

**AGENDA
JENKS PLANNING COMMISSION
WEDNESDAY, JULY 9, 2025, 6:00 PM
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

BUSINESS

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

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on June 05, 2025.
 - B. Approve JL 25-408, a minor subdivision application for a lot combination.
General Location: 11493 S 4th St
 - C. Approve JL 25-409, a minor subdivision for the approval of a change of access for Lot 3 Block 1 of South County Crossing Plat. General Location: 121st St, between Elm St and Elwood Ave.
2. Consideration and appropriate action relating to items removed from the Consent Agenda

OTHER BUSINESS

1. Planning Updates

ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
THURSDAY, JUNE 5, 2025, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM

CALL TO ORDER

The Agenda for the Jenks Planning Commission was posted on the City's website at 4:32 PM on June 02, 2025. The meeting was called to order at 06:03 PM on the above date with Chair Cory Box presiding at Jenks City Hall.

OATH OF OFFICE

Commissioners signed their Oaths of Office.

ROLL CALL

Present

Gina Wilson
Craig Bowman
Rob Sellers
Chair Scott West

Absent

Amy Bors
Greg Nixon
Ray Stephens

ELECTION OF CHAIR

Gina Wilson made a motion to nominate Scott West as Chair. Rob Sellers seconded the motion.

A roll call vote of members was taken as follows:

Yes: Craig Bowman, Gina Wilson, Rob Sellers, Scott West

No: None

Motion Carried. Scott West elected as Chair.

ELECTION OF VICE CHAIR

Gina Wilson made a motion to nominate Craig Bowman as Vice Chair. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:

Yes: Craig Bowman, Gina Wilson, Rob Sellers, Scott West

No: None

Motion Carried. Criag Bowman elected as Vice Chair.

BUSINESS

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on May 08, 2025
 - B. Approve minutes of the special meeting held on April 21, 2025
 - C. Approve Minor Subdivision on Jenks Landing Amended Plat to amend the locations of access for Lot 1, Block 1. General Location: S. Union Ave and W 111th St.
 - D. Approve Plat 25-15, a preliminary plat for Belvedere Reserve. General Location: 131st

& Harvard

Gina Wilson stated that she has a conflict of interest with Item 1.C and will be abstaining from the vote. Rob Sellers made a motion to approve Item 1. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

Yes: Craig Bowman, Rob Sellers, Scott West

No: None

Abstain: Gina Wilson

Motion Carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn
3. JZ 25 PUD 153 - request by Ryan McCarty for a zone change from AG (Agriculture) to RS-1 (Residential) with PUD 153 Overlay. General Location: 131st & Elm

Planning Director Marcae Hilton introduced Item 3 and answered questions. Applicant Ryan McCarty (PO Box 538, Bixby) addressed the Commission about the application and answered questions. The following individuals gave public comments on the case:

- Charlotte Montgomery (10612 S Fir Ave)
- Justin Little (10531 S Koa St)
- Patricia Lemery (12921 S 2nd St)

Ryan McCarty addressed the Commission again to address the comments. Gina Wilson made a motion to approve Item 3 with the conditions of adding amenities to the reserve area and to the wet area. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:

Yes: Craig Bowman, Gina Wilson, Rob Sellers, Scott West

No: None

Motion Carried.

OTHER BUSINESS

1. Planning Updates
Planning Director Marcae Hilton gave an update on the Downtown Master Plan. *Sheets handed to the Commissioners is attached at the end of the minutes.*

ADJOURNMENT

Jenks Planning Commission adjourned at 06:52 PM.

To	Chair, Dr. Scott West & Planning Commission
Hearing Date	July 9, 2025
Case Number	JL 25 – 408
Request	Minor Subdivision (Lot Combination)
Location	11493 S 4 th ST, Jenks
Applicant	Esteban Fernandez (Owner)

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Plat Timber Wood Estates Amd.

Preparer

[Presenter]

Background Information

STAFF COMMENTARY | This application is for a Minor Subdivision or more specifically a lot combination on behalf of the owner. If approved the Lot Combination will tie two lots from separate plats as seen in the information below. The applicant submitted a building permit for a 20x20 building, but was denied on the grounds, “accessory structures are not allowed on residential lots without a residence”. The applicant could build an accessory structure if the lots are approved to be combined. After the combination, each lot would remain in the original platted subdivision but be combined per tax records. The payment of HOA dues and or private covenants would be enforced according to the original platted lot document.

PLANNING & ASSESSOR DATA

REQUEST Minor Subdivision | Lot Combination

LOT (HOMESTEAD)

ACCOUNT # R60967833104420

OWNER FERNANDEZ, ASHLEY ELIZABETH & ESTEBAN

PROPERTY ADDRESS 11493 S 4 ST E

ZONING RE, RESIDENTIAL SINGLE-FAMILY

SUBDIVISION **TIMBER WOOD ESTATES AMD | PLAT NO. 4500 | JUNE 20, 1984**

LOT TO BE COMBINED

ACCOUNT # R60968833100690

OWNER FERNANDEZ, ASHLEY ELIZABETH & ESTEBAN

PROPERTY ADDRESS NO ASSIGNED

ZONING RS-2, RESIDENTIAL SINGLE-FAMILY

SUBDIVISION **TIMBERCREST VIEW | PLAT NO. 5709 | JULY 09, 2003**

COUNCIL DISTRICT 5 | Donna Ogez

PUBLIC COMMENT None at the time of this report, some neighbors have reached out to staff.

Sec. 16-8-4. Subdivision Procedures.

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

Sec. 16-8-4. Subdivision Procedures.

(D) Minor Subdivisions.

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

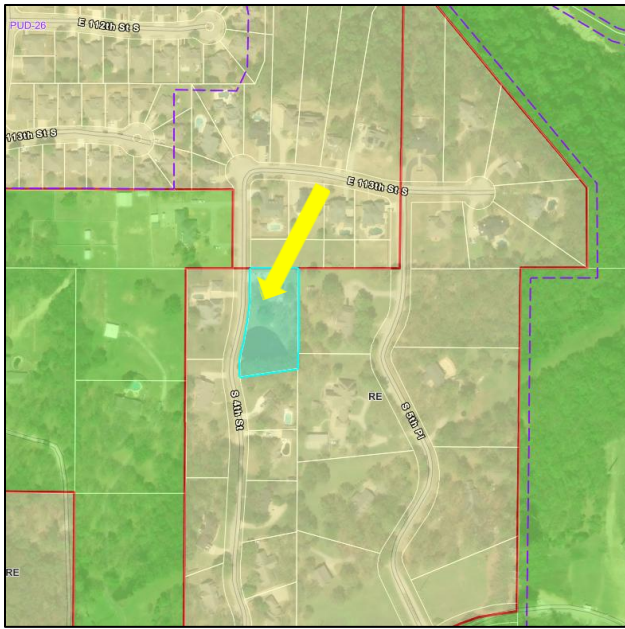


Figure 1: INCOG Zoning Map: Timber Wood Estates

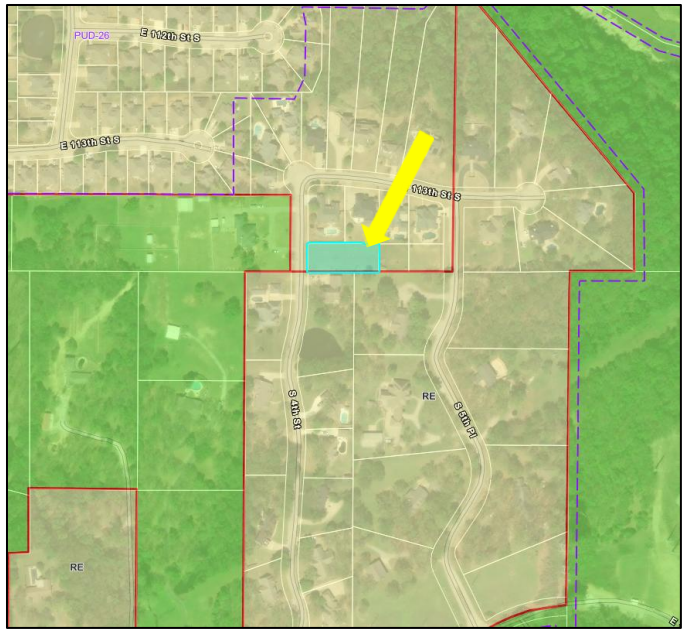


Figure 2: INCOG Zoning Map, lot to be combined. Plat: Timbercrest View

1. All lots in the Addition shall be known and designated as residential lots and shall be used as residential purposes only. No residence shall be erected, altered, placed or permitted to remain on any residential building plot other than a single family dwelling, and a private garage or car port. Utility buildings may be constructed but must conform to the architecture of the house and be built of the same materials on the exterior portion.

Figure 3: Timber Wood Estates Amended Plat DoD

26. OUTBUILDINGS: ONLY OUTBUILDINGS APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE AND CONSTRUCTED WITH A SIMILAR MATERIAL AND APPEARANCE AS THE PRINCIPAL DWELLING SHALL BE PERMITTED. LOT 4 BLOCK 2 WAS DEVELOPED PRIOR TO THE FILING OF THIS COVENANT WITH AN ACCESSORY STRUCTURE NOT IN COMPLIANCE WITH THIS RESTRICTION. THIS STRUCTURE SHALL BE RECOGNIZED AS A PRE-EXISTING ACCESSORY BUILDING AND SHALL SET NO PRECEDENCE TOWARDS ENFORCEMENT OF THIS PRIVATE COVENANT.

Figure 4: Timbercrest DoD-outbuilding approval and materials.

Staff Evaluation & Recommendation

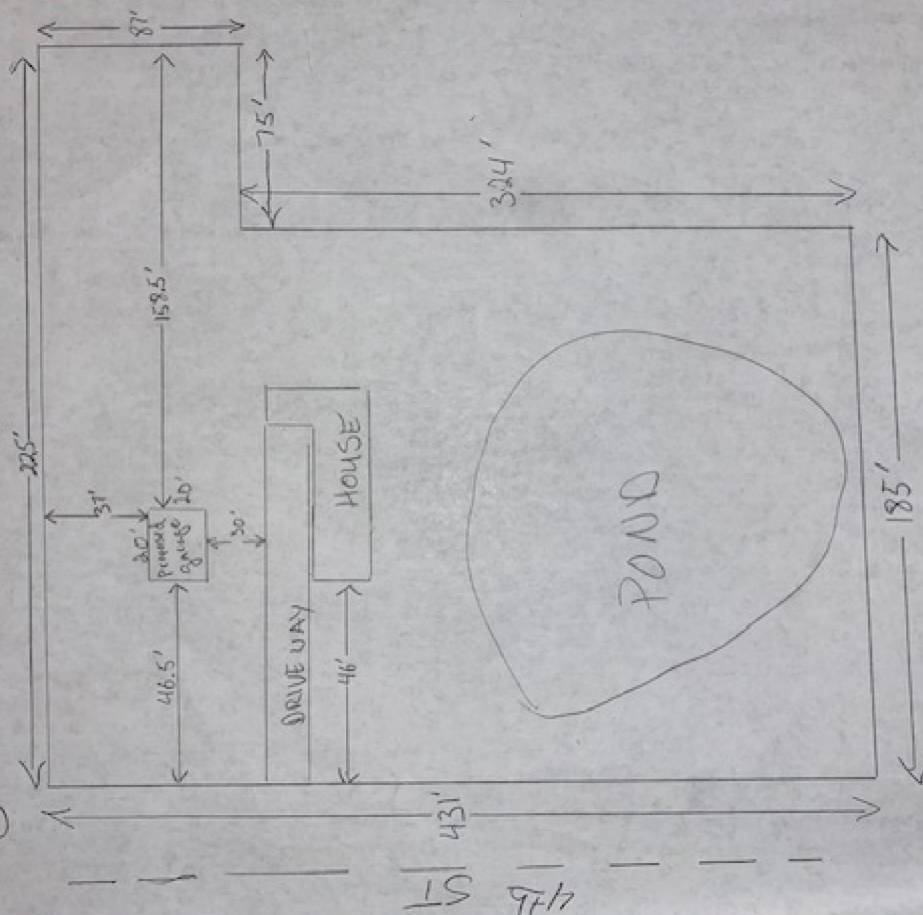
Evaluation | Staff recommends conditional approval of this request for a Lot Combination in order to build an accessory structure.

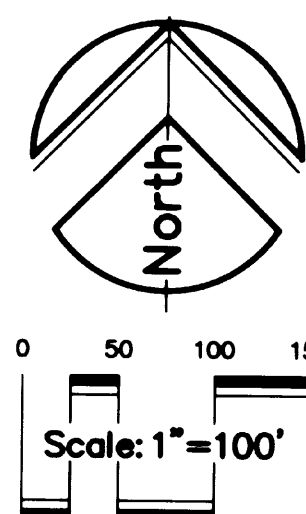
Recommendation | Staff recommend conditional approval of JL 25-408 with the following conditions:

1. Deeds are filed with Tulsa County.
2. Provide City Planner with copy of recorded Deeds.
3. Subdivision Approval:
 - a. Timber Wood Estates: The applicant needs to secure approval of the Architectural Committee or amend the DoD with 75% of the lot owner's approval.
 - b. Per both DoD's: The accessory structure must match the architecture and materials and style of the residence.
 - c. Please provide revised plans to the building inspections department.

11493 S 4th ST
JENKS, OK 74037

N
W+E
S





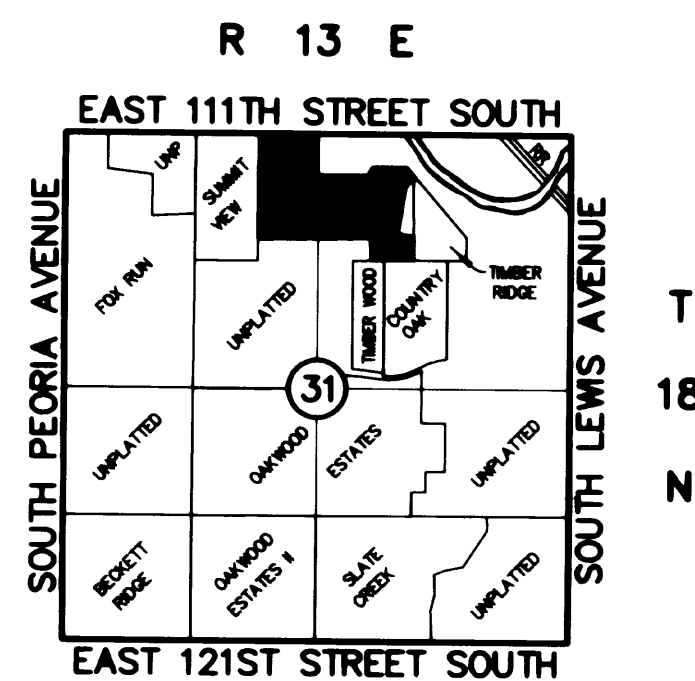
ACC = ACCESS PERMITTED
B/L = BUILDING LINE
BMU = BUILDING LINE & UTILITY EASEMENT
ESMT = EASEMENT
F/E = FENCE EASEMENT
LNA = LIMITS OF NO ACCESS
MAE = MUTUAL ACCESS EASEMENT
U/E = UTILITY EASEMENT

Timbercrest View

PART OF THE NE/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 13 EAST
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA

OWNER:
Wallace Properties, Inc.
AN OKLAHOMA CORPORATION
114 South Third
Jenks, Oklahoma 74037
Phone: (918)298-6100

SURVEYOR:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S.
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929



Location Map
SCALE: 1"=2000'

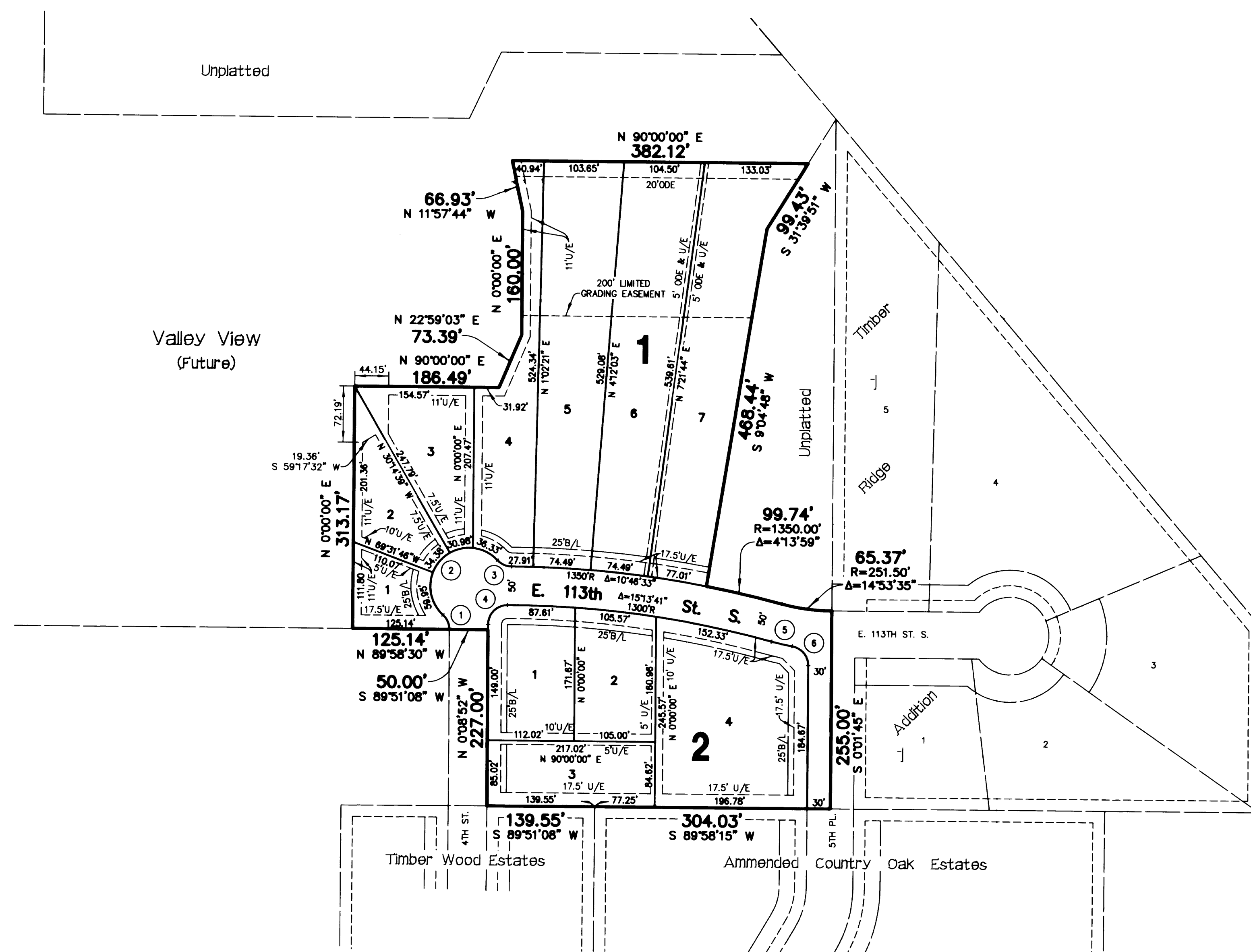
SUBDIVISION CONTAINS
ELEVEN(11) LOTS IN TWO(2) BLOCKS
GROSS SUBDIVISION AREA: 8.000 ACRES

STATE OF OKLAHOMA } SS.
COUNTY OF TULSA }
I, Earlene Wilson, Tulsa County Clerk, in and
for the County and State above named, do
hereby certify that the foregoing is a true
and correct copy of a like instrument now
on file in my office.
Dated the _____ day of _____, 2003
EARLENE WILSON, Tulsa County Clerk
Deputy

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved
by the Jenks City Council
on January 8, 2003
Mayor MAYOR-VICE MAYOR
This approval is void if the above signature
is not approved by the City Manager.
City Manager CITY MANAGER

Curve Information			
CURVE NO.	LENGTH(L)	RADIUS(R)	DELTA(A)
1	21.03'	25.00'	48°11'23"
2	161.83'	50.00'	185°13'06"
3	20.52'	25.00'	47°01'36"
4	39.18'	25.00'	89°47'01"
5	27.34'	301.50'	51°1'43"
6	35.04'	25.00'	90°18'06"



CERTIFICATE

I hereby certify that all real estate taxes involved in
this plat have been paid as reflected by the current tax
rolls. Security as required has been provided in the
amount of \$ 105.00 per trust receipt no.
4698 to be applied to 20 03 taxes. This
certificate is NOT to be construed as payment of
20 03 taxes in full but is given in order that this plat
may be filed on record. 20 03 taxes in full must be paid the
amount of the security deposit.

Dated July 8, 2003
Dennis S. Miller
Tulsa County Clerk
By: [Signature]
Deputy

Timbercrest View
SHEET 1 OF 3

Timbercrest View

PART OF THE NE/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 13 EAST
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS FOR TIMBERCREST VIEW

KNOW ALL MEN BY THESE PRESENTS:

THAT WALLACE PROPERTIES, INC., AN OKLAHOMA CORPORATION, AND BOBBY VIC VREELAND AND PAMELA JOY VREELAND, HUSBAND AND WIFE, HEREINAFTER REFERRED TO AS THE "OWNERS", ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL PROPERTY:

WALLACE PROPERTIES, INC. PROPERTY ("WALLACE PARCEL"):

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF "SUMMIT VIEW", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4392); THENCE NORTH 90°00'00" EAST AND ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW/4), FOR A DISTANCE OF 595.00 FEET TO A POINT; THENCE SOUTH 0°00'00" WEST FOR A DISTANCE OF 425.00 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 550.00 FEET TO A POINT; THENCE NORTH 25°18'56" EAST FOR A DISTANCE OF 95.30 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 362.59 FEET TO A POINT; THENCE SOUTH 40°27'33" EAST ALONG THE NORTHERLY EXTENSION OF BLOCK ONE (1), "TIMBER RIDGE ADDITION", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3916), FOR A DISTANCE OF 108.44 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT FIVE (5) OF SAID BLOCK 1; THENCE SOUTH 31°39'51" WEST FOR A DISTANCE OF 67.55 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 31°39'51" WEST FOR A DISTANCE OF 99.43 FEET TO A POINT; THENCE SOUTH 9°04'48" WEST FOR A DISTANCE OF 468.44 FEET TO A POINT; THENCE EASTERLY ALONG A 1350.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 79°22'09" EAST, A CENTRAL ANGLE OF 4°13'59", FOR AN ARC DISTANCE OF 99.74 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 251.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°53'35", FOR AN ARC DISTANCE OF 65.37 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 0°01'45" EAST ALONG THE WESTERLY LINE OF BLOCK 1, FOR A DISTANCE OF 28.00 FEET TO A POINT; THENCE SOUTH 89°56'01" WEST FOR A DISTANCE OF 226.66 FEET TO A POINT; THENCE SOUTH 0°00'00" WEST FOR A DISTANCE OF 226.85 FEET TO A POINT ON THE NORTHERLY LINE OF LOT ONE (1), BLOCK (1), "AMMENDEED COUNTRY OAK ESTATES", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3538); THENCE SOUTH 89°58'15" WEST AND ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 77.25 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°51'08" WEST AND ALONG THE NORTHERLY LINE OF "AMMENDEED TIMBER WOOD ESTATES", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4500), FOR A DISTANCE OF 139.55 FEET TO A

POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT ONE(1), BLOCK ONE(1) THEREOF; THENCE NORTH 0°08'52" WEST FOR A DISTANCE OF 227.00 FEET TO A POINT; THENCE SOUTH 89°51'08" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 89°58'30" WEST FOR A DISTANCE OF 125.14 FEET TO A POINT; THENCE NORTH 0°00'00" EAST FOR A DISTANCE OF 313.17 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 186.49 FEET TO A POINT; THENCE NORTH 22°59'03" EAST FOR A DISTANCE OF 73.39 FEET TO A POINT; THENCE NORTH 0°00'00" EAST FOR A DISTANCE OF 160.00 FEET TO A POINT; THENCE NORTH 11°57'44" WEST FOR A DISTANCE OF 66.93 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 382.12 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 297.007 SQUARE FEET, OR 6.818 ACRES,

BOBBY VIC VREELAND AND PAMELA JOY VREELAND PROPERTY ("VREELAND PARCEL"):

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NW/4 NE/4; THENCE SOUTH 89°58'15" WEST ALONG THE SOUTHERLY LINE OF THE NW/4 NE/4, FOR A DISTANCE OF 354.14 FEET TO A POINT ON THE CENTERLINE OF SOUTH 5TH PLACE EAST, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°58'15" WEST FOR A DISTANCE OF 226.78 FEET TO A POINT; THENCE NORTH 0°00'00" EAST FOR A DISTANCE OF 226.85 FEET TO A POINT; THENCE NORTH 89°56'01" EAST FOR A DISTANCE OF 226.66 FEET TO A POINT ON SAID CENTERLINE OF SOUTH 5TH PLACE EAST; THENCE SOUTH 0°01'45" EAST AND ALONG SAID CENTERLINE, FOR A DISTANCE OF 227.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 51,448 SQUARE FEET, OR 1.181 ACRES,

THE WALLACE PARCEL AND THE VREELAND PARCEL COMBINE TO CONSTITUTE A PARCEL DESCRIBED AS FOLLOWS ("SUBDIVISION PARCEL"):

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF "SUMMIT VIEW", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4392); THENCE NORTH 90°00'00" EAST AND ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW/4), FOR A DISTANCE OF 595.00 FEET TO A POINT; THENCE SOUTH 0°00'00" WEST FOR A DISTANCE OF 425.00 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 550.00 FEET TO A POINT; THENCE NORTH 25°18'56" EAST FOR A DISTANCE OF 95.30 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 362.59 FEET TO A POINT; THENCE SOUTH 40°27'33" EAST ALONG THE NORTHERLY EXTENSION OF BLOCK ONE (1), "TIMBER RIDGE ADDITION", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3916), FOR A DISTANCE OF 108.44 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT FIVE (5) OF SAID BLOCK 1; THENCE SOUTH 31°39'51" WEST FOR A DISTANCE OF 67.55 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 31°39'51" WEST FOR A DISTANCE OF 99.43 FEET TO A POINT; THENCE SOUTH 9°04'48" WEST FOR A DISTANCE OF 468.44 FEET TO A POINT; THENCE EASTERLY ALONG A 1350.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 79°22'09" EAST, A CENTRAL ANGLE OF 4°13'59", FOR AN ARC DISTANCE OF 99.74 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 251.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°53'35", FOR AN ARC DISTANCE OF 65.37 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 0°01'45" EAST ALONG THE WESTERLY LINE OF BLOCK 1, FOR A DISTANCE OF 255.00 FEET TO A POINT ON THE NORTHERLY LINE OF LOT ONE (1), BLOCK (1), "AMMENDEED COUNTRY OAK ESTATES", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3538); THENCE SOUTH 89°58'15" WEST AND ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 304.03 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°51'08" WEST AND ALONG THE NORTHERLY LINE OF "AMMENDEED TIMBER WOOD ESTATES", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4500), FOR A DISTANCE OF 139.55 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT ONE(1), BLOCK ONE(1) THEREOF; THENCE NORTH 0°08'52" WEST FOR A DISTANCE OF 227.00 FEET TO A POINT; THENCE SOUTH 89°51'08" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 89°58'30" WEST FOR A DISTANCE OF 125.14 FEET TO A POINT; THENCE NORTH 0°00'00" EAST FOR A DISTANCE OF 313.17 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 186.49 FEET TO A POINT; THENCE NORTH 22°59'03" EAST FOR A DISTANCE OF 73.39 FEET TO A POINT; THENCE NORTH 0°00'00" EAST FOR A DISTANCE OF 160.00 FEET TO A POINT; THENCE NORTH 11°57'44" WEST FOR A DISTANCE OF 66.93 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 382.12 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 348,455 SQUARE FEET, OR 7.999 ACRES,

THE OWNERS HAVE CAUSED THE SUBDIVISION PARCEL TO BE SURVEYED, STAKED AND PLATTED INTO BLOCKS, LOTS AND STREETS AND HAVE DESIGNATED THE SAME AS "TIMBERCREST VIEW", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA (THE "ADDITION").

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS:

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREETS, AS DESIGNATED ON THE ACCOMPANYING PLAT, AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UE" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM AND 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 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 OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT AND TO AREAS OUTSIDE OF THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING AND LANDSCAPING, THAT DO NOT CONSTITUTE AN OBSTRUCTION AS AFORESAID.

B. UNDERGROUND SERVICE:

1. UNDERGROUND SERVICE LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE UTILITY EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE EASEMENT WAYS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A FIVE FOOT (5') STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE AND CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENTS SHOWN THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE OR CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELECOMMUNICATION OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE:

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON HIS LOT.

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

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

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

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

D. GAS SERVICE:

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GAS FACILITIES LOCATED ON HIS LOT.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A GAS MAIN OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS MAINS SHALL BE PROHIBITED.

3. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF GAS MAINS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

4. THE SUPPLIER OF GAS SERVICE SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENT DEPICTED ON THE ACCOMPANYING PLAT, OR OTHER WISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF GAS FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE:

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH E SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA. NO LOT OWNER SHALL ALLOW OR CONTRIBUTE TO THE DEGRADATION OF GROUND OR SURFACE WATER ON OR ACROSS THE OWNERS LOT IN VIOLATION OF ENVIRONMENTAL REGULATIONS OF THE UNITED STATES, THE STATE OF OKLAHOMA OR THE CITY OF JENKS.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS.

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

G. OTHER USES:

1. THE EASEMENTS HEREBY GRANTED SHALL NOT BE LIMITED EXCLUSIVELY TO ACCESS, RESTRICTED WATER LINE, STORM SEWER AND OVERLAND DRAINAGE EASEMENTS. THE PROPERTY LYING WITHIN ANY SUCH EASEMENTS MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THE CERTIFICATE OF DEDICATION, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES SHALL NOT INTERFERE WITH STORM SEWER AND OVERLAND SURFACE DRAINAGE PURPOSES.

2. THE LOT OWNERS ON WHICH THE EASEMENTS ARE SITUATED HAVE THE RIGHT TO USE THE EASEMENTS IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE CITY OF JENKS OF THE RIGHTS GRANTED UNDER THIS DEDICATION.

H. STORMWATER DETENTION

STORMWATER DETENTION FOR "THE ADDITION" SHALL BE PROVIDED FOR IN RESERVE AREA "B" OF THE VALLEY VIEW SUBDIVISION PLAT.

I. LIMITED GRADING EASEMENT

THE OWNERS OF LOTS 4 THROUGH 7, BLOCK 1, TIMBERCREST VIEW, SHALL NOT IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS EACH LOT WHICH WOULD NEGATIVELY AFFECT THE VOLUME OR QUANTITY OF STORMWATER RUNOFF INTO THE ADJACENT DETENTION POND IN RESERVE B OF VALLEY VIEW THROUGH GRADING OR MANIPULATION OF EXISTING GRADES WITHIN THE AREA DESIGNATED "LIMITED GRADING EASEMENT" ON THE ACCOMPANYING PLAT.

SECTION II. PRIVATE COVENANTS

FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE ADDITION AND FOR MAINTAINING CONFORMITY FOR THE IMPROVEMENTS THEREIN, THE FOLLOWING RESTRICTIONS AND COVENANTS ARE HEREBY IMPOSED UPON THE USE AND OCCUPANCY OF THE LOTS WITHIN THE ADDITION.

A. DEVELOPMENT AND CONSTRUCTION STANDARDS:

1. ARCHITECTURAL COMMITTEE:

A. AN ARCHITECTURAL COMMITTEE IS HEREBY FORMED AND SHALL APPROVE ALL PLANS FOR ANY STRUCTURE TO BE BUILT ON ANY LOT AND SHALL ALSO BE RESPONSIBLE FOR INTERPRETING THE DEVELOPMENT AND CONSTRUCTION STANDARDS CONTAINED HEREIN. THE ARCHITECTURAL COMMITTEE SHALL CONSIST OF NOT LESS THAN ONE (1) NOR MORE THAN THREE (3) PROPERTY OWNERS TO BE APPOINTED BY THE OWNER. THE ARCHITECTURAL COMMITTEE SHALL MONITOR RESTRICTIONS SET FORTH HEREIN.

B. ARCHITECTURAL PLANS TO BE SUBMITTED AND APPROVED IN ACCORDANCE HEREWITH SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING WITH REGARD TO EACH IMPROVEMENT TO BE CONSTRUCTED OR SITUATED UPON ANY LOT IN THE ADDITION.

(1) AN ACCURATE SITE PLAN; AND

(2) AN ACCURATE FLOOR PLAN; AND

(3) ALL EXTERIOR ELEVATIONS, AND

(4) THE COMPOSITION OF ALL ROOFING AND EXTERNAL BUILDING MATERIALS.

2. ALL LOTS SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL USE ONLY. NO LOT SHALL BE DIVIDED INTO TWO (2) OR MORE SEPARATE LOTS FOR THE PURPOSE OF ACCOMMODATING TWO (2) OR MORE SEPARATE OWNERS OR DWELLINGS.

3. EACH DWELLING SHALL HAVE AN ATTACHED GARAGE WITH STORAGE FACILITIES FOR AT LEAST TWO (2) CARS. DRIVEWAYS SHALL PROVIDE OFF-STREET PARKING SPACE FOR MINIMUM OF TWO (2) CARS.

4. NO WHITE CHAT WALKS OR DRIVEWAYS WILL BE PERMITTED. MATERIALS MAY BE BRICK OR CONCRETE. RIVER GRAVEL MAY BE USED FOR PRIVATE WALKWAYS WHEN COMPATIBLE TO DESIGN OF RESIDENCE, AS APPROVED BY THE ARCHITECTURAL COMMITTEE.

5. NO BUILDING SHALL BE CONSTRUCTED ON ANY LOT IN THE ADDITION WHICH EXCEEDS A HEIGHT OF MORE THAN TWO (2) STORIES EXCEPT AS DULY APPROVED BY THE ARCHITECTURAL COMMITTEE AND JENKS ZONING CODE.

6. ALL ROOFS WILL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS: HERITAGE II COMPOSITION SHINGLES, WOOD SHINGLES OR WOOD SHAKE, SLATE, CERAMIC TILE, OR OTHER MATERIAL AS APPROVED BY THE ARCHITECTURAL COMMITTEE.

ROOF FLASHING: EXPOSED ROOF FLASHING, SUCH AS VENT PIPES AND CHIMNEY COVERS, SHALL BE PAINTED.

ROOF PITCH: ALL ROOF PITCHS SHALL BE IN KEEPING WITH THE ARCHITECTURAL DESIGN OF THE HOUSE AND IS SUBJECT TO REVIEW OF THE ARCHITECTURAL REVIEW COMMITTEE.

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

8. NO BUILDING OR PART THEREOF SHALL BE CONSTRUCTED AND MAINTAINED ON ANY LOT NEARER TO THE FRONT PROPERTY LINE THAN THE BUILDING LINE ON THE PLAT. ALL BUILDINGS MUST FACE THE MOST RESTRICTIVE BUILDING LINE.

9. NO EXTERIOR ANTENNAS, INCLUDING, BUT NOT LIMITED TO, TELEVISION AND "CB" RADIO, SHALL BE ERECTED ANYWHERE IN THE ADDITION WITHOUT THE EXPRESS APPROVAL OF THE ARCHITECTURAL COMMITTEE. ANY OTHER TYPE OF ELECTRONIC RECEPTION DEVICE (EXCEPT TELEVISION SATELLITE DISHES NOT EXCEEDING TWENTY-FOUR (24") IN DIAMETER, WHICH ARE PERMITTED), MUST BE CONFINED TO THE BACKYARD AND SITUATED, FENCED AND LANDSCAPED TO PROPERLY SHIELD ITS VIEW FROM ADJACENT LOT OWNERS IN ACCORDANCE WITH THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE.

