

AGENDA
JENKS PLANNING COMMISSION
THURSDAY, SEPTEMBER 4, 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 August 07, 2025.
 - B. Approve Plat 25-17 — a Preliminary/Final Plat for West K Place. General Location: NW Corner of W "K" St and N Birch Ave
 - C. Approve Plat 25-18 — a Preliminary Plat for Bentley Ranch. General Location: S of 131st & E of Elm
 - D. Approve UEC 25-03 - a Utility Easement Closure for Bentley Ranch. General Location: S of 131st & E of Elm
 - E. Approve JL 25-410 — a lot split at the general location of 11509 S Cleveland St.
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 25-698 - Request for a Zone Change from RS-3 (Residential Single Family) to RM-3 (Residential Multi-Family). General Location: SE Corner of S 5th & E Aquarium Pl
4. JZ 25 PUD 146.ma2 - request for a Zone Change from CS (Commercial Shopping) to RS-3 (Residential Single Family) and approval of Major Amendment 2 for PUD 146 (Planned Unity Development) Overlay. General Location: N of 131st & W of Elm.

OTHER BUSINESS

1. Planning Updates

ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
THURSDAY, AUGUST 7, 2025, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM

CALL TO ORDER

The Jenks Planning Commission was called to order at 6:03 p.m. on August 07, 2025, by Chair Scott West.

ROLL CALL

Present

Amy Bors
Craig Bowman
Rob Sellers
Greg Nixon
Ray Stephens
Chair Scott West

Absent

Gina Wilson

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 July 09, 2025
- B. Approve update to Frazier Meadows II Plat, Scrivener's Error to correct lack of street names and addresses.

Rob Sellers made a motion to approve Item 1. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

Yes: Amy Bors, Craig Bowman, Greg Nixon, Ray Stephens, Rob Sellers, Scott West

No: None

Motion Carried.

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Withdrawn.

3. JZ 25 PUD 154 - A request by Tanner Consulting for a rezoning to RS-2 (Residential) with Planned Unit Development (PUD) 154 Overlay.

Planning Director Marcae Hilton introduced Item 3 and answered questions. Erik Enyart (Tanner Consulting) addressed the Commission about the project and answered questions. Rick Dodson (developer) spoke as well. The following members of the public gave comments:

- Jet Gill (2489 E 138th Pl)
- Greg Pinkston (2701 E 138th Pl)
- Cindy Ridgeway (13715 S 19th Ct)

- Denise Roddy (13605 S 21 Pl)
- Denis Widowski (13611 S 18 Pl)
- Matt Clagg (13507 S 20th St)
- Andra Pinkston (2701 E 138th Pl)
- Kyle Johnson (2076 E 136 St)
- Carlie Head (2029 E 134th St)

Erik Enyart addressed the Commission again to address concerns and answer more questions. Rick Dodson also made final comments. Amy Bors made a motion to approve Item 3 with the following conditions: 8000sqft minimum lots; walking trail, pool, playground to be added, using a minimum of three lots; no shared agreement with a neighboring subdivision. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:

Yes: Amy Bors, Craig Bowman, Ray Stephens, Rob Sellers, Scott West

No: Greg Nixon

Motion Carried.

The Planning Commission took a recess at 7:20 p.m. and returned at 7:31 p.m. Craig Bowman left at 7:20 p.m.

4. Amendment to PUD 137, changes to building design, and an adjusted parking plan for development known as "Jenks Market" located on the Aquarium Campus Plat.

Planning Director Marcae Hilton introduced Item 4 and answered questions. Nick Lombardi (developer) addressed the Commission and answered questions. Todd Blackburn (President of the Oklahoma Aquarium Foundation) made comments to the Commission. Rob Sellers made a motion to approve Item 4. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

Yes: Amy Bors, Greg Nixon, Ray Stephens, Rob Sellers, Scott West

No: None

Motion Carried.

5. Public Hearing, discussion, and potential recommendation relating to the possible closing or other alternatives of a platted Right-of-Way. General Location: 301 E 119th St S.

Planning Director Marcae Hilton introduced Item 5 and answered questions. The following members of the public gave comments:

- Bill Rodgers (705 E 119th St)
- Stephen Fondell (12002 S 2nd Ct)
- Darren Smith (301 E 119th St)
- Matt Bowler (312 E 124th St)
- Chris Whittington (11906 S 2nd Ct)
- Daniel McCurdy (216 E 118th St)
- Phillip Doerpinghaus (215 E 118th St)
- Matt Ward (309 E 123 Ct)

No action was taken.

