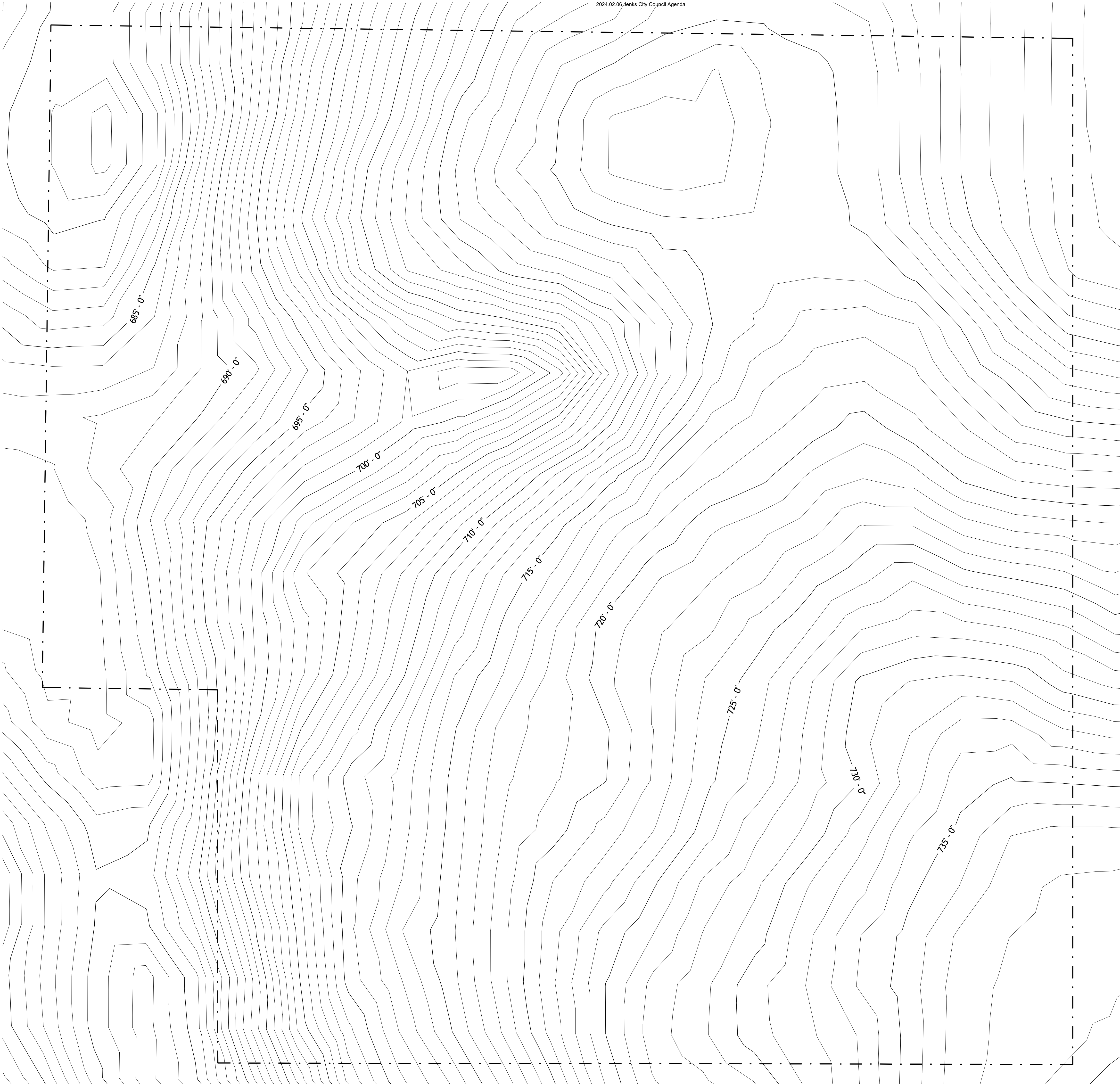
CONSULTANT:

AMIAN HOMES
THE RESERVE AT SOUTHERN WOODS
1111th & 33rd W. Ave
Jenks, OK

ISSUE DATE:
12.10.23
SHEET NUMBER:
A101
LAYOUT

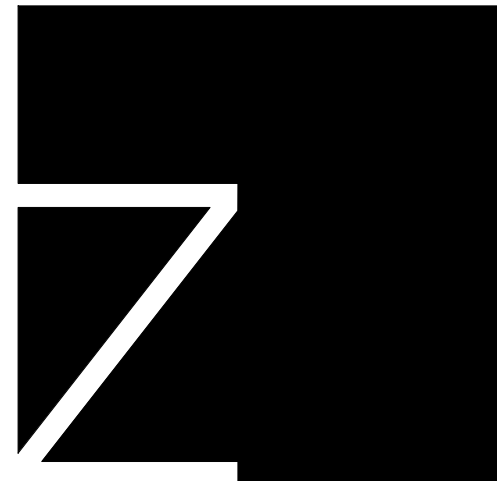
① PRELIM LAYOUT
1" = 60'-0"

N
↑



2024.02.06 Jenks City Council Agenda

TOPO NOTES
1. PRELIMINARY TOPO SHOWN. TOPO
DATA PULLED FROM INCOG WEBSITE



ZEMANEK ARCHITECTURE + DESIGN
107A EAST MAIN STREET
JENKS, OK 74037
T: 918.606.2090

zemanekad.com

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REVISIONS:

No	Description	Date

PROJECT NUMBER:

23025

SEAL:

**NOT FOR
CONSTRUCTION**
12.10.23

CONSULTANT:

**AMIAN HOMES
THE RESERVE AT SOUTHERN WOODS
1111th & 33rd W. Ave
Jenks, OK**

ISSUE DATE:

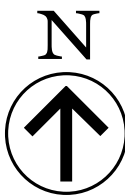
12.10.23

SHEET NUMBER:

A102

EXISTING TOPO

① EXISTING TOPO
1" = 60'-0"



PROJECT NUMBER:

23025

SEAL:

SEAL:

**NOT FOR
CONSTRUCTION**

12.10.23

CONSULTANT:

AMIAN HOMES
THE RESERVE AT SOUTHERN WOODS
1111th & 33rd W. Ave
Jenks, OK

ISSUE DATE:

12.10.23

SHEET NUMBER:

A103

UTILITY TIE IN



**ORDINANCE NO. 1640
(JZ 24 PUD-148)**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF JENKS, OKLAHOMA BY REZONING A TRACT OF LAND TO RS-3 (RESIDENTIAL SINGLE FAMILY) AND OVERLAYING PUD-148 (PLANNED UNIT DEVELOPMENT NUMBER 146) TO THE PARCEL; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY

.....

WHEREAS, the owner of certain real property has petitioned for the Zoning Change and Zoning Overlay District of a parcel of land with the creation of a Planned Unit Development; and

WHEREAS, a public hearing on said zoning overlay was held by the Jenks Planning Commission on January 18, 2024, and a public hearing on said zoning overlay was held by the Jenks City Council on February 06, 2024, and due consideration has been given to any public comments; and

WHEREAS, the City Council of the City of Jenks, Oklahoma finds that the zoning overlay change promotes the health and safety of the Jenks community, and that the same is necessary and expedient.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JENKS, OKLAHOMA:

SECTION I. That the following described property in the City of Jenks, Tulsa County, Oklahoma::

TRACT A

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA DESCRIBED BY METES AND BOUNDS BY COLLINS, LAND SURVEYOR #1259 IN AND FOR THE STATE OF OKLAHOMA ON OCTOBER 15, 2014 AS FOLLOWS, TOW-WIT: THE EAST 699.34 FEET OF THE WEST 1230.34 FEET OF THE NORTH 854.03 FEET OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

TRACT B

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34;
THENCE N 89°19'06" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE

OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 00°04'04" E FOR A DISTANCE OF 1322.36 FEET; THENCE N 89°58'45" W FOR A DISTANCE OF 1101.83 FEET; THENCE N 00°08'03" W FOR A DISTANCE OF 467.70 FEET; THENCE N 89°04'42" E FOR A DISTANCE OF 477.33 FEET; THENCE N 00°07'12" W FOR A DISTANCE OF 304.03 FEET; THENCE S 89°19'04" E FOR A DISTANCE OF 475.00 FEET; THENCE N 00°07'19" W FOR A DISTANCE OF 550.00 FEET; THENCE S 89°19'06" E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 150.93 FEET TO THE POINT OF BEGINNING.

TRACT C

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA. ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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General Location: 2912 W 111th St

Is rezoned from AG (Agriculture) to RS-3 (Residential Single Family) with PUD 148 overlay added on top.

SECTION II. That approval of PUD-148 shall be subject to the conditions as set forth in the official minutes of the Jenks City Council meeting approving this ordinance as well as the corresponding Planned Unit Development. Including §16-9-8(K) of the Jenks City Code, which states that the PUD will be considered null and void if no building permits have been issued or if the property hasn't been platted within five (5) years. Should the PUD become void, the underlying zoning will not change.

SECTION III. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby expressly repealed.

SECTION IV. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Approved this _____ day of _____ 2024

CITY OF JENKS, OKLAHOMA

MAYOR

SECTION V. Since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health and safety, an emergency is hereby declared to exist and this ordinance shall be in full force and effect immediately after its passage by the City Council.