10. NO BUILDING, FENCE, WALL OR ANY TYPE OF STRUCTURE SHALL BE PLACED, BUILT, COMMENCED, ERECTED OR MAINTAINED OR ALTERED UNTIL THE SPECIFICATIONS, PLOT PLAN, DRAINAGE AND GRADING PLANS AND OTHER NECESSARY INFORMATION SHALL HAVE BEEN SUBMITTED AND APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE. IN PASSING SUCH PLANS, SPECIFICATIONS, PLOT PLANS, DRAINAGE AND GRADING PLANS, THE ARCHITECTURAL COMMITTEE MAY TAKE INTO CONSIDERATION THE SUITABILITY OF THE PROPOSED BUILDING OR OTHER STRUCTURES, AND OF THE MATERIAL OF WHICH IT IS TO BE BUILT, TO THE SITE UPON WHICH IT IS PROPOSED TO ERECT THE SAME, AND THE HARMONY THEREOF WITH THE SURROUNDINGS AND THE EFFECT OF THE BUILDING OR OTHER STRUCTURES AS PLANNED ON THE VIEW FROM THE ADJACENT OR NEIGHBORING PROPERTY. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF JENKS ORDINANCE AND BUILDING CODES.

11. NO RECREATIONAL VEHICLE, CAMPER, BOAT, TRAILER SHALL BE UTILIZED AS A TEMPORARY OR PERMANENT RESIDENCE.

12. NO STRUCTURE PREVIOUSLY ERECTED UPON ANOTHER SITE SHALL BE MOVED ONTO ANY LOT.

13. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

14. NO ANIMALS LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE. NO EXOTIC ANIMALS AS DEFINED BY JENKS CITY CODES SHALL BE KEPT, BRED OR RAISED ON ANY LOT.

15. NO LOT WILL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS PRIOR TO THE START OF CONSTRUCTION, AND THEN THE CONSTRUCTION SHALL BE COMPLETED WITHIN TWELVE (12) MONTHS. ALL LOTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. CONSTRUCTION MUST BEGIN WITHIN 18 MONTHS AFTER THE LOT IS PURCHASED.

16. RECREATIONAL VEHICLES, BOATS, TRAILERS, CAMPERS AND OTHER LARGE RECREATIONAL EQUIPMENT SHALL NOT BE STORED ON ANY LOT FOR A PERIOD EXCEEDING 24 HOURS, IF IN VIEW OF THE STREET OR ADJACENT LOT OWNERS.

17. NO INOPERATIVE VEHICLE OR MACHINERY SHALL BE STORED ON ANY LOT, AND EACH LOT SHALL BE MAINTAINED FREE OF RUBBISH, TRASH, OR OTHER DEBRIS AND SHALL BE CUT, TRIMMED OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS.

18. THE OWNER OF EACH LOT SHALL MAINTAIN THE SURFACE DRAINAGE, EITHER NATURAL OR ARTIFICIAL, OVER AND ACROSS THEIR LOT.

19. EACH LOT SHALL RECEIVE AND DRAIN IN AN UNOBSTRUCTED MANNER THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS, AND THE CITY SHALL NOT BE LIABLE FOR ANY DAMAGES CAUSED BY REASON OF THE DISCHARGE OF ANY STORM OR SURFACE WATER FROM A PUBLIC STREET OR EASEMENT ON AN ADJACENT LOT. NO OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THEIR LOT.

20. THE FIRST FLOOR OF EACH DWELLING WILL BE FULL MASONRY, NOT INCLUDING WINDOWS AND BENEATH COVERED PORCHES.

21. MINIMUM SQUARE FOOTAGE:

ALL SINGLE FAMILY DWELLING UNITS SHALL HAVE A MINIMUM OF 3,000 SQUARE FEET OF FINISHED HEATED LIVING AREA.

22. NO TRAILER, TENT, GARAGE, BARN, OUTBUILDING, NOR ANY STRUCTURE OF A TEMPORARY NATURE SHALL BE AT ANY TIME USED FOR HUMAN HABITATION, TEMPORARILY OR PERMANENTLY.

23. CLOTHESLINES: EXPOSED CLOTHESLINE POLES OR OTHER OUTDOOR DRYING APPARATUS ARE PROHIBITED.

24. PRESERVATION OF TREES: IT SHALL BE THE DUTY AND OBLIGATION OF THE OWNERS OF EACH LOT TO PRESERVE AND PROTECT THE TREES LOCATED ON SUCH LOT. THE OWNER OF EACH LOT SHALL MAKE AN EFFORT TO SAVE ALL TREES POSSIBLE AND SHALL EXERCISE CARE TO PROTECT THE ROOT SYSTEMS OF ALL TREES DURING CONSTRUCTION.

25. LANDSCAPING: WITHIN 120 DAYS OF COMPLETION OF A HOME UPON A LOT IN TIMBERCREST VIEW, THE BUILDER SHALL BE RESPONSIBLE FOR SODDING ALL YARD AREAS (FRONT, SIDE AND REAR YARDS) OF THE LOT. ADDITIONALLY, EACH BUILDER SHALL PLANT THE EQUIVALENT WORTH OF \$500.00 IN LANDSCAPING MATERIALS (TREES, SHRUBS, BUSHES, GROUND COVER, ETC.) WITHIN THE FRONT YARD AREA OF EACH LOT UNDER THEIR OWNERSHIP WITHIN 120 DAYS OF COMPLETION OF HOME CONSTRUCTION, EXCLUSIVE OF SODDING AS DESCRIBED ABOVE. SUCH LOT LANDSCAPING SHALL INCLUDE A MINIMUM OF ONE (1) TREE TO BE LOCATED IN THE FRONT YARD AREA AND OUTSIDE THE STREET RIGHT-OF-WAY OF THE LOT WHICH ARE OF AT LEAST 2" IN DIAMETER.

26. OUTBUILDINGS: ONLY OUTBUILDINGS APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE AND CONSTRUCTED WITH A SIMILAR MATERIAL AND APPEARANCE AS THE PRINCIPAL DWELLING SHALL BE PERMITTED. LOT 4 BLOCK 2 WAS DEVELOPED PRIOR TO THE FILING OF THIS COVENANT WITH AN ACCESSORY STRUCTURE NOT IN COMPLIANCE WITH THIS RESTRICTION. THIS STRUCTURE SHALL BE RECOGNIZED AS A PRE-EXISTING ACCESSORY BUILDING AND SHALL SET NO PRECEDENCE TOWARDS ENFORCEMENT OF THIS PRIVATE COVENANT.

27. FENCES: ONLY WOOD PRIVACY FENCES, ORNAMENTAL IRON OR STOCKADE FENCES WITH BLACK CHAIN LINK SHALL BE PERMITTED WITHIN THE SUBDIVISION.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

A. ENFORCEMENT AND DURATION:

THE COVENANTS CONTAINED IN SECTION II HEREOF SHALL 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 THE RECORDING HEREOF, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED THEREAFTER FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREFTER PROVIDED. ALL OTHER SECTIONS OF THIS DEED SHALL BE SPECIFICALLY EXEMPTED FROM THE AFORESAID TERMINATION PROVISIONS.

B. AMENDMENT OR TERMINATION:

THE COVENANTS CONTAINED IN SECTION II ONLY MAY BE AMENDED OR TERMINATED AT ANY TIME BY INSTRUMENT SIGNED BY THE OWNERS OF AT LEAST SEVENTY-FIVE PERCENT (75 %) OF THE LOTS OF THE ADDITION AND APPROVED BY THE CITY OF JENKS. THE AMENDMENT OR TERMINATION OF ANY TERM, COVENANT OR ITEM CONTAINED IN ANY OTHER SECTION OF THIS DEED OF DEDICATION MUST ALSO BE SPECIFICALLY APPROVED BY THE APPLICABLE UTILITY COMPANIES AND THE CITY OF JENKS, OKLAHOMA OR AS OTHERWISE REQUIRED BY APPLICABLE LAW.

C. SEVERABILITY:

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

WITNESS OUR HAND THIS 27 DAY OF June, 2003.

WALLACE PROPERTIES, INC.
AN OKLAHOMA CORPORATION

BY: Mike Wallace
MIKE WALLACE, PRESIDENT

Bobby V. Vreeland
BOBBY V. VREELAND

Pamela Joy Vreeland
PAMELA JOY VREELAND

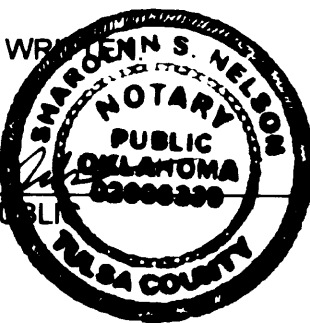
STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 27 DAY OF June, 2003, PERSONALLY APPEARED MIKE WALLACE TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS PRESIDENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR ABOVE WRITTEN.

5/13/06
MY COMMISSION EXPIRES

Shirley S. Nelson
NOTARY PUBLIC



STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

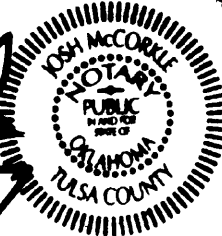
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 27th DAY OF June, 2003, PERSONALLY APPEARED BOBBY VIC VREELAND TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR ABOVE WRITTEN.

2/11/05
MY COMMISSION EXPIRES

Josh McLaughlin
NOTARY PUBLIC

#01001927



STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

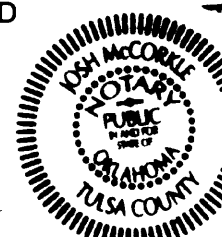
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 27th DAY OF June, 2003, PERSONALLY APPEARED PAMELA JOY VREELAND TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR ABOVE WRITTEN.

2/11/05
MY COMMISSION EXPIRES

Josh McLaughlin
NOTARY PUBLIC

#01001927



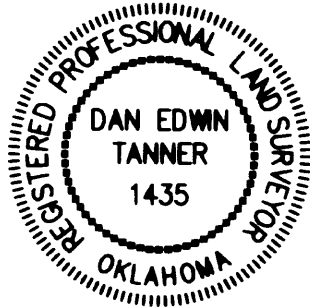
CERTIFICATE OF SURVEY

DAN E. TANNER OF TANNER CONSULTING, L.L.C., OF TULSA, OKLAHOMA, HEREBY CERTIFIES THAT HE HAS FULLY COMPLIED WITH THE REQUIREMENTS OF THE LAND SUBDIVISION CODE OF THE CITY OF JENKS AND THE SUBDIVISION LAWS OF THE STATE OF OKLAHOMA GOVERNING SURVEYING, DIVIDING AND MAPPING OF THE LAND, THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT; THAT THE PLAT REPRESENTS A SURVEY MADE BY HIM AND THAT ALL MONUMENTS INDICATED THEREOF ACTUALLY EXIST IN THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

SIGNED AND SEALED THIS 27 DAY OF June, 2003.

TANNER CONSULTING, LLC

BY: Dan E. Tanner
DAN E. TANNER, PLS NO. 1435

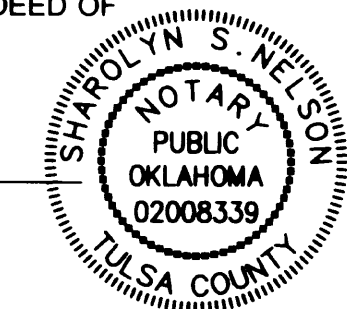


STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 27 DAY OF JUNE, 2003, PERSONALLY APPEARED DAN E. TANNER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF TANNER CONSULTING, L.L.C., FOR THE USES AND PURPOSES THEREIN SET FORTH.

5/13/06
MY COMMISSION EXPIRES

Shirley S. Nelson
NOTARY PUBLIC



To	Chair, Dr. Scott West and Planning Commission
Hearing Date	July 9, 2025
Case Number	JL 25-409 South County Crossing Plat
Request	Minor Subdivision (Change of Platted Access)
Location	North of 121 st between Elwood and Elm

Staff Report

Preparer | Marcaé Hilton

Attachments
Amendment Document

Preparer
Ryan McCarty, Select Design

Background Information

Request | Amend the Limits of No Access for a new dance studio on part of Lot 3, Block 1 of South County Crossing | Plat No. 6849, Approved 04/23/2019.

PREVIOUS APPROVALS (May not be a complete list.):

CC SUMMARY | June 27, 2023, Approved | *Amendment to Final Plat | Deed of Dedication (DOD)*

PC SUMMARY | June 22, 2023, Approved | 6-0-0 (*Planning Commission had only 6 members at the time of this hearing.*) Consent items are not advertised. The developer has sold the back lots of South County Crossing to one entity therefore triggering the need to adjust some of the Deed of Dedication language.

ZONING REQUEST: Private, legal, binding amendment to the Deed of Dedication for the explicit terms of Section I. Easements and Utilities and Section III. Property Owners Association | **DOD SUMMARY:**

a. **SECTION I. EASEMENTS AND UTILITIES, subsection J. MUTUAL ACCESS EASEMENT**, is amended by numbering the first paragraph “1” and by adding the following after paragraph 1:

2. Roads, curbs, sidewalks and other improvements constructed within the Mutual Access Easements shall be in accordance with standards and specifications approved by the City of Jenks, Oklahoma.

3. Roads, curbs, sidewalks, landscaping and other improvements (excluding Lot owner fencing and gates) within Mutual Access Easements shall be maintained and repaired by the Property Owners’ Association including repair of appurtenances. The Property Owners’ Association shall provide routine and customary maintenance of roads, curbs, sidewalks, landscaping and other improvements within the Mutual Access Easements which shall be in accordance with the following standards:

Potholes and other damage to roads, curbs and sidewalks shall be repaired.

Mutual Access Easements shall be kept free of litter.

Landscaping vegetation shall be trimmed and grass shall be mowed during the growing season at intervals not exceeding 4 weeks.

b. *SECTION III. PROPERTY OWNERS' ASSOCIATION, is amended as follows:*

At the end of subsection A. FORMATION, the phrase, “, the Mutual Access Easements and other stormwater detention and drainage easements and improvements created for the benefit of the Subdivision” shall be added.

Subsection C. ASSESSMENT, shall be deleted in its entirety and replaced with the following:

Each record Owner of Lot 5 North, Lot 5 South, Lot 6 North and Lot 6 South shall be subject to assessment by the Property Owners' Association for the purposes of improvement, repair and maintenance of the Reserve Area “A”. Each record Owner of Lot 1 and/or Lot 2 shall be subject to assessment by the Property Owner's Association for the purposes of improvement, repair and maintenance of stormwater detention and drainage facilities and improvements that affect or serve Lot 1 and/or Lot 2. Each record Owner of Lot 3 North, Lot 3 South, Lot 4 North and/or Lot 4 South shall be subject to assessment by the Property Owner's Association for the purposes of improvement, repair and maintenance of stormwater detention and drainage facilities and improvements that affect or serve Lot 3 North, Lot 3 South, Lot 4 North and/or Lot 4 South. Each record Owner of a Lot served by a Mutual Access Easement shall be subject to assessment by the Property Owners' Association for the improvement, repair and maintenance of the Mutual Access Easement(s) that provide(s) access to their Lot. The assessments provided for herein on each record Owner of a Lot shall be proportional to the area of each Lot as a percentage of the combined total area of all Lots that bear responsibility for the assessments as set forth herein. A lien for non-payment of assessments can be foreclosed by the Property Owners' Association and/or the City of Jenks, Oklahoma.

JZ 22 PUD 112 MI3 (Minor Amendment No. 03) | South County Crossing | Approved by Planning Commission, December 08, 2022, *“To allow for the sale of sundries within a prescription pharmacy.*

JZ 22 PUD 112 MI2 (Minor Amendment No. 02) | South County Crossing | Approved by City Council, March 22, 2022. *“To allow for an exception to the required exterior masonry building materials for Lots 3, 4, 5, & 6 by allowing architectural metal and stucco as exterior materials in addition to Masonry”*

JZ 21 PUD 112 MI1 (Minor Amendment No. 01) | South County Crossing | Approved by City Council-February 16, 2021.

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

PUD 112| STAFF COMMENTARY

Lots 3-6 of Block One of South County Crossing is abutted by a Single-family residential development to the north and east, Fire Station Number 2 to the west, and a large parcel zoned (IM) Industrial Moderate to the south across 121st Street. West of the Fire Station is an area that was approved for mini storage in April 2017. The proposed development was and is “consistent” with the Comprehensive

Plan, but to be compatible with immediate surrounding properties, separation buffers were added. The residential properties to the north are separated by the large reserve and drainage channel in the residential subdivision. In addition, the proposed detention pond on this site separates the eastern two buildings from the property to the north. All the buildings on Lots 1 and 6 are limited to 20 feet high at the eave. There is an 8-foot high privacy fence and heavy tree planting requirement along the eastern property line to protect the single-family dwellings.

Public Comment None | Minor Subdivisions are not advertised

General Location North of 121st and West of Elm

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

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

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

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

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

Use Industrial Development | No Change | Office & Warehousing

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

Approved Language: *"Use Unit 11 - Prescription pharmacy and providing that sundries or other merchandise may be sold or offered for sale."*

Excluded Uses:

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

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

- Masonry Covering 100% up to 20 feet on all south facing walls
- Masonry Covering 100% up to 20 feet on west face of westmost buildings
- 4 feet high masonry wainscoting on remaining walls within 300 feet of the centerline of 121st Street
- Awnings, canopies, overhangs office area only encouraged

Screening:

- HVAC out of view

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

Lighting:

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

Parking:

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

See PUD 112 for additional details.

Plat

South County Crossing | Plat No. 6849 | 04.23.19

STR

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

Lot Splits(s)

JL 21-362 | Lot 3 Block 1, Approved CC, November 23, 2021

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

JL 22-380 | Lot 4 & 5, Block 1 | Approved PC, March 23, 2023

Comprehensive Plan

Local Commercial

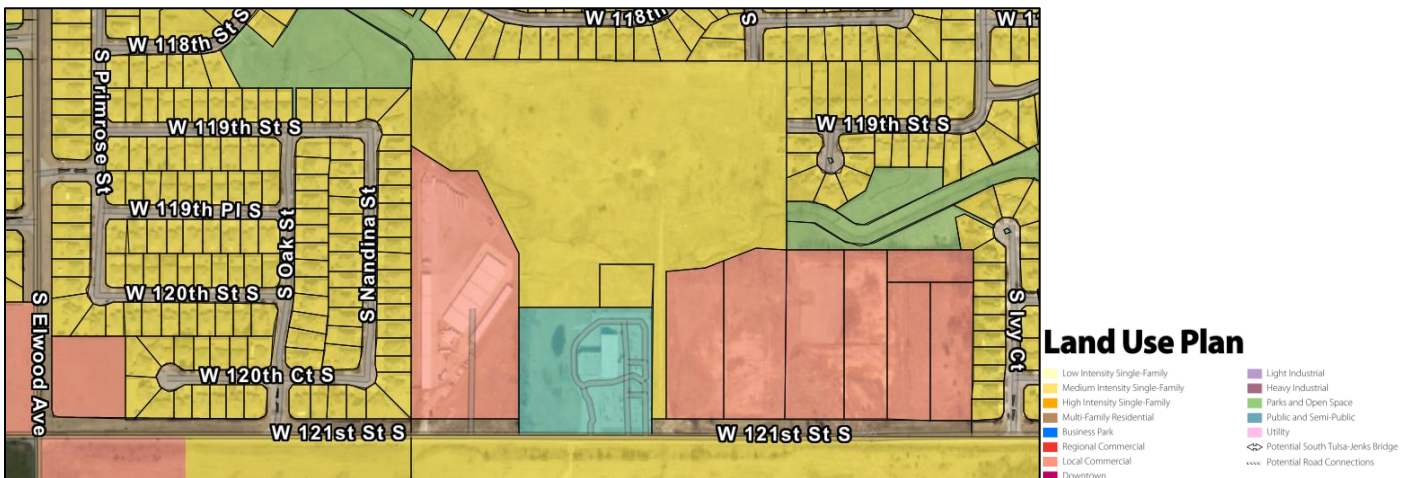


Figure 1: Comprehensive Plan

Zoning

North | Industrial PUD 112

East | PUD 112, (RS-2) Single-family Residential | South Creek

South | PUD 135 | Mix of Residential Uses

West | AG | City of Jenks Fire Station | "Ewing Perryman" & PUD 132 (OM, CG, AG) & PUD 12 (RS-2) Single-family Residential | South Creek

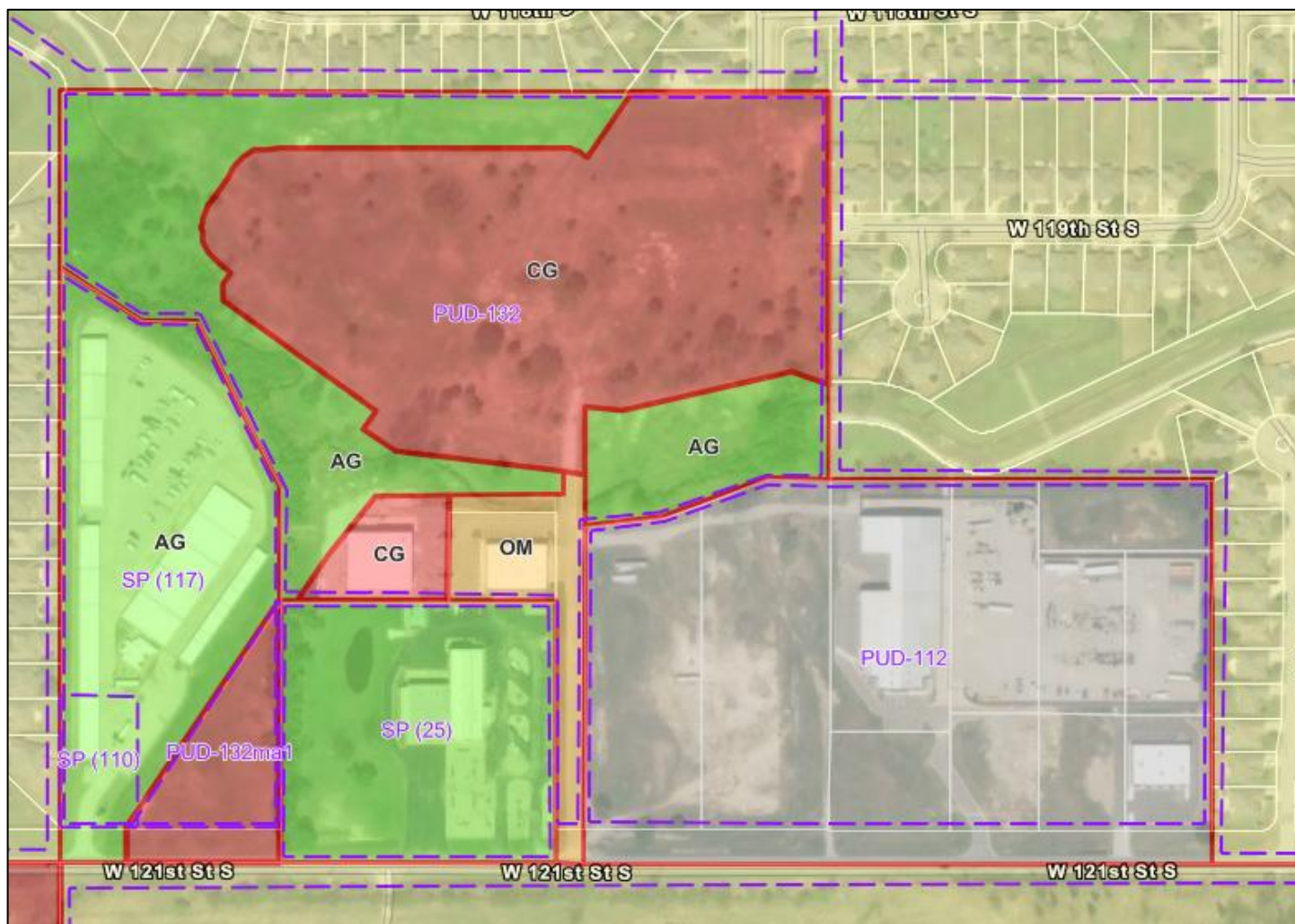


Figure 2: Zoning Map | INCOG

Staff Evaluation & Recommendation

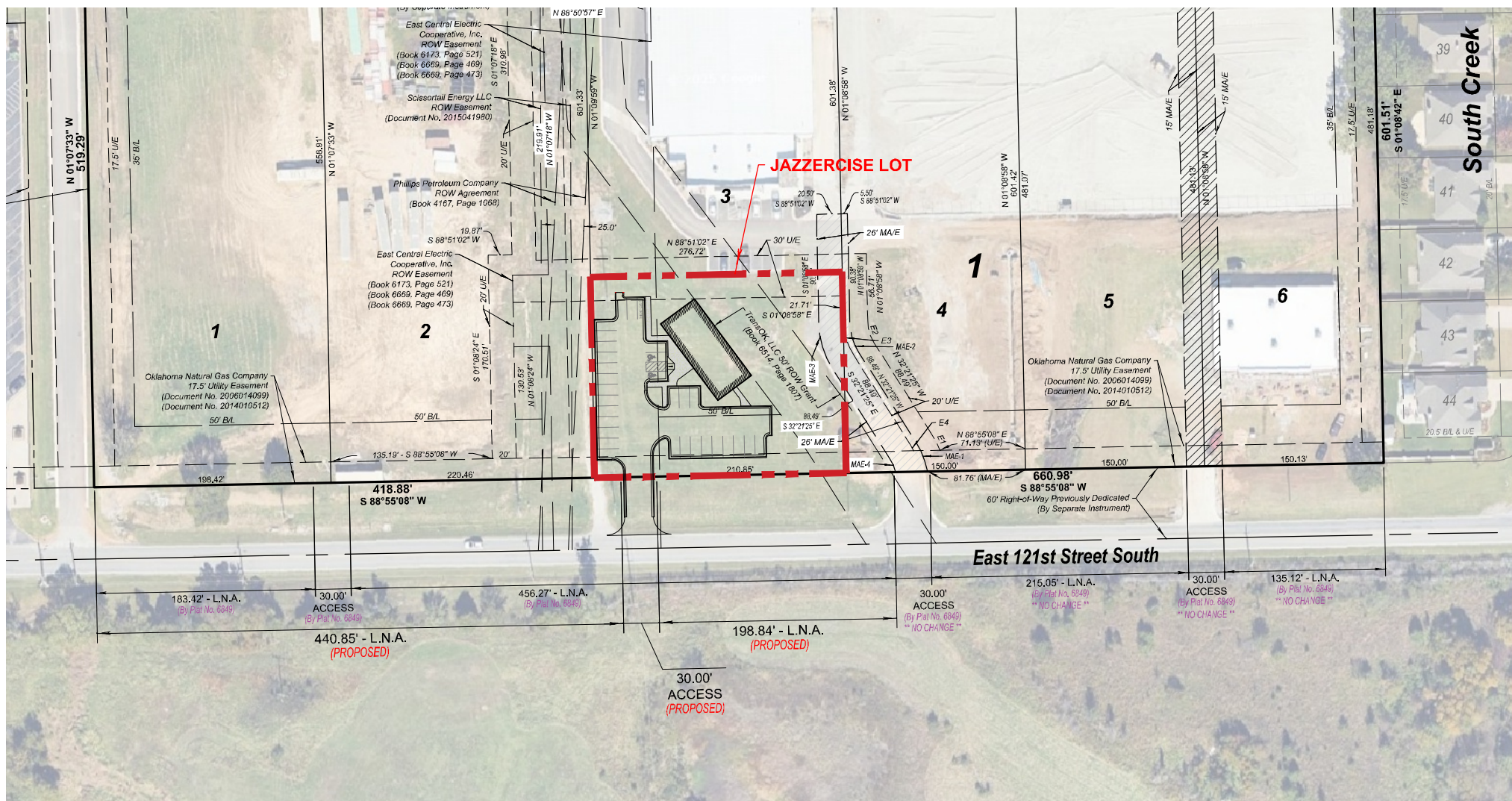
Evaluation | This lot has many encumbrances; the new owner would like to face their building toward the southwest. The TransOK ROW makes the building location and parking challenging. The site plan has been tentatively approved, and the building permit will be released soon. Adding an access within 198.84 feet is a violation of the UDO, but due to the encumbrances Staff supports the change to the Limits of No Access and requests approval.

Table 16-8-8(M): Access Separation Requirements	
Type of Street	Minimum Distance Between Access Points
Freeway or Expressway	As limited by ODOT
Primary Arterial	600 feet
Secondary Arterial	300 feet
Commercial (CBD) Collector	No access limits
Minor Industrial Street	No access limits
Residential Collector	No access limits
Minor Residential Street	No access limits



Figure 3: INCOG Major Street and Highway Plan | Secondary Arterial

RECOMMENDATION | Staff recommends approval of the changes to the LNA (Limits of Access).





Subdivision Statistics

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

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

Basis of Bearings

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

Monumentation

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

Benchmark

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

Legend

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

South County Crossing

P.U.D. 112

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

Owner / Developer

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

Engineer

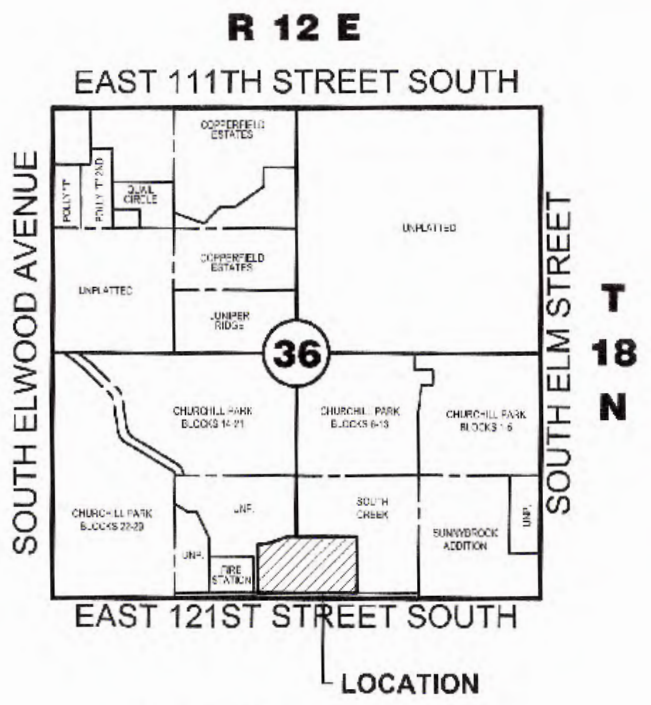
ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2020

Surveyor

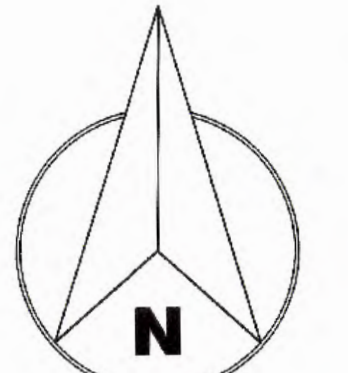
FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES 6-30-2020

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
E1	17.16'	91.00'	10°48'12"	N 28°57'18" W	17.13'
E2	19.06'	35.00'	31°12'27"	N 16°45'11" W	18.83'
E3	29.96'	55.00'	31°12'27"	S 16°45'11" E	29.59'
E4	5.75'	71.00'	04°38'33"	S 30°02'08" E	5.75'
MAE-1	27.07'	76.00'	20°24'33"	N 22°09'08" W	26.93'
MAE-2	27.23'	50.00'	31°12'27"	N 16°45'11" W	26.90'
MAE-3	41.40'	76.00'	31°12'27"	S 16°45'11" E	40.89'
MAE-4	12.76'	50.00'	14°37'26"	S 25°02'41" E	12.73'



Location Map
SCALE: 1"=2000'



Scale: 1" = 60'

FINAL PLAT

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON JANUARY 22, 2019

MAYOR - VICE MAYOR

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

CITY MANAGER

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

STATE OF OKLAHOMA) SS
COUNTY OF TULSA)
I, MICHAEL WILLIS, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a file instrument now on file in my office.

Dated the 22nd day of April, 2019
MICHAEL WILLIS, Tulsa County Clerk
Deputy

DEPUTY

CERTIFICATE

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

Dated: 04/23/2019
Dennis Semler
Tulsa County Treasurer
By: Deputy

Point of Beginning
Point of Commencement
Southeast Corner SW/4 SW/4 SE/4
Section 36, T-18-N, R-12-E

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

KNOW ALL MEN BY THESE PRESENTS:

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

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 01°08'42" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°55'08" WEST PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 660.96 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING SOUTH 88°55'08" WEST PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 418.88 FEET; THENCE NORTH 01°07'33" WEST FOR 519.29 FEET; THENCE NORTH 82°02'36" EAST FOR 135.85 FEET; THENCE NORTH 68°47'47" EAST FOR 191.10 FEET; THENCE NORTH 88°54'12" EAST FOR 104.26 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING NORTH 88°54'12" EAST FOR 661.03 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 01°08'42" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 601.51 FEET TO THE POINT OF BEGINNING.

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

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

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

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

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

B. UNDERGROUND SERVICE

1. NEW OVERHEAD POLES MAY BE LOCATED ALONG THE NORTH AND SOUTH PERIMETER OF THE SUBDIVISION AND ALONG THE EAST TWENTY FEET (20') OF LOT 2, BLOCK 1, AS NECESSARY, IF LOCATED WITHIN UTILITY EASEMENTS OR EXISTING EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. EXISTING OVERHEAD POLES ARE PERMITTED THROUGHOUT THE SUBDIVISION IF LOCATED WITHIN EXISTING EASEMENTS OR STREET RIGHTS-OF-WAY. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.

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

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

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

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

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

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

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

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

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

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

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

D. SURFACE DRAINAGE

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

E. PAVING AND LANDSCAPING WITHIN EASEMENT

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

F. STORM WATER DETENTION

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

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

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

THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.