OTHER BUSINESS

1. Planning Updates

Planning Director Marcae Hilton gave the Planning Update.

ADJOURNMENT

Jenks Planning Commission adjourned at 08:54 PM.

To Chair Scott West and Planning Commission
Hearing Date September 04, 2025
Case Number Plat 25-17 W K PL
Request *Review and approval of Preliminary/Final Plat*
Location Northwest Corner of West "K" Street and North Birch Avenue

Staff Report

Preparer | Marcaé Hilton

Attachments

- Legal Notice
- Plat Documents

Preparer

INCOG
Select Design, Ryan McCarty

Background Information

STAFF COMMENTARY

CC COMMENTARY | November 10, 2020 | Approved with the condition of platting.

PC COMMENTARY | November 05, 2020 | Approved | A public hearing on said zone change was held by the Jenks Planning Commission on.

IN 2020, the applicant was approved to expand the number of buildings for Office/Warehouse uses on their current Industrial Light zoned lot. The applicant submitted a Planned Unit Development in order to get relief from the building setback distance to the Residential zoning on the 1.25-acre tract. Additionally, the Future Land Use Map was amended as Industrial. The Horizon Jenks Comprehensive plan was approved recommending this parcel as Multi-family. The general area currently has Industrial, Multi-family and Civic uses surrounded by Single-family residential.

REQUESTS

Plat Approval of Preliminary and Final Plat
One (1) Lot, One (1) Block
1.25 Acres, 54,601.85 sq. ft.

Uses Office and Warehouse

Zoning IL | Industrial Light (PUD-123 Overlay)

Comprehensive Plan Light Industrial (Horizon Jenks)

Public Comment Staff has received no comments at the time of the staff report.

Ward 1 Vice Mayor, John Brown

Current Project Data

Accounts 98318831824110, 98318831824010 | To be tied through platting.

Owner
Zoning

ACACIA PROPERTIES LLC
North/West | RM-2 | Multi-family | Summit Apartments
East | RS-3 | Residential Single-family | Unplatted
South | RS-3 & PUD 17 | Residential Single-family | Courtyards of Jenks

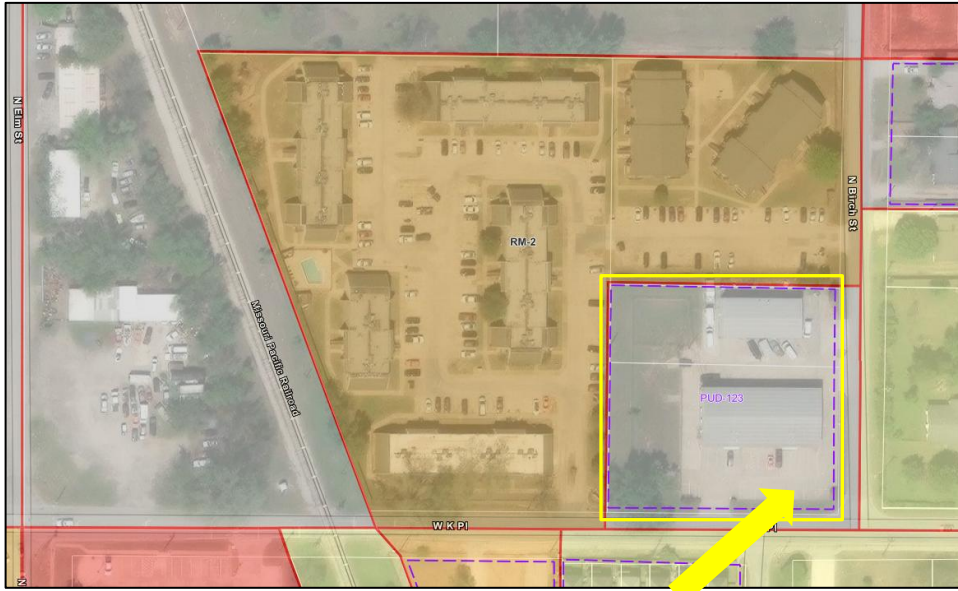


Figure 1: Zoning Map | INCOG



Figure 2: Horizon Jenks Comp Plan

Staff Evaluation & Recommendation

Evaluation | This application is a request to grant approval of a preliminary/final plat in order to proceed with the approved (PUD 123) office warehouse development. Platting is required via Code; as always, drainage will meet all the Federal, State and Local requirements.