Emergency Clause approved separately this _____ day of _____ 2024.

CITY OF JENKS, OKLAHOMA

MAYOR

Attest:

CITY CLERK

Approved as to form:

CITY ATTORNEY

Jenks | City Council Staff Report



To	Mayor Cory Box and City Council City Manager, Christopher Shrout
Hearing Date	February 06, 2024
Case Number	JZ 24 PUD 110MA1
Request	Major Amendment No.1 to PUD 110 (Planned Unit Development Overlay District)
Location	North of 91 st Street ("K"Place) and west of the Arkansas River
Applicant	Robert Bell, Bell Land Use

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Public Notice
- ☐ PUD 110 Major Amendment No. 1
- ☐ Original PUD 110

Preparer

INCOG
Robert Bell
Robert Bell

Background Information

PC SUMMARY | January 18, 2024 | Regularly Scheduled Meeting | Recommendation of Approval (7-0-0)

Planning Director Marcaé Hilton introduced Item 5 and answered questions. Robert Bell (101 E Aquarium; applicant) addressed the Commission and also answered questions. Public comment and questions are from the following individuals (Staff has sent the list of question to other City Departments for additional comment) It was noted in the meeting that the Planning Commission does not regulate items under the jurisdiction of the Corporation Commission, Public Safety (speeding, crosswalk safety), ODOT Oklahoma Department of Transportation, Corp of Engineers, US Fish and Wildlife, etc.:

Maria Rosales (1236 N 2nd St)

- Traffic issues | Police
- No fast response from FD (and PD) | Police
- Flooding from digging into the river | Engineering/Hydrology
- Says there are no fire lines/hydrants in area | Fire
- Safety crossing streets; people down slow down | Police
- Kids almost get run over going to the fields | Police and Schools

Brian Kirk (1314 N 2nd St)

- Issue with the notice area. | Planning
- Told we purchased the lot on 2nd street for access for future development. | City Manager's Office
 - Want to know if that's true since it's already a speedway? | Police
- What will we do for the heavy traffic concerns? Police, Engineering, Planning
- What's coming in the rest of the phases? | Applicant, Planning
- Infrastructure cannot hold traffic. | Engineering
- Don't want to see 2nd turn into "K" place. | Engineering, Planning
- Impact on school? | Planning (TAC)

Tyler Rains (1326 N 2nd St)

- Traffic. | Engineering and Police

- Infrastructure. | Engineering
- Notified the first time, but not this time. Why? | Planning
- Why did city by 2nd street property? | City Manager's Office
 - Access for the development on "their quiet street."

- Chair West states after Tyler Rains that they are going to talk about the 2nd St access to the north "here in a minute"

Justin Barr (243 E "K" Pl)

- Wants to know who was the city planner of Jenks when it was approved the first time? (Beach) | Planning
- Felt like City purchasing the property without a town hall meeting, and splitting it into 2 different properties so they can "stay below the threshold to require a town hall meeting was dishonest." | City Manager's Office
- Infrastructure developed. | Developer and engineering
- Levee maintained. | Corp of Engineers
- Roadway to go straight to Elm, no reason to dump traffic onto N 2nd. | Engineering, Planning
- "All the cross county students, they have jog on "K" Pl., yeah, have fun with that lawsuit" | School

Clint Robertson (1193 N 2nd St)

- Why did we purchase the property? For access to a private development? (stated he knew the Commission was about to answer that question) | City Manager's Office

Sunny Van Straten (1340 N 2nd St)

- Are we talking to the school about all the new development, since they are at capacity? | Planning (TAC)

Steve Brown (2776 N 49th St S, Tulsa, OK)

- Worried about debris | Inspections
- Concerned about children falling into the river (fencing question) | Developer, Planning
- Concerned about access to his property/boat launch (doesn't currently have access) | Developer, Planning

Brian Kirk

- Question regarding the notice – would using a different address provide us a notice? (confusion on legal address) | Planning

The Planning Commission (PC) brainstormed at the recent work session on how to better communicate with citizens on matters not directly related to land use. Staff will further coordinate with PC to provide a few options.

STAFF COMMENTARY | This site was originally approved for a mix of uses, through Zoning Case JZ-617 PUD-110 | approved June 4, 2018, including but not limited to condominiums, apartments, and an assortment of retail. Since the approval no action has been taken, triggering a major amendment to PUD 110.

The UDO (Unified Development Ordinance) was approved in 2022 and states, "For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after five years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the PUD shall not expire, only the PUD overlay shall expire."

The proposed amendment to PUD 110 recognizes the standards of the UDO, seeks to comply with the criteria to be brought back to the Planning Commission and City Council, and amends the site plan to create a more relevant project on the property.

The PUD Amendment redefines the three Development Areas A, B, and C defining the site plan as Phase I and Phase II. This amendment will only be outlining the development criteria of Phase I. Phase I is recognized as Development Area B of the original PUD and is redefined by Exhibit A which includes a legal description and a general site plan.

PLANNING DATA

ORIGINAL PUD 110 | The concept is for a mixed-use development in three development areas:

- Area A: condominium building up to 12-stories high with a parking garage on the first two floors
- Area B: apartment buildings up to 75 feet high with up to 300 apartment units,
- Area C: building height up to 45 feet containing approximately 125,000 square feet of office space and 75,000 square feet of retail, restaurant, and entertainment.

ACRES	20.10
ORDINANCE	1454
ZONING CASE #	JZ-617 & PUD 110

MAJOR AMENDMENT #1

PUD 110 MA1 REQUEST	Major Amendment No. 1 to PUD 110 (Planned Unit Development District Overlay)
CURRENT ZONING	(ROC) River Oriented Commercial (Legacy District) now follows the (RTC) River Tourist Commercial standards
INTENDED USE	Apartments & Mixed-Use Development
PARCEL ID	98318831831710
LEGAL	PT GOV LT 11 BEG 330E SWC TH N250 NW121.91 W248.64 N189 E77.75 NW116.49 N702.42 E216 SELY APPROX 800 S696.07 W326 POB SEC 18 18 13 13.02ACS
OWNER	PRICE, WILLIAM STUART II
ADDRESS	487 E K PL N
TR_SEC	8318
GROSS ACRES	13.02
PARCEL ID	98318831833550
LEGAL	BEG 656E SWC SE TH N478.5 E150 S478.5 W150 POB SEC 18 18 13 1.65AC
OWNER	PRICE, WILLIAM STUART II IRREV TRUST
PROP_ADD	503 E K PL N
TR_SEC	8318
GROSS ACRES	1.65
PUBLIC COMMENT	Staff received one phone call asking about the river development notice. Several Citizens showed up at the January 18, 2023 hearing to express concerns regarding, traffic, access, infrastructure, levee maintenance, delayed fire/police response, fire hydrants, children crossing street, process.

RTC ZONING

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 of the Jenks Comprehensive Plan.

ROC ZONING

ROC - River Oriented Commercial Legacy District. The ROC District shall be limited to the areas previously designated as River Oriented Commercial. The purpose of the District is to allow lodging, restaurants, 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. Multiple-family residential uses may be utilized in the ROC as accessory or in conjunction with the commercial developments provided that they are designed at a second-floor height or greater. No property may be rezoned into the ROC Legacy District after the date of the adoption of this UDO.



Figure 1: Multi-Family Designation

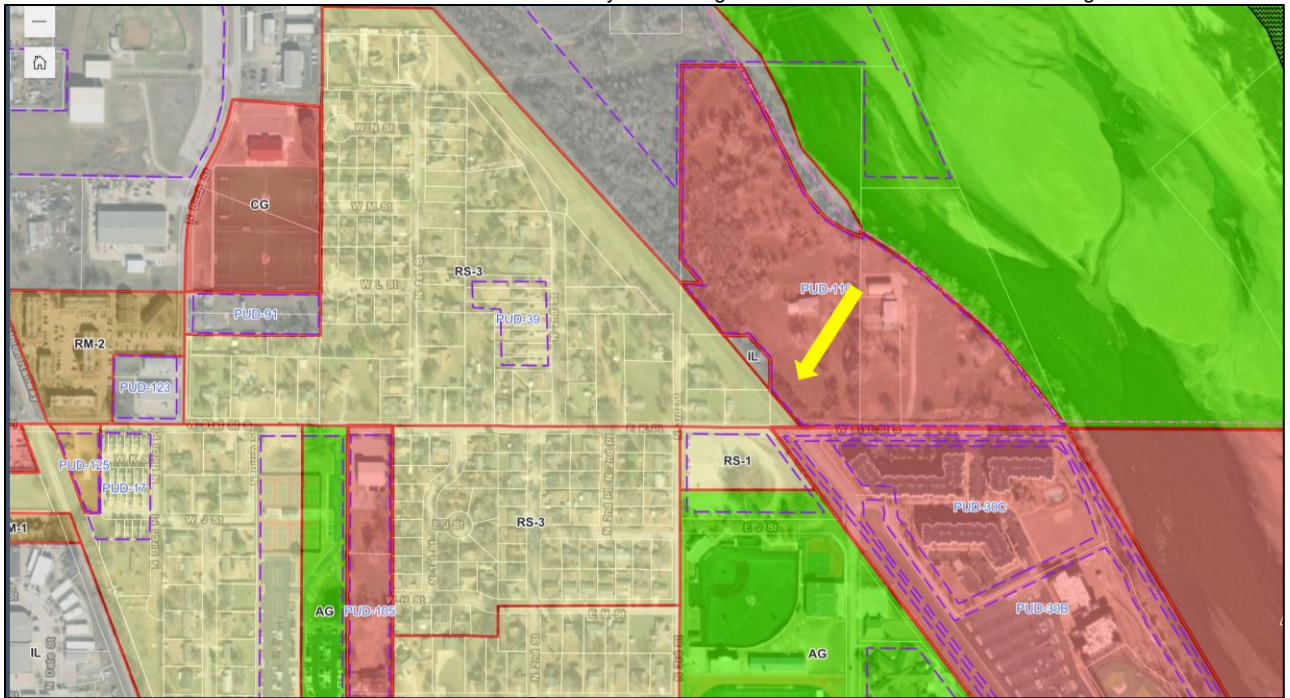


Figure 2 | Zoning map of the parcels in question

Staff Evaluation & Recommendation

Evaluation | This request is compatible with the Comprehensive Plan, Land Plan designation of Multi-family Residential and is not too far removed from the original approved PUD. The site will require platting and full engineering and must meet all the elements of the (UDO) Unified Development Ordinance unless otherwise amended in the PUD standards.