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

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

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

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

H. RESERVE AREA "A" & U/E

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

I. LIMITS OF NO ACCESS

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

J. MUTUAL ACCESS EASEMENT

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

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

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

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

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

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

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

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

PERMITTED USES:

USE UNIT 1 - AREAWISE USES BY RIGHT

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

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

USE UNIT 10 - OFF-STREET PARKING AREAS

USE UNIT 11 - OFFICES AND STUDIOS

USE UNIT 15 - OTHER TRADES AND SERVICES

USE UNIT 17 - AUTOMOTIVE ALLIED ACTIVITIES

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

- BUSINESS SIGNS
- OUTDOOR ADVERTISING SIGNS

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

USE UNIT 22 - WAREHOUSING AND WHOLESALING

USE UNIT 24 - LIGHT MANUFACTURING AND INDUSTRIAL RESEARCH DEVELOPMENT

EXCLUDED USES:

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

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

USE UNIT 16 - GASOLINE SERVICE STATIONS

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

A. SCREENING:

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

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

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

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

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

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

B. LIGHTING:

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

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

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

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

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

C. OUTSIDE STORAGE AND NOISE:

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

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

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

D. PARKING:

REQUIRED PARKING FOR PARTICULAR USES MAY BE SHARED AS FOLLOWS:

AREA A - LOTS 1 AND 2
AREA B - LOTS 3 AND 4
AREA C - LOTS 5 AND 6

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

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

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

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

USE UNIT 22 - WAREHOUSING AND WHOLESALING

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

E. BUILDING MATERIAL REQUIREMENTS:

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

F. SIGNAGE:

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

SECTION III. PROPERTY OWNERS' ASSOCIATION

A. FORMATION

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

B. MEMBERSHIP

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

C. ASSESSMENT

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

D. REQUIRED MOWING OF VACANT LOTS

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

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

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

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

B. DURATION

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

C. AMENDMENT

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

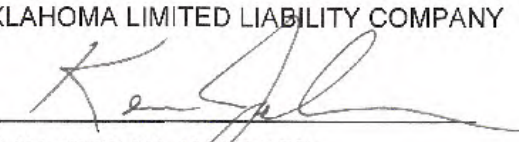
D. SEVERABILITY

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

IN WITNESS WHEREOF:

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

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

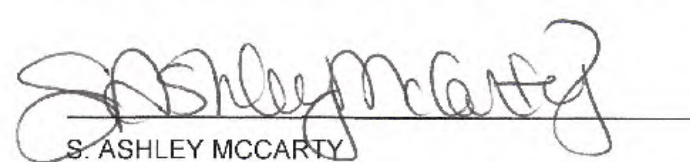
BY: 
KEVIN JORDAN, MANAGER

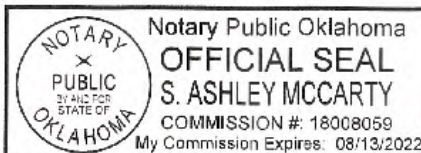
STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA)

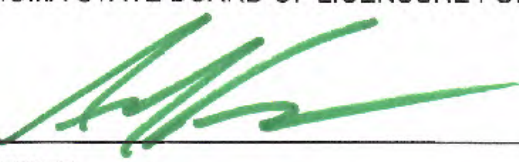
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 1ST DAY OF APRIL, 2019, PERSONALLY APPEARED KEVIN JORDAN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGER, THAT THEY EXECUTED THE SAME AS THEIR FREE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


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



CERTIFICATE OF SURVEY

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


ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694

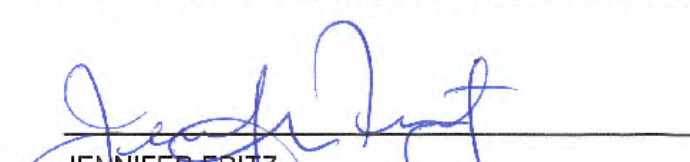
STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA)



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


JENNIFER FRITZ
MY COMMISSION EXPIRES: 8/23/2022
MY COMMISSION NUMBER: 14005589



Jenks | PC Staff Report



To	Chair, Dr. West and Planning Commission
Hearing Date	July 09, 2025
Case Number	JZ 25 PUD 137 FOOD HALL
Request	<i>Approval of Alternative Parking Plan for approved PUD 137 (Planned Unit Development Overlay)</i>
Location	North of Oklahoma Aquarium and East of Aquarium Drive
Applicant	Yaz Dawkins KSQ Design

Staff Report

Preparer | Marcaé Hilton

Attachments

Site Plan Documents

Other Documents

Preparer

Yaz Dawkins, KSQ Design

Miscellaneous

Background Information

CITY COUNCIL SUMMARY | February 07, 2023 | PUD 137 was *Conditionally Approved*, Ordinance not filed.

PLANNING COMMISSION SUMMARY | January 19, 2023, | 0-6-1 | **Approved per staff recommendation.**

STAFF COMMENTARY | In August of 2021, City Council approved Resolution No. 741 encouraging and incentivizing economic development on 200 South Aquarium Drive. The parcel is part of the Aquarium campus under multiple authorities including City of Jenks, Jenks Public Works Authority, Jenks Aquarium Authority (JAA) and Oklahoma Aquarium Authority (OAF). The approved resolution states that the property is to be developed with an appropriate use *complementary to the Aquarium* and it would *benefit the City by increasing sales tax, and jobs and draw visitors to the Aquarium and support the continued development of the City's riverfront as a dining and entertainment destination.*

The property was deeded, 7/15/2022, to "Inspiration Hall, LLC" for the purpose of building a food hall along with entertainment and recreation amenities. Since the approval, the vision from the developer team has changed multiple times. The look and feel, as well as the actual anticipated uses have changed. The uses were recently confirmed as Food Court on ground floor, sit down restaurant on part of 2nd floor along with office space. The third floor is dedicated to shared (co-working space). Staff believes these uses to be mostly in line with the vision of the Comprehensive Plan and the long-range goals of the aquarium, but they differ from the original approved PUD 137 (food hall with outdoor entertainment and recreation).

PLANNING DATA

Request	Approval of Alternative Parking Plan for approved JZ 25 PUD 137		
Intended Uses	Eating and Drinking, and Service		
	First Floor: 8 Restaurant concepts		
	Second Floor: 1 sit down restaurant and office		
	Third Floor: Office (co working space)		
	Accessory Uses		
Zoning	Riverfront Tourist Commercial (RTC) with PUD 137 Overlay		
Zoning History	Ordinance No. 995 AG (Agriculture) SUP 43 Per INCOG Map		
	Ordinance No. 1526 July 23, 2020 CC Approved: Abrogation of Lot 2, Block 1 from SUP 43 and adoption of SUP 115. SUP 115 expired in July 2022 but has not been removed from INCOG Zoning Map.		
	Ordinance No. 1582 Rezoning from AG to RTC (Riverfront Tourist Commercial)		
	Ordinance No. XXX February 07, 2023, not filed PUD 137 Overlay		
Tulsa County Assessor	60804832045610		
Legal	LT 2 LESS BEG NEC LT 3 TH NE72.32 SE111.24 SE75 SW50 SE86.10		
	SW51.56 NW316.76 POB BLK 1		
Owner	INSPIRATION HALL LLC		
Address	200 Aquarium Drive		
TR_SEC	8320		
Acres	1.33		
General Location	Adjacent to the Arkansas River, situated between Holiday Inn Express and The Oklahoma Aquarium		
Plat	Oklahoma Aquarium Campus No. 6114 04.30.2007		
	Lot 2, Block 1		
Building Floor Area	36,358 SF		
	First floor GFA	15,365 sf	
	Second floor GFA	11,243 sf	
	Third floor GFA	9,750 sf	
	Office	6,627 sf	
	Identify balance sf	3,123 sf	
Number of Stories	3 Meet RTC Code		
Height	53'4" Confirm each floor height with dimensions on site plan elevations.		

68% | Confirm

Setbacks

Front – 25 feet | Provide actual distance from property lines on all sides.

Sides

0 feet | Provide actual distance from property lines on all sides.

Rear

Unknown* | Meet RTC Code

*City of Jenks requires public space dedicated to access both to/for trail.

Parking

Alternate Parking Plan is supported by City. Provide documentation according to the UDO. The study/agreement to be executed as condition of approval.

Zoning Surrounding:

SUP 43 & RTC (Riverfront Tourist Commercial)

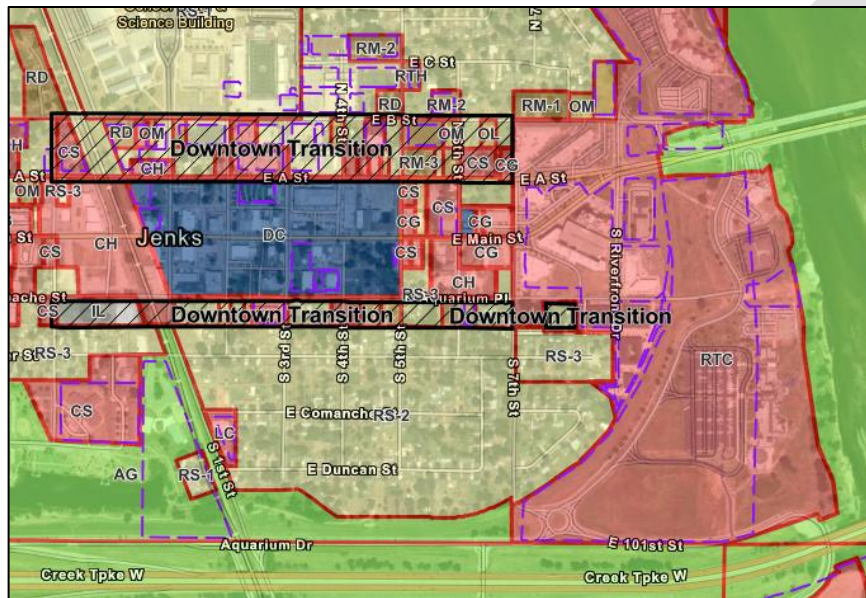


Figure 1: Zoning Map | INCOG

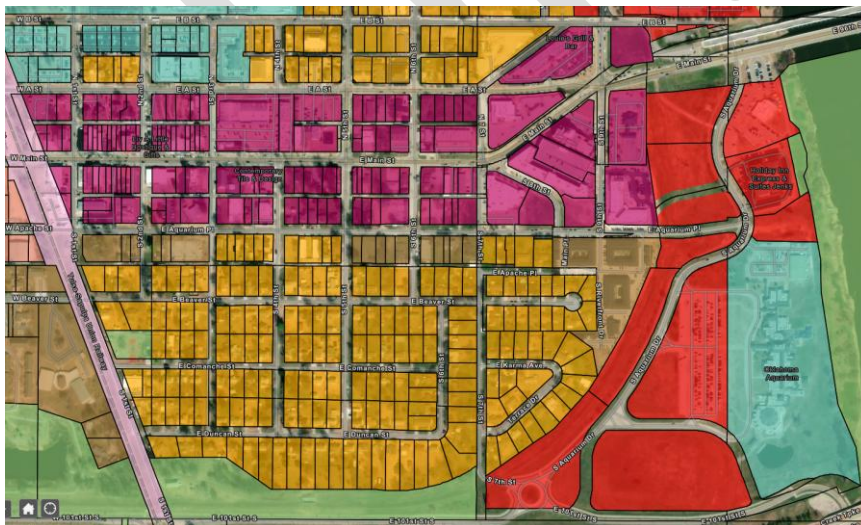


Figure 2: Comp Plan Land Use Map | Regional Commercial

Comprehensive Plan

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

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

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

PUD 137 Details | Not Complete List

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

Uses (allowed uses): See PUD 137 for details. must meet the additional regulation requirements.

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

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

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

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

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

(Ord. No. 1581, § II, 4-5-2022)

Standard Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards	RTC	PUD 137	As shown on site plan.
Lot Standards (Minimum)			
Lot Area (acres)	n/a	1.33	1.33
Lot Width (ft)	n/a	104.95	Provide Dimensions on Site Plan
Yard Setbacks (Minimum, unless otherwise stated)			
Front (ft)	0	25	Provide Dimensions on Site Plan
Front, maximum (ft)	60		NA PUD established the 25 ft. minimum.
Exterior Side (ft) (3)	0	0	NA
Exterior Side, maximum (ft)	60		NA
Interior Side (ft) (3)	0	0	Provide Dimensions on Site Plan
Rear (ft) (3)	0	0	Provide Dimensions on Site Plan
Building Standards (Maximum)			
Height (ft)	85	85	Provide Dimensions on Site Plan
Impervious Surface Coverage	70%	70%	
Notes			
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.			

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

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

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

Table 16-7-4: Permitted Sign Types by District	
Sign Type	District
	RTC
Wall Sign	P
Single-Tenant Monument Sign	P Single-Tenant Monument Signs. (1) Sign Area. (b) The maximum sign area of single-tenant monument signs in the OM, CS, RTC, and IL Districts shall not exceed 30 square feet.
Multi-Tenant Monument Sign	P Sign Height. (b) The maximum sign height of single-tenant monument signs in the OM, CS, RTC, and IL Districts shall not exceed seven feet.
Post Sign, Permanent	
Pole/Pylon Sign	
Awning/Canopy Sign	P
Projecting Sign	P
Window Sign, Permanent	P
Billboard Sign	
Wall-Mounted Banner Sign	P
Ground-Mounted Banner Sign	P
Feather Sign	
Window Sign, Temporary	P
Post Sign, Temporary	A
Yard Sign	
Notes:	
(1) Sign shall be permitted for nonresidential, mixed use, or multifamily developments only.	
(2) Sign shall be permitted at entryways or gateways to subdivisions or neighborhoods only.	
(3) Sign shall be permitted within 300 feet of United States Federal Highways, Federal Interstate Highways, State of Oklahoma Highways, U.S. or State Toll ways or Turnpikes only.	

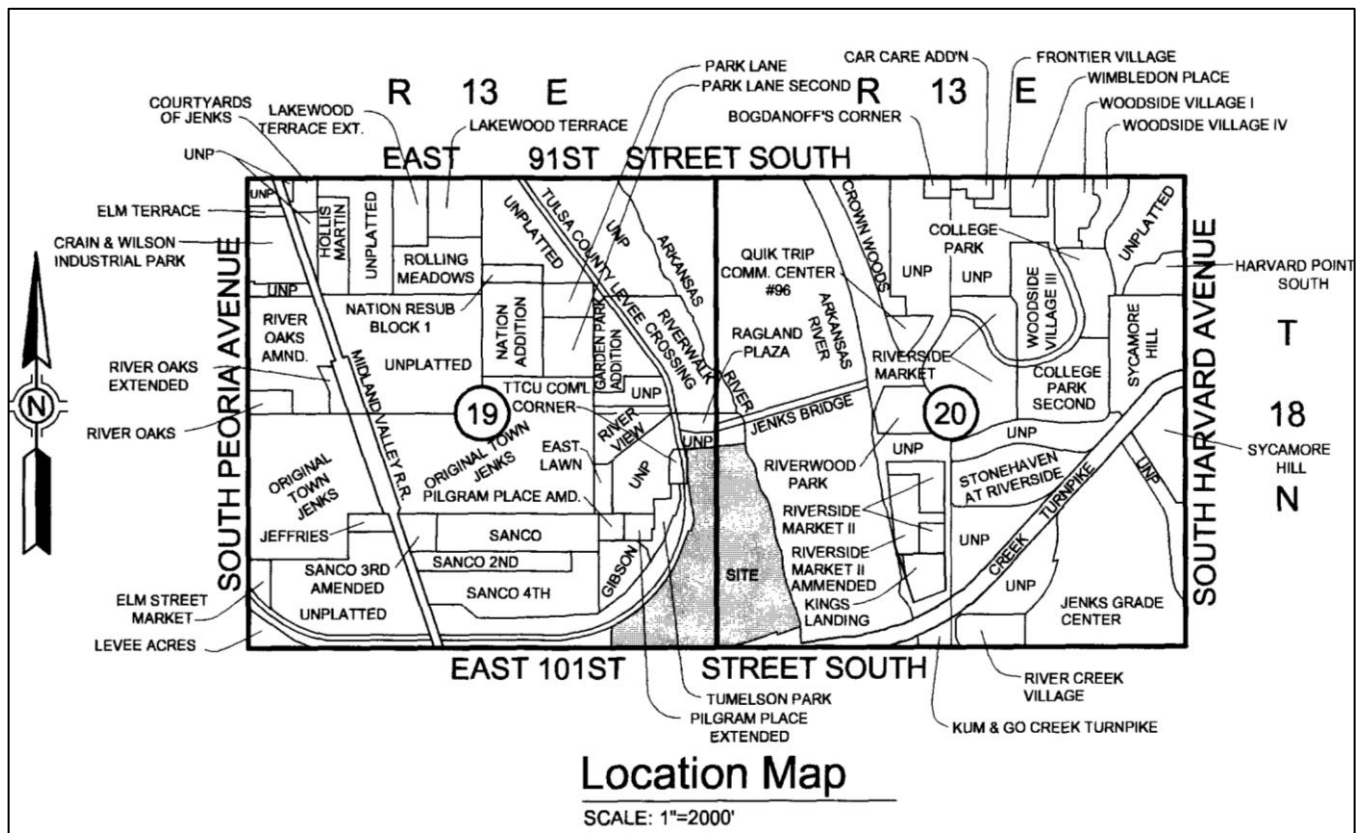


Figure 3: Location Map | Taken from Filed plat



Figure 4: Site looking east



Figure 5: Site looking north from Aquarium Drive



Figure 6: Site from Main Street Bridge

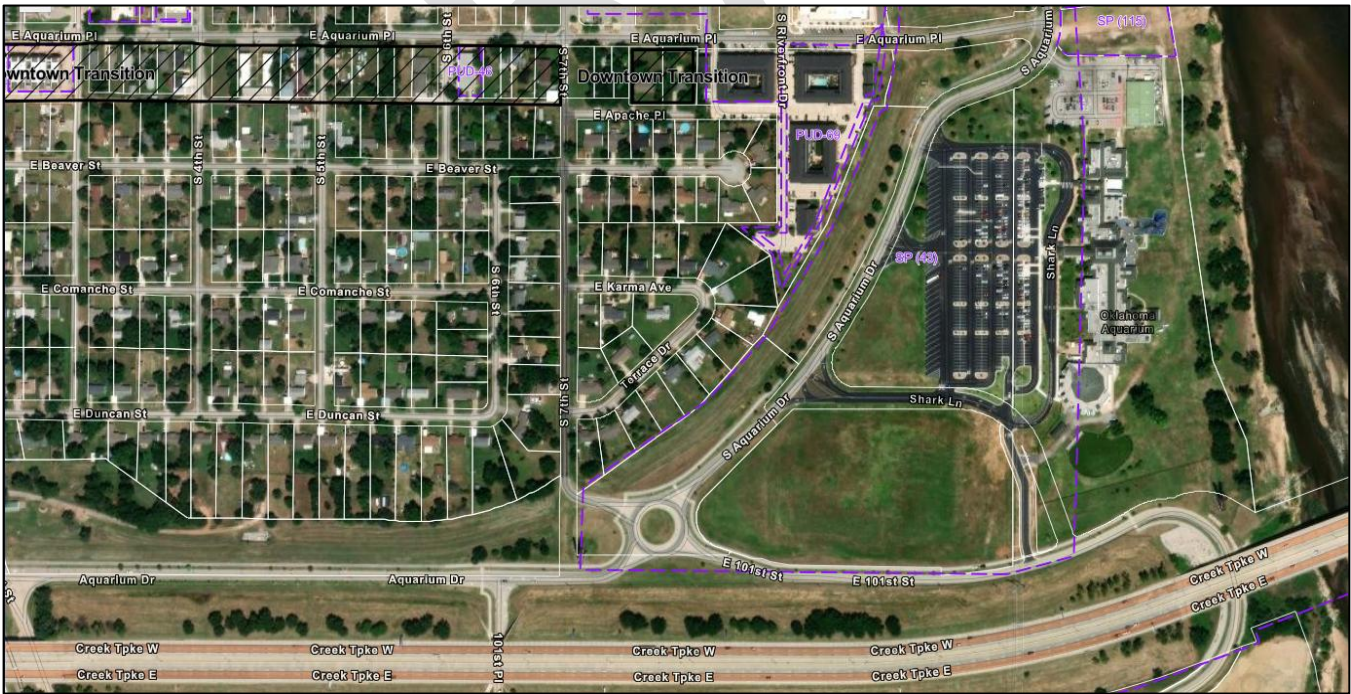


Figure 7: Aerial Photo of Downtown and Aquarium Campus

Evaluation | This site is located on the Aquarium campus with potential access, the PUD is limited in content, as presented the project will not meet all the standards of the UDO including the parking. The UDO lays out the process for parking. This alternative/adjusted parking agreement is part of the PUD application.

The PUD allows for many uses which are not part of the design or site plan. Approving the PUD and allowed Uses will create a path forward for a use other than a food hall/entertainment to be designed and built. Residential uses and Marijuana uses are prohibited in the PUD along with several other uses, event space as a separate commercial entity is not allowed within the RTC or the PUD.

Plat Language to be Reconciled | Not complete list

1. **Identify on Site Plan** | *Arkansas River: A 100 Foot Riparian Vegetation Setback is established along the Banks of the Arkansas River. **The Riparian Vegetation Setback shall be measured from the Bank of the Arkansas River further defined as the normal high-water line or vegetation line of the river. Variance to the 100-foot setback may be applied for through the Oklahoma Department of Environmental Quality in cooperation with U.S. Fish and Wildlife Service. Uses within the Riverfront Entertainment/Tourism District should be designed to provide public entrance from the waterfront site of the building, and provide a view in the waterfront direction. Public access along the waterfront between buildings and the river should be promoted.*

PLAT | Off-Street Parking: Off Street Parking Stalls shall be installed in accordance with City of Jenks Zoning Code Requirements. Shared or Common Parking Stalls shall be allowed with contractual agreements with the principal owners of the lots to be shared and with any lease holder greater than 10 years. Off Street Parking Stalls developed under the 96th Street and Pedestrian Bridges shall be included within totals for Lot 4 Block 1 "Oklahoma Aquarium Campus.

2. **SECTION III – ARCHITECTURAL CONTROL COMMITTEE** | *B. No building, fence, wall, placement of exterior lighting, signs, or any proposed construction requiring the issuance of a building permit shall be erected, placed or altered on any lot in this subdivision until the*
 - *building plans and specifications,*
 - *drainage and grading plans,*
 - *exterior color scheme and material thereof,*
 - *and plot plan, which plot plan shows a landscape plan and the location and facing of such building*
 - *have been approved in writing by the Oklahoma Aquarium Campus Architectural Control Committee to be composed of the members of the Jenks Aquarium Authority (JAA), a Public Trust of the City of Jenks.*

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

1. *Appearance/Design:*

- A. *Building design and site plan details should be so designed to provide building exterior walls and structural facades of a style reflecting a Riverfront/Boardwalk. Exterior walls of buildings visible from the fronting street must provide an aesthetic pleasing appearance utilizing approved Riverfront District design features, landscaping, color schemes, and other architectural treatment*

to eliminate monotone or monolithic exterior walls or structural facades in order to be compatible with the Riverfront District.

- B. In addition to design and building materials, the use of building setbacks, landscaping, signage, lighting, and other site specific amenities should harmonize with the intended character of the waterfront area.*

UDO MINIMUM STANDARDS PER CODE:

(F) Shared Parking Facilities.

- (1) Purpose. Shared parking is encouraged as a means of conserving land resources, reducing stormwater runoff, reducing the heat island effect caused by large, paved areas, and improving community appearance.*
- (2) Authorization. Shared parking facilities for off-street parking of two or more buildings or uses may be approved by the Planning Commission subject to compliance with this section.*
- (3) Location. Shared parking facilities shall be located within 300 linear feet of the primary entrance of the main residential building and within 500 linear feet of the primary entrance of the main nonresidential building.*
- (4) General Requirements.*
 - (a) The number of parking spaces provided shall not be less than the sum of the separate requirements for each such building or use. Where a mix of two or more land uses creates staggered peak periods of parking demand, shared parking agreements that have the effect of reducing the total amount of required parking may be approved.*
 - (b) Required accessible parking spaces for persons with disabilities may not be shared and shall be located on-site.*
 - (c) Adjacent lots that are subject to a shared parking agreement shall be interconnected by the provision of a cross-access easement for vehicular and pedestrian passage.*
- (5) Shared Parking for Uses with Different Hours of Operation.*
 - (a) For purposes of this section, the following uses are considered daytime uses:*
 - (I) Office Uses,*
 - (II) Commercial Service Uses,*
 - (III) Commercial Retail Uses,*
 - (IV) Industrial Uses, and*
 - (V) Other similar primarily daytime uses, as determined by the Planning Commission.*
 - (b) For purposes of this section, the following uses are considered evening or weekend uses:*
 - (I) Physical Health and Entertainment Uses,*
 - (II) Public/Semi-Public Uses,*
 - (III) Eating and Drinking Uses, and*
 - (IV) Other similar primarily nighttime or weekend uses, as determined by the Planning Commission.*
- (6) Shared Parking Study. The applicant(s) shall demonstrate, through a professionally prepared shared parking study, that there is no substantial conflict in the peak periods of parking demand of the uses for which shared parking is proposed. The shared parking analysis shall include, at minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated hourly and peak parking and traffic loads for all uses that will be sharing parking spaces. If existing land uses are to be included in the shared parking agreement, the study shall also include parking counts that document parking occupancy during weekday, weekend, daytime, and evening periods of peak and off-peak parking demand.*
- (7) Agreement. The applicant(s) shall provide a copy of the executed shared parking agreement prior to the City Council's authorization of a shared parking facility permit.*
 - (a) Shared parking agreements shall have a term of not less than five years, including any renewals at the option of the lessee.*
 - (b) Authorization of the shared parking facility will continue in effect only as long as the agreement, binding on all parties, remains in force. Should the agreement cease to be in force, parking must be provided as otherwise required by this section.*

(G) *Adjustments to Required Parking.* The purpose of this section is to allow adjustments to the minimum number of parking spaces required to avoid constructing unneeded and excessive off-street parking areas. Reducing the amount of excess off street parking areas is intended to provide for more cost-efficient site development, to eliminate constructing more impervious surface than necessary, to minimize storm water runoff, to avoid construction of unnecessarily large storm water management facilities, and to provide more landscape areas and open space on commercial and industrial sites. To achieve these purposes, the Planning Commission or Board of Adjustment may reduce the minimum number of required off-street parking spaces in specific cases as described in this section.

(1) *Adjustments.* In all districts, the minimum number of required parking spaces may be adjusted on a case-by-case basis. The petitioner for such an adjustment shall show to the satisfaction of the Planning Commission or Board of Adjustment that adequate parking will be provided for residents, customers, clients, visitors, and employees. The following provisions and factors shall be used as a basis to adjust parking requirements:

(a) *Procedures.* The petitioner shall submit the requested parking reduction with the Planning Commission when the request is to be approved as part of a plan review or other Planning Commission permit process. The petitioner shall submit the requested parking reduction to the Board of Adjustment if the request is an amendment to a previously approved site plan or not otherwise part of a Planning Commission permit process.

(b) *Evidence That Actual Parking Demands Will Be Less Than Ordinance Requirements.* The petitioner shall submit written documentation and data to the satisfaction of the Planning Commission or Board of Adjustment that the operation will require less parking than required in Table 16-6-1(E).

(c) *Use of Optional Modes of Transportation.* Upon demonstration to the Planning Commission that effective alternative transportation to the automobile will occur within 12 months following the issuance of the certificate of occupancy, the Planning Commission may reduce parking requirements. Optional modes of transportation may include, but are not limited to, bus transit, van pool operations, car pool/ride sharing, and bicycles. Parking management plans/operations may also be used as a basis to reduce required parking. Parking management plans may include, but are not limited to, flexible working hours or shifts, preferential parking for car pools/van pools, transit/van pool fare subsidy, and establishment of a transportation coordinator to implement car pool, van pool, and transit programs. Proposals for adjustments of parking requirements under this section shall show how the alternative transportation modes will be implemented, the permanency of such modes, extent of the program, the number of vehicles the mode will replace, and other pertinent information as requested by the Planning Commission.

(d) *Bicycle Parking and Credit.* Any use which provides bicycle parking beyond the minimum requirement as detailed in section 16-6-1(I)(4)(c) may be granted a credit toward one required vehicle parking space for every four additional bicycle parking spaces. A maximum of four required vehicle parking spaces may be substituted for additional bicycle parking spaces.

(2) *Space to be Set Aside for Reduced Parking.* The Planning Commission may require the site plan for the commercial or industrial use be designed to provide sufficient open space on the subject site to accommodate the additional parking spaces otherwise required by this article. Such open space shall be in addition to required yards, setbacks, driveways, private streets, loading and service areas. Sufficient open space shall be provided which, if converted to off-street parking areas, would provide off street parking to meet the full requirements of this article at the time of application.

(a) *Planning Commission Review and Verification.* Upon the receipt of a complaint, the Planning Commission shall review the adequacy of parking where an adjustment to parking requirements has been granted and set aside space has been required. If the parking is found to be inadequate, the Planning Commission shall order the use of the property to comply with the parking requirements set forth in Table 16-6-1(E).

Recommendation | *Staff has reviewed each version of this project, there have been multiple site locations, parking plans, and change of uses over the past several years. The developer group will stay on this lot at this location on the Oklahoma Aquarium Campus and seeks approval of the alternative parking plan and asks that Planning Commission approve the draft parking plan, the item will then move to City Council where the approved PUD 137 Overlay and accompanying Ordinance will be placed on the agenda for approval.*

1. Meet requirements of UDO if not outlined in the PUD 137 Overlay.
2. Detailed Site Plan approval required (City Planner per UDO) & (JAA per Plat) before issuance of building permit.
 - a. There are multiple site plan requests needed including but not limited to the following:
 - i. Dimensions and scale to site plan.
 - ii. Landscape Plan for site and parking lot.
 - iii. Lighting?
 - iv. Completion of information requested in the staff report and on other documents.
3. Work with engineering staff to complete subdivision requirements per UDO and engineering.
4. Work with JAA and OAF to reconcile and approve Plat requirements.
 - a. Deliver letter from JAA and OAF to City Staff verifying approval of Parking Plan and site plan.
5. Parking | The UDO outlines the process for approving a shared parking agreement or reduced parking. The applicant must submit a parking study accordingly.
 - a. Submit Parking demand study to City Planner and City Attorney.
 - i. Parking Study and shared parking agreement have similar requirements and must be approved by PC per UDO.
 - ii. Planning Commission approves the parking study compliance
 - b. Shared Parking Agreements must be approved by City Council per UDO, and JAA & OAF.
 - c. The applicant will work with all parties and the City Attorney will approve the draft parking agreement.
 - d. TROLLY: A transportation agreement including the implementation of a trolly/transportation system has been recommended by staff.
 - e. Parking should be limited to one lot.
6. OVERLAY: Provide image of site plan and parking plan over the plat.
7. PUD was be conditionally approved but PUD Ordinance and full approval of the PUD will not be adopted until all Plat requirements and parking agreement is finalized and approved by required parties. City Council approves the PUD 137 ordinance.
8. Plat Language to be Reconciled.
9. Confirm: Yard Setbacks as found in staff report and UDO: Standard Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards.
10. Use Identification, identify all uses in the plan as to be submitted for a building permit:

Third floor GFA	9,750 sf
Office	6,627 sf
Identify balance sf	3,123 sf
11. See Attachment for additional UDO comments highlighted in yellow.
12. Provide public access along Arkansas River and work with City of Jenks for trail location and other public amenities.

Jenks Oklahoma, USA

JENKS MARKET

110 East A St, Jenks, OK US
74037



ARCHITECT:
KSQ Architects PC dba KSQ Design
601 S Lewis Ave
Tulsa, Ok 74104
918.592.0622 office
www.ksq.design

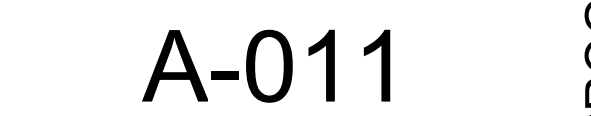
OWNER:
The Axiom Group, LLC
110 East A Street
Jenks, Oklahoma US 74037
918.284.3461 office
website

STRUCTURAL ENGINEER:
DCI Engineers
515 South Congress Ave
Suite 600
Austin, Texas US 78704
512.472.9797 office
dci-engineers.com

MEP ENGINEER:
Precision Engineering Group
5800 E Skelly Dr #1100
Tulsa, Oklahoma US 74135
918.749.3000 office
precisiongroup.net

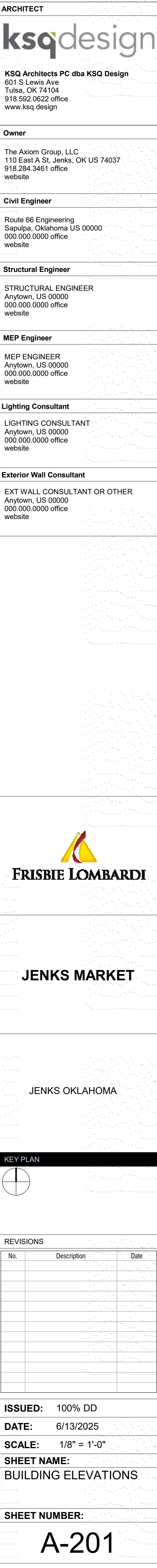
CIVIL ENGINEER:
Route 66 Engineering
28 N Water St,
Sapulpa, Oklahoma US 74066
918.248.1129 office
66eng.com

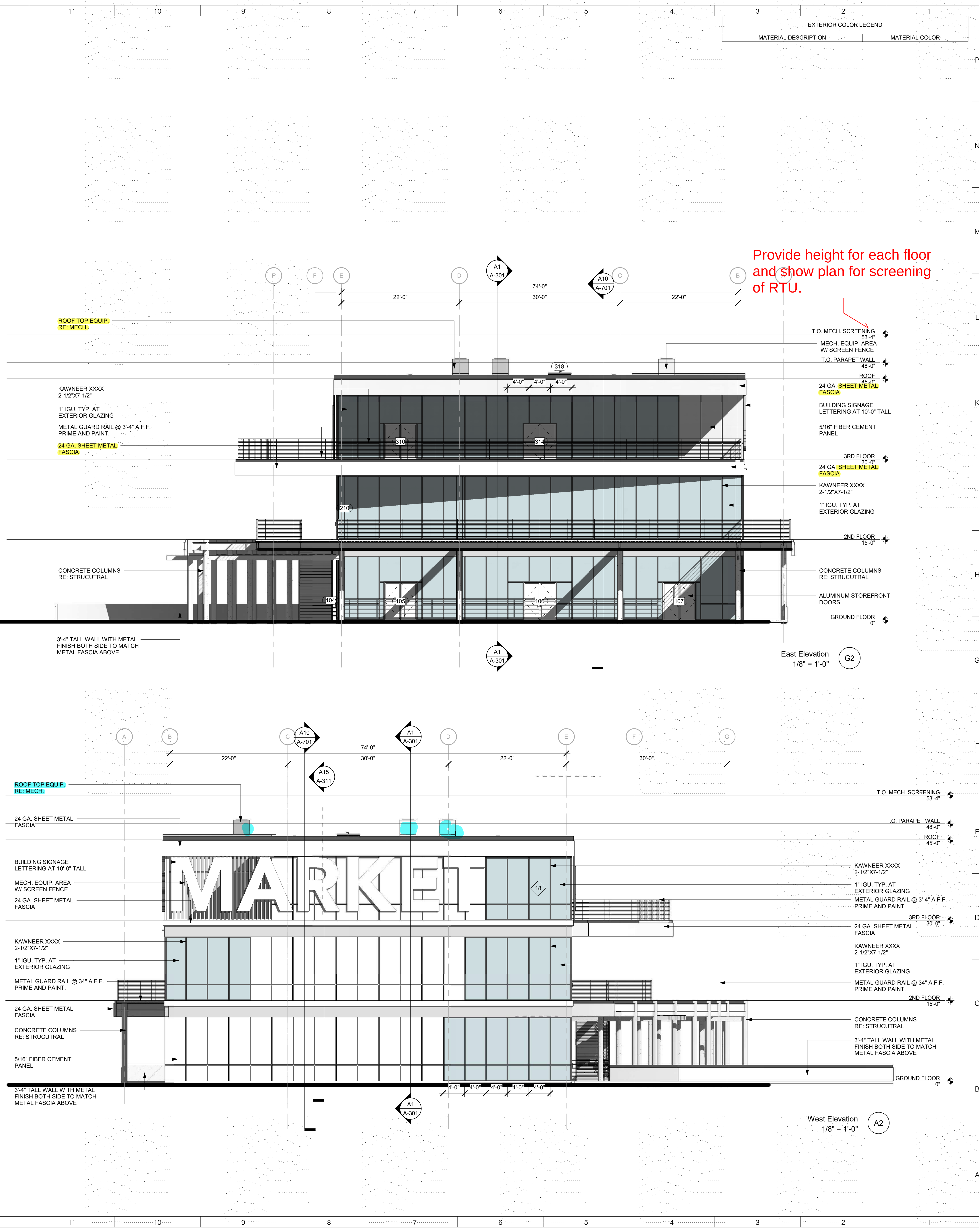
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6/13/2025



NORTH

PROGRESS SET - FOR REVIEW ONLY



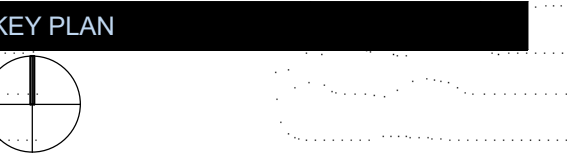


ARCHITECT 	
KSQ Architects PC dba KSQ Design 201 S Lewis Ave Tulsa, OK 74104 Tel: 918.592.9622 office www.ksqdesign.com	
OWNER	
The Axiom Group, LLC 110 East A St, Jenks, OK US 74037 Tel: 284.3461 office www.axiomgroup.com website	
GENERAL CONTRACTOR	
Route 66 Engineering Sapulpa, Oklahoma US 00000 Tel: 918.000.0000 office www.route66eng.com website	
STRUCTURAL ENGINEER	
STRUCTURAL ENGINEER Anytown, US 00000 Tel: 800.000.0000 office www.anytown.com website	
MEP ENGINEER	
MEP ENGINEER Anytown, US 00000 Tel: 800.000.0000 office www.anytown.com website	
MECHANICAL ENGINEER	
MECHANICAL ENGINEER Anytown, US 00000 Tel: 800.000.0000 office www.anytown.com website	
Lighting Consultant	
LIGHTING CONSULTANT Anytown, US 00000 Tel: 800.000.0000 office www.anytown.com website	
Interior Wall Consultant	
INTERIOR WALL CONSULTANT OR OTHER Anytown, US 00000 Tel: 800.000.0000 office www.anytown.com website	