The owner is an existing City of Jenks business with little impact on the surrounding neighbors; it is believed the expansion of the approved uses will not create any additional negative impact. The applicant has agreed to additional landscaping, a masonry wainscot and spending personal dollars on the overall visual improvement of the lots.

(5) Preliminary Plat. *The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.*

(a) Preliminary Plat Review Requirements. The preliminary plat shall show or be accompanied by the following:

- The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,*
- The date of preparation of the plat, north arrow, and scale (written and graphic presentation),*
- Key or location map showing location of subdivisions within the mile section,*
- An accurate legal description of the property,*
- The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,*
- The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,*
- The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,*
- The location and description of all existing structures, water bodies and watercourses,*
- The areas subject to flooding based upon the regulatory flood plain boundary,*
- The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8,*
- The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,*
- All proposed lots progressively numbered and building setback lines,*
- Blocks progressively numbered,*
- A topographic map of the subdivided area with contour lines having two-foot contour intervals based on United States Coastal and Geodetic Survey datum,*
- Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,*
- **Conforms to Subdivision Regulations for design and layout,***
- Connects with current and anticipated future abutting development(s),*
- Lot dimensions and shapes facilitate private use and infrastructure placement,*
- Takes advantage of existing environmental features of the property,*
- Underground Mines. The subdivider shall locate mines under a proposed subdivision and designate the location of the same on the subdivision plat. The location of the mines shall be based upon information and/or techniques which have been approved in advance by the City Engineer which are reasonably calculated to accurately locate mines and their depths.*

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

RECOMMENDATION | Staff and TAC recommend conditional approval:

1. PUD Comments (Not Complete list)

- a. *Comply with UDO Subdivision Standards or ask for relief.*
 - i. *Sec. 16-8-7. Circulation and Connectivity.*
 - ii. *Sec. 16-8-8. Street Design Standards.*
 - iii. *Sec. 16-8-10. Anti-Monotony Standards.*
 1. *Provide system of implementation. How are you tracking this requirement?*
 - iv. *Sec. 16-8-11. Parkland Provision.*
2. *Provide a clean copy of the PUD once it has been approved.*
3. *Include the proper PUD paperwork for filing as an addendum along with the Plat.*
4. *Full ROW to be dedicated during platting.*
5. *Add minimum square footage to the PUD.*

PLAT Comments:

6. *Address outstanding TAC comments, none at this time.*
7. *Provide addresses to face of plat.*
8. *Review Subdivision Regulations for compliance.*

Owner / Developer

ACACIA PROPERTIES, LLC
9010 S FULTON AVE
TULSA, OKLAHOMA 74137
PHONE: (918) 740-3908
MR. JAMES HORAN

Surveyor

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET
JENKS, OKLAHOMA 74037
PHONE: (918) 528-5121
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2026