Table 16-3-1(A): Residential District Bulk and Dimensional Standards

Standard	RTC	MA1 PHASE 1	PUD 110 DEV. AREA B	RM-3
Permitted No. of Dwelling Units	(SUP)	150	300	20
Lot Area (sqft)	NA	8.4 / 365904	8.4 / 365904	20,000
Lot Area/DU (sqft)	NA	2,439	1220	1,000
Lot Width (ft)	NA	?	?	100
Front (ft) Minimum – maximum (East- Facing Arkansas River)	0 - 60	100	100	10
Exterior Side (ft) Minimum – maximum (South “K” PL)	0 - 60	10	25	10
Interior Side (ft) (North)	0	10	10	10(2)
Rear (ft) (West – Levee)	0	25	25	10

<i>Height (ft)</i>	85	60	60	45
<i>Impervious Surface Coverage</i>	70%	85%	85%	70%
<i>Parking offset from Street ROW</i>		5 ft		
<i>Parking Spaces per Housing Unit</i>	1.5/efficiency- 1 bedroom unit 2/2+ bedroom unit	1.7	Per Code	1.5/efficiency- 1 bedroom unit 2/2+ bedroom unit
<i>Notes</i>				
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.				
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.				
(3) Garages shall be setback a minimum of 25 feet from the front property line.				

Recommendation | *Staff and Planning Commission recommends conditional approval of JZ 24 PUD 110 MA1 Major Amendment No. 1 for approval and reactivation PUD 110 Overlay District per the following conditions.*

Conditions of approval:

1. Meet requirements of the UDO unless excepted standards are approved in PUD Amendment.
2. Platting is required before building permit will be approved.
 - a. Formal Site Plan approval is required for each phase of development.
 - b. Fire Marshal shall approve site plan prior to building permit submittal.
 - c. Trail ROW will be dedicated during platting.
3. Engineering
 - a) Required additional width for Dedication of 91st Street ROW.
 - b) On-site detention.
 - c) Public utilities and public roadways on-site must be worked out.
 - d) The PUD site plan is not the final site plan for this application.
 - e) I agree with the verbiage on floodplain considerations for the development.
4. Adhere to any additional comments or conditions approved by City Council.

JZ 24 PUD 110 MAJOR AMENDMENT NO. 1
PUD Amendment
of
RiverFront South Centre
Planned Unit Development Number 110

Zoning Case JZ-617 PUD-110 was completed on June 4, 2018. The Jenks zoning code update that happened earlier this year specified, “For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after five years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the PUD shall not expire, only the PUD overlay shall expire.”

The proposed amendment to PUD 110 is to recognize the Unified Development Ordinance, to comply with the criteria to be brought back to the Planning Commission and City Council, and to recognize required changes due to a better understanding of the characteristics of the property.

The PUD Amendment redefines the three development areas identified as Development Areas A, B, and C to two areas defined as Phase I and Phase II. This amendment will only be outlining the development criteria of Phase I. Phase I is recognized as Development Area B of the original PUD and is redefined by Exhibit A which includes a legal description and a general site plan.

The subject property was rezoned to River Oriented Commercial with the approval of PUD 110 and is now recognized by the UDO as River Oriented Commercial Legacy District.

ROC - River Oriented Commercial Legacy District. The ROC District shall be limited to the areas previously designated as River Oriented Commercial. The purpose of the district is to allow lodging, restaurants, 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. Multiple-family residential uses may be utilized in the ROC as accessory or in conjunction with the commercial developments provided that they are designed at a second-floor height or greater. No property may be rezoned into the ROC Legacy District after the date of the adoption of this UDO.

The UDO specifies that the bulk and dimensional standards for the RTC - Riverfront Tourist Commercial District shown in Table 16-3-1(B) shall apply to all parcels in the ROC - River Oriented Commercial Legacy District.

The following table bulk and dimensional standards for the RTC District shall apply to Phase 1 of PUD 110 unless specifically identified by the PUD. The approved standards for PUD 110 are specified following the table.

Table <u>16-3-1</u> (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%

The following Development Standards were identified for Area B of PUD 110. The proposed Amendment is modifying area B to be identified as Phase I. The area of Phase I is being changed from along 91st Street to along the Jenks Levee with two access points to 91st Street. This change creates the need to modify certain Development Standards and renders one obsolete. These changes are identified in parenthesis and bolded.

Development Standards – Area “B” (Phase I)

Net Land Area: 8.4 Acres (**Size reduced-see Legal Description Exhibit A**)

Permitted Uses:

The following uses shall be permitted: Use Unit 5, Community Services, and Cultural and Recreational Facilities; Use Unit 8, Multi-Family Dwellings and Similar Uses; Use Unit 10, Off-Street Parking Areas; landscaped open space and uses customary and accessory to principle uses.

Maximum Permitted Number of Dwelling Units Development Area "A": 300
(Dwelling Units Identified for Phase I 150)

Minimum Lot Area Per Dwelling Unit: Per RM-3 Zoning District

Minimum Land Area Per Dwelling Unit: Per RM-3 Zoning District

Minimum Setback from East "K" Place (91st Street): **South (Exterior Side)** 25 Feet
(Change to 10 Feet)

Minimum Setback from Riverfront Drive: **West (Rear)** 25 Feet
(Riverfront Drive is the road on Levee if constructed in future)

Minimum Setback from north property boundary: **North (Interior Side)** 10 Feet

Minimum Setback from normal highwater meander line of Arkansas River: 100 Feet
(Phase I not located near the Riverbank) East (Facing Arkansas River)

Minimum Off-Street Parking Setback from street r-o-w: 5 Feet

Off Street Parking: Per the applicable Use Unit of the Jenks Zoning Code
(Change to 1.7 spaces Per Housing Unit)

Maximum Permitted Building Height: 60 Feet

Architectural features, lighting requirements features are permitted to exceed maximum height with detail site plan approval; all plans shall be submitted to FAA for review and approval of height.

Minimum Landscaped Open Space: 15 %

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential properties. Street and parking lot lighting shall not exceed 25 feet in height. Light standards located within Street right of ways shall not be less than 19 feet in height.

Note: The subject property is greater than 1 foot above the 100-year floodplain. Per Jenks Comprehensive Plan, all Commercial buildings shall be constructed at a height of 1 foot above a 306,000 cfs release of the Keystone Dam. The first habitable floor of any residential unit shall be eight feet above the 100-year floodplain.

There are specific development characteristics that will apply to Phase I as redefined by the Proposed Amendment. The following criteria shall be recognized as a part of Phase I.

1. Phase I is located along the Jenks Levee. The levee is within an easement controlled by Tulsa County with oversight by the US Army Corps of Engineers. The Levee Easement is 150 feet, 75 feet each side of the centerline of the Levee. Phase I at a minimum shall be located 75 feet from the centerline of the Jenks Levee. The Levee will be designated as a reserve area with specifications of the Levee placed in the associated plat of Phase I. The reserve area shall remain in the same ownership of the remainder of the property recognized as Phase II of the Planned Unit Development.
2. With the development of Riverwalk Crossing, it was determined by USACE that only a minimal rise would be acceptable on the designed freeboard of the Jenks Levee to a 350 cfs release of the Keystone Dam. This was a compromise from a requirement of zero rise. The Corps identified this as the 350-year floodplain. The City of Jenks had concern related to this requirement because the area in the same floodplain cross section located on the East side of the river should be held to the same standard and is not. The area within the 350-year flood plain located on the east side has the same effect to the Levee.

The Riverwalk project engineer submitted a design to the USACE that was determined to meet the minimum rise standard, but the City of Jenks never incorporated that as development criteria for the city.

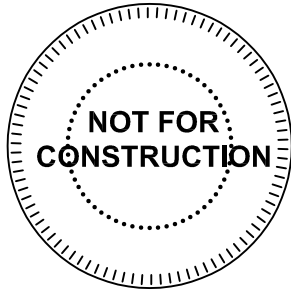
Recognizing the validity of the concern for the rise of floodwaters to the Levee it was later placed in the Comprehensive Plan that developments outside the Levee should maintain the existing conveyance area of the floodplain. The language appears to be removed in the new Comprehensive Plan.