ENKS MARKET

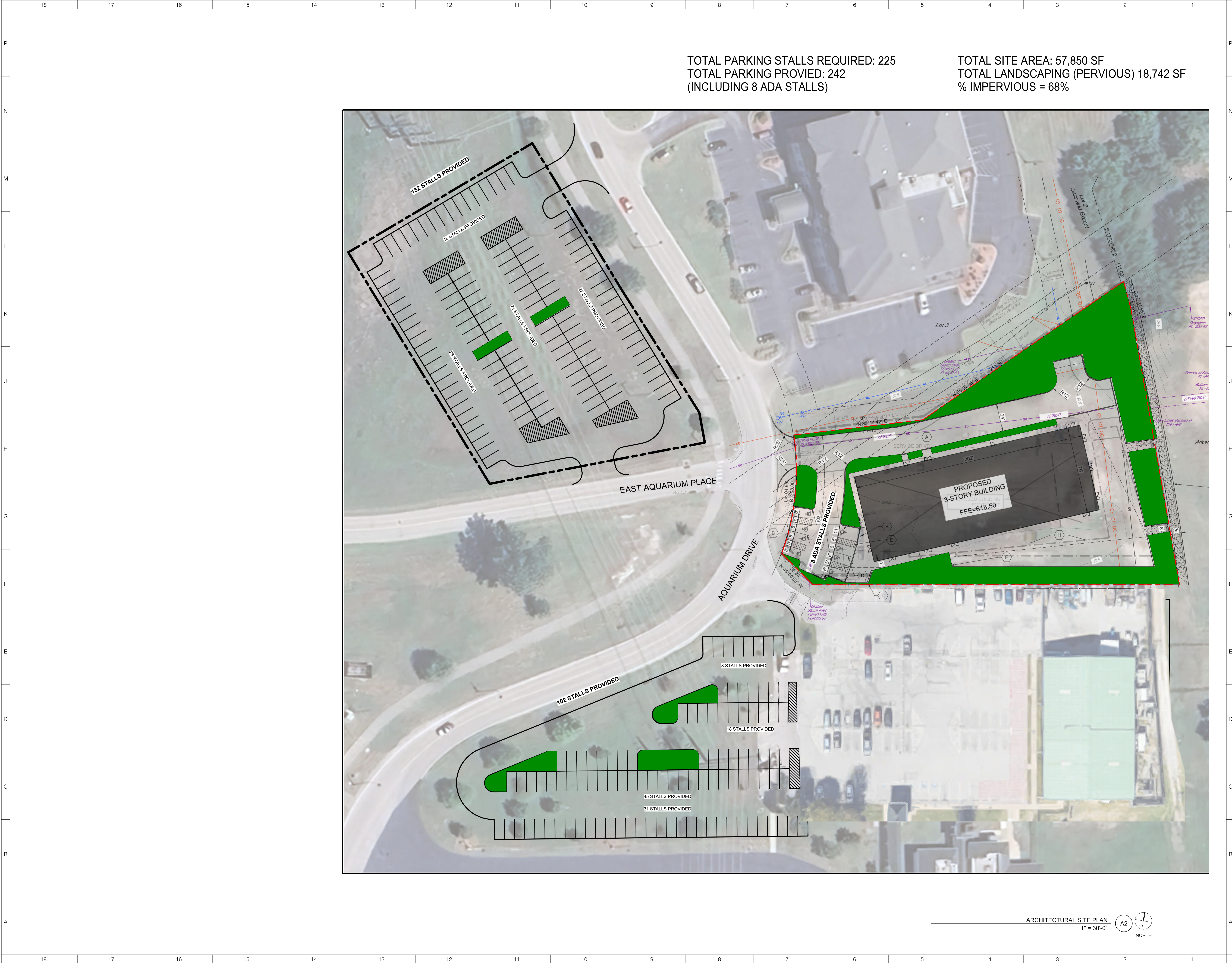
JENKS OKLAHOMA

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ISSUED: 100% DD
DATE: 6/13/2025
SCALE: 1/8" = 1'-0"
SHEET NAME:
BUILDING ELEVATIONS
SHEET NUMBER:

A-202

PROGRESS SET - FOR REVIEW ONLY



ARCHITECT
ksqdesign
KSQ Architects PC dba KSQ Design 601 S Lewis Ave Tulsa, OK 74104 918.592.0622 office www.ksq.design
Owner
The Axiom Group, LLC 110 East A St, Jenks, OK US 74037 918.284.3461 office website
Civil Engineer
Route 66 Engineering Sapulpa, Oklahoma US 00000 000.000.0000 office website
Structural Engineer
STRUCTURAL ENGINEER Anytown, US 00000 000.000.0000 office website
MEP Engineer
MEP ENGINEER Anytown, US 00000 000.000.0000 office website
Lighting Consultant
LIGHTING CONSULTANT Anytown, US 00000 000.000.0000 office website
Exterior Wall Consultant
EXT WALL CONSULTANT OR OTHER Anytown, US 00000 000.000.0000 office website



JENKS MARKET

JENKS OKLAHOMA



REVISIONS		
No.	Description	Date

ISSUED: 100% DD
DATE: 6/13/2025
SCALE: 1" = 30'-0"
SHEET NAME:
ARCHITECTURAL SITE
PLAN
SHEET NUMBER:

A-011

PROGRESS SET - FOR REVIEW ONLY

Inspiration Hall, LLC

Planned Unit Development #JZ-23 PUD-137

Date

December 01, 2022

Updated: January 06, 2023

Updated for Planning Commission | July 09, 2025

Location

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

Owner

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

Prepared By



wallace
design
collective

wallace design collective, pc

structural · civil · landscape · survey

123 north martin luther king jr. boulevard

tulsa, oklahoma 74103

918.584.5858 · 800.364.5858

wallace.design

Development Concept

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

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

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

Revise to match new vision.

Development Standards

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

Gross Land Area: 1.33 acres

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

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

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

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

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

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

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

Architectural, Screening and Fencing Requirements Standards

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

Parking Standards

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

Landscape Requirements

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

Outdoor Lighting Requirements

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

Signage Requirements

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

Drainage & Utilities

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

Environmental Analysis

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

Supporting Documents

Exhibit A: Legal Description

Exhibit B: Context Analysis

Exhibit C: Zoning Map

Exhibit D: Conceptual Site Plan

Exhibit A

LEGAL DESCRIPTION

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

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



wallace
design
collective

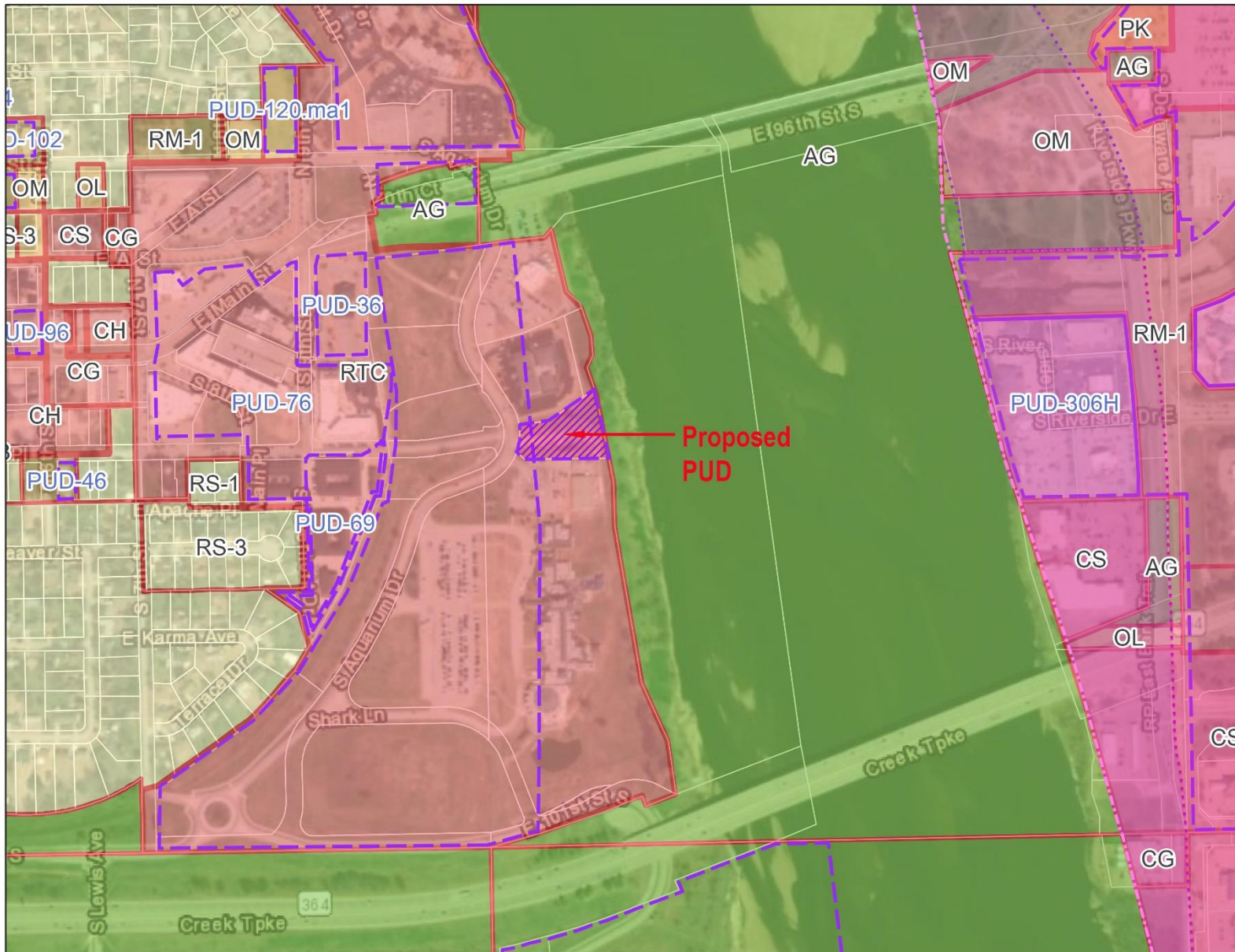
wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. boulevard
tulsa, oklahoma 74103
918.584.5858 · 800.364.5858

INSPIRATION HALL, LLC

Exhibit B - Context Analysis

Planned
Unit
Development

November 30, 2022
Page 49 of 107



Legend

- Subdivisions TulsaCo
- Tulsa City Limits

Special Area Overlay

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

Zoning TulsaCo

- Agriculture
- Commercial
- Corridor
- Office
- Parking

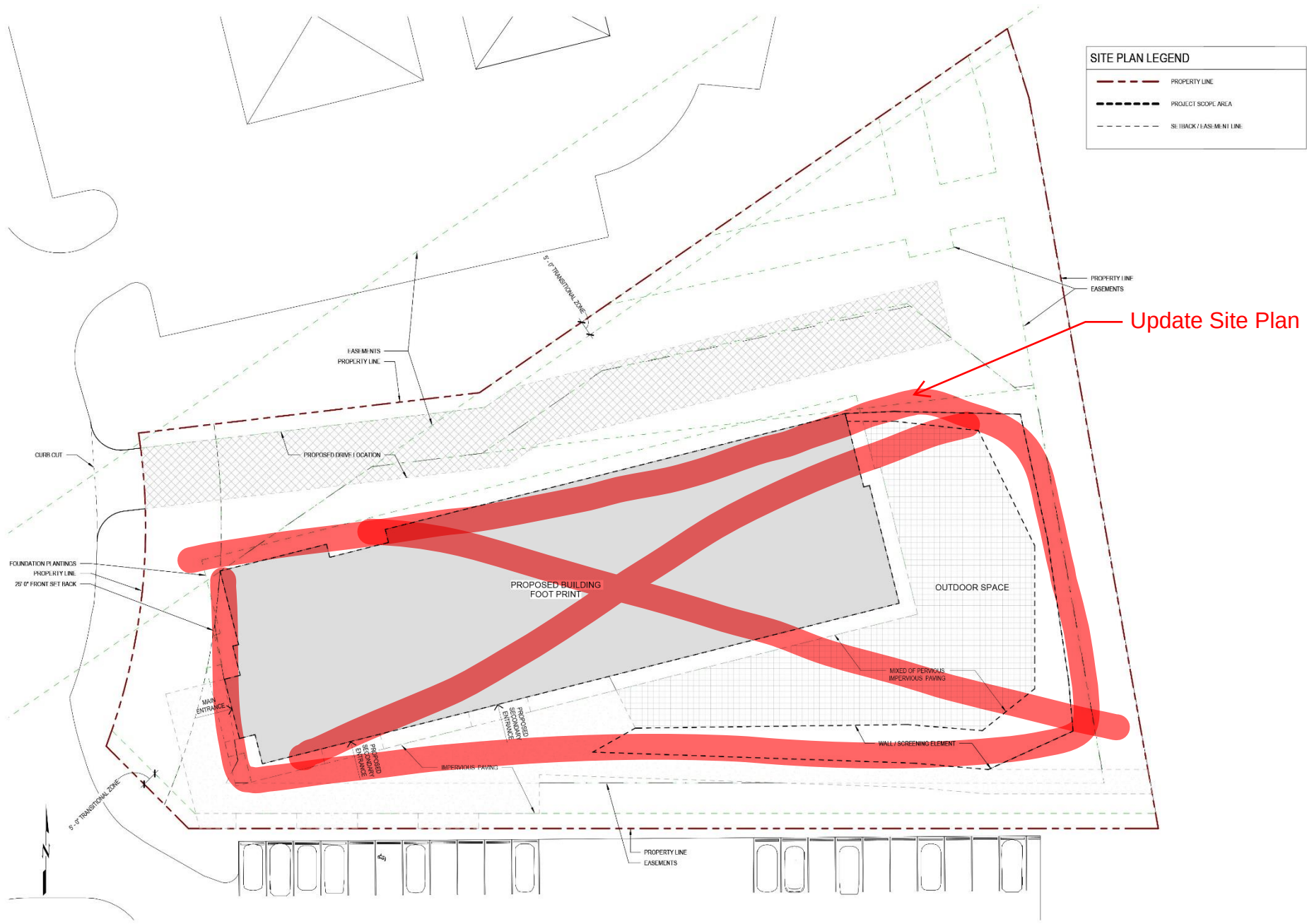


wallace design collective, pc
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123 north martin luther king jr. boulevard
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INSPIRATION HALL, LLC

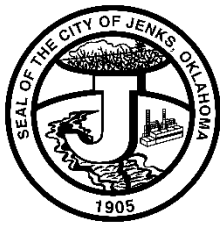
Exhibit C - Zoning Map

Planned
Unit
Development



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

Update Site Plan



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

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

Case Number: JZ 23 PUD 137

Request: Planned Unit Development

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

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

General Location: North of Oklahoma Aquarium

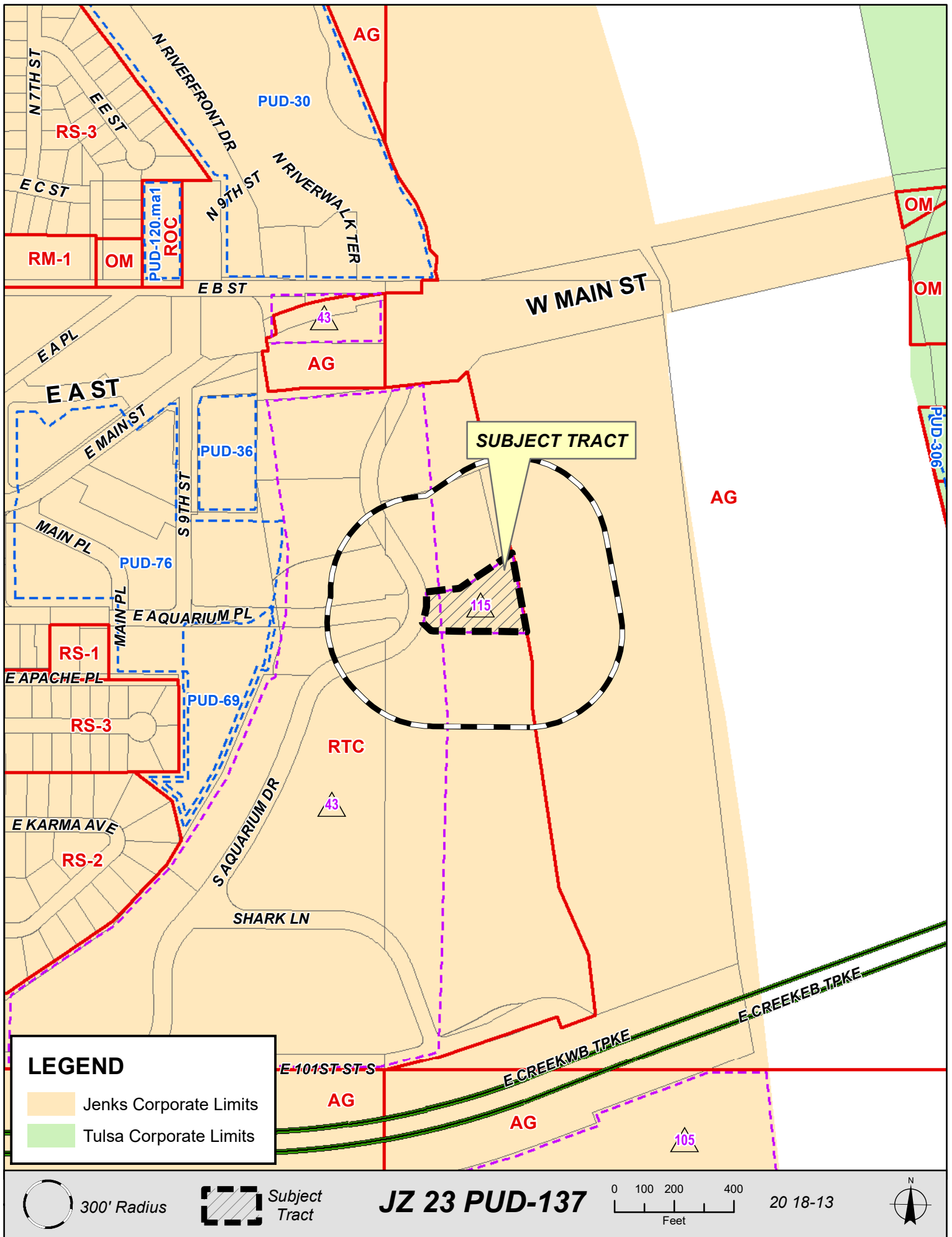
Hearing Date: 19 January 2023

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

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

Dated at Jenks Oklahoma on 5 December 2022.

Marcae Hilton, Secretary
Jenks Planning Commission



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

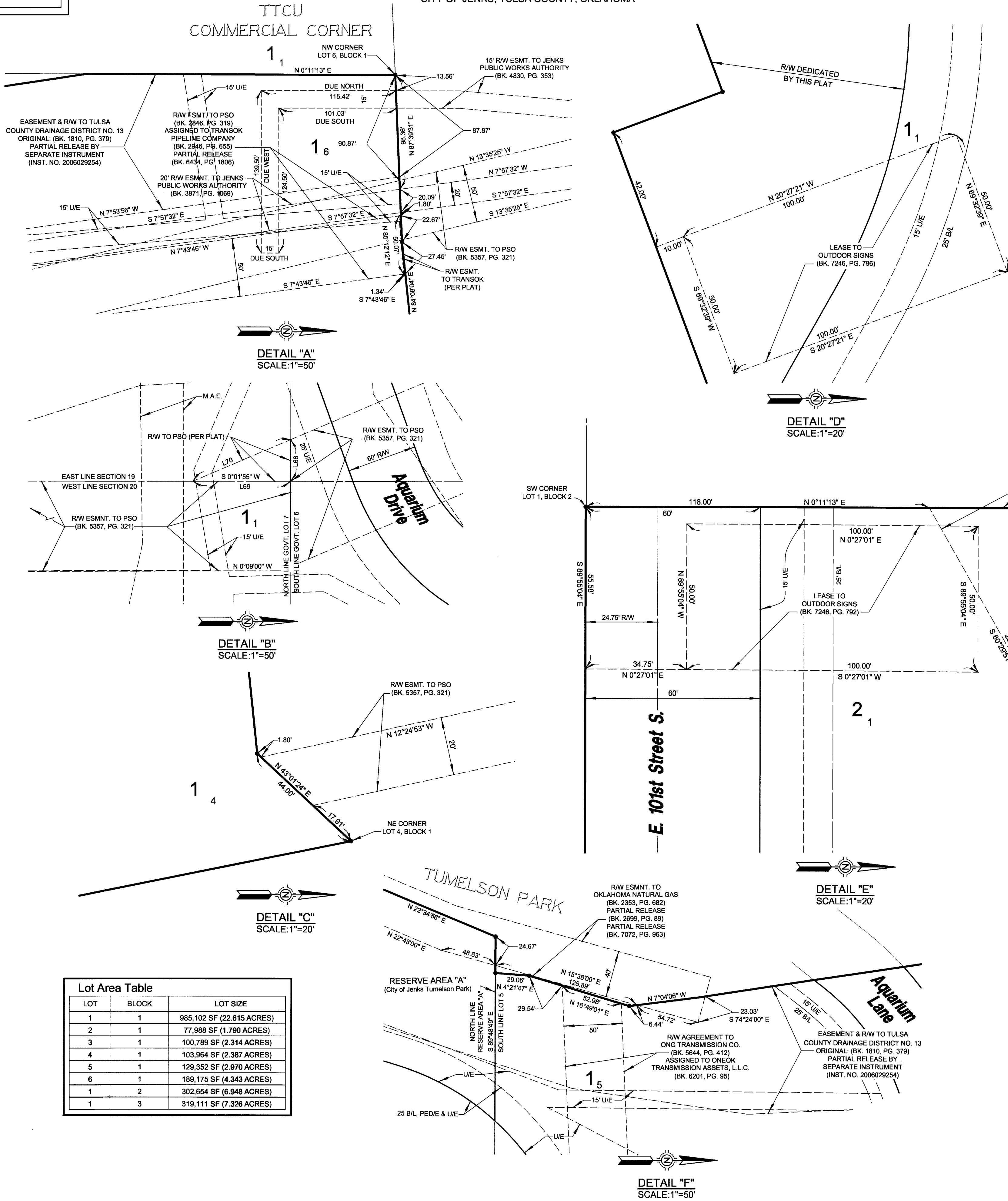
Line Table (Cont.)		
LINE#	LENGTH	BEARING
L106	87.16'	S 80°27'40" W
L107	83.35'	N 66°30'27" W
L108	79.44'	N 3°01'20" W
L109	60.61'	S 83°50'02" W
L110	25.58'	N 27°36'38" E
L111	73.67'	N 27°36'38" E
L112	84.38'	N 1°40'39" W

PLAT No.

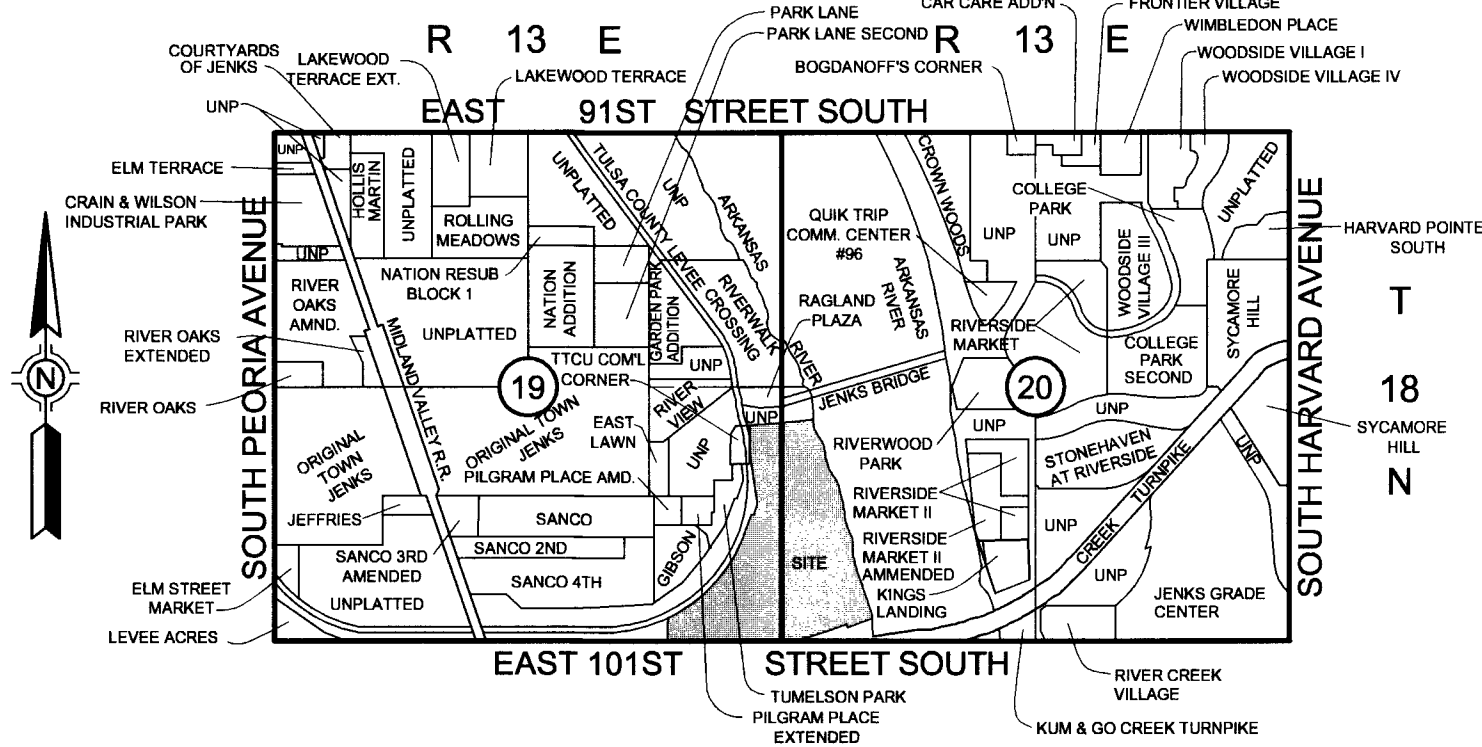
Curve Table			
CURVE#	LENGTH (L)	RADIUS (R)	DELTA (Δ)
C1	139.83'	162.00'	49°27'13"
C2	191.67'	260.00'	42°14'20"
C3	852.30'	1890.00'	25°50'16"
C4	206.16'	220.00'	53°41'27"
C5	282.12'	148.00'	101°28'34"
C6	310.20'	330.00'	53°51'31"
C7	54.09'	252.00'	12°17'54"
C8	88.18'	312.00'	16°11'35"
C9	270.91'	270.00'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

Oklahoma Aquarium Campus

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



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



Location Map
SCALE: 1"=2000'

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

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

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

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

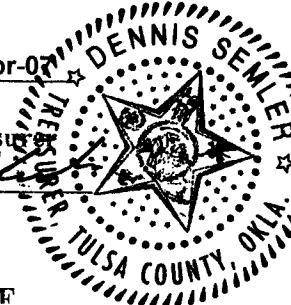
Subdivision Statistics:
SUBDIVISION CONTAINS EIGHT (8) LOTS IN THREE (3) BLOCKS AND ONE (1) RESERVE AREA
RESERVE AREA "A" CONTAINS 2.522 ACRES
SUBDIVISION CONTAINS 58.993 TOTAL ACRES
RW BEING DEDICATED BY THIS PLAT CONTAINS 8.302 ACRES

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

CERTIFICATE
I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ 16,810.00 per trust receipt no. 8538 to be applied to 20 07 taxes. This certificate is NOT to be construed as payment of 20 07 taxes in full but is given in order that this plat may be filed on record. 20 07 taxes may exceed the amount of the security deposit.

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

CERTIFICATE



Oklahoma Aquarium Campus

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

Deed of Dedication Oklahoma Aquarium Campus

KNOW ALL MEN BY THESE PRESENTS:

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

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

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89°50'04" WEST ALONG THE SOUTHERLY LINE OF SAID SE/4 FOR 1275.67 FEET; THENCE NORTH 0°11'13" EAST FOR 228.80 FEET; THENCE ALONG THE EASTERLY LINE OF GIBSON ADDITION AND TUMELSON PARK, BOTH BEING ADDITIONS TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FOR THE NEXT FOUR COURSES: NORTH 55°48'13" EAST FOR 438.00 FEET; THENCE NORTH 42°30'13" EAST FOR 270.00 FEET; THENCE NORTH 31°21'13" EAST FOR 382.90 FEET; THENCE NORTH 22°34'56" EAST FOR 361.29 FEET; THENCE SOUTH 89°48'49" EAST ALONG AN EASTERLY LINE OF SAID TUMELSON PARK AND AN EASTERLY EXTENSION THEREOF FOR 31.14 FEET; THENCE NORTH 04°21'47" EAST FOR 29.06 FEET TO A POINT ON THE EASTERLY LINE OF SAID TUMELSON PARK; THENCE ALONG THE EASTERLY LINE OF SAID TUMELSON PARK FOR THE NEXT FOUR COURSES: NORTH 16°49'01" EAST FOR 89.75 FEET; THENCE NORTH 07°04'06" WEST FOR 59.00 FEET; THENCE NORTH 08°27'26" WEST FOR 492.30 FEET TO A POINT ON THE EASTERLY LINE OF TCOU COMMERCIAL CORNER, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 01°11'31" EAST ALONG SAID EASTERLY LINE FOR 265.33 FEET; THENCE NORTH 87°39'31" EAST FOR 143.80 FEET; THENCE NORTH 84°08'04" EAST FOR 529.68 FEET; THENCE NORTH 43°01'24" EAST FOR 44.00 FEET; THENCE SOUTH 11°22'49" EAST FOR 238.00 FEET; THENCE SOUTH 48°45'45" EAST FOR 65.00 FEET; THENCE SOUTH 18°08'45" EAST FOR 133.00 FEET; THENCE SOUTH 03°29'15" EAST FOR 75.00 FEET; THENCE SOUTH 24°52'29" WEST FOR 50.00 FEET; THENCE SOUTH 17°21'56" EAST FOR 110.00 FEET; THENCE SOUTH 10°02'31" EAST FOR 337.00 FEET; THENCE SOUTH 20°27'16" EAST FOR 188.59 FEET; THENCE SOUTH 08°42'49" EAST FOR 602.36 FEET; THENCE SOUTH 22°38'41" EAST FOR 246.83 FEET; THENCE SOUTH 07°00'16" EAST FOR 205.33 FEET; THENCE SOUTH 69°32'39" WEST FOR 121.15 FEET; THENCE NORTH 20°27'21" WEST FOR 40.00 FEET; THENCE SOUTH 69°32'39" WEST FOR 174.87 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2,674.67 FEET AND A CENTRAL ANGLE 09°16'24" FOR 432.90 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND, CONTAINING 2,569,755 SQUARE FEET OR 58,993 ACRES, MORE OR LESS;

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

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

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

B. UNDERGROUND SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. ELSEWHERE THROUGHOUT THE SUBDIVISION STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTWAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES MAY ALSO BE LOCATED IN EASEMENTWAYS.
- UNDERGROUND SERVICES CABLES AND GAS LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE, AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR GAS MAIN EXTENDING FROM THE SERVICE PEDESTAL, GAS MAIN, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. GAS SERVICE

- THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR ITS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. WATER AND SEWER SERVICE

- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND SEWER MAINS LOCATED ON OWNER'S LOT.
- WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GROUND ELEVATIONS FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN OR SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY, WHICH WOULD INTERFERE WITH PUBLIC WATER, AND SEWER MAINS, SHALL BE PROHIBITED.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS DEPICTED ON THE ACCOMPANYING PLAT FOR THE PURPOSE OF DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER OR SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE

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

F. PAVING AND LANDSCAPING WITHIN EASEMENT

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

G. STORM SEWER EASEMENT

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

H. SANITARY SEWER EASEMENT

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

I. MUTUAL ACCESS EASEMENT

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

J. PEDESTRIAN EASEMENT

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

K. WATERLINE EASEMENT

THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE WATERLINE EASEMENT DEPICTED ON THE ACCOMPANYING PLAT, DESIGNATED AS "W/E", NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERRECTED, INSTALLED, OR MAINTAINED; PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS AND CURBING THAT DO NOT CONSTITUTE AN OBSTRUCTION.

L. OVERLAND DRAINAGE EASEMENT

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

M. RESERVE AREA "A"

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

SECTION II. DEVELOPMENT STANDARDS

A. BULK AND AREA REQUIREMENTS:

- NET LAND AREA: 58.993 ACRES
- PROPERTY ZONING: CS/SPECIFIC USE PERMIT #43
- PERMITTED USES:

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

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

FRONT BUILDING LINE: 25 FEET

SIDE YARD SETBACKS: 0 FEET

JENKS LEVEE: 0 FEET FROM EASEMENT & R/W TO TULSA COUNTY DRAINAGE DISTRICT NO. 13 AS SHOWN ON ACCOMPANYING PLAT

ARKANSAS RIVER: A 100 FOOT RIPARIAN VEGETATION SETBACK IS ESTABLISHED ALONG THE BANKS OF THE ARKANSAS RIVER. *

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

6. OFF-STREET PARKING:

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

7. FLOODPLAIN DEVELOPMENT:

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

B. RIVERFRONT ENTERTAINMENT/TOURISM DISTRICT

1. TOURIST RELATED COMMERCIAL SHALL INCLUDE THOSE USES WHICH MAKE USE OF WATERFRONT AMENITIES FOR THE ENJOYMENT OF THE TOURIST AND RECREATION PUBLIC. THE TYPE OF USE AND SITE DESIGN SHOULD HARMONIZE WITH THE INTENDED CHARACTER OF THE WATERFRONT AREA. IN ADDITION TO ENTERTAINMENT AND RECREATION PUBLIC VENUES THE USES RECOGNIZED AS TOURIST RELATED MAY INCLUDE RESTAURANTS, CAFES, GIFT SHOPS, ART GALLERIES, MUSEUMS, OR LIKE POINTS OF DESTINATION.

2. RIVER ORIENTED COMMERCIAL SHALL GENERALLY BE LIMITED TO TOURIST LODGING, RESTAURANT FACILITIES, AND RETAIL ESTABLISHMENTS DESIGNED TO INCORPORATE WATERFRONT AMENITIES AND LINKAGE TO RIVERFRONT ACTIVITIES. OFFICE USES MAY BE CONSIDERED ACCESSORY OR COMPATIBLE WITH RIVER ORIENTED COMMERCIAL.

3. USES WITHIN THE RIVERFRONT ENTERTAINMENT/TOURISM DISTRICT SHOULD BE DESIGNED TO PROVIDE PUBLIC ENTRANCE FROM THE WATERFRONT SITE OF THE BUILDING, AND PROVIDE A VIEW IN THE WATERFRONT DIRECTION. PUBLIC ACCESS ALONG THE WATERFRONT BETWEEN BUILDINGS AND THE RIVER SHOULD BE PROMOTED.

SECTION III. ARCHITECTURAL CONTROL COMMITTEE

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

1. APPEARANCE/DESIGN:

A. BUILDING DESIGN AND SITE PLAN DETAILS SHOULD BE SO DESIGNED TO PROVIDE BUILDING EXTERIOR WALLS AND STRUCTURAL FACADES OF A STYLE REFLECTING A RIVERFRONT/BOARDWALK. EXTERIOR WALLS OF BUILDINGS VISIBLE FROM THE FRONTING STREET MUST PROVIDE AN AESTHETIC PLEASING APPEARANCE UTILIZING APPROVED RIVERFRONT TRAIL DESIGN FEATURES, LANDSCAPING, COLOR SCHEMES, AND OTHER ARCHITECTURAL TREATMENT TO ELIMINATE MONOTONE OR MONOLITHIC EXTERIOR WALLS OR STRUCTURAL FACADES IN ORDER TO BE COMPATIBLE WITH THE RIVERFRONT DISTRICT.

B. IN ADDITION TO DESIGN AND BUILDING MATERIALS, THE USE OF BUILDING SETBACKS, LANDSCAPING, SIGNAGE, LIGHTING, AND OTHER SITE SPECIFIC AMENITIES SHOULD HARMONIZE WITH THE INTENDED CHARACTER OF THE WATERFRONT AREA.

2. LANDSCAPING:

A. STREET FRONTAGES WITHIN THE RIVERFRONT DISTRICT SHOULD PROVIDE A SENSE OF OPEN SPACE AND SHOULD BE BUFFERED FROM THE STREETS BY LANDSCAPED DRIVES, LAWNS, OR PARKING. PRESERVATION OF EXISTING LARGE TREES AND OTHER NATURAL PHYSICAL OR SCENIC FEATURES SHOULD BE GIVEN HIGH PRIORITY DURING THE INITIAL DEVELOPMENT PLANNING PHASES.

B. TREES AND SHRUBBERY SHOULD BE UTILIZED FOR LANDSCAPING PURPOSES WHEN POSSIBLE. USE OF WATER FEATURES SUCH AS FOUNTAINS IS ENCOURAGED.

C. LOCATIONS ALONG OR NEAR TO THE EXISTING AND PROPOSED ROUTES OF THE BOARDWALK AND TRAIL SYSTEMS SHOULD BE ENCOURAGED TO PROVIDE FOR PEDESTRIAN ACCESS TO THE SYSTEM.

D. COMMERCIAL USES WITHIN THE RIVERFRONT DISTRICT SHALL PROVIDE A MINIMUM OF 10% OF THE LOT AREA FOR LANDSCAPED OPEN SPACE.

3. SIGNAGE:

A. ALL SIGNS, AS DEFINED IN THE JENKS CITY CODE, SHOULD BE DESIGNED TO BE COMPATIBLE WITH AND COMPLEMENTARY TO THE ADJACENT DEVELOPMENTS AND ERRECTED IN COMPLIANCE WITH THE JENKS CITY CODE, ZONING CODE AND SIGN CODE.

B. GROUND SIGNS SHOULD NOT EXCEED 35 FEET IN HEIGHT, AND MONUMENT GROUND SIGNS ARE ENCOURAGED. ROOF SIGNS SHOULD NOT EXCEED MORE THAN 12 FEET ABOVE THE MEAN ROOF LEVEL OF THE STRUCTURE TO WHICH IT IS AFFIXED. A PROJECTING SIGN SHALL NOT EXTEND MORE THAN 9 FEET ABOVE THE MEAN ROOF LEVEL OF THE STRUCTURE TO WHICH IT IS AFFIXED.

C. TWO PREVIOUSLY ERRECTED BILLBOARDS ARE LOCATED ALONG THE SOUTH BOUNDARY OF THE OKLAHOMA AQUARIUM CAMPUS. THESE BILLBOARDS ARE RECOGNIZED AS PRE-EXISTING TO THE FILING OF THE OKLAHOMA AQUARIUM CAMPUS PLAT. NO FURTHER OUTDOOR ADVERTISING SIGNS OR BILLBOARDS SHALL BE ALLOWED WITHIN THE OKLAHOMA AQUARIUM CAMPUS.

D. PERMANENT SIGNS THAT EMIT EITHER A FLASHING LIGHT OR PROJECT EITHER SPOT LIGHT OR CONCENTRATED BEAM OR BEACON OF LIGHT IN ANY MANNER ARE PROHIBITED BY THE JENKS CITY CODE.

4. LIGHTING:

A. ALL LIGHTING, INCLUDING EXTERIOR AND PARKING LOT LIGHTING, SHOULD BE SO DESIGNED TO COMPLIMENT THE BUILDING STRUCTURES CONSTRUCTED AND THOSE LOCATED IN ADJACENT AREAS.

B. LIGHTING USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL BE BY CONSTANT LIGHT AND SHALL BE SO ARRANGED AS TO DIRECT THE LIGHT AWAY FROM THE ABUTTING PROPERTIES.

C. LIGHTING INCORPORATING PERIOD LIGHTING FIXTURES SIMILAR TO A TURN OF THE CENTURY THEME AND CONFORMING TO APPROVED CITY STREET LIGHTING STUDIES SHALL BE UTILIZED.

5. STORAGE, USE OF YARDS, AND OUTBUILDINGS:

A. NO OUTSIDE STORAGE AREAS SHALL BE ALLOWED WITHIN THE OKLAHOMA AQUARIUM CAMPUS.

B. OUTBUILDINGS OR ACCESSORY STRUCTURES SHOULD BE OF THE SAME ARCHITECTURAL STYLE MATERIAL AND COLOR SCHEME AS THE PRINCIPAL BUILDING OR BUILDINGS ON A LOT AND SHOULD PROMOTE OR ENHANCE THE OVERALL CHARACTER OF THE RIVERFRONT DISTRICT.

C. NO WASTE MATERIALS OR REFUSE SHALL BE DUMPED UPON OR PERMITTED TO REMAIN UPON ANY PART OF THE PROPERTY OUTSIDE OF THE BUILDING PROPER. OCCUPANTS SHALL MAINTAIN SOLID WASTE DISPOSAL SERVICE WITH A CITY OF JENKS LICENSED HAULER AT ALL TIMES.

D. TRASH OR GARBAGE COLLECTION AREAS SHALL BE SCREENED FROM STREETS AND FROM ABUTTING PROPERTIES OR USES BY AN APPROVED SIGHT-PROOF BARRIER, AND RECEPTACLES FOR SUCH PURPOSE SHALL BE A CLOSED TYPE CONTAINER.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

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

B. DURATION

THESE RESTRICTION, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THE DEED OF DEDICATION AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) EARS UNLESS AMENDED OR TERMINATED AS HEREAFTER PROVIDED.

C. AMENDMENT

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

D. SEVERABILITY

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

Oklahoma Aquarium Campus

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

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

OKLAHOMA AQUARIUM FOUNDATION
AN OKLAHOMA NOT FOR PROFIT FOUNDATION

BY: Dean P. Robinson
PRESIDENT

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 13th DAY OF April, 2007, PERSONALLY APPEARED Dean Ventresca
TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS PRESIDENT,
THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS FREE AND VOLUNTARY ACT AND DEED OF SAID FOUNDATION,
FOR THE USES AND PURPOSE THEREIN SET FORTH.

Josh McCorkle
NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/11/09

COMMISSION NUMBER:
01001927

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

THE CITY OF JENKS, OKLAHOMA

BY: Joe Vreeland
MAYOR

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

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

Josh McCorkle
NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/11/09

COMMISSION NUMBER:
01001927

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

JENKS AQUARIUM AUTHORITY

BY: Joe Vreeland
LESSEE

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

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

Josh McCorkle
NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/11/09

COMMISSION NUMBER:
01001927

CERTIFICATE OF SURVEY

I, DEAN ROBINSON, OF SISEMORE WEISZ & ASSOCIATES, INC., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY
CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE
ACCOMPANYING PLAT DESIGNATED HEREIN AS "OKLAHOMA AQUARIUM CAMPUS", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA,
IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA
MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.



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

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

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

Josh McCorkle
NOTARY PUBLIC



MY COMMISSION EXPIRES:
AUGUST 23, 2008

COMMISSION NUMBER:
04007629



CITY OF JENKS

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

February 8, 2023

Inspiration Hall, LLC
110 E "A" St
Jenks, OK 74037

RE: JZ 23 PUD 137: Request by Inspiration Hall, LLC for a Planned Unit Development to allow for a food hall.

General Location: North of Oklahoma Aquarium

Dear Inspiration Hall, LLC,

Official notice is hereby given of the decision of the Jenks City Council in the matter of Zoning Case JZ 23 PUD 137 for which action was completed on 07 February 2023.

The above application was **CONDITIONALLY APPROVED** for the Request by Inspiration Hall, LLC for a Planned Unit Development to allow for a food hall. The following conditions must be met before the PUD can be approved via Ordinance:

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

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

Sincerely,

Marcaé Hilton, Planning Director
City of Jenks



CITY OF JENKS

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

August 1, 2024

Inspiration Hall, LLC
110 E "A" St
Jenks, OK 74037

RE: JZ 23 PUD 137: Request by Inspiration Hall, LLC (Parking Plan Review)

General Location: North of Oklahoma Aquarium

Dear Inspiration Hall, LLC,

I have reviewed the enclosed proposed parking plan for compliance with the UDO (Unified Development Ordinance). I find the following to be applicable:

- Structure | Restaurant/Entertainment
 - 1st floor | Food Hall 16,112 SF / 100 = 162 spaces
 - 2ND floor | (2) Restaurants 10,932 / 100 = 110 spaces
 - 3rd floor | No plan identified 0
- **Parking Data**
 - 247 public spaces provided
 - 78 gated aquarium employee spaces
- **UDO Parking Data**
 - 272 spaces required in UDO
 - 247 provided
 - 9.2% less than code (a little more parking could be added across the street).

I believe the proposed parking without a third floor on Inspiration Hall will provide adequate parking within a shared parking agreement with the Aquarium and other entities. If a third floor is added for other allowed Uses in the RTC, the parking plan will need to be revised.

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

Sincerely,

Marcaé Hilton, Planning Director
City of Jenks

Previous notes from the PUD approval:

Official notice is hereby given of the decision of the Jenks City Council in the matter of Zoning Case JZ 23 PUD 137 for which action was completed on 07 February 2023.

The above application was **CONDITIONALLY APPROVED** for the Request by Inspiration Hall, LLC for a Planned Unit Development to allow for a food hall. The following conditions must be met before the PUD can be approved via Ordinance:

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4. Work with JAA and OAF to reconcile and approve Plat requirements. Partial list provided above. Deliver letter from JAA and OAF to City Staff verifying approval.
5. Submit parking study to the City
 - a. Shared Parking Study must be approved by PC per UDO
 - b. Shared Parking Agreement must be approved by City Council per UDO, and JAA & OAF.
6. PUD Ordinance and full approval of the PUD will not be adopted until all Plat requirements and parking agreement is finalized and approved by required parties.

To the JAA and the OAF

July 09, 2025

Please review and return with response and applicable signatures within 10 business days.

Per SUP 43:

The Aquarium campus was approved and planned for Commercial out-parcels (approximately 28 acres more or less) which was planned in order to add value to the overall development by enhancing the visitor experience and appeal of the Riverfront District in areas adjacent to the aquarium and further believed would reinforce retail opportunities in Jenks that complement the Downtown shopping core and the Antiques and Collectibles District, uses such as hotel accommodations and boardwalk boutiques shopping being the most desirable. Leaseholds from JAA/OAF were stated to be the intended real estate format for the commercial out-parcels.

Architectural Style and Concepts

The architectural character of the aquarium was approved to be a mixture of *Cape Cod and Victorian* derived from existing structures in several areas of the Theme District in Jenks. *White picket fences, period street lighting, white siding, asphalt shingle roofs, and brick masonry wainscot will be the primary design elements. The aquarium will be a modified campus approach with the main form consisting of a primary structure which gives the appearance of several structures and detached structures which are connected by causeways/boardwalks and feature outdoor exhibits and other related elements.* The architectural concept will allow for the phased construction of aquarium components-the additions and enhancements.

PRIMARY DESIGN ELEMENTS

- *White picket fences,*
- *period street lighting,*
- *white siding,*
- *asphalt shingle roofs,*
- *brick masonry wainscot,*

LAYOUT:

- *Modified Campus*
- *Main form-primary structure appearing as:*
 - *several attached structures*
 - *detached structures*
- *Connectivity: causeways/boardwalks*
- *Features: outdoor exhibits and other related elements*

Per the Oklahoma Aquarium Plat, Deed of Dedication, the Jenks Aquarium Authority (JAA) shall provide in writing to the City of Jenks a release showing approval of a project located on the Aquarium Campus as summarized below:

1. (Site Plan) plot plan, which plot plan shows
 - ☐ landscape plan
 - ☐ location of building on campus
 - ☐ direction of front facing of such building
 - ☐ (Façade)
 - ☐ exterior color scheme
 - ☐ material thereof
2. (Appearance Review District)
 - ☐ Does the Site Plan conform to the Cape Cod Boardwalk Theme of the approved Specific Use Permit (SUP 43)? Y | N
 - ☐ If No, is the JAA willing to deviate from the plan and approve the façade as presented in the exhibits? Y | N
 - ☐ Does the façade meet the requirements of the RTC district? Y | N
3. (Building Plans) building plans and specifications,
4. (Engineering Plans) drainage and grading plans,

_____The JAA having seen the site plan exhibits provided as detailed above, by the entertainment entity High Five, do approve in writing as the Oklahoma Aquarium Campus Architectural Control Committee which is composed of the members of the Jenks Aquarium Authority (JAA), a Public Trust of the City of Jenks.

_____ The City and the JAA acknowledge, when approved in 2007, *The Oklahoma Aquarium Campus* plat was located within the Riverfront and/or Boardwalk Appearance Review District of the City of Jenks. The district no longer exists, however the architectural design is dictated in the approved Specific Use Permit (SUP 43) which requires review and approval by the Jenks Aquarium Authority who shall fulfill the purpose of the appearance review process as set forth in ~~Section 4-13-1 thru 4-13-3 inclusive of the Jenks City Code~~ SUP 43. The City of Jenks shall maintain the right to enforce the decision of Architectural Control Committee, also known as the Jenks Aquarium Authority, as established by the appearance review criteria of the Jenks City Code.

_____ Per Section III of the Deed of Dedication, the City of Jenks does request a formal committee known as the “Architectural Control Committee” be established by the JAA for review and release of projects located on the Oklahoma Aquarium Campus.

_____ The ACC has reviewed the request and does agree to the application as submitted. Y | N

_____ The ACC has reviewed the request and agrees to the application with the following modifications.

_____ The ACC has reviewed the request and has denied the application stating the reasons for denial.

Signed by the following Parties:

_____	_____
Signature/Date	City Manager

_____	_____
Signature/Date	City Planner

_____	_____
Signature/Date	JAA/ACC REPRESENTATIVE

_____	_____
Signature/Date	OAF PRESIDENT

Support Information:

SECTION III – ARCHITECTURAL CONTROL COMMITTEE

- A. The owner/developer shall cause to be formed an Architectural Control Committee for the purpose of reviewing development plans in accordance with the guidelines as established in Section III Subsection (D) of the Deed of Dedication of the “Oklahoma Aquarium Campus” subdivision plat.
- A. No building, fence, wall, placement of exterior lighting, signs, or any proposed construction requiring the issuance of a building permit shall be erected, placed or altered on any lot in this subdivision until the building plans and specifications, drainage and grading plans, exterior color scheme and material thereof, and plot plan, which plot plan shows a landscape plan and the location and facing of such building have been approved in writing by the Oklahoma Aquarium Campus Architectural Control Committee to be composed of the members of the Jenks Aquarium Authority (JAA), a Public Trust of the City of Jenks.
- B. The Oklahoma Aquarium Campus is located within the Riverfront and/or Boardwalk Appearance Review District of the City of Jenks. Review and approval by the *Jenks Aquarium Authority shall fulfill the purpose of the appearance review process as set forth in Section 4-13-1 thru 4-13-3 inclusive of the Jenks City Code*. The City of Jenks shall maintain the right to enforce the decision of Architectural Control Committee, also known as the Jenks Aquarium Authority, as established by the appearance review criteria of the Jenks City Code.
- C. The Architectural Control Committee’s purpose is to promote good design and compatibility within the subdivision and to enforce the Riverfront/Boardwalk Appearance Review District of the City of Jenks within the boundaries of the “Oklahoma Aquarium Campus” subdivision plat. The following guidelines and criteria are hereby established and in force for the “Oklahoma Aquarium Campus” subdivision plat and shall be taken into consideration during the review by the Architectural Committee (JAA).

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. Enforcement

The restrictions herein set forth are covenants to run with the land and shall be binding upon the owner/developer, its successors and assigns. Within the provisions of Section I. Streets, Easements, and Utilities, and Section II. Development Standards, are set forth certain covenants and the enforcement rights pertaining thereto, and additionally the covenants within Section I and II, whether or not specifically therein so stated, shall inure to the benefit of and shall be enforceable by the City of Jenks, Oklahoma. The Covenants contained in Section III, Architectural Control Committee, shall inure to the benefit of the owners and tenants of the lots within the subdivision, the Jenks Aquarium Authority, and the City of Jenks. If the undersigned owner/developer, or its successors or assigns or owners of any lot within Oklahoma Aquarium Campus shall violate any of the covenants herein, it shall be lawful for the City of Jenks, Jenks Aquarium Authority, any owner or tenant of a lot to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant. In any Judicial action brought by the Jenks Aquarium Authority, or an owner or tenant of a lot which action seeks to enforce the covenants or restriction set forth herein or to recover damages for the breach thereof, the prevailing party shall be entitled to recover reasonable attorneys fees and costs and expenses incurred in such action.

B. Duration

These Restriction, to the extent permitted by applicable law, shall be perpetual and shall be in force and effect for a term of not less than thirty (30) years from the date of the recording of the Deed of Dedication after which time said covenants shall be automatically extended for successive periods of ten (10) years unless amended or terminated as hereafter provided.

C. Amendment

The covenants contained within Section I. Streets, Easements, and Utilities and Section II. Development Standards may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or terminations is to be applicable and approved by the Jenks Planning Commission, or its successors with the approval of the City of Jenks, Oklahoma. The covenants within Section III. Architectural Control Committee may be amended or terminated at any time with 75 percent agreement of all ownership in Oklahoma Aquarium Campus and approved by the Jenks Aquarium Authority, the Jenks Planning Commission, and approval of the City Council of the City of Jenks, Oklahoma.

JENKS MARKET | JENKS OKLAHOMA



100% DESIGN DEVELOPMENT PACKAGE | WEDNESDAY 02 JULY 2025

100% SCHEMATIC DESIGN PACKAGE | PROJECT INDEX

Jenks Market Project

Project Index

Project Data.....pg. 5

Architectural Site Plan.....pg.7

Floor Plans & Roof Plan.....pg.9 - pg.12

Building Elevations.....pg.14 - pg.15

Building Sections &Wall Sections.....pg.17 - pg.18

Enlarged Floor Plans.....pg.20 - pg.22

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Consultant Narratives.....pg.27 - pg.37

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100% SCHEMATIC DESIGN PACKAGE | PROJECT DATA

Jenks Market Project

Project Data

Project Address: 200 Aquarium Drive, Jenks, OK 74037

Authority Having Jurisdiction: City of Jenks

Project Zoning: RTC Riverfront Tourist Commercial

Max Building Height per Zoning Requirements: 85'-0"

Proposed Building Height: 53'-04"

Construction Type: II-B

Occupancy Type: (A-2) : Ground Floor
(B) : 2nd and 3rd Floor

Occupancy Load:
 First Floor: 505 occupants
 Second Floor: 478 occupants
 Third Floor: 523 occupants
 Total Occupants: 1,506 occupants
 Building Square Footage:

First Floor: 15,317.91 sq. ft.
 Second Floor: 11,247.82 sq. ft. (interior space only)
 Second Floor Exterior Balcony: 3,423 sq. ft.
 Third Floor: 11,557.40 sq. ft. (interior space only)
 Third Floor Exterior Balcony: 5,565 sq. ft.
 Total Building sq. ft. (Interior): 38,883 sq. ft.
 Total Building sq. ft. (Exterior Patio): 8,988 sq. ft.

Total Building sq. ft.: 47,871 sq. ft.

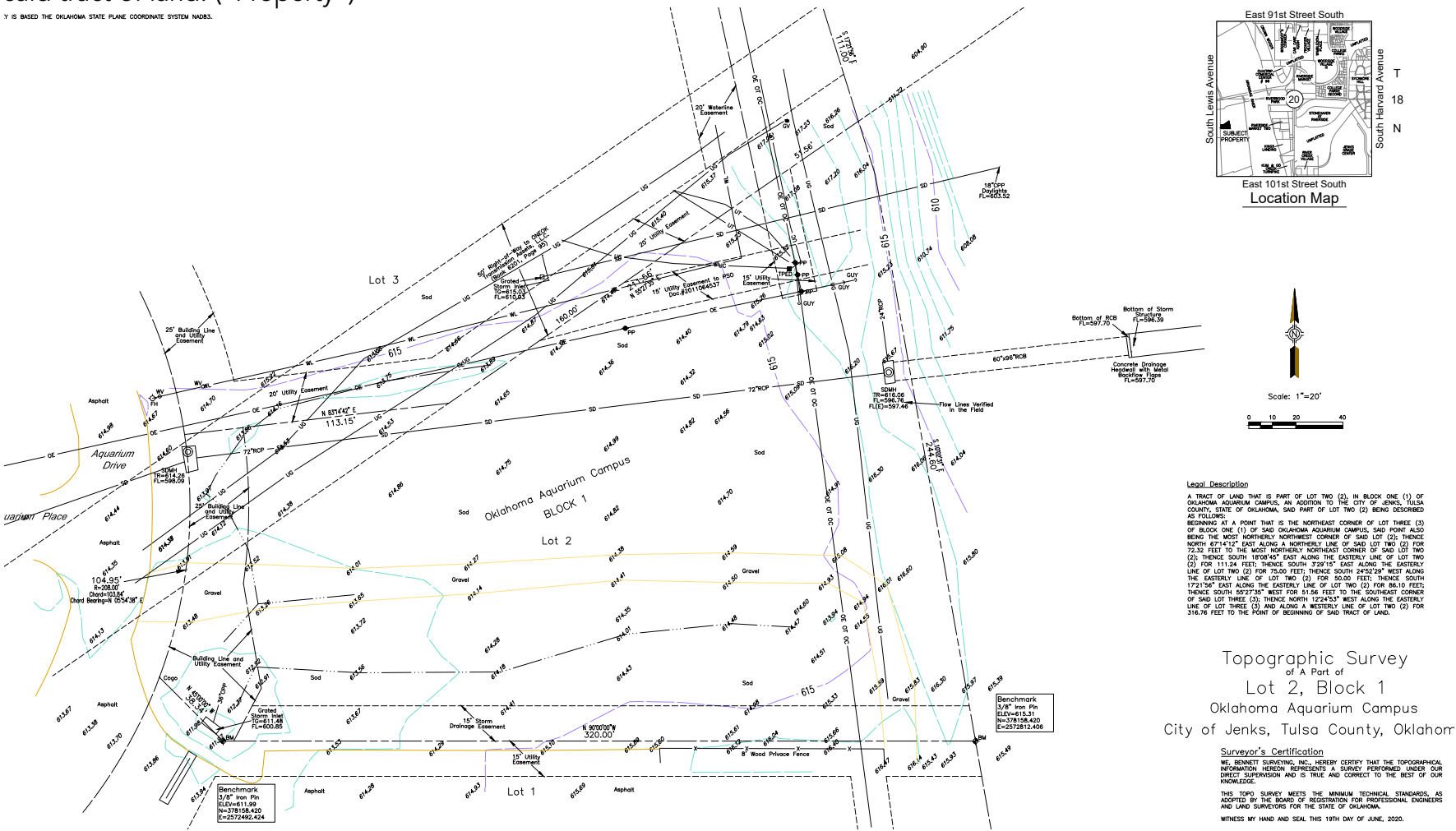
Fire Suppression Required – Yes

Fire Alarm Required - Yes

LEGAL DESCRIPTION

Lot two (2) in Block One (1), OKLAHOMA AQUARIUM CAMPUS, an Addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat No. 6114, LESS AND EXPECT a tract described as follows: Beginning at a Point that is the North-east Corner of Lot Three (3), Block One (1), of said OKLAHOMA AQUARIUM CAMPUS, said point also being the most Northerly Northwest Corner of said Lot Two (2): THENCE North 67°14'12" East along a Northerly line of said Lot Two (2) for feet to the Northerly Northeast Corner of said Low Two (2); THENCE South 18°08'45" East along the Easterly line of Lot Two (2) for 111.24 feet; THENCE South 3°29'15" East along the Easterly line of Lot Two (2) for 75.00 feet; THENCE South 24°52'29" West along the Easterly line of Lot Two (2) for 50.00 feet; THENCE South 17°21'56" East along the Easterly line of Lot Two (2) for 86.10 feet; THENCE South 55°27'37" West for 51.56 feet to the Southeast Corner of said Lot Three (3); THENCE North 12°24'53" West along the Easterly line of Lot Three (3) and along a Westerly line of Lot Two (2) for 316.76 feet to the Point of Beginning of said tract of land. ("Property")

Y IS BASED THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83.



100% SCHEMATIC DESIGN PACKAGE | SITE PLAN

THIRD FLOOR NET SF
USE: BUSINESS (B)
PARKING REQUIRED: 1:300 SF
 TOTAL GSF:9,750 SF = 33 PARKING STALLS

SECOND FLOOR NET SF
USE: BUSINESS (B)
PARKING REQUIRED: 1:300 SF
 TOTAL NSF:11,243 SF = 38 PARKING STALLS

FIRST FLOOR NET SF
USE: DINING
PARKING REQUIRED: 1:100 SF
 TOTAL NSF:15,365 SF = 154 PARKING STALLS

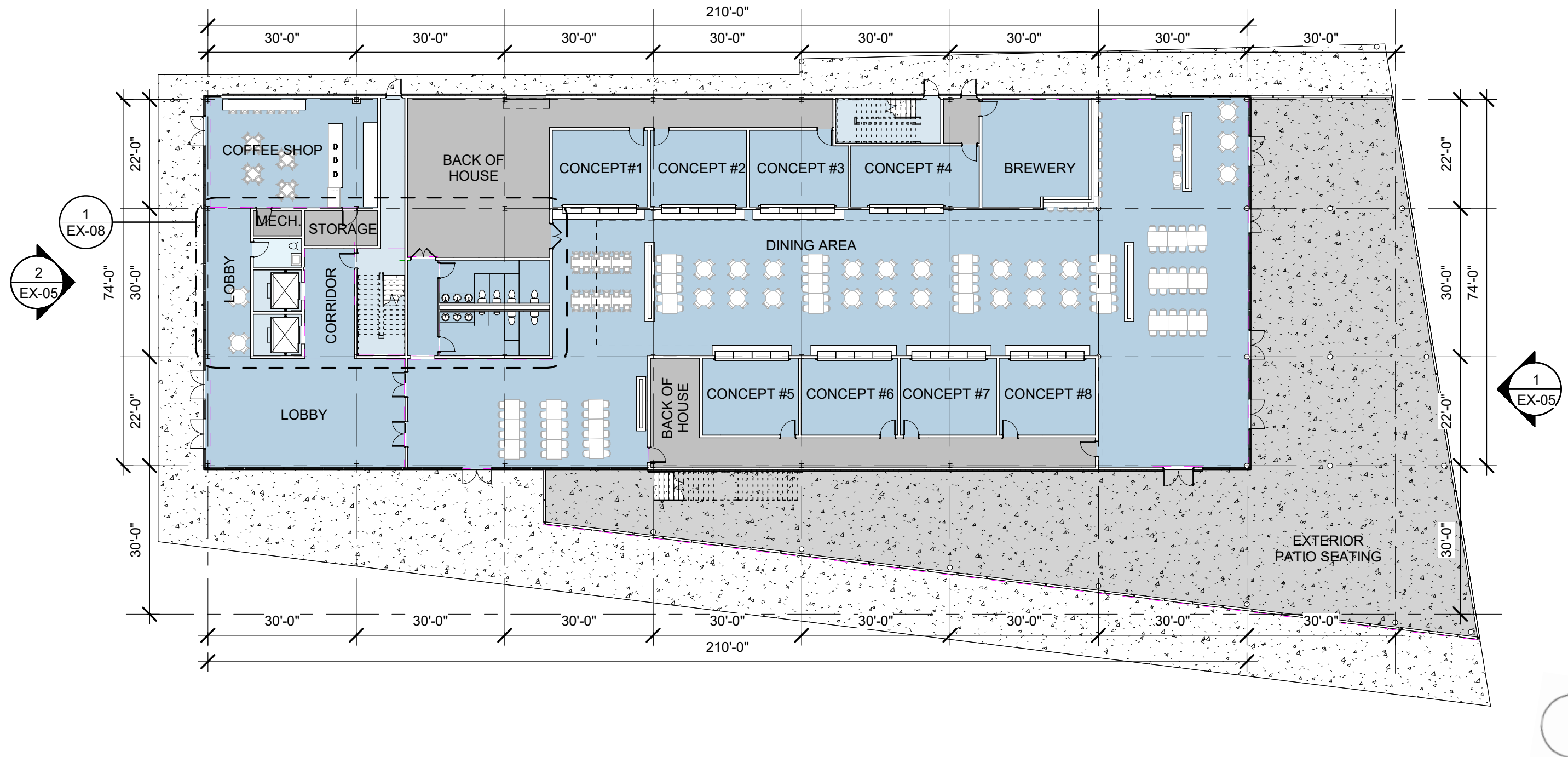
TOTAL PARKING STALLS REQUIRED: 225
 TOTAL PARKING PROVIDED: 290
 NW LOT:145 STALLS
 S LOT: 37 STALLS
 JENKS MARKET ON-SITE: 8 ADA STALLS
 GARAGE STALLS: 100

TOTAL SITE AREA: 57,850 SF
 TOTAL LANDSCAPING (PERVIOUS) 18,742 SF
 % IMPERVIOUS = 68%

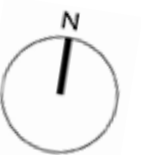
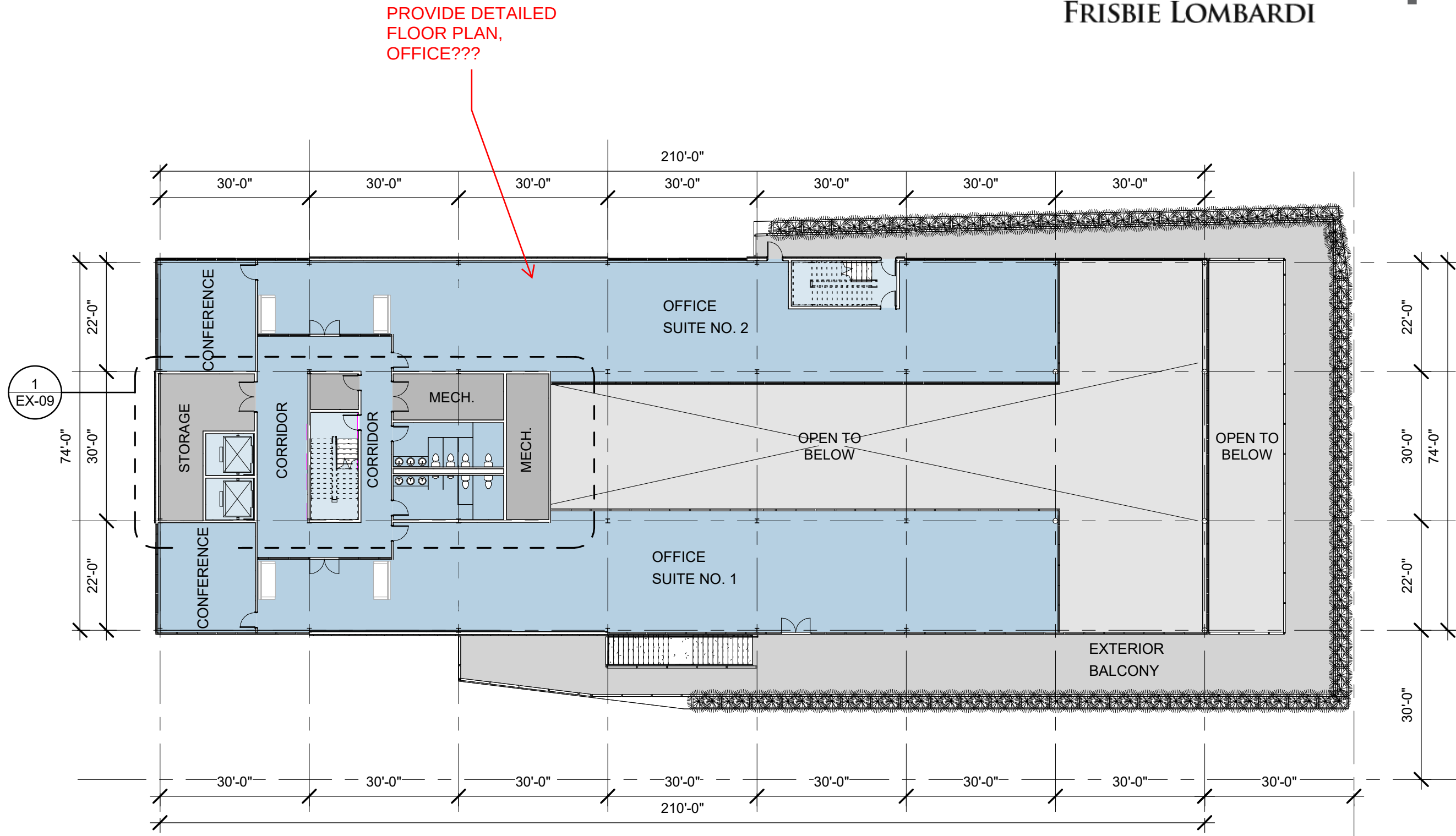


SITE LAYOUT | SITE PLAN
SCALE: 1"=50'-0"

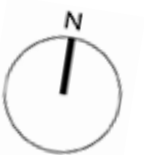
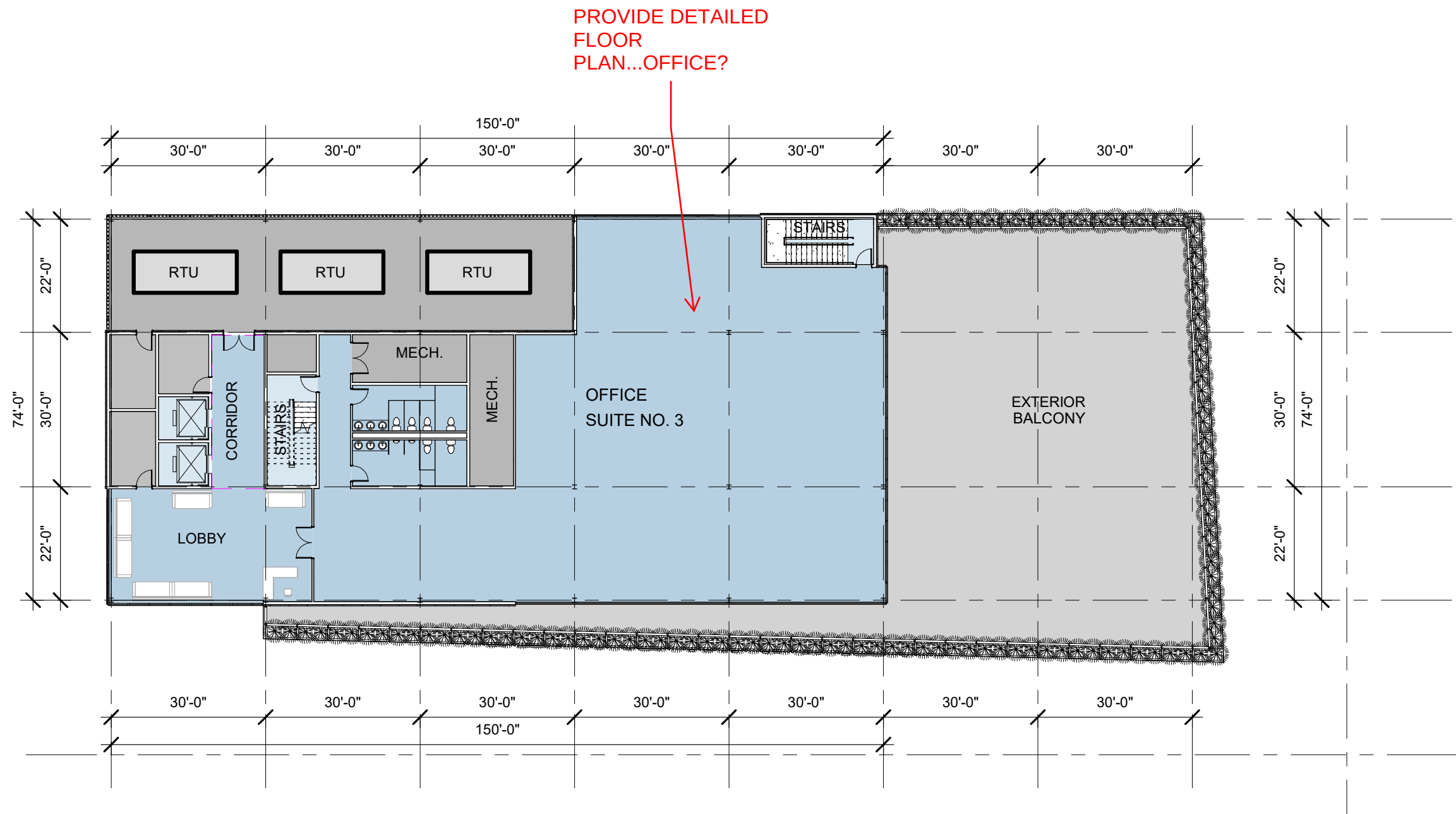
100% SCHEMATIC DESIGN PACKAGE | FLOOR PLANS & ROOF PLAN