- A. Phase I will utilize a borrow area on phase II for fill dirt to meet the height requirements as established by the Jenks Codes and specified in the Development Standards of the PUD. This will ensure that there is no change to the floodplain storage area of the property and comply with the development standards required by USACE.
 - B. There currently exist a 24-inch outfall storm water pipe to the river located in the right of way of 91st Street. Phase I will be established with storm water piping to be directed to a temporary small detention facility located in the Southeast corner of Phase II. This detention facility will allow proper metering for the 24-inch pipe to be continued to be utilized until development of Phase II, which will require the upsizing of the outfall pipe size. Proper easements for the piping and a temporary easement will be established for the detention facility.
3. It is expected that certain public infrastructure facilities will be in areas of Phase II. Easements by separate instruments will be established during the platting stage for phase I.

The development time frame will be on a very aggressive tract. It is expected that the required plat for Phase I will be submitted near the time of the Planning Commission Hearing for the PUD Amendment. It is expected that the official site plan for review, which will also include the elevations of the buildings will also be submitted for review at or near the same time. This will allow the earth change permit for the plat infrastructure and site development to occur at the same

time, which is necessary because of the fill activity related to the site. Being a normal occurrence for commercial development that sight development and building permit operations can be worked together it is expected that all will be underway by March 2024.

Phase II which incorporates Development Areas “A” and “C” of the original PUD will be defined in the PUD Amendment by legal description. The development criteria associated with Phase II is subject of to outside influences. Criteria associated with Phase II that hinders a final development design would include area roads and regional walking trails. Both along with proposed development will influence final storm water management and pipe sizing related to outfall.



A NEW MULTIFAMILY PROJECT FOR:

P.F.F.
JENKS, OKLAHOMA



JOB NO.
747823
DRAWN BY
MNK

DATE
01.12.24

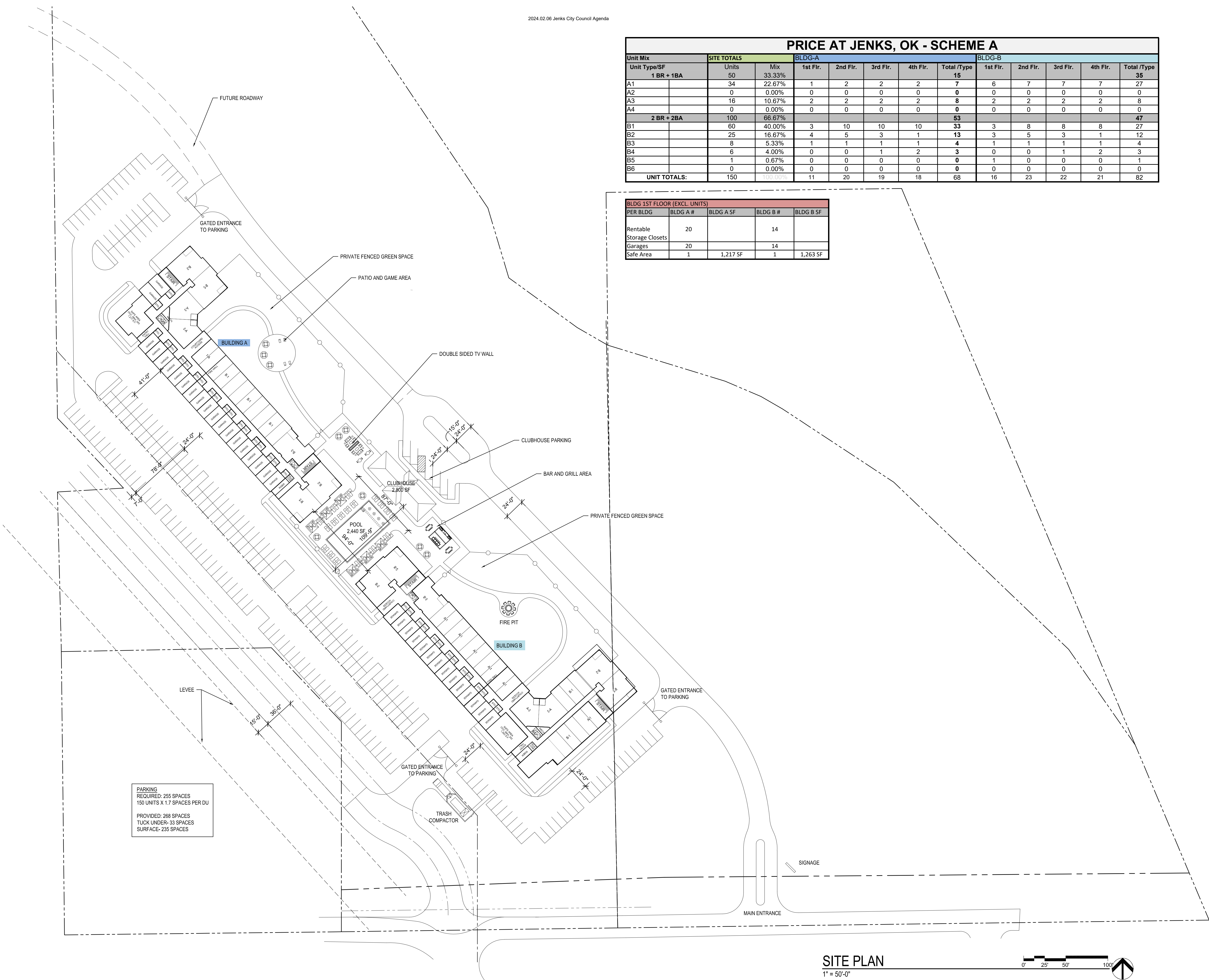
SHEET NAME
SITE PLAN

SHEET NO.

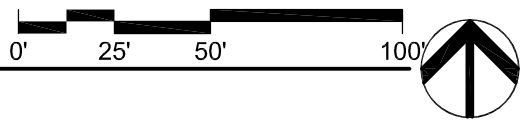
SP1.00

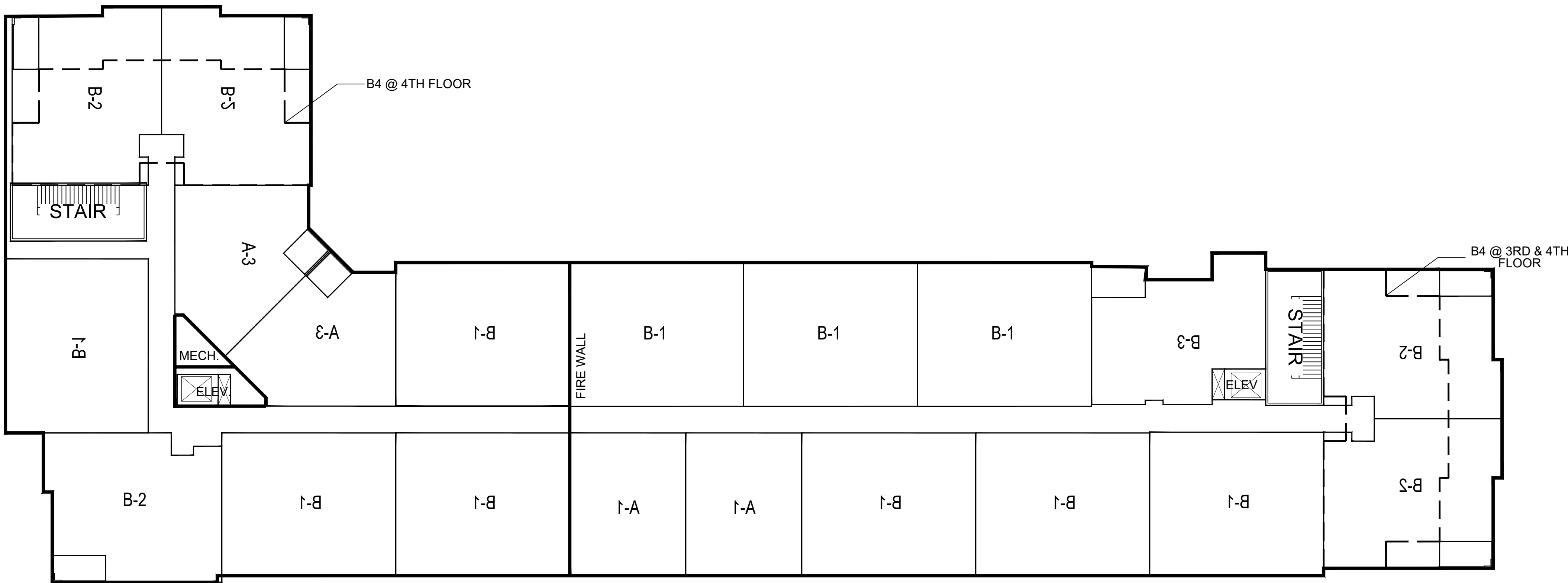
PRICE AT JENKS, OK - SCHEME A													
Unit Mix		SITE TOTALS		BLDG-A					BLDG-B				
Unit Type/SF		Units	Mix	1st Flr.	2nd Flr.	3rd Flr.	4th Flr.	Total /Type	1st Flr.	2nd Flr.	3rd Flr.	4th Flr.	Total /Type
1 BR + 1BA		50	33.33%					15					35
A1		34	22.67%	1	2	2	2	7	6	7	7	7	27
A2		0	0.00%	0	0	0	0	0	0	0	0	0	0
A3		16	10.67%	2	2	2	2	8	2	2	2	2	8
A4		0	0.00%	0	0	0	0	0	0	0	0	0	0
2 BR + 2BA		100	66.67%					53					47
B1		60	40.00%	3	10	10	10	33	3	8	8	8	27
B2		25	16.67%	4	5	3	1	13	3	5	3	1	12
B3		8	5.33%	1	1	1	1	4	1	1	1	1	4
B4		6	4.00%	0	0	1	2	3	0	0	1	2	3
B5		1	0.67%	0	0	0	0	0	1	0	0	0	1
B6		0	0.00%	0	0	0	0	0	0	0	0	0	0
UNIT TOTALS:		150	100.00%	11	20	19	18	68	16	23	22	21	82