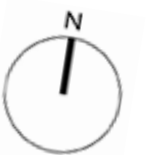


FLOOR PLAN | GROUND FLOOR PLAN
SCALE: 3/64"=1'-0"



FLOOR PLAN | SECOND FLOOR PLAN
SCALE: 3/64"=1'-0"

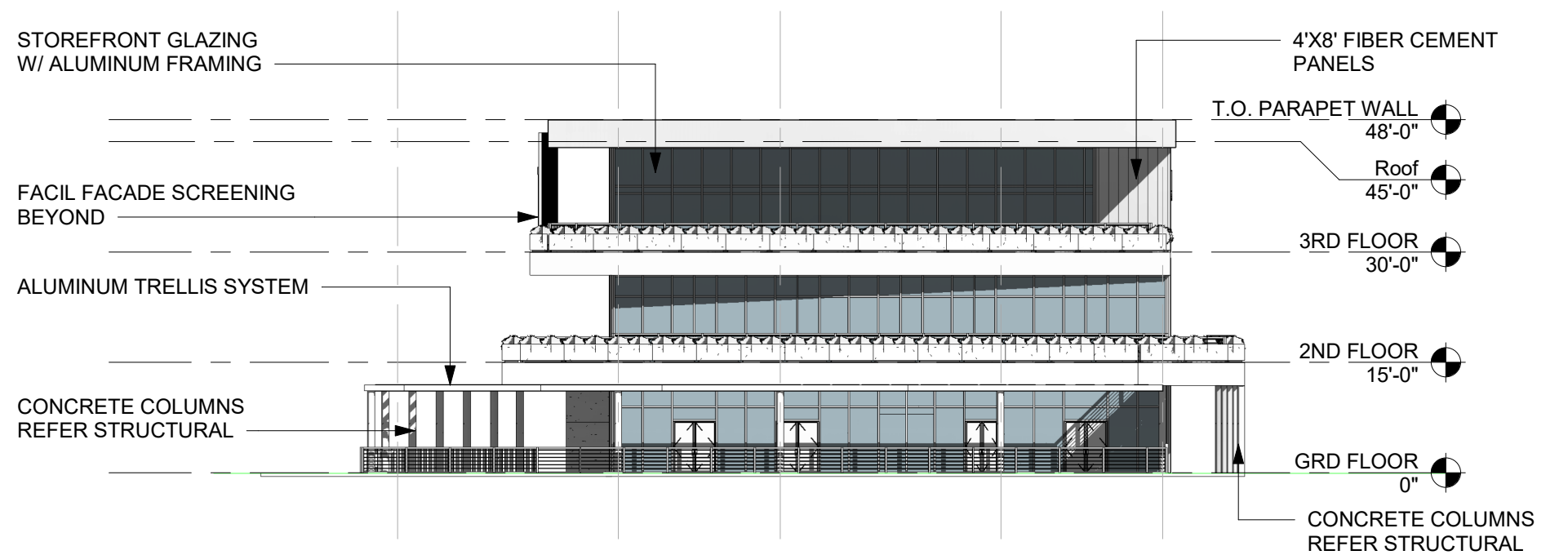
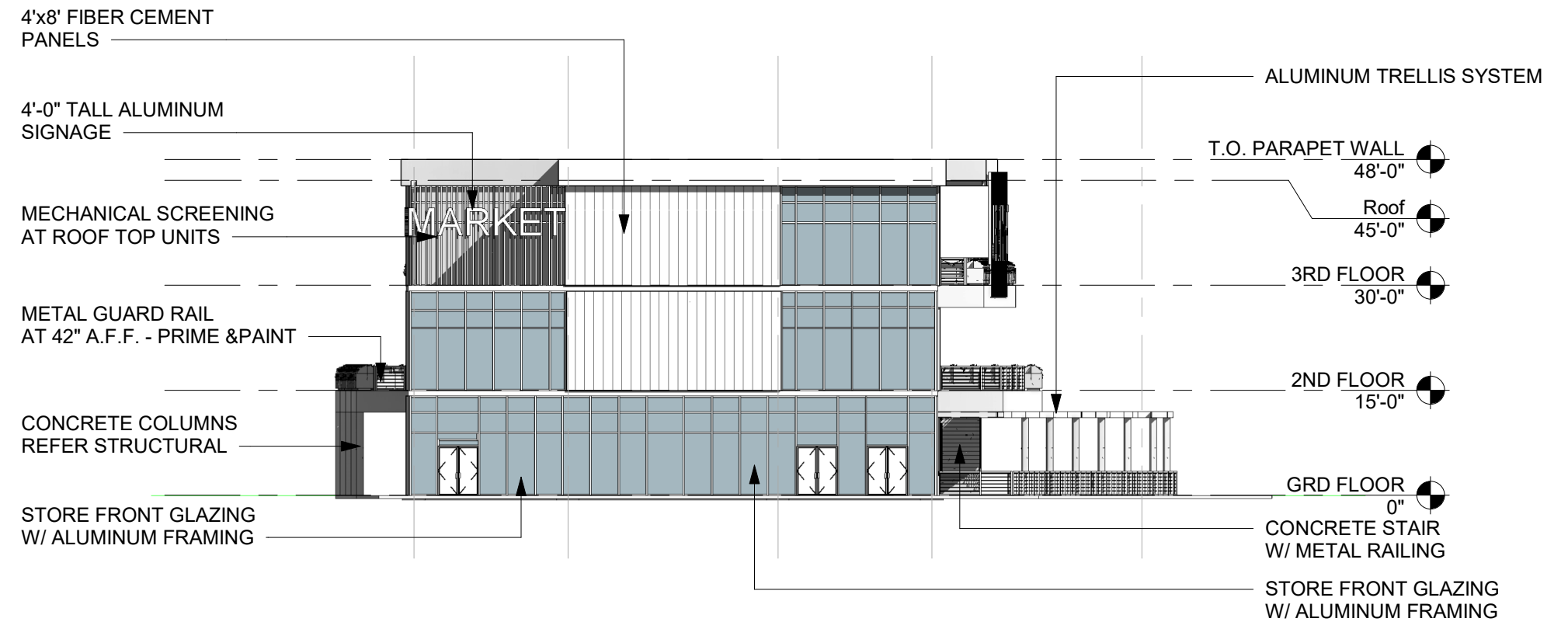




ROOF PLAN | ROOF PLAN
SCALE: 3/64"=1'-0"

JENKS MARKET | JENKS OKLAHOMA
FRIDAY, NOVEMBER 10 2023

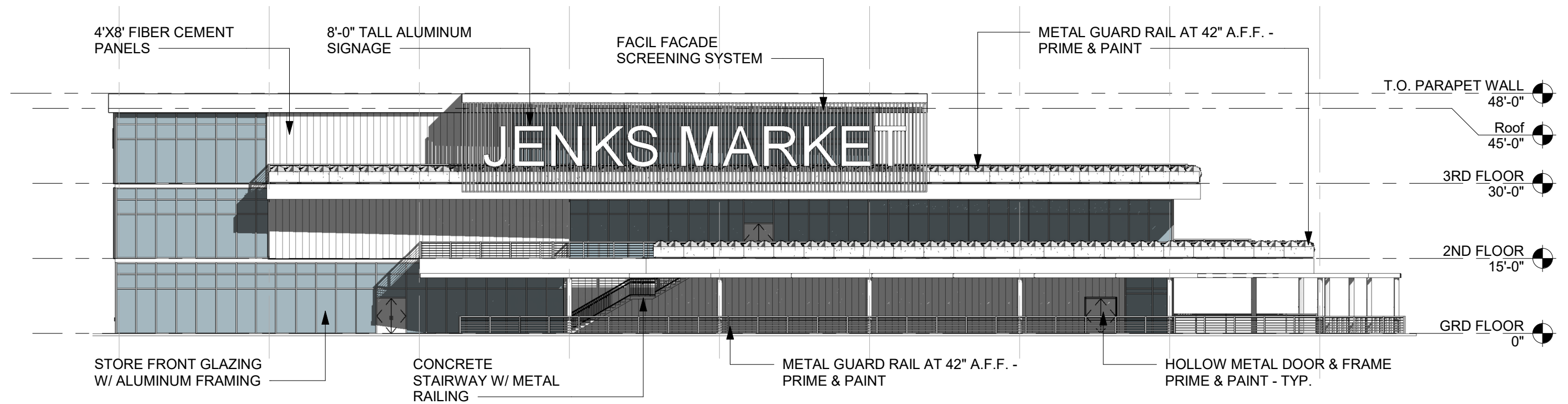
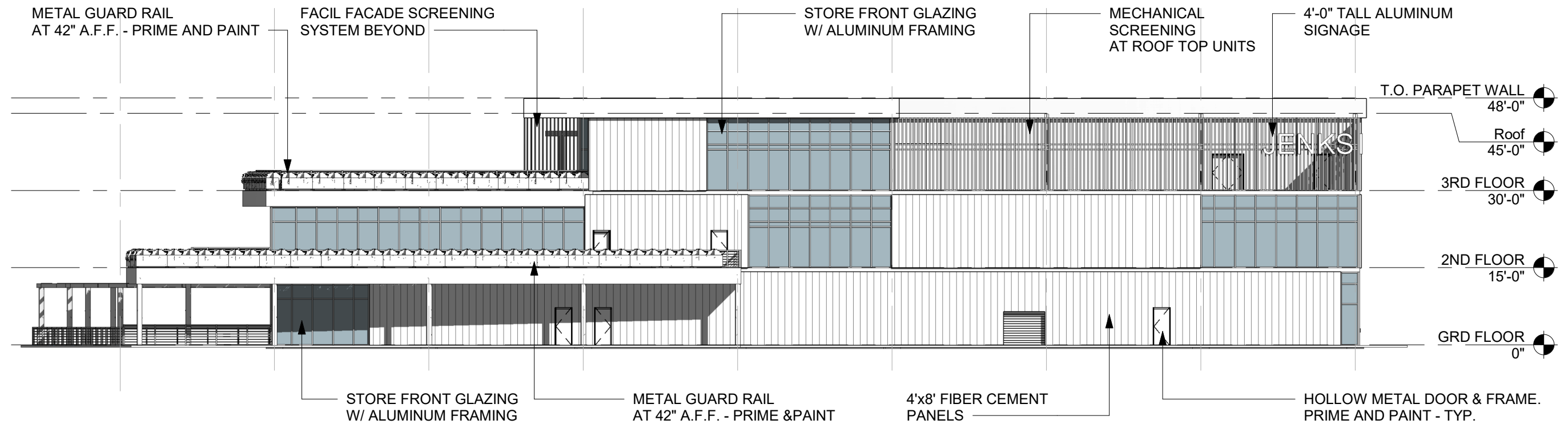
100% SCHEMATIC DESIGN PACKAGE | ELEVATIONS



EXTERIOR ELEVATIONS | EAST AND WEST ELEVATIONS

SCALE: 3/64"=1'-0"

JENKS MARKET | JENKS OKLAHOMA
FRIDAY, NOVEMBER 10 2023

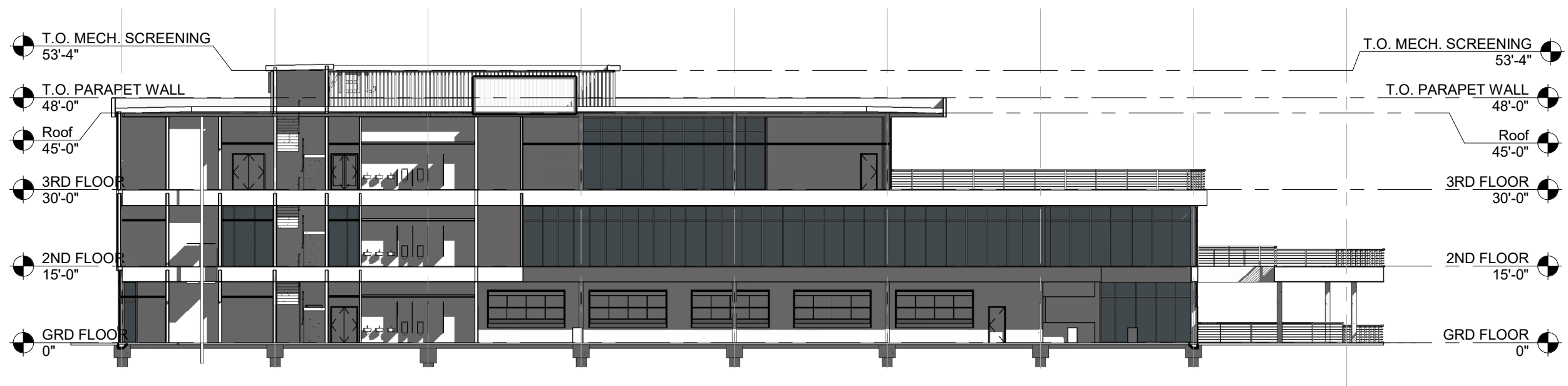
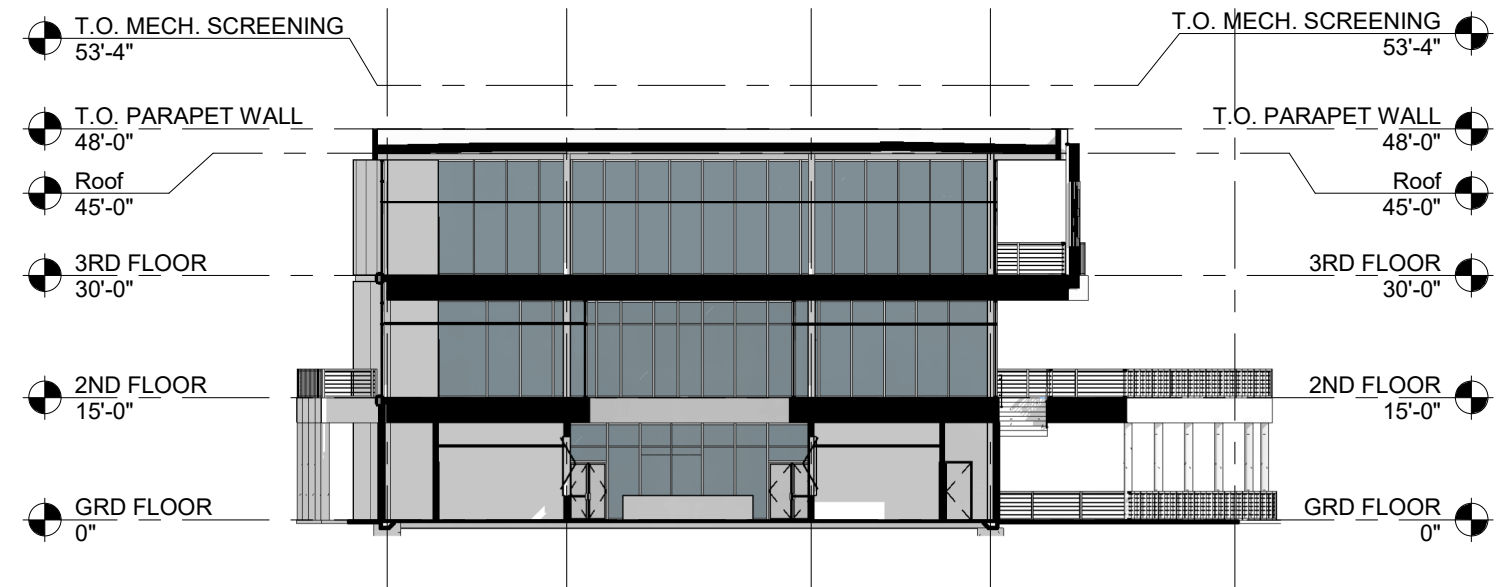


EXTERIOR ELEVATIONS | NORTH AND SOUTH ELEVATIONS

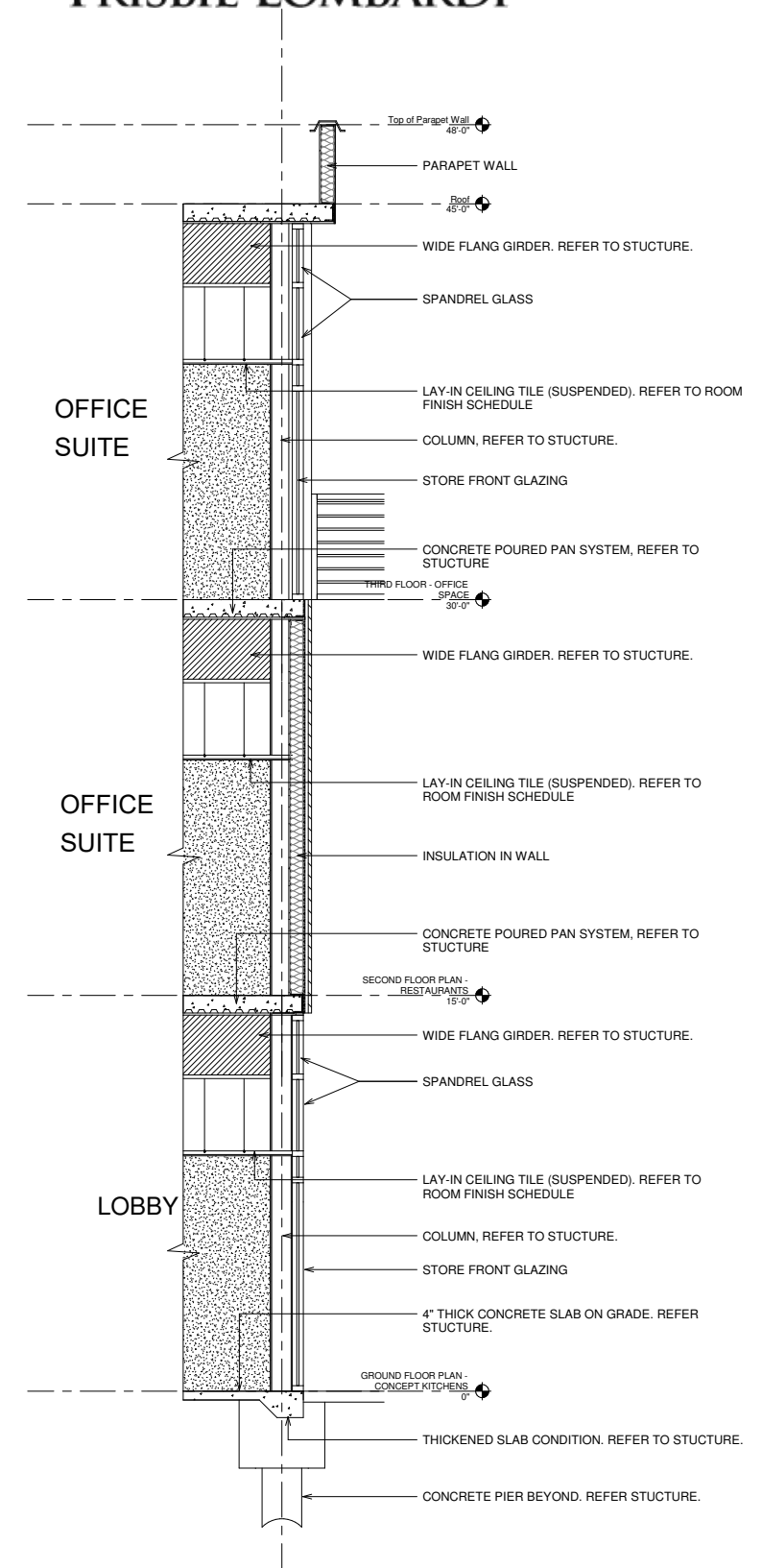
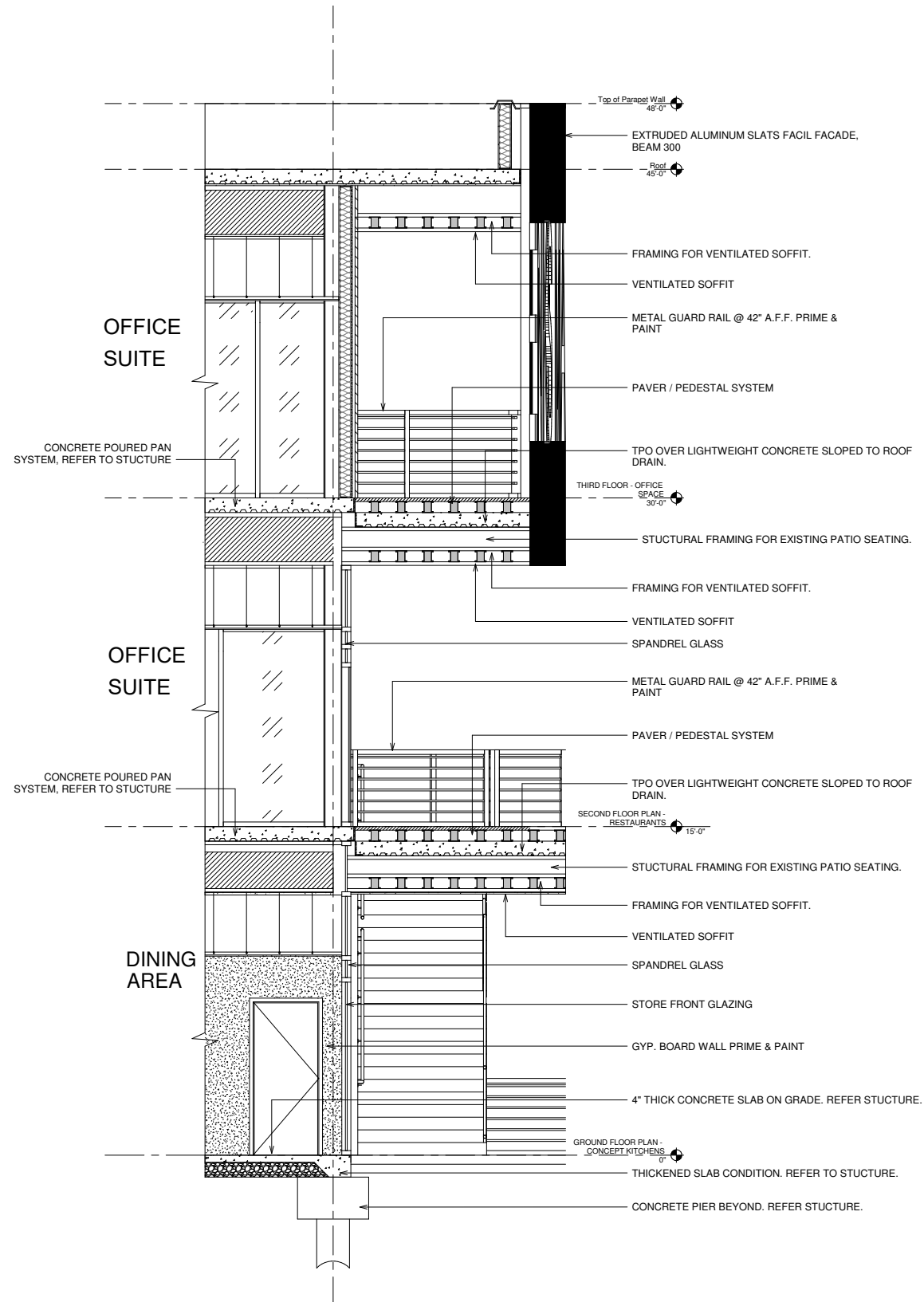
SCALE: 3/64"=1'-0"

JENKS MARKET | JENKS OKLAHOMA
FRIDAY, NOVEMBER 10 2023

100% SCHEMATIC DESIGN PACKAGE | BUILDING SECTIONS & WALL SECTIONS

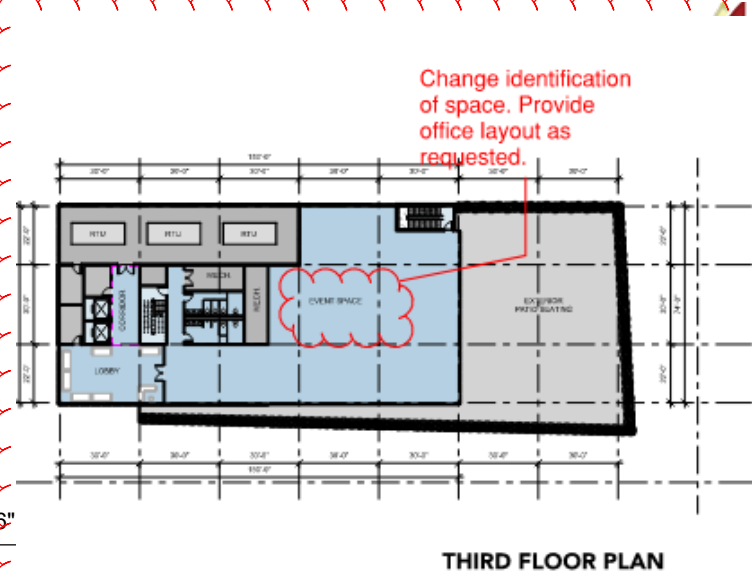
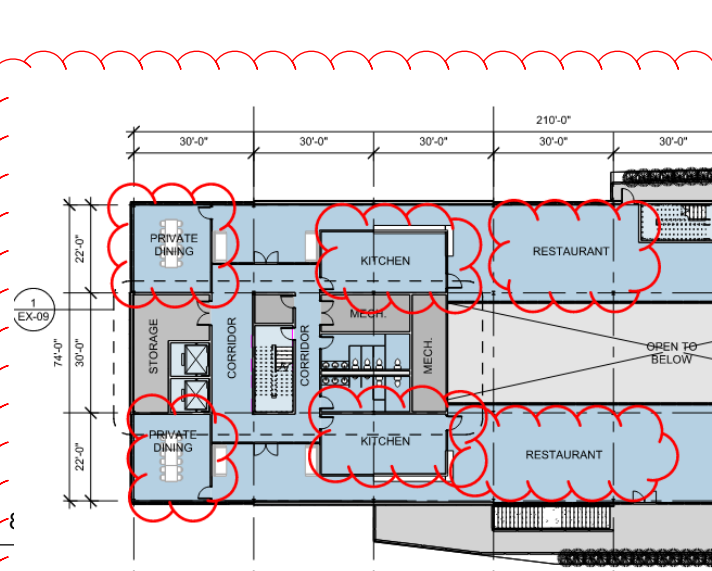
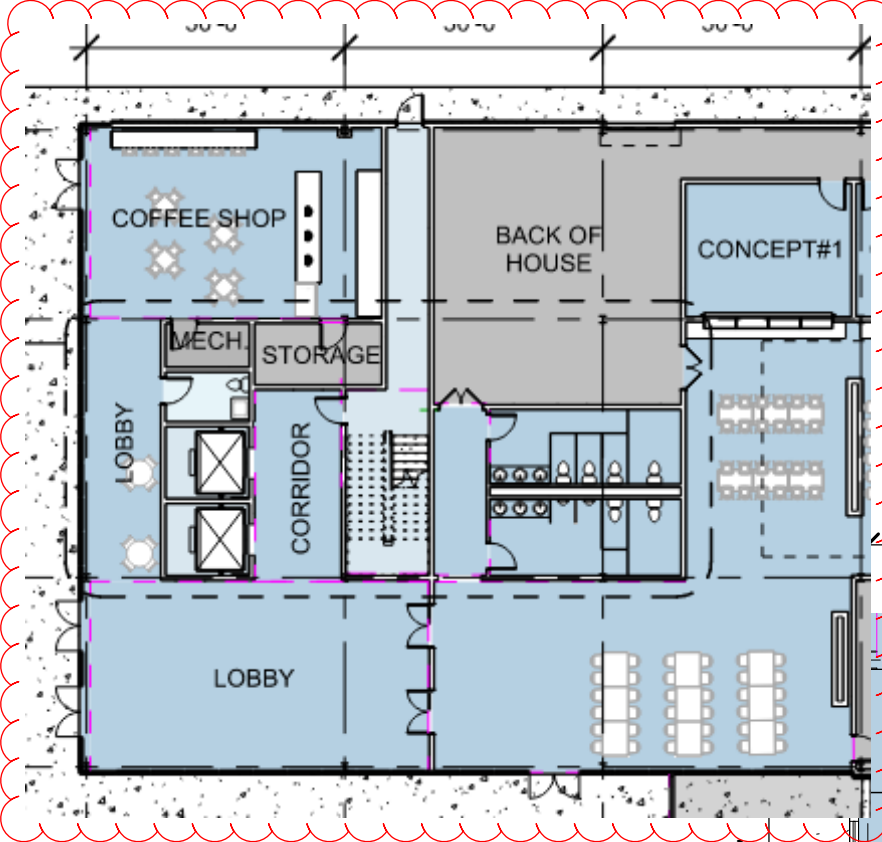


BUILDING SECTION | SECTION LOOKING EAST AND LOOKING NORTH
 SCALE: 3/64"=1'-0"

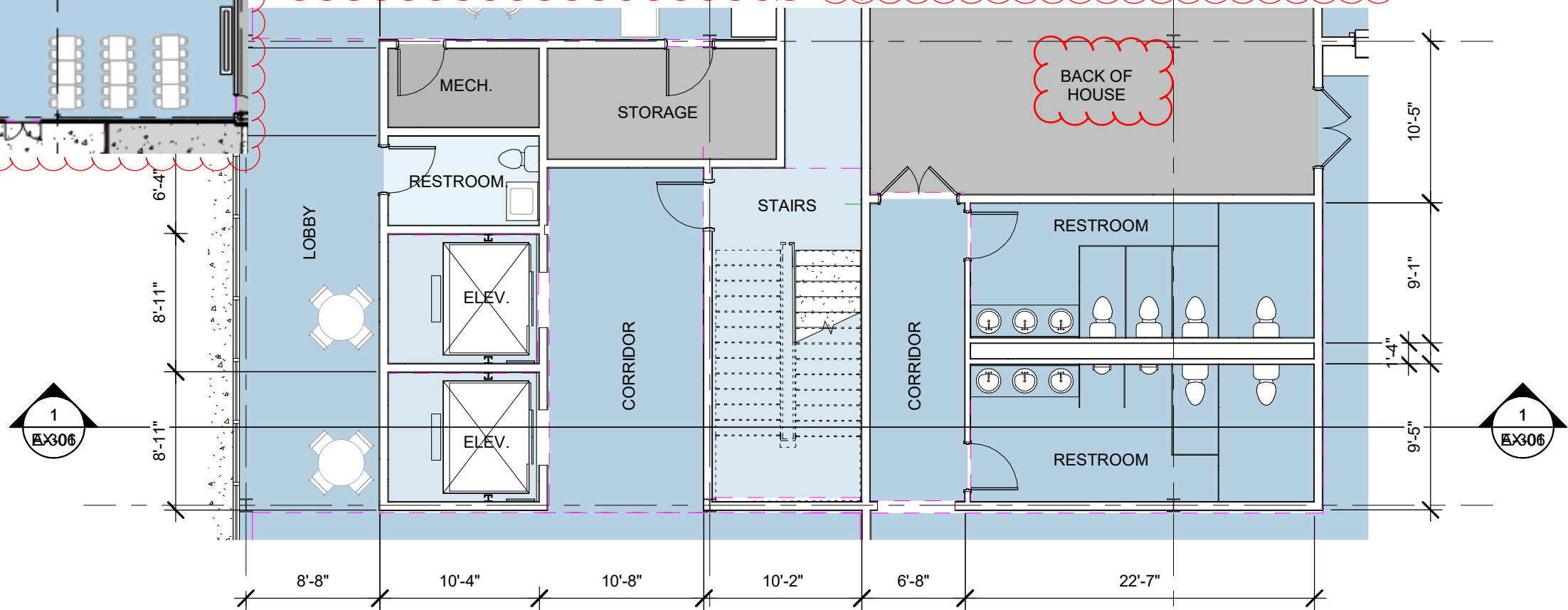


WALL SECTION | SECTION LOOKING
SCALE: 1/8"=1'-0"

100% SCHEMATIC DESIGN PACKAGE | ENLARGED FLOOR PLANS

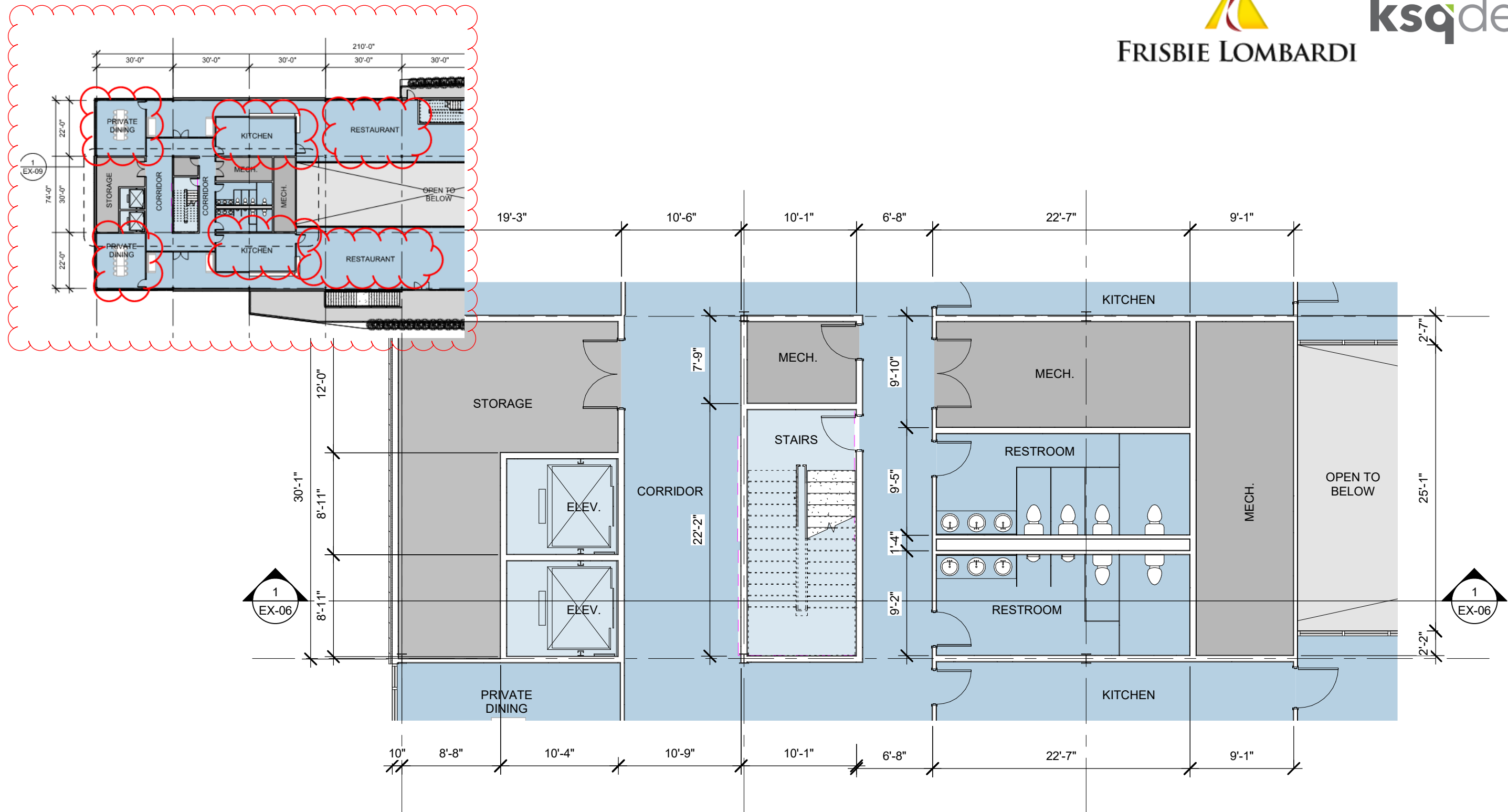


THIRD FLOOR PLAN



THIS FLOOR PLAN DOES NOT MATCH ANY OTHER FLOOR PLAN? WHICH ONE IS CORRECT?