BLDG 1ST FLOOR (EXCL. UNITS)				
PER BLDG	BLDG A #	BLDG A SF	BLDG B #	BLDG B SF
Rentable	20		14	
Storage Closets				
Garages	20		14	
Safe Area	1	1,217 SF	1	1,263 SF

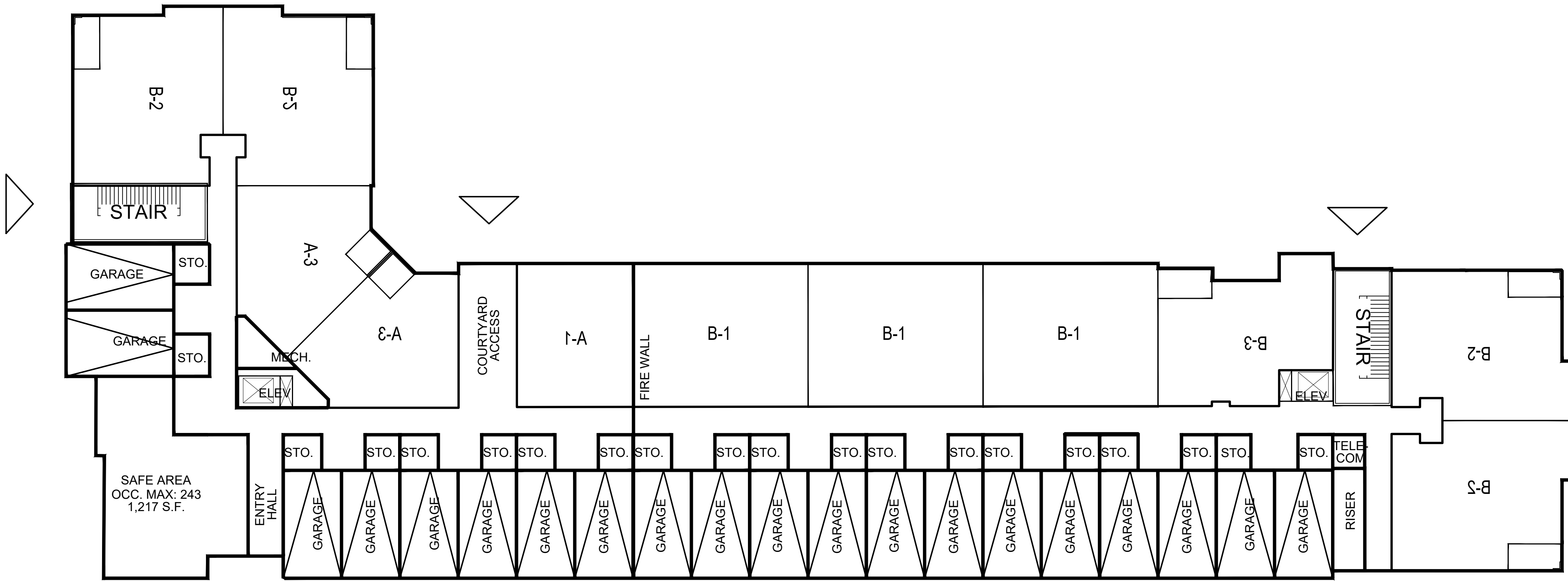


SITE PLAN
1" = 50'-0"



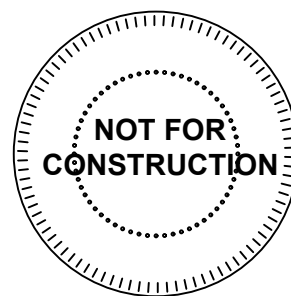


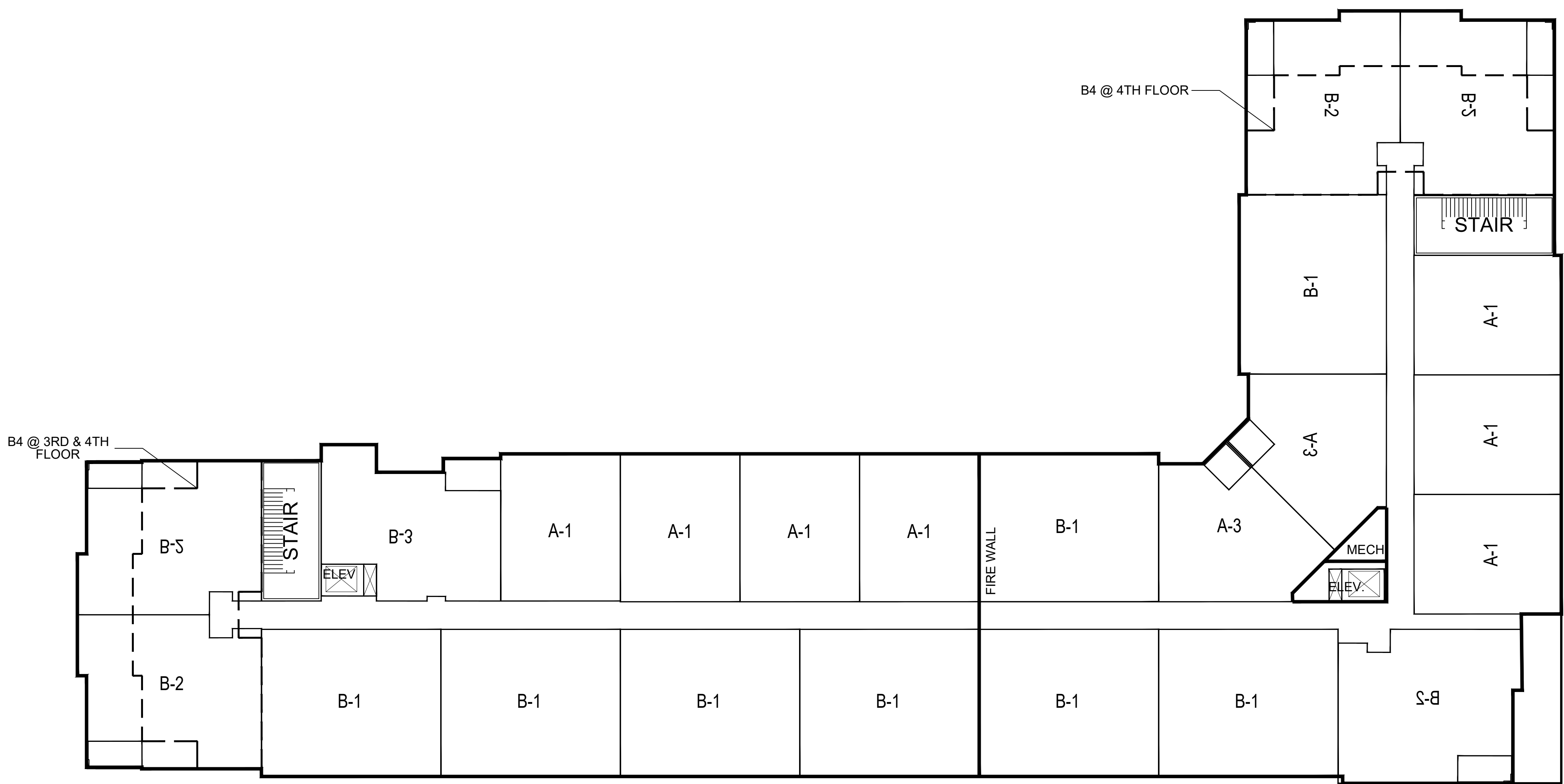
BUILDING A
2ND FLOOR PLAN (3RD & 4TH FLOOR SIMILAR)
1/16" = 1'-0"