ENLARGED FLOOR PLAN | LOBBY
SCALE: 1/4"=1'-0"

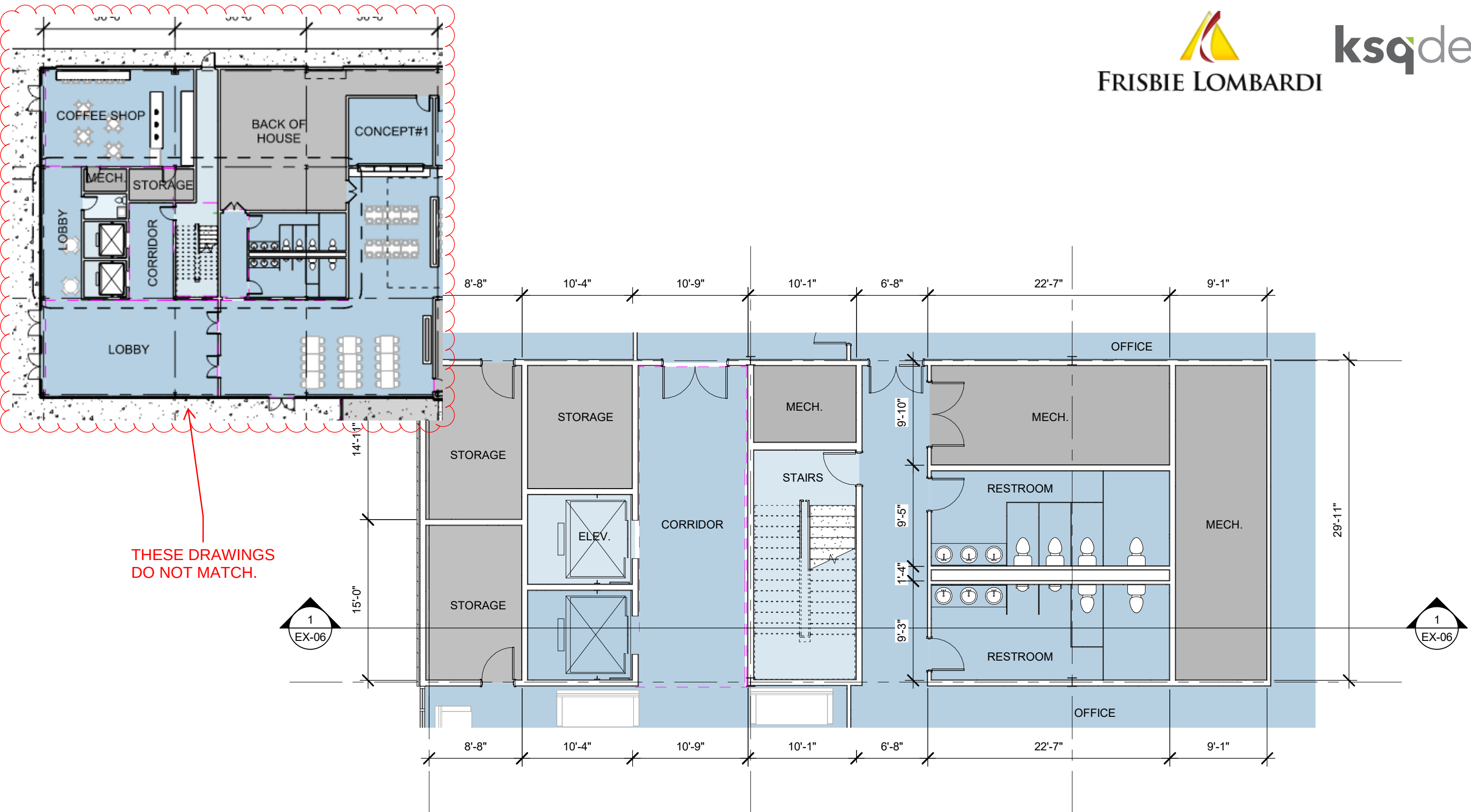


ENLARGED FLOOR PLAN | RESTROOMS

SCALE: 1/4"=1'-0"

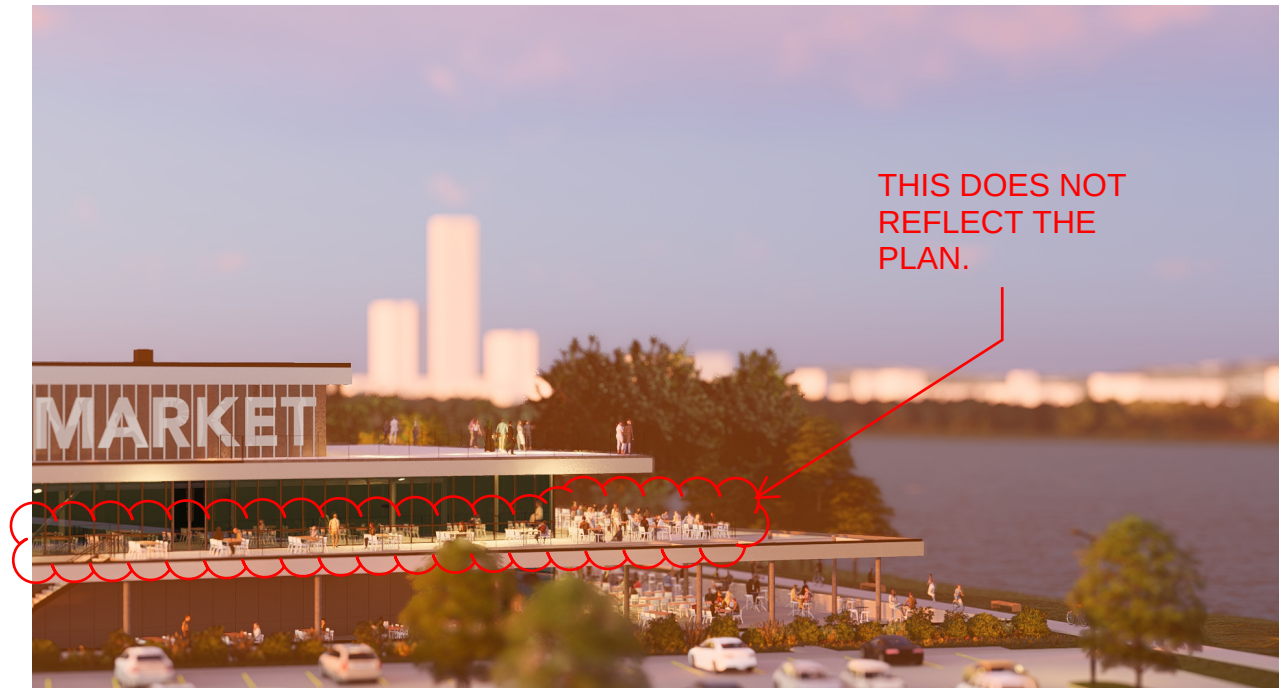
SECOND FLOOR SHOULD MATCH
PAGE 40, I DO NOT KNOW WHICH
ONE IS CORRECT PAGE 21 OR
PAGE 40???





ENLARGED FLOOR PLAN | CONCEPT KITCHEN GROUND FLOOR?
SCALE: 1/4"=1'-0"

100% SCHEMATIC DESIGN PACKAGE | EXTERIOR & INTERIOR RENDERINGS





100% SCHEMATIC DESIGN PACKAGE | CONSULTANT NARRATIVES



NARRATIVE | CIVIL ENGINEERING
SCALE: NOT TO SCALE

Page 93 of 107



A	PROPOSED CURB AND GUTTER
B	PROPOSED ADA PARKING SIGN (TYP)
C	PROPOSED ADA CURB RAMP (TYP, TYPE A-B)
D	PROPOSED 4" SOLID WHITE PARKING LINE (TYP)
E	PROPOSED PAINTED ISLAND, 4" SOLID WHITE LINE 2' APART @ 45° (TYP)
F	PROPOSED CONCRETE SIDEWALK
G	PROPOSED PAINTED ACCESSIBLE SYMBOL (TYP)
H	PROPOSED AREA FOR OUTDOOR SEATING

2. The project responsible contractor and any other sub-contractors under separate contract licenses required to have a pre-construction meeting with City staff. Such a meeting is required before any infrastructure construction is performed. Should the responsible contractor(s) representative fail to participate within a mutually scheduled pre-construction meeting, all construction activities shall be immediately terminated indefinitely by the City.
3. All paving construction shall be inspected by the Engineering Department utility inspectors, in accordance with City policy.
4. The paving contractor shall notify the Engineering Department at least 48 hours prior to start of construction.
5. All utility construction (water, sewer, and storm water) shall be completed prior to subgrade preparation.
6. Subgrade shall be free of all organic matter, treated, and compacted according to the plans and specifications.
7. Subgrade stabilization shall be based upon July's review of geotechnical report. Geotechnical firm to contact City Engineer prior to testing.
8. Paving contractor shall be responsible for repair of unacceptable subgrade at all utility, cable or conduit crossings.
9. Paving contractor shall inspect subgrade prior to commencing work and shall repair areas where grade varies more than 0.1 feet, where density is less than 95% and/or product or where subgrade density is inadequate, at the unit price bid for fine grading in the proposal subgrade modifications, where required, shall not commence until subgrade repairs have been accepted by the Engineer Department Inspector.
10. Sequence of construction for stabilized subgrades shall be blue top and fine grade, fabric placement, aggregate base, and then final fine grading.
11. Compaction tests shall be taken a minimum of every 300 linear feet in alternating lanes for each eight (8) inch lift of material.
12. Subgrades shall be proofrolled if the stability of the material is questioned.
a. Also, the subgrade exposed after stripping and completing any cuts shall be proofrolled according to the geotechnical report.
13. Portland cement concrete shall have a 28-day compressive strength of not less than 3,500 psi, a slump of not more than 3", and shall contain six (6) percent air or -1% or more per project geotechnical report.
14. Asphaltic concrete shall have density of not less than 94% and not more than 96%, and HVEEM stability of not less than 40% or per project geotechnical report.
15. The contractor shall furnish the following testing services by a reputable independent testing laboratory as directed by the owner's representative:
 - a. Field density test of embankment, subgrade, or base, at locations specified by the inspector.
 - b. Plasticity tests of the subgrade at locations specified by the engineer.
 - c. Moisture density curves for material to be used for embankment or subgrade construction.
 - d. Mix designs for Portland cement concrete and asphaltic concrete.
 - e. Aggregate gradation tests.
 - f. Stability, density, bitumen content and gradation tests of asphaltic concrete every 200 tons or daily whichever is less.
 - g. Compression test of concrete cylinders at seven (7) and twenty-eight (28) days with one (1) of each tests conducted for every 100 cubic yards placed.
 - h. One core sample, at a location specified by the inspector for every 8,000 square feet of pavement.
16. The contractor shall furnish certification from the manufacturer that all materials meet applicable specifications. Copies of material certification shall be furnished to the Engineering Department prior to installation or incorporation of material in the work.
17. The paving contractor shall adjust all valve boxes to grade after paving has been completed.
18. The paving contractor shall place a concrete curb top (2 feet square and equivalent in thickness to the street being constructed, around each valve box not located in a paved area. The valve box shall be adjusted to grade prior to placing of the concrete curb.
19. The paving contractor shall mark all water line crossings by cutting a "W" ¼-inch deep in the face of the curb, over the crossing and painting the "W" blue.
The paving contractor shall mark all water line crossing by cutting a "W" ¼-inch deep in the face of the curb, over the valve and painting the "W" blue.
20. Road closures must be coordinated a minimum of forty-eight (48) hours in advance with Jenks Public Works Department and Jenks Police Department. Roads will not be closed for over eight (8) hours without written permission from the City Engineer.
21. All pavement striping material shall comply with 1993 ODOT Standards Specifications for Highway Construction and placement will comply with the latest version of the Manual of Uniform Traffic Control Devices (MUTCD).
22. No excavation of existing asphalt for driveway modifications, roadway connections, etc. is permitted without prior sawcutting asphalt at construction boundary.
23. The lot owner/property owner shall be responsible for constructing the sidewalk in front of the lot owner's property in accordance with the paving plans.
24. All handicap access ramps shall be the responsibility of the developer to construct as the curb and/or as driveway is being constructed.

SHEET CS101	DATE: 11/09/2023
	APPV. BY: BC
	DRAWN BY: MD
	SITE PLAN JENKS MARKET 200 S. AQUARIUM DRIVE JENKS, OK 74037

Preliminary Structural Schematic Design Narrative

Jenks Market

Jenks, Oklahoma
November 1, 2023

Project Description

This preliminary narrative is for the Jenks Market located at 200 Aquarium Drive in Jenks, Oklahoma and has been prepared for KSQ Design.



The project is understood to be a 3-story mixed use office and amenity building having a total area of elevated structure of approximately 35,000gsf. The first and ~~second~~ levels are programed to be primarily retail for multiple food and beverage services with open seating amenity space. The third floor is defined to be an open office. The floor plates are similar in shape but irregular in orientation. We understand there to be outdoor seating with cantilevered patios and two-story curtain for frontage view to Arkansas River.

Basic Design Criteria

Applicable Building Codes

2018 IBC with local amendments
ASCE 7-16
ACI 318-14
AISC 360-16
ACI 530-13 /MSJC

Seismic Design

Risk Category	II
S _s	0.135
S ₁	0.073
S _{DS}	0.143

Washington | Oregon | California | Texas | Alaska | Colorado | Montana | Delaware | Pennsylvania

S _{D1}	0.116
Seismic Site Class	D
Seismic Design Category	B

Wind Design – Educational Facility

Basic Wind Speed	108 mph
Exposure	B
Risk Category	II

Superimposed Dead Loads (preliminary)

Floor Finishes	10 psf
MEP/F	15 psf
Roofing	10 psf
Cladding (glazing)	15 psf
Cladding (natural stone veneer)	55 psf
Soil/Planters	120 pcf

Live Loads

Office	50 psf (reducible) + 15 psf partitions NR
Corridors	80 psf
Corridors 1 st Floor	100 psf
Assembly, Stairs, Egress, Lobbies	100 psf NR
Dinning Rooms & Restaurants	100 psf NR
Balconies	1.5*Occupancy Served or 100 psf NR
Roof	
Unoccupied	20 psf
Light Storage	125 psf NR
Heavy Storage	250 psf NR
Mechanical Zone	50 psf

Deflection Limits

L/180	Metal Building Roof Live Load
L/480	Live Load
L/360	Total Load (3/4" max)
Long-Term (sustained)	1" max
L/600	Members supporting brittle finishes (glass or brick)
H/400	Lateral Story drift (ASD)
H/180	Lateral story drift (ASD) Farm & Ag Buildings

Vibration	Per AISC Design Guide 11
-----------	--------------------------

Site and Foundations:

- All foundations and subgrade preparation requirements to be based upon the recommendations of the geotechnical engineer, AMRIGHT Testing & Engineering, provided in the August 25, 2023 report titled "Geotechnical Engineering Report" for Jenks Market, project number 14420823.
- The primary structure to be supported by straight shaft drilled piers at bearing points under grade beams.

Washington | Oregon | California | Texas | Alaska | Colorado | Montana | Delaware | Pennsylvania

- o Piers anticipated to utilize both bearing and skin friction resistance based upon values as specified by the geotechnical engineer.
 - Net Allowable End Bearing Capacity 15 ksf
 - Bet Allowable Unit Side Resistance 1.25ksf
 - o Piers to be reinforced with steel reinforcement meeting a minimum of 1% gross area extending to a depth required by analysis.
 - o Reinforcement cages for piers under lateral resisting elements anticipated to be full length.
 - Shallow foundations may be viable at lightweight structures.
 - All footings to be reinforced with conventional steel reinforcement, typical.
 - The base/ground level slab is anticipated to be a 5” thick conventionally reinforced slab on grade over a prepared subgrade, reinforced with #4’s at 18” oc. each way, centered.
 - o Earthwork (excavate, condition, or replace) may be required to limit the potential vertical rise (PVR) to 1” or less.
 - o DCI recommends a 10mil vapor retarder be placed below the slab on grade located within finished areas.
 - o Saw-cut control joints to be spaced at approximately 12-15 ft oc, each way.
- Groundwater**
- Groundwater was not observed during site drilling however does not mean no groundwater may be present during drilling of piers. Groundwater level fluctuations should be anticipated due to the variations in the amount of rainfall. Refer to Geotechnical Report for more information and additional construction considerations.

Elevated Floor & Roof Framing:

- 3 ½” normal weight concrete over 2 or 3” deep type “VLI” metal deck (20 ga) – 1-hour unprotected fire rating.
- Floors to be framed with conventional composite wide flange beams and girders. Framing layout and sizes to be determined during Design Development.
- Typical bay sizes assumed to be between 30 and 35ft with joists spaced at 8 to 10ft oc.
- Estimated net steel weight for floors ~ 10 psf
- Welded headed studs over beams spaced as needed (estimated @ 12” oc)
- Column size and location to be fully coordinated during the Design Development phase.
- Beam deflection criteria: L/360 Total Load, L/480 Live Load (1” max). Longer joists and girders anticipated to be cambered.
- Vibration design limitations are expected to be based on criteria for standard human traffic.
- Supplemental HVAC & MEP loads will be considered in design of elevated floor framing.
- Reference the structural “Jenks Market_Preliminary Structural Schematic Design” document dated November 1, 2021 provided with the narrative for additional information regarding framing.

Non-Load Bearing Walls:

- 6” cold-formed studs (size, spacing, and gauge as required for induced loading).
- Interior non-bearing walls will require a deflection track to allow for independent movement of the floor/roof systems. We allow for a ½” minimum gap above the non-bearing walls to allow for vertical movement and to prevent loading of the non-structural walls.

Lateral System:

The building is laterally braced against wind loads by ordinary steel braced frames and ordinary steel moment frames.

- Braces anticipated to consist of Hollow Structural Steel shaped members

Washington | Oregon | California | Texas | Alaska | Colorado | Montana | Delaware | Pennsylvania

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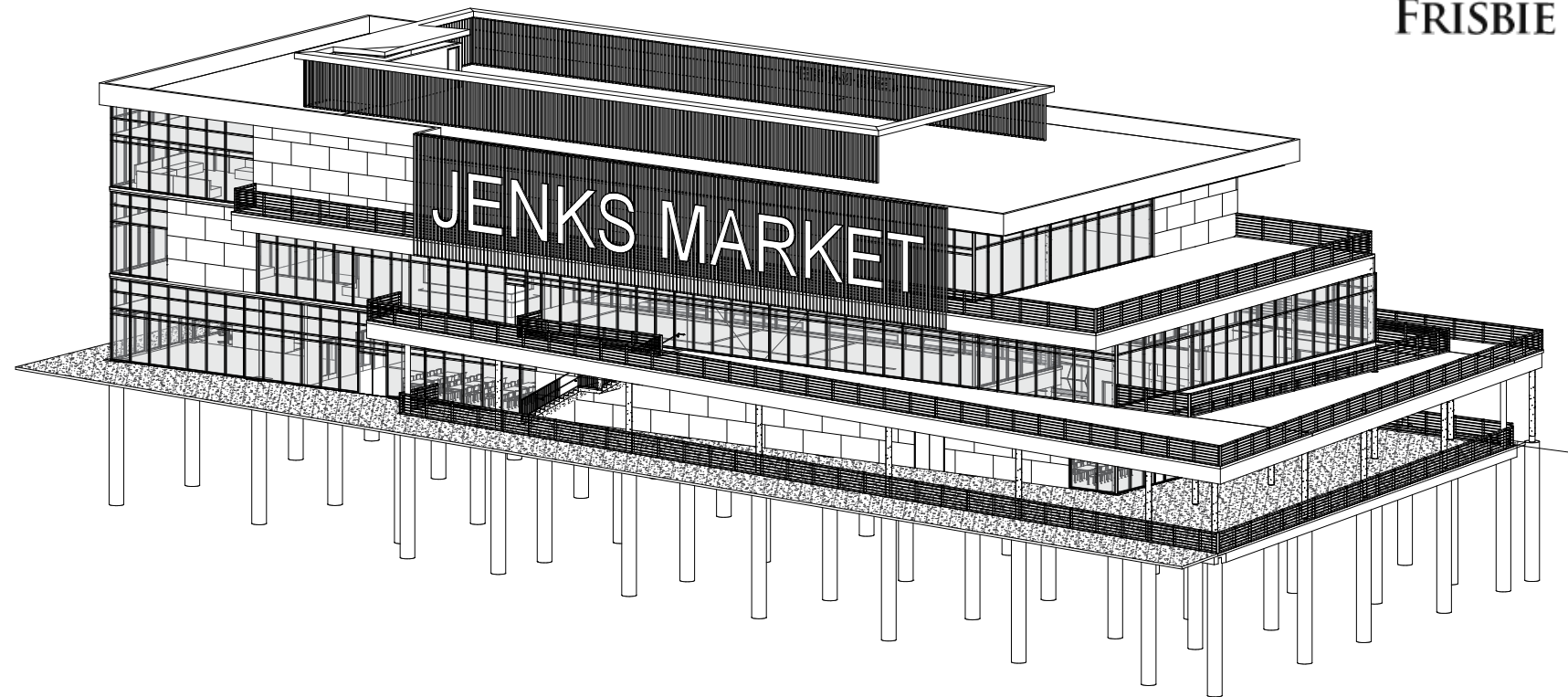
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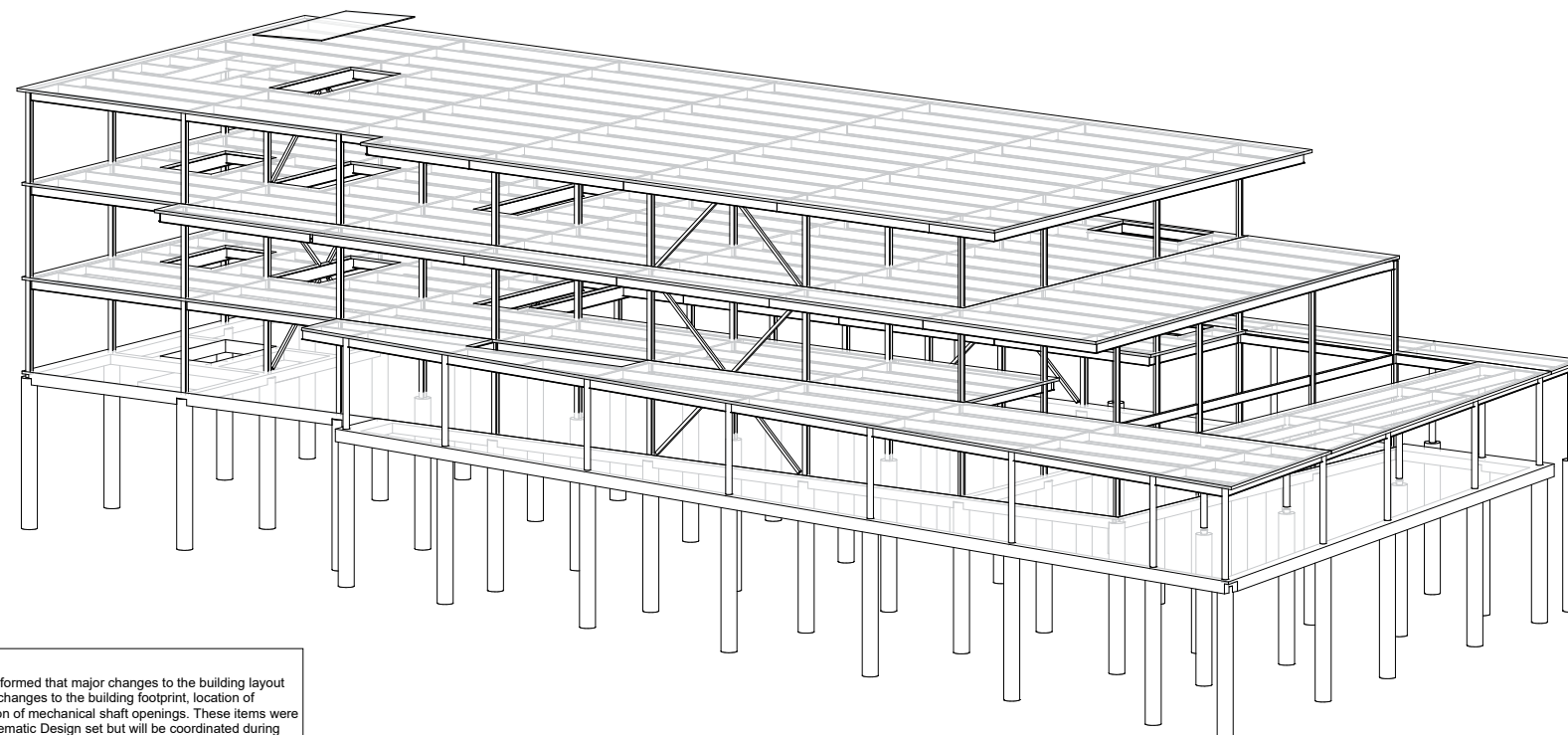
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Washington | Oregon | California | Texas | Alaska | Colorado | Montana | Delaware | Pennsylvania



1
ISOMETRIC VIEW

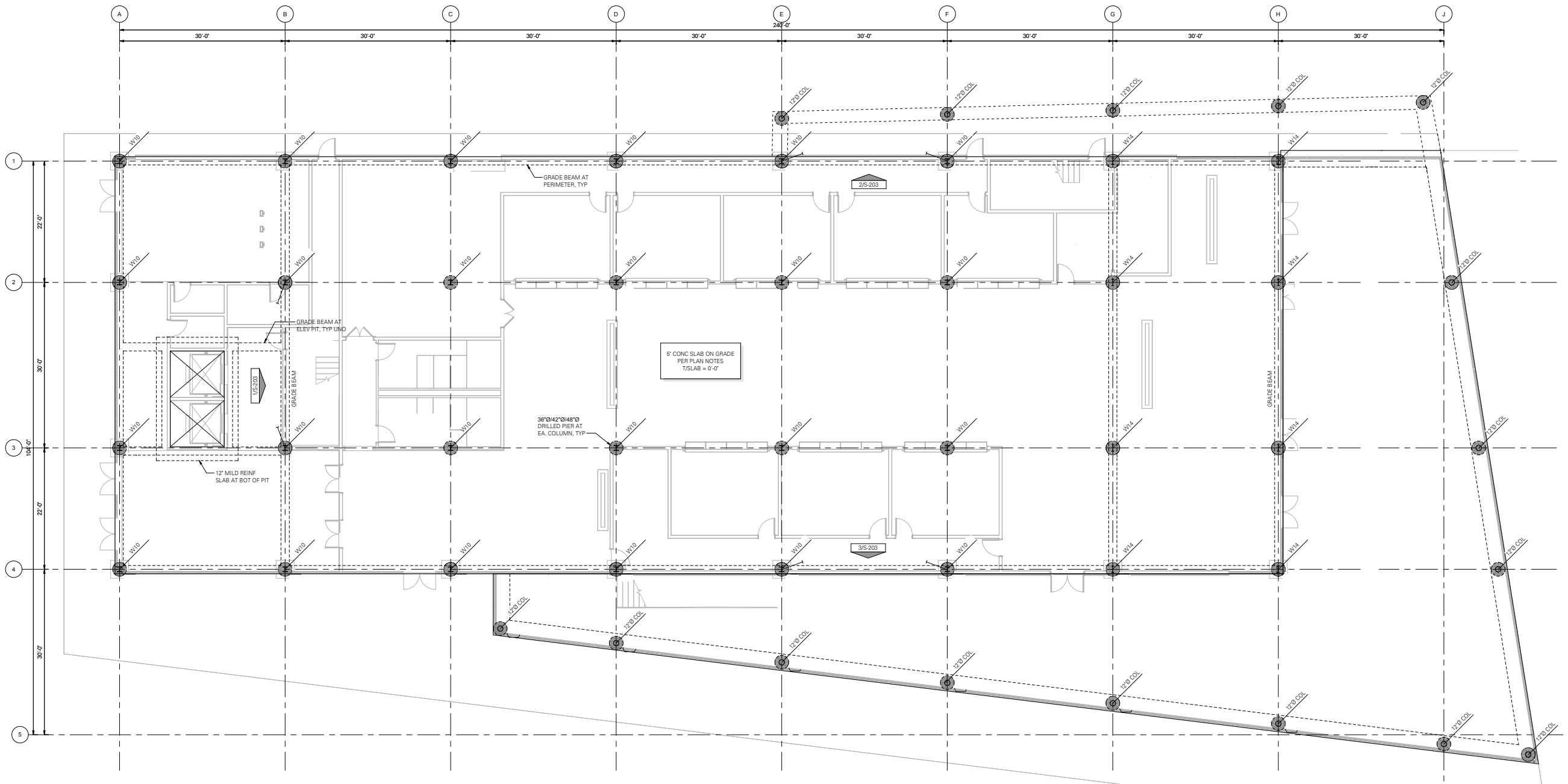


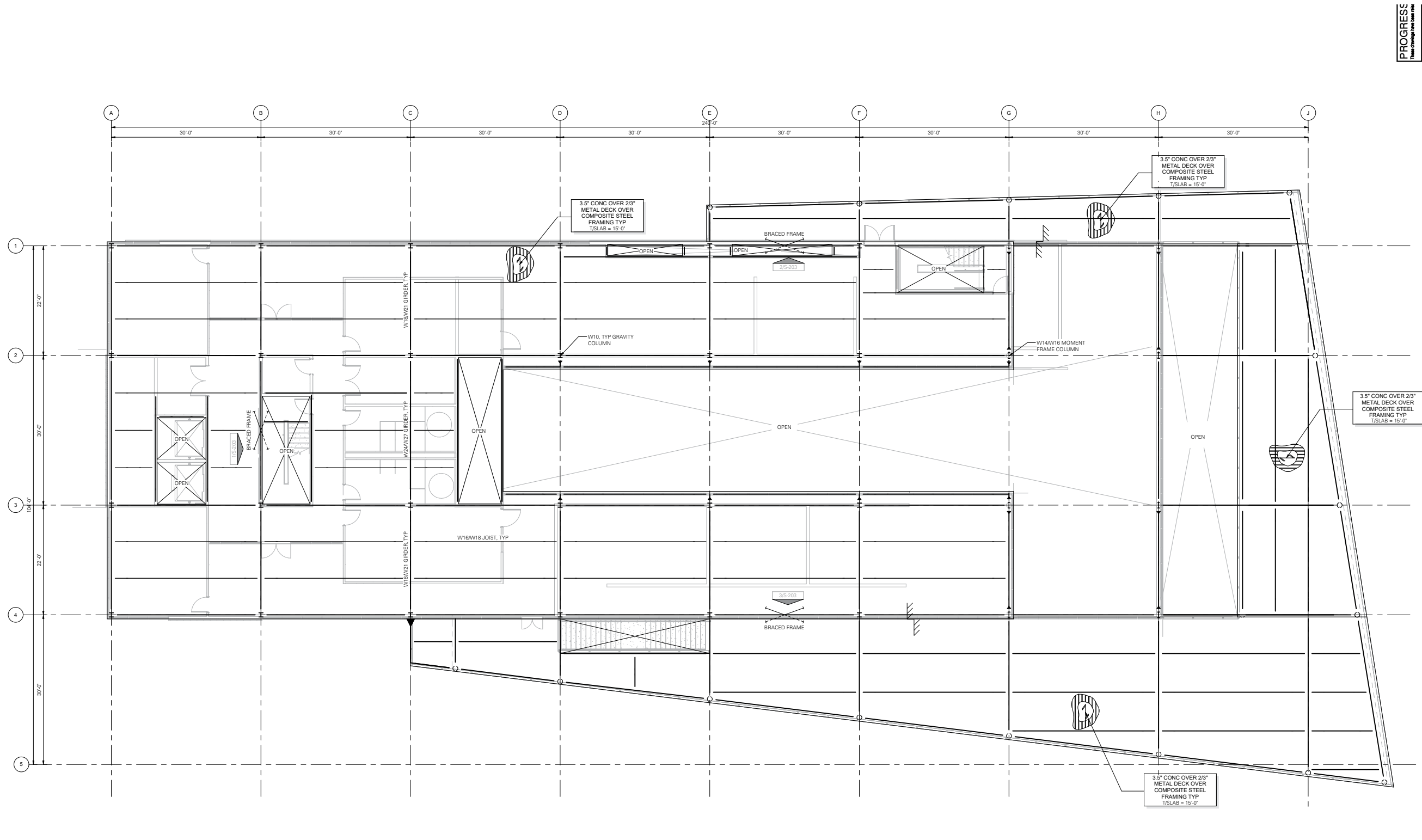
NOTE:
On November 9, 2023, DCI was informed that major changes to the building layout occurred. These changes include changes to the building footprint, location of mechanical equipment, and location of mechanical shaft openings. These items were not captured in this Structural Schematic Design set but will be coordinated during the Design Development phase.