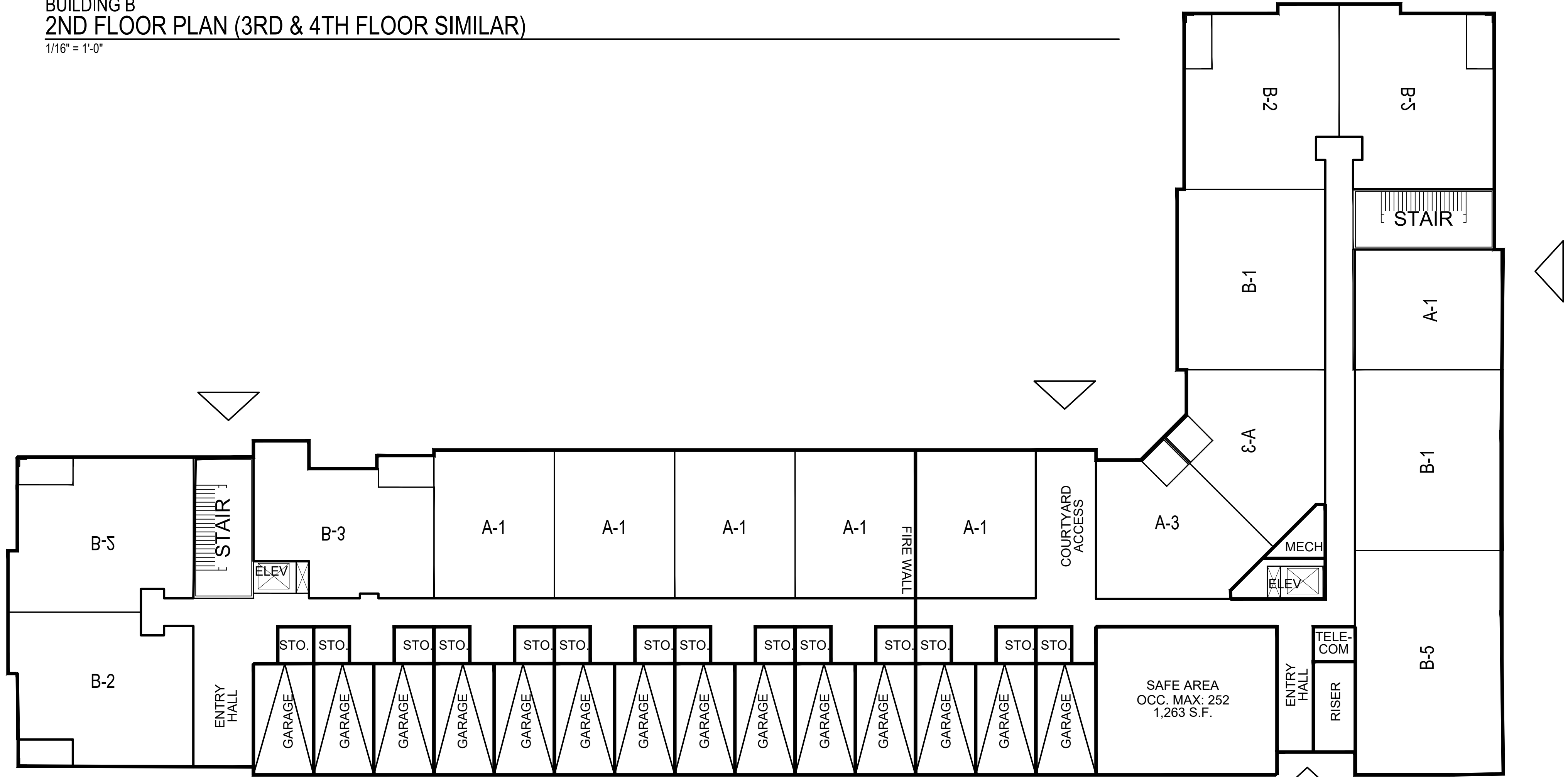
BUILDING A
FIRST FLOOR PLAN
1/16" = 1'-0"

68 DWELLING UNITS (121 BEDROOMS), 20 GARAGES
26,571 SF PER FLOOR (12,194 SF + 14,377 SF)





BUILDING B
2ND FLOOR PLAN (3RD & 4TH FLOOR SIMILAR)
1/16" = 1'-0"



BUILDING B
FIRST FLOOR PLAN
1/16" = 1'-0"

82 DWELLING UNITS (129 BEDROOMS), 13 GARAGES
28,864 SQFT PER FLOOR (13,448 SF + 15,416 SF)

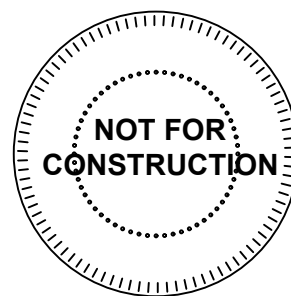


Exhibit "A"

2024.02.06 Jenks City Council Agenda
Phase I Site Plan

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RiverFront South Centre

Jenks Oklahoma

Planned Unit Development Number JZ-617 PUD 110

A Luxury High Rise Condominium & Mixed Use

Community on the Arkansas River

FINAL AS APPROVED JUNE 14, 2018 | Ordinance No. 1454



A Stuart Price Development

 Bell Land Use

GS Helms & Associates

918-902-0462

424 E. Main, Jenks OK
918-298-7527

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RIVERFRONT SOUTH CENTRE

I. Development Concept

Designed to be the catalyst for the continuation of the Jenks Entertainment District northward along the Arkansas River. The Riverfront South Centre will be an upscale mixed-use life style center anchored by an up to twelve story Luxury High Rise Condominium, an adjacent office complex, with supporting retail establishments, restaurants and an upscale apartment component.

The property is adjacent to the Arkansas River along its east boundary and the Jenks Levee to the west. East K Place (91st Street) separates the property from the existing Riverwalk apartments located to the south. The property to the north has been utilized for sand operations in the past. This property has also been identified as a necessary component to be included in the entertainment district to further the commercial component of the area for linkage to Elm Street and Possibly 71st Street with the consideration of a West Bank Arkansas River frontage road.

Live a lifestyle of ease and elegance unlike anything else in Jenks today. The saying that its not just where you live, it's how you live, is truly established when you combined a luxury condominium development into the City of Jenks market.



For purposes of phasing and design, Riverfront South Centre is separated into three development areas.

Development Area “A” provides for a luxury high rise condominium development up to 12 stories in height that will provide 60-100 privately owned residential units. Designs for parking garages on the first and second floor of the building will provide the necessary height requirements in this area as specified in the Jenks Comprehensive Plan.

Development Area “B” will provide up to 300 upscale apartments that will have direct access from East “K” Place and the extension of Riverfront Drive along the Jenks Levee. This provides two separate access points into the apartment area. Development Area “B” is considered an appropriate transition from the existing Riverwalk Apartments to the condominium complex to the north. Development Area “B” will allow for proper design and buffering from the existing uses to the private ownership structures on the property.

Development Area C will provide up to 125,000 square feet of office space. It is anticipated that a direct pedestrian access will exist between Development Area “B” and “C”. Final designs may include a common wall between the condominium development and the office complex. The exact boundary between Area “B” and Area “C” will be determined within the required plat of the property. Area “C” will also be allowed up to 75,000 square feet of retail development which will include authorization for restaurant facilities. This portion of Area “C” will not only be designed to support the needs of the residential components of the development but will be open to the public.

Accompanying the planned unit development application is an application for a zone change to River Oriented Commercial (ROC). The ROC District is limited to areas located within the Riverfront Entertainment Special District of the Jenks Comprehensive Plan. The purpose of the District is to allow 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. Multiple Family Residential uses may be utilized in the ROC District as accessory or in conjunction with the commercial developments provided they are designed at a 2nd floor height or greater. The Jenks Zoning Code specifies that a Planned Unit Development Application is required in the ROC Zoning District for office and multi-family residential due to Mixed Use Requirements and to establish proper bulk and area requirements.

II. Development Standards – Area “A”

Net Land Area: 5.8 Acres

Permitted Uses:

The following uses shall be permitted: Use Unit 5, Community Services, and Cultural and Recreational Facilities; Use Unit 8, Multi-Family Dwellings and Similar Uses; Use Unit 10, Off-Street Parking Areas; Use Unit 11, Offices and Studios; Use Unit 12, Eating Places Other Than Drive-Ins; Use Unit 14, Shopping Goods and Services; Use Unit 19, Hotel, Motel and Recreation Facilities; landscaped open space and uses customary and accessory to principle uses. *

* Outdoor special events that would require a Specific Use Permit are permitted by right. Outdoor special events may include, but are not limited to outdoor music, sale of alcoholic beverages, erection of tents and other activities customarily associated with festivals, sidewalk sales, charity run/walks, and other similar outdoor events. If an event is expected to draw greater than 5000 people will be required to process that event through the City Special Event process.

Mixed Use Buildings and Lots:

Permitted uses, including but not limited to restaurants, commercial and residential uses, may be located within the same lot and/or within the same building and on the same or separate floor of a building.

Maximum Permitted Number of Dwelling Units Development Area “A”: 100

Maximum Permitted Office Space Floor Area in Development Area “A” & “C” in aggregate: 125,000 SF

Maximum Permitted Retail/Restaurant Floor Area in Development Area “A” & “C” in aggregate: 75,000 SF

Minimum Lot Area Per Dwelling Unit: Per RM-3 Zoning District for maximum Dwelling Units located on a single story

Minimum Land Area Per Dwelling Unit: Per RM-3 Zoning District

Minimum Setback from Riverfront Drive: 25 Feet

Minimum Setback from north property boundary: 10 Feet

Minimum Setback from internal property lines: 0 Feet

Minimum Setback from normal highwater meander line of Arkansas River: 100 Feet

Minimum Off-Street Parking Setback from street r-o-w: 5 Feet

Off Street Parking: Per the applicable Use Unit of the Jenks Zoning Code

Maximum Permitted Building Height: 12 Stories/150 Feet

Architectural features, lighting requirements features are permitted to exceed maximum height with detail site plan approval; all plans shall be submitted to FAA for review and approval of height

Minimum Landscaped Open Space: 15 %

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential properties. Street and parking lot lighting shall no exceed 25 feet in height. Light standards located within Street right of ways shall not be less than 19 feet in height.

Note: The subject property is greater than 1 foot above the 100-year floodplain. Per Jenks Comprehensive Plan, all Commercial buildings shall be constructed at a height of 1 foot above a 306,000 cfs release of the Keystone Dam. The first habitable floor of any residential unit shall be eight feet above the 100-year floodplain.

III. Development Standards – Area “B”

Net Land Area: 8.4 Acres

Permitted Uses:

The following uses shall be permitted: Use Unit 5, Community Services, and Cultural and Recreational Facilities; Use Unit 8, Multi-Family Dwellings and Similar Uses; Use Unit 10, Off-Street Parking Areas; landscaped open space and uses customary and accessory to principle uses.

Maximum Permitted Number of Dwelling Units Development Area “A”: 300

Minimum Lot Area Per Dwelling Unit: Per RM-3 Zoning District

Minimum Land Area Per Dwelling Unit: Per RM-3 Zoning District

Minimum Setback from East “K” Place (91st Street): 25 Feet

Minimum Setback from Riverfront Drive: 25 Feet

Minimum Setback from north property boundary: 10 Feet

Minimum Setback from normal highwater meander line of Arkansas River: 100 Feet

Minimum Off-Street Parking Setback from street r-o-w: 5 Feet

Off Street Parking: Per the applicable Use Unit of the Jenks Zoning Code

Maximum Permitted Building Height: 60 Feet

Architectural features, lighting requirements features are permitted to exceed maximum height with detail site plan approval; all plans shall be submitted to FAA for review and approval of height

Minimum Landscaped Open Space: 15 %

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential properties. Street and parking lot

lighting shall no exceed 25 feet in height. Light standards located within Street right of ways shall not be less than 19 feet in height.

Note: The subject property is greater than 1 foot above the 100-year floodplain. Per Jenks Comprehensive Plan, all Commercial buildings shall be constructed at a height of 1 foot above a 306,000 cfs release of the Keystone Dam. The first habitable floor of any residential unit shall be eight feet above the 100-year floodplain.

IV. Development Standards – Area “C”

Net Land Area: 5.8 Acres

Permitted Uses:

The following uses shall be permitted: Use Unit 5, Community Services, and Cultural and Recreational Facilities; Use Unit 10, Off-Street Parking Areas; Use Unit 11, Offices and Studios; Use Unit 12, Eating Places Other Than Drive-Ins; Use Unit 14, Shopping Goods and Services; Use Unit 19, Hotel, Motel and Recreation Facilities; landscaped open space and uses customary and accessory to principle uses. *

* Outdoor special events that would require a Specific Use Permit are permitted by right. Outdoor special events may include, but are not limited to outdoor music, sale of alcoholic beverages, erection of tents and other activities customarily associated with festivals, sidewalk sales, charity run/walks, and other similar outdoor events. If an event is expected to draw greater than 5000 people will be required to process that event through the City Special Event process.

Mixed Use Buildings and Lots:

Permitted uses, including but not limited to restaurants, commercial and residential uses, may be located within the same lot and/or within the same building and on the same or separate floor of a building.

Maximum Permitted Office Space Floor Area in Development Area “C”: 125,000 SF

Maximum Permitted Retail/Restaurant Floor Area in Development Area “C”: 75,000 SF

Minimum Setback from Riverfront Drive: 25 Feet

Minimum Setback from internal property lines: 0 Feet

Minimum Setback from normal highwater meander line of Arkansas River: 100 Feet

Minimum Off-Street Parking Setback from street r-o-w: 5 Feet

Off Street Parking: Per the applicable Use Unit of the Jenks Zoning Code

Maximum Permitted Building Height: 75 Feet

Architectural features, lighting requirements features are permitted to exceed maximum height with detail site plan approval; all plans shall be submitted to FAA for review and approval of height

Minimum Landscaped Open Space: 15 %

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential properties. Street and parking lot lighting shall no exceed 25 feet in height. Light standards located within Street right of ways shall not be less than 19 feet in height.

Note: The subject property is greater than 1 foot above the 100-year floodplain. Per Jenks Comprehensive Plan, all Commercial buildings shall be constructed at a height of 1 foot above a 306,000 cfs release of the Keystone Dam.

V. Development Area “A”, “B”, and “C” – Signage

1. General requirements:

- a. Commercial buildings will be limited to Channel (lettering and logo) wall signs
- b. Multi-family developments will be allowed one ground sign on the lot that they are located.
- c. South Riverfront Centre will be allowed a ground sign at the main entrance to the development that identifies the center and its business occupants.

2. Wall or canopy signs shall not exceed an aggregate display surface area of 1.5 square feet per each lineal foot of the building wall to which the sign or signs are affixed. Wall and canopy signs shall be further restricted as follows:

- a. A wall or canopy sign shall not extend above the top of the parapet or building wall on which it is located
- b. No wall or canopy sign may be located within 75 feet of an R district if viable from such district.

3. Ground signs shall not exceed an aggregate display surface area of two square feet per lineal foot of street frontage. Ground signs shall be further restricted as follows:

- a. No individual ground sign shall exceed 160 square feet of display surface area or 20 feet in height.
- b. No ground sign shall contain more than two sides. The two sides shall face in opposite directions. “Opposite” shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees.
- c. Ground signs shall maintain a minimum separation of 100 feet from any ground sign.
- d. No ground sign may be located within 75 feet of an RS zoning district if visible from such district.

4. Uniform center signage, including tenant directions signage, which promotes businesses within the development may be placed on any lot within the development regardless of whether the business advertised is located on that lot.

5. During the period of construction, but not exceeding 24 months, a maximum of two signs advertising the construction of South Riverfront Centre improvements may be erected on the perimeter street frontages of the development. These signs shall

not exceed 400 square feet of surface display area. Such sign shall not exceed fifteen feet in height illumination if any shall be by constant light.

VI. Access and Circulation

Development of South Riverfront Centre will require the extension of Riverfront Drive along the Jenks Levee for continuation to the north by future development of those properties located north of the subject site. Riverfront Drive should ultimately connect to Elm Street and possibly be a part of a river road system that was discussed in River Corridor Development Plan that is included in the Jenks Comprehensive Plan. This roadway will connect to East “K” Place (91st Street) at the intersection of 5th Street and “K” Place. It is anticipated that this roadway extension will require the addition of a stop sign on 5th Street creating a 3 way stop and allowing the traffic heading east on “K” Place to continue without stopping on “K” Place or connection to 5th Street. The subject property will be required to receive fill to comply with the develop guidelines of the Comprehensive Plan. The required fill will allow a slight realignment of the intersection to create a safe circulation of traffic.

The construction of Riverwalk Crossing required the extension of 5th Street along and upon the Jenks Levee. This was necessary for various reasons, but a critical condition of this roadway design is the required fill of the property. Without the incorporation of fill on the levee, an area between the fill and the levee would collect water and possibly undermine the levee system. It was identified during the approval of the Riverwalk development that the US Army Corp of Engineers had determined that the fill area in Tulsa known as Helmerich Park had altered the water course of the Arkansas River. This fill diverted the channel area of the River so that it stayed on the west bank and was eroding the west bank placing the Jenks Levee in jeopardy over time. It was determined that the fill placed on the levee protected the levee from this potential erosion.

The design of the Riverfront Drive would have the roadway move into the subject property to allow for proper alignment of the intersection then to transition back to the levee to continue the development standards that have been previously evaluated and determined to re-support the Levee System and to align the roadway for future extension to Elm Street.

The extension of Riverfront Drive along with the existing East “K” Place will allow two access points to the planned apartment complex of the development. The extension of Riverfront Drive provides access to the high-rise condominium. Internal circulation along with the existing and planned roadway will provide proper access and fire access for all structures within the development.

It is noted that a west bank walking trail from 71st Street to Riverwalk Crossing has been discussed and included in area Vision plans. Funding for this trail was also

included in recent bond issues for the low water dams. Riverfront South Centre will be designed with a 100 foot setback from the Arkansas River of which a portion of this area will be set aside for said use upon acquisition process by the visioning oversight and Tulsa County.

VII. Parking

In accordance with Section 950 of the Jenks Zoning Code, Off Street Parking and Loading will be provided as specified by the applicable use units on the lot containing the or in common areas. These common parking areas may be located throughout the PUD.

VIII. Drainage and Utilities

An eight (8") inch water line is currently located on the south side of East "K" Place. This line will be extended from the 5th Street intersection along the new Riverfront Drive and looped back through the development for connection on East "K" Place complying with the requirements for a commercial development.