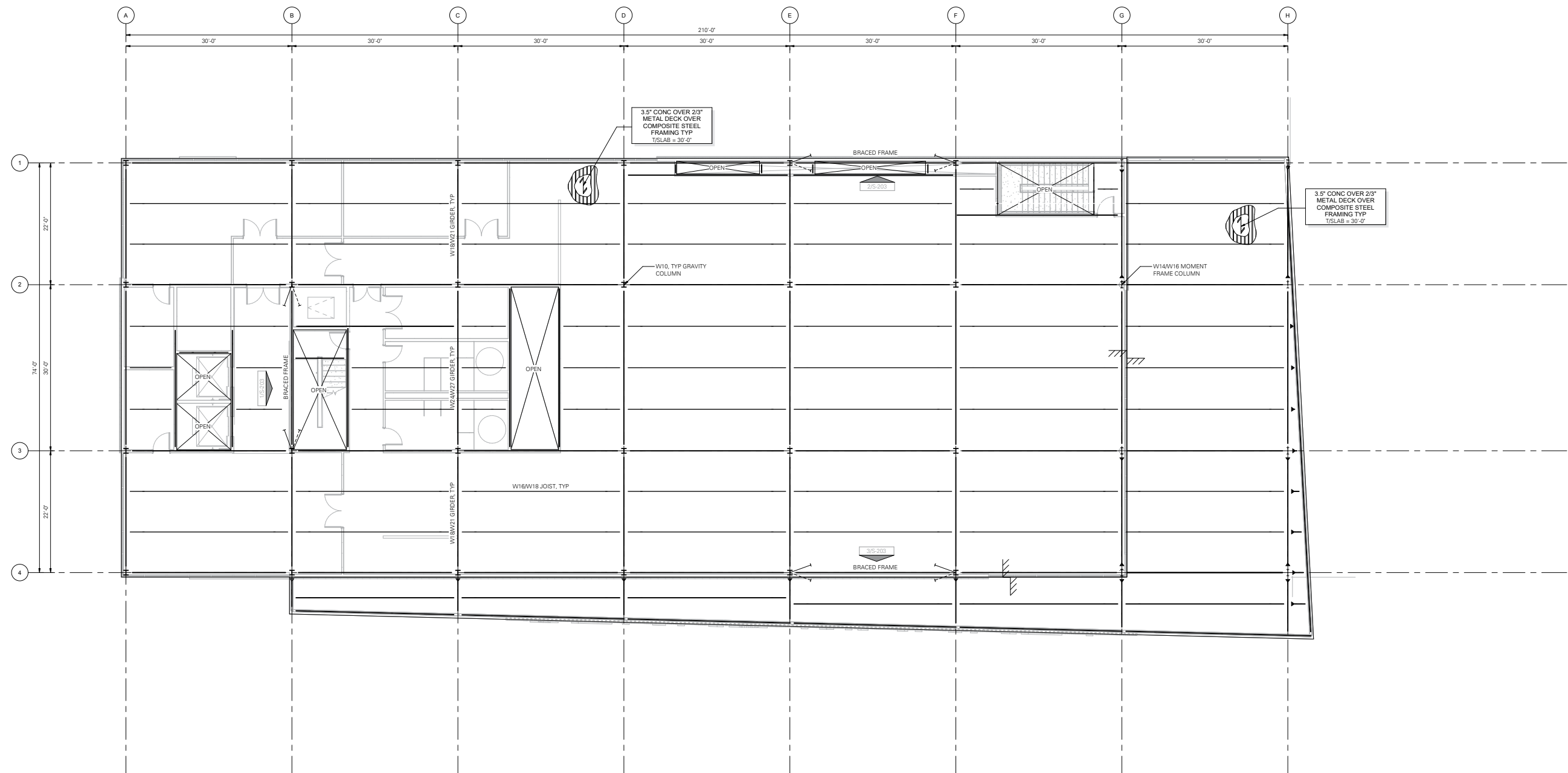
2
ISOMETRIC VIEW

PROGRESS

These drawings have been made



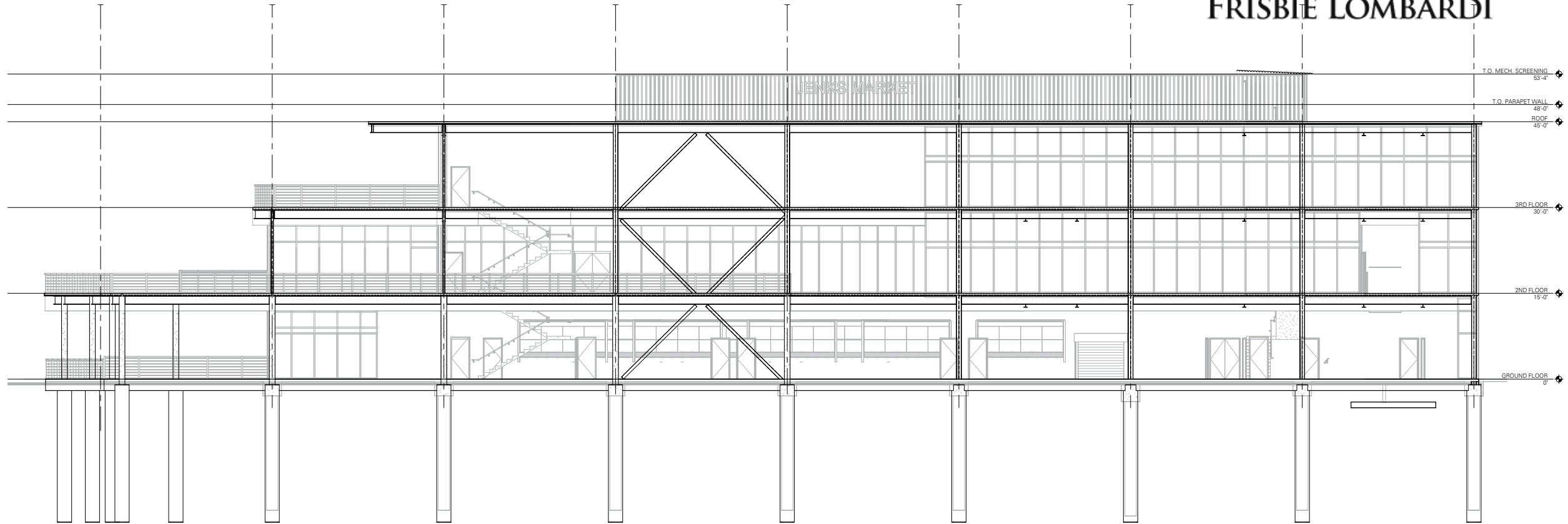




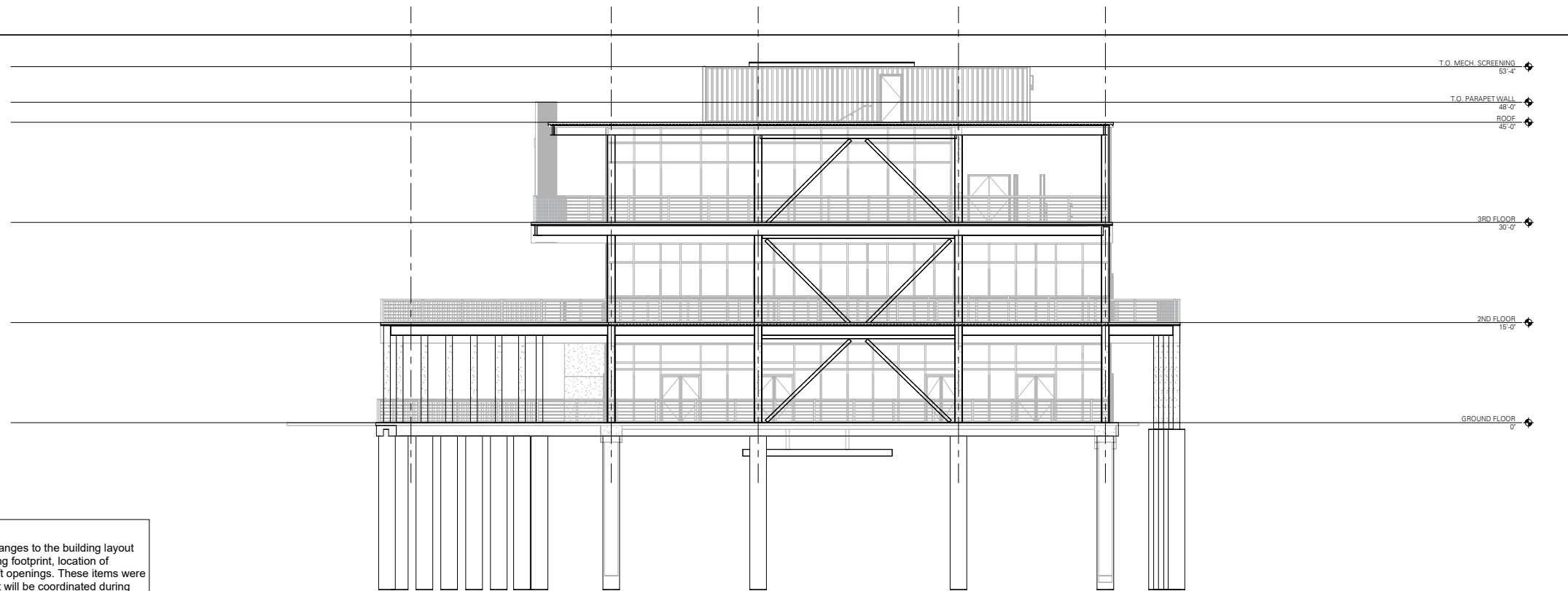


FRISBIE LOMBARDI

ksqdesign



1 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

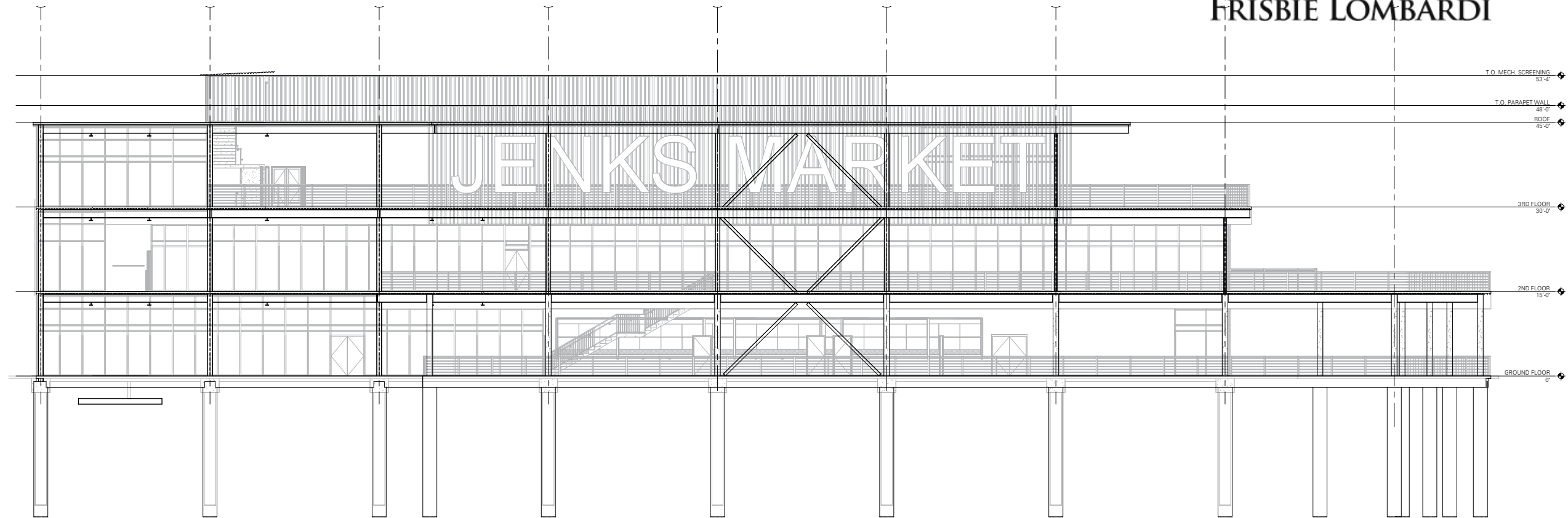


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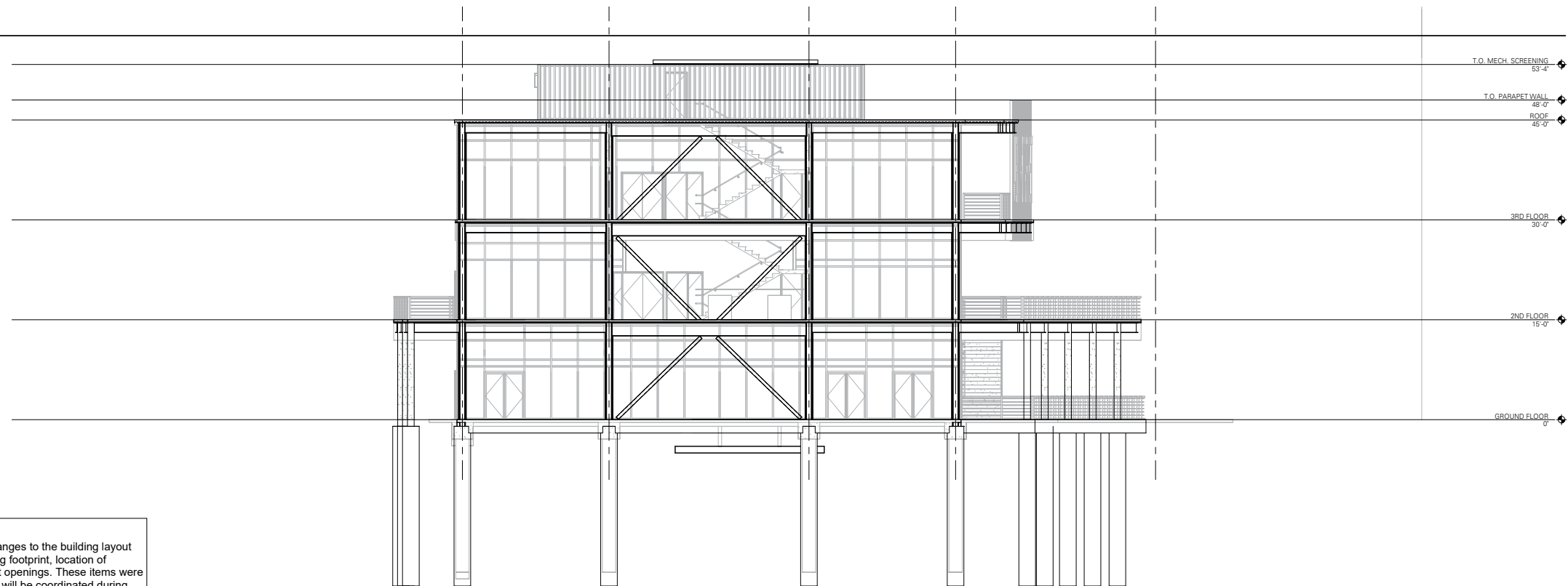


FRISBIE LOMBARDI

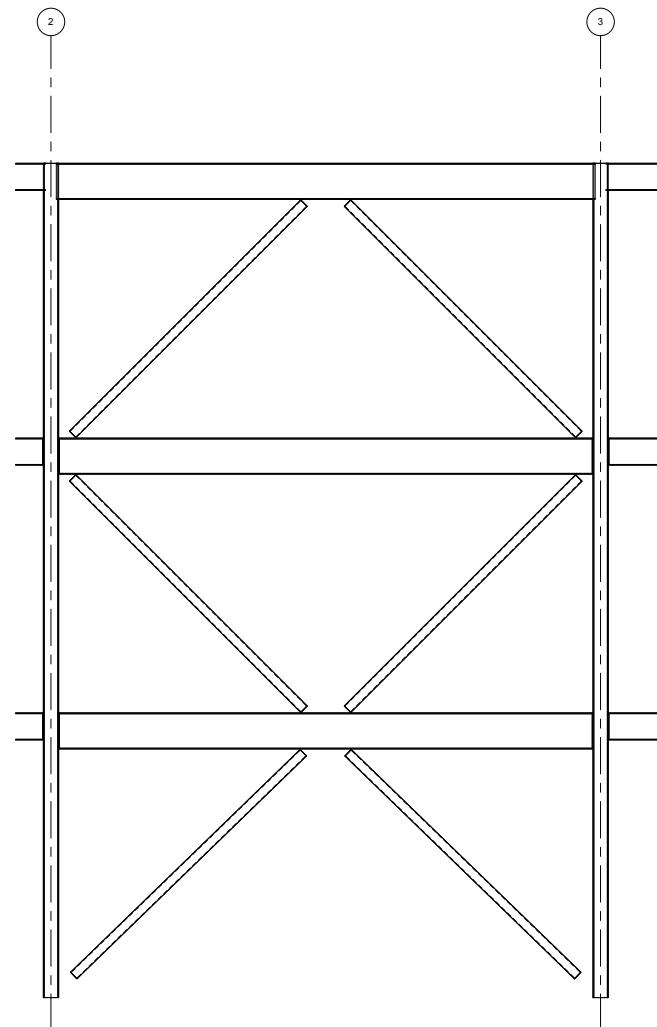
ksqdesign



1 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



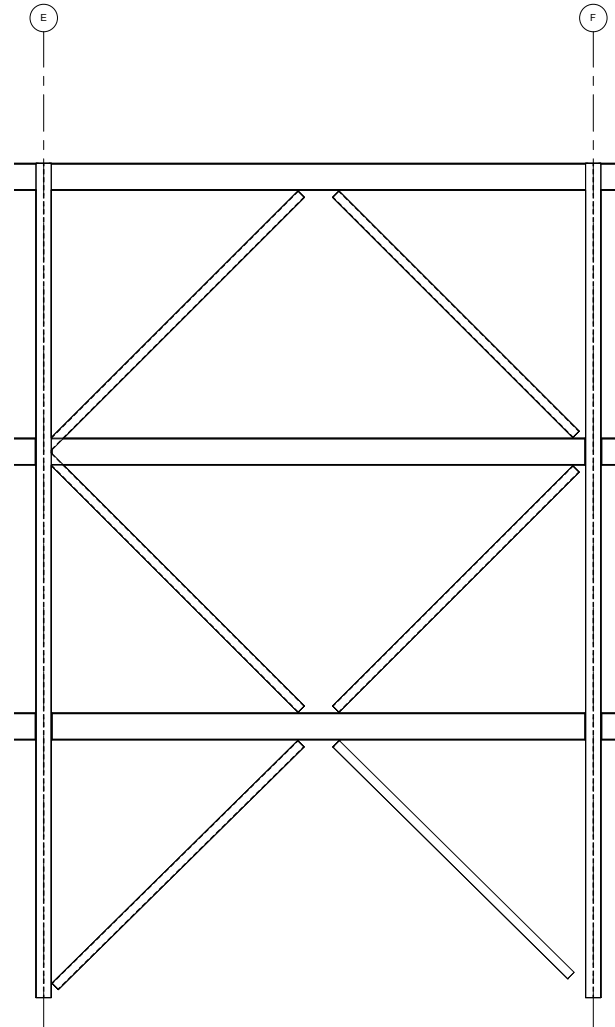
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1

BRACE FRAME ELEVATION

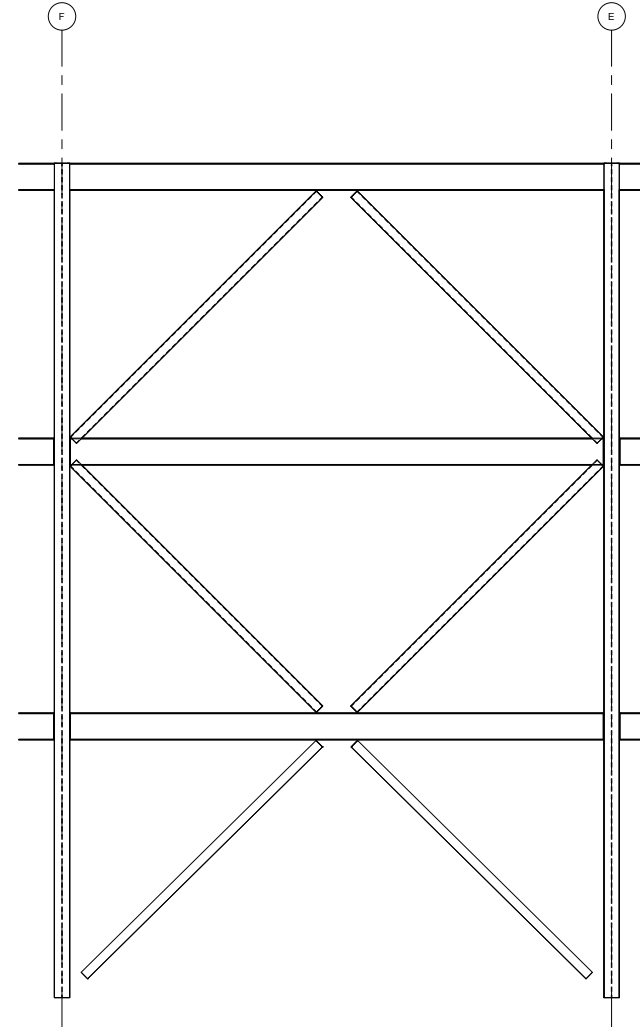
SCALE: 1/4" = 1'-0"



2

BRACE FRAME ELEVATION

SCALE: 1/4" = 1'-0"



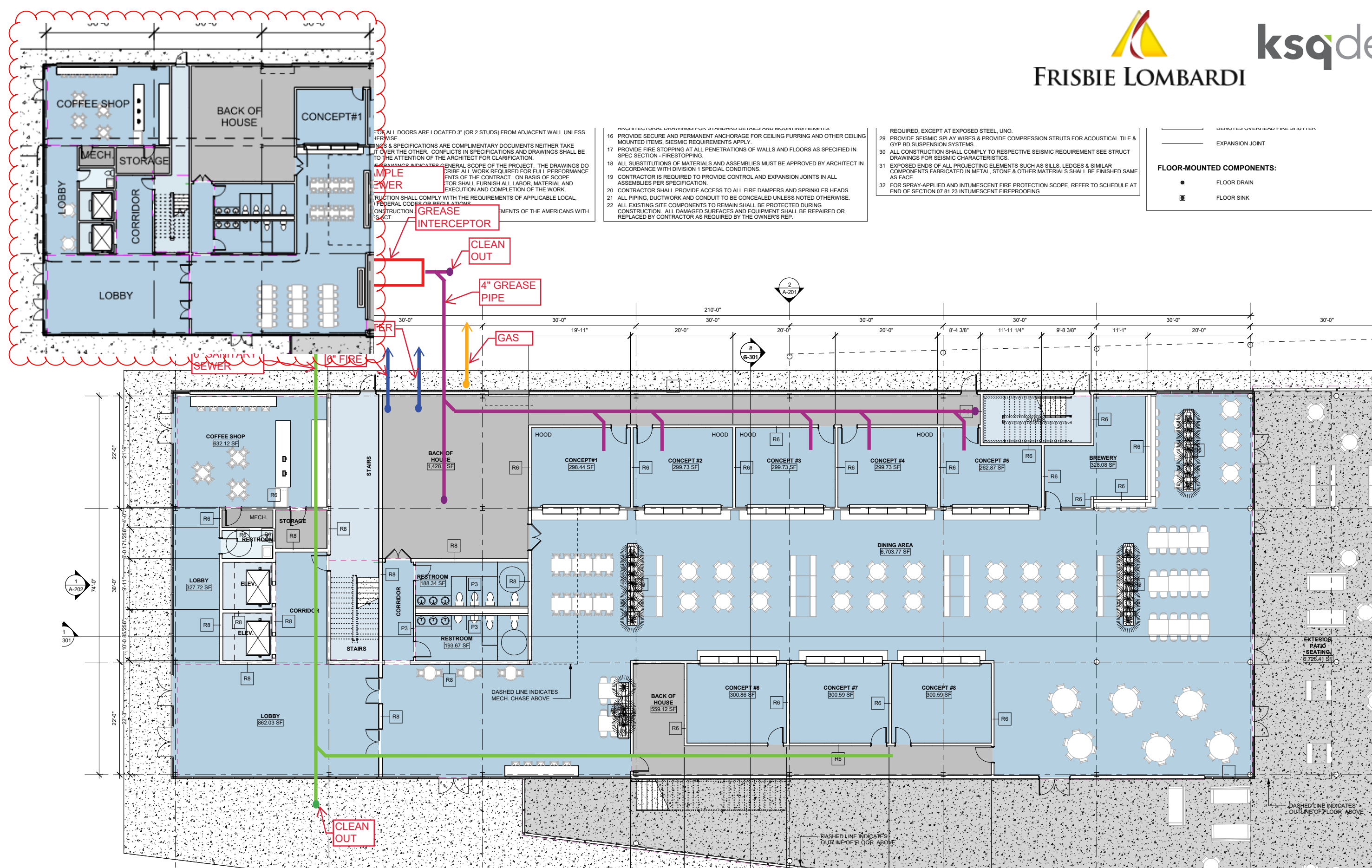
3

BRACE FRAME ELEVATION

SCALE: 1/4" = 1'-0"

PROGRESS PRINT (NOT FOR CONSTRUCTION)

These drawings have been released at the request of the client and are not intended for the purpose of bidding, permitting, or construction.



100% SCHEMATIC DESIGN PACKAGE | APPENDIX

GROUND FLOOR LEVEL

LOBBY

- Finishes
- Concrete Floor
 - Painted Walls
 - 2'X2' Lay-in Ceiling Tile
 - Vinyl Base
 - Ceiling Lighting

COFFEE/GIFT SHOP

- Finishes
- Concrete Floor
 - Painted Walls
 - 2'X2' Lay-in Ceiling Tile
 - Vinyl Base
 - Ceiling Lighting

MECH.

- Finishes
- Concrete Floor
 - Painted Walls
 - No Ceiling - Exposed to Structure above
 - Vinyl Base
 - Lighting - Suspended from Structure above

STORAGE

- Finishes
- Concrete Floor
 - Painted Walls
 - No Ceiling - Exposed to Structure above
 - Vinyl Base
 - Lighting - Suspended from Structure above

CORRIDOR

- Finishes
- Concrete Floor
 - Painted Walls
 - 2'X2' Lay-in Ceiling Tile
 - Vinyl Base
 - Ceiling Lighting

CONCEPT KITCHENS 1 THRU 8

- Finishes
- Concrete Floor
 - Painted Walls
 - 2'X2' Lay-in Ceiling Tile (Vinyl Finish)
 - Vinyl Base
 - Ceiling Lighting

BREWERY

- Finishes
- Concrete Floor
 - Painted Walls
 - 2'X2' Lay-in Ceiling Tile (Vinyl Finish)
 - Vinyl Base
 - Ceiling Lighting

BACK OF HOUSE

- Finishes
- Concrete Floor
 - Painted Walls
 - No Ceiling - Exposed to Structure above
 - Vinyl Base
 - Lighting - Suspended from Structure above

DINING AREA

- Finishes
- Concrete Floor
 - Painted Walls
 - No Ceiling - Exposed to Structure above
 - Vinyl Base
 - Lighting - Suspended from Structure above

STAIRWAY 1 & 2

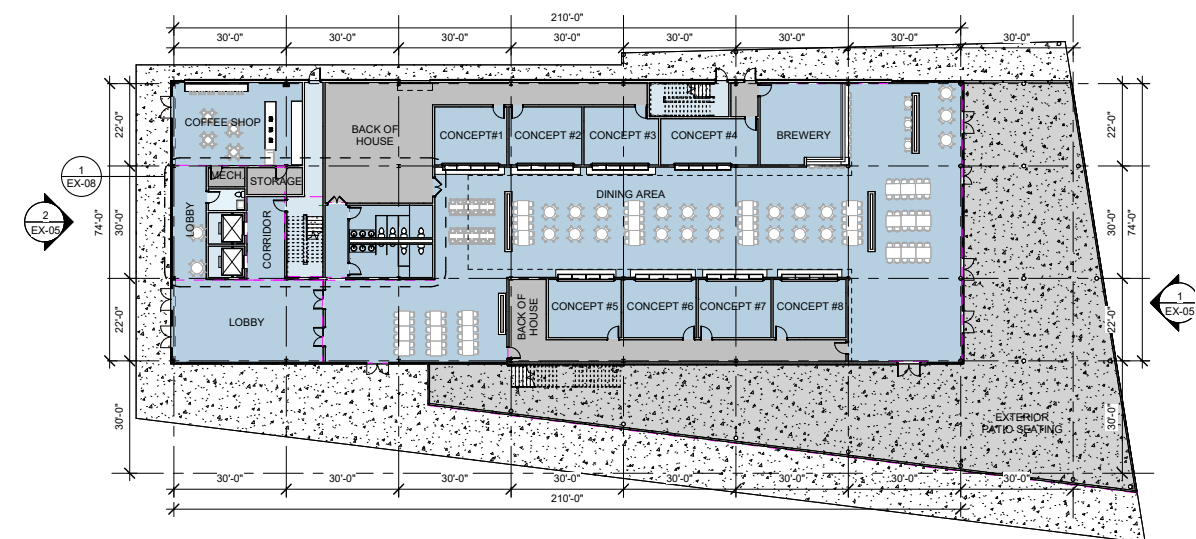
- Finishes
- Concrete Floor
 - Painted Walls
 - No Ceiling - Exposed to Structure above
 - Vinyl Base
 - Lighting - Suspended from Structure above

RESTROOMS (MEN & WOMEN)

- Finishes
- Ceramic Tiles
 - Ceramic Tiles
 - 2'X2' Lay-in Ceiling Tile (Vinyl Finish)
 - Ceiling Lighting

ELEVATOR SHAFT

- Finishes
- Concrete Floor
 - No Ceiling - Exposed to Structure above
 - Lighting - Wall Packs



GROUND FLOOR PLAN

SECOND FLOOR LEVEL

LOBBY

Finishes

- Concrete Floor
- Painted Walls
- 2'X2' Lay-in Ceiling Tile
- Vinyl Base
- Ceiling Lighting

MECH.

Finishes

- Concrete Floor
- Painted Walls
- No Ceiling - Exposed to Structure above
- Vinyl Base
- Lighting - Suspended from Structure above

MECH. (CHASE)

Finished

- No Ceiling - Exposed to Structure above
- Lighting - Wall Pack

STORAGE

Finishes

- Concrete Floor
- Painted Walls
- No Ceiling - Exposed to Structure above
- Vinyl Base
- Lighting - Suspended from Structure above

CORRIDOR

Finishes

- Concrete Floor
- Painted Walls
- 2'X2' Lay-in Ceiling Tile
- Vinyl Base
- Ceiling Lighting

OFFICE SUITE NO. 1

Finishes

- Concrete Floor
- Painted Walls
- 2'X2' Lay-in Ceiling Tile (Vinyl Finish)
- Vinyl Base
- Ceiling Lighting

OFFICE SUITE NO. 2

Finishes

- Concrete Floor
- Painted Walls
- 2'X2' Lay-in Ceiling Tile (Vinyl Finish)
- Vinyl Base
- Ceiling Lighting

STAIRWAY 1 & 2

Finishes

- Concrete Floor
- Painted Walls
- No Ceiling - Exposed to Structure above
- Vinyl Base
- Lighting - Suspended from Structure above

RESTROOMS (MEN & WOMEN)

Finishes

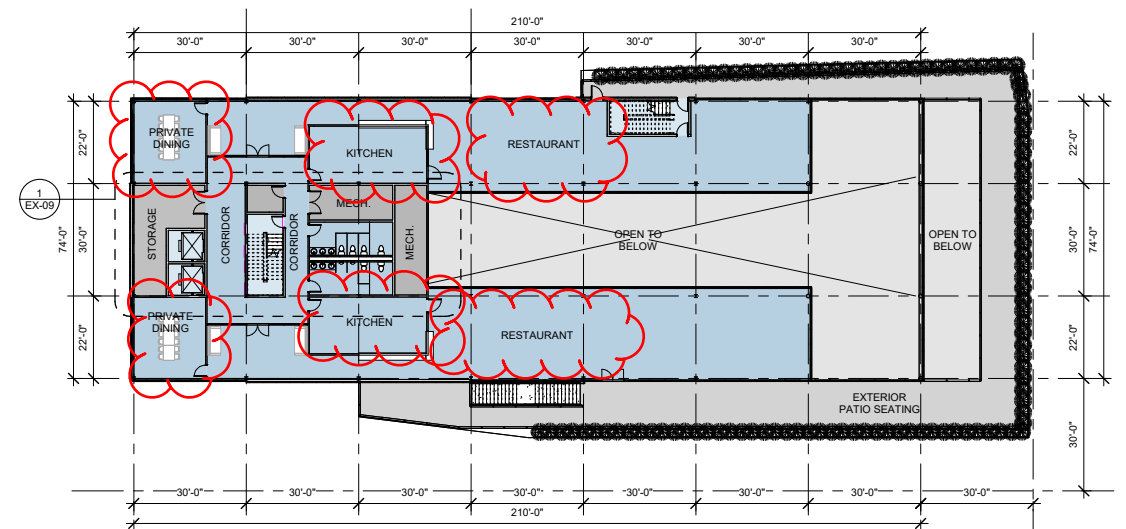
- Ceramic Tiles
- Ceramic Tiles
- 2'X2' Lay-in Ceiling Tile (Vinyl Finish)
- Ceiling Lighting

ELEVATOR SHAFT

Finishes

- Concrete Floor
- No Ceiling - Exposed to Structure above
- Lighting - Wall Packs

Change identification of space. Provide office layout as requested.



SECOND FLOOR PLAN

THIRD FLOOR LEVEL

LOBBY

Finishes

- Concrete Floor
- Painted Walls
- 2'X2' Lay-in Ceiling Tile
- Vinyl Base
- Ceiling Lighting

MECH.

Finishes

- Concrete Floor
- Painted Walls
- No Ceiling - Exposed to Structure above
- Vinyl Base
- Lighting - Suspended from Structure above

MECH. (CHASE)

Finished

- No Ceiling - Exposed to Structure above
- Lighting - Wall Pack

STORAGE

Finishes

- Concrete Floor
- Painted Walls
- No Ceiling - Exposed to Structure above
- Vinyl Base
- Lighting - Suspended from Structure above

CORRIDOR

Finishes

- Concrete Floor
- Painted Walls
- 2'X2' Lay-in Ceiling Tile
- Vinyl Base
- Ceiling Lighting

OFFICE SUITE NO. 3

Finishes

- Concrete Floor
- Painted Walls
- 2'X2' Lay-in Ceiling Tile (Vinyl Finish)
- Vinyl Base
- Ceiling Lighting

STAIRWAY 1 & 2

Finishes

- Concrete Floor
- Painted Walls
- No Ceiling - Exposed to Structure above
- Vinyl Base
- Lighting - Suspended from Structure above

RESTROOMS (MEN & WOMEN)

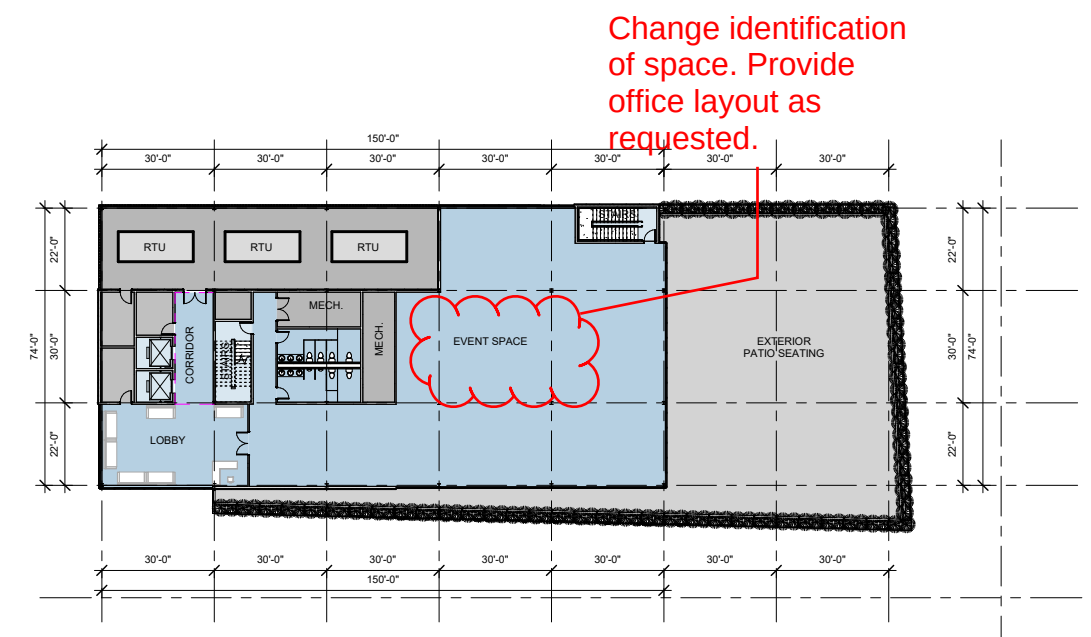
Finishes

- Ceramic Tiles
- Ceramic Tiles
- 2'X2' Lay-in Ceiling Tile (Vinyl Finish)
- Ceiling Lighting

ELEVATOR SHAFT

Finishes

- Concrete Floor
- No Ceiling - Exposed to Structure above
- Lighting - Wall Packs



THIRD FLOOR PLAN