With the construction of the Riverwalk Apartments an eight (8") inch sanitary sewer force main line was extended through the apartments to East "K" Place to be utilized with the installation of a Lift Station to service the subject property. With the platting of the subject tract the development will be required to evaluate the proposed flow from the subject development and the capacity of the receiving lift station located on Phase I of the Riverwalk Development. The proposed development will also be required to construct the lift station at a size that would allow future development to the north to utilize the system. Though the development would not be required to establish pumps that would service the future developments it would likely be required to install the wet well at size that would accommodate future development. It is requested that the platting of the subject tract access charges be established that property owners to the north be responsible for their pro rata share of this cost.

The subject development is adjacent to the Arkansas River. It is considered a benefit with properties adjacent to the River to allow direct drainage so that the storm water can be processed out of the City prior to upstream storm water entering the system. A detailed drainage plan will be submitted with the required plat. A detailed hydrology report will be prepared and submitted to the City of Jenks for approval during the platting process. This report shall establish the fill requirements associated with the one foot above 306,000 cubic feet per second release of the Keystone Dam.

IX. Existing Zoning and Comprehensive Plan

The property is currently zoned IL (Light Industrial) and is constructed with a small building that is utilized with a use similar to a contractor's equipment and storage yard.

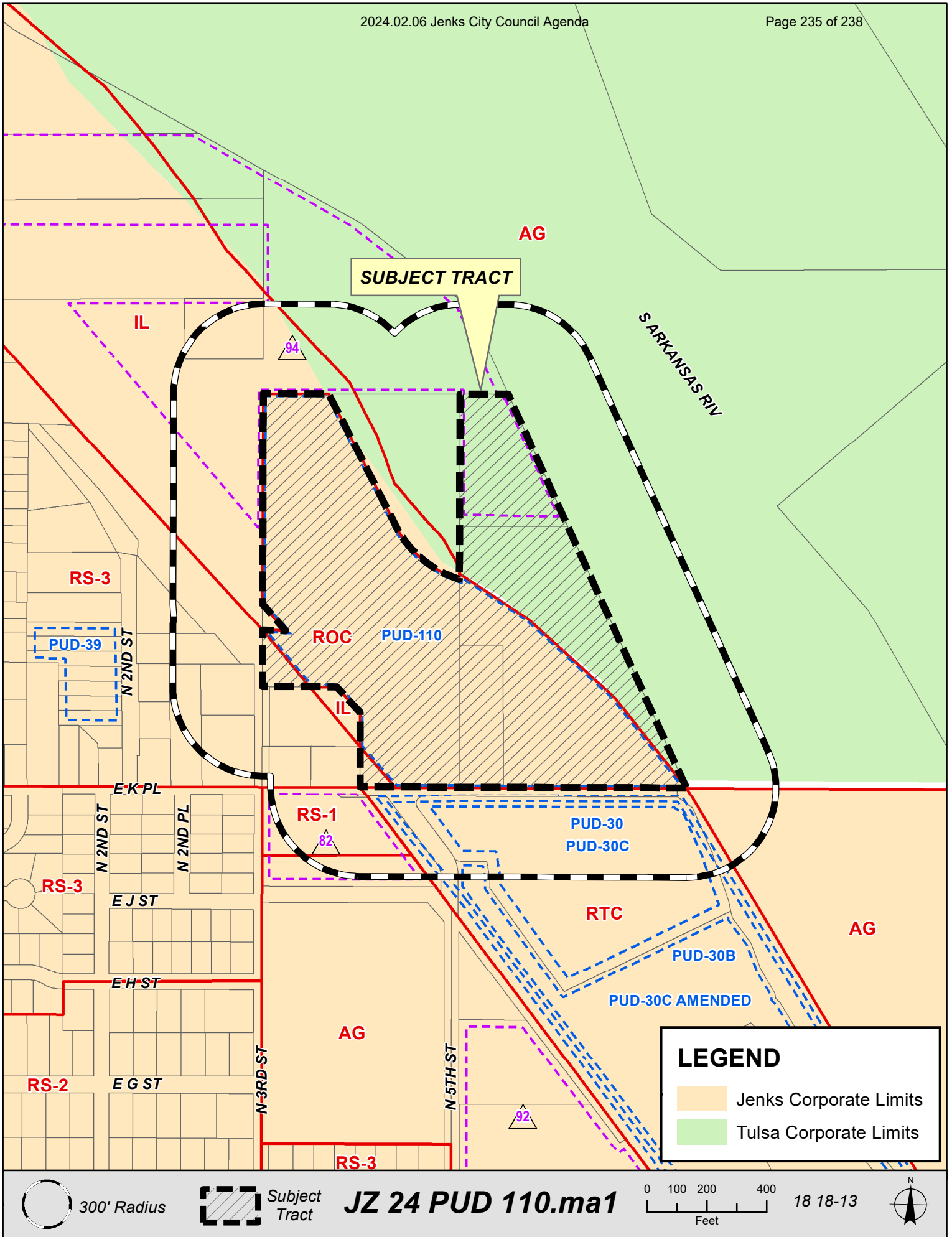
The property is designated Development Sensitive by the Jenks Comprehensive Plan. On February 3, 2014 the subject property was included into the Jenks Riverfront Entertainment District by Resolution 571.

X. Site Plan Review

No building Permit with Riverfront South Centre shall be issued until a site plan to include building elevations has been approved by the Jenks Planning Commission as being in compliance with the planned unit development concept and development standards.

- XI. Development areas may be developed in phases, and no building permit shall be issued until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Jenks Planning Commission and the Council of the City of Jenks, and duly filed of record. The required subdivision plat shall include covenants or record implementing the development standards of the approved planned unit development conceptual site plan.

- XII. Initial construction is not anticipated to commence until spring or summer 2020. The specifics related to the condominium development as it relates to the covenants of the project and the building plans will require additional time to prepare. The interaction between the office and the condominium structure cannot be finalized until such documentation can be finalized. It is anticipated that Development Area “B” could be the initial phase commenced.



**ORDINANCE NO. 1641
(JZ 24 PUD 110.MA1)**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF JENKS, OKLAHOMA, AMENDING PUD-110 (PLANNED UNIT DEVELOPMENT NUMBER 110) OVERLAY DISTRICT; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY

.....

WHEREAS, the owner of certain real property has petitioned for the zone change of a parcel of land and creation of a Planned Unit Development; and

WHEREAS, a public hearing on said zone change was held by the Jenks Planning Commission on January 18, 2024, and a public hearing on said zone change was held by the Jenks City Council on February 06, 2024, and due consideration has been given to any public comments; and

WHEREAS, the City Council of the City of Jenks, Oklahoma finds that the zone change promotes the health and safety of the Jenks community, and that the same is necessary and expedient.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JENKS, OKLAHOMA:

SECTION I. PUD-110.MA1 (Planned Unit Development 110 Major Amendment 1) Overlay District is hereby approved and created for the following described property:

A parcel of ground located in the SW/4 SE/4 of Section 18, Township 18 North, Range 13 East of the Indian Base and Meridian, City of Jenks, Tulsa County, State of Oklahoma and more particularly described as follows.

Beginning 330 feet east of the SW Corner of the SE/4 of Section 18, T18N, R13E;; thence north 250 feet; thence northwest 121.91 feet; thence west 248.64 feet; thence north 189 feet; thence east 77.75 feet; thence northwest 116.49 feet; thence north 702.42 feet; thence east 216 feet to a point that intersects the meander line of the west bank of the Arkansas River; thence southeasterly along the meander line of the west bank of the Arkansas River for 800 feet; thence south 696.07 feet to a point on the south line of Section 18, T18N, R13E; thence west 326 feet along the south line of Section 18 to the Point of Beginning;

And;

A parcel of ground located in the SW/4 SE/4 of Section 18, Township 18 North, Range 13 East of the Indian Base and Meridian, City of Jenks, Tulsa County, State of Oklahoma and more particularly described as follows.

Beginning 656 feet east of the SW Corner of the SE/4 of Section 18, T18N, R13E,; Thence north 1320 feet; thence east 190 feet M/L to a point on the meander line recognized as the center line of the Arkansas River; thence southeasterly along said meander line (Centerline of Arkansas River) for 1782 feet to a point on the south line of Section 18, T18N, R13E; thence west 705.5 feet along the south line of Section 18 to the Point of Beginning;

Said property being 26.51 +/- acres.

General Location: 1901 E 91st St

The zoning map and zoning district of the City of Jenks is hereby amended to create PUD-110.MA1 overlay district.

SECTION II. That approval of PUD-110.MA1 shall be subject to the conditions as set forth in the official minutes of the Jenks City Council meeting approving this ordinance as well as the corresponding Planned Unit Development. Including §16-9-8(K) of the Jenks City Code, which states that the PUD will be considered null and void if no building permits have been issued or if the property hasn't been platted within five (5) years. Should the PUD become void, the underlying zoning will not change.

SECTION III. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby expressly repealed.

SECTION IV. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Approved this _____ day of _____ 2024

CITY OF JENKS, OKLAHOMA

MAYOR

SECTION V. Since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health and safety, an emergency is hereby declared to exist and this ordinance shall be in full force and effect immediately after its passage by the City Council.

Emergency Clause approved separately this _____ day of _____ 2024.

CITY OF JENKS, OKLAHOMA

MAYOR

Attest:

CITY CLERK

Approved as to form:

CITY ATTORNEY