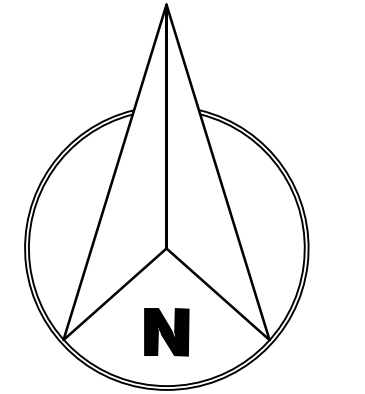
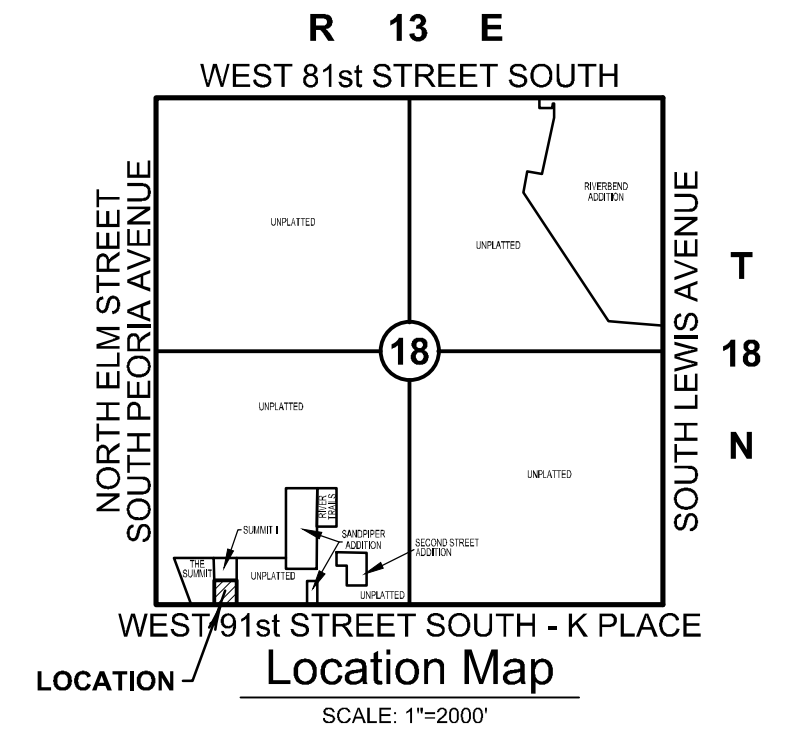
Engineer

ENGINEERED BY DESIGN, PLLC
10700 MYERS LANE
CHOCTAW, OKLAHOMA 73020
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES: 6-30-2026

Planned Unit Development No. 123

West K Place

A SUBDIVISION IN THE CITY OF JENKS, BEING PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, STATE OF OKLAHOMA.



Scale: 1" = 20'
0 10 20 40

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

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

DATED THE _____ DAY OF _____, 2025.

MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY _____

Legend

- B/L _____ BUILDING SETBACK LINE
- L.N.A. _____ LIMITS OF NO ACCESS
- OD/E _____ OVERLAND DRAINAGE EASEMENT
- ROW _____ RIGHT OF WAY
- SF _____ SQUARE FEET
- U/E _____ UTILITY EASEMENT
- FLE _____ FENCE & LANDSCAPE EASEMENT
- 18 _____ STREET ADDRESSES

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the City Council of the City of Jenks on _____, 2025.

on _____

MAYOR - VICE MAYOR

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

CITY MANAGER - CITY CLERK

MINOR PLAT

COUNTY TREASURER STAMP

Subdivision Statistics

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK

GROSS SUBDIVISION AREA: 54,601.85 OR 1.25 ACRES

Basis of Bearings

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

Monumentation

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

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF JENKS, OKLAHOMA, COMMUNITY PANEL NO. 40143C0433L- OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN SHADED ZONE X (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE AE (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AND THE FLOODWAY WITH A BASE FLOOD ELEVATION OF VARYING FROM 619' TO 624.6' AS SHOWN HEREON.

The Summit
Lot 1, Block 1

Summit II
Lot 1, Block 1

S 89°36'28" E
234.70'

5' U/E (Book 6714, Page 232)

15' B/L

1210 North Birch Street

10' U/E (Book 6714, Page 232)

Lot 1
Block 1

395 West K Place

25' B/L

6' Sidewalk Easement

234.70'
N 89°36'28" W

West K Place
(East 91st Street South)

POINT OF COMMENCEMENT
SW CORNER OF THE SW/4
SECTION 18, T-18-N, R-13-E

607.12'
S 89°36'28" E

N 00°01'40" E
25.00'

91.48' - L.N.A.

35.00'
ACCESS

108.22' - L.N.A.

N 00°01'40" E
232.65'

15' B/L

15' B/L

15' B/L

15' B/L

15' B/L

15' B/L

15' B/L

15' B/L

15' B/L

15' B/L

15' B/L

North Birch Street

40.44' - L.N.A.

30.00'
ACCESS

9.66'
L.N.A.

32.00'
ACCESS

120.65' - L.N.A.

232.65'
S 00°01'40" W

**WEST K PLACE
DEED OF DEDICATION & RESTRICTIVE COVENANTS**

KNOW ALL MEN BY THESE PRESENTS:

ACACIA PROPERTIES LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HERINAFTER REFERRED TO AS THE "OWNER/DEVELOPER" IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

COMMENCING AT THE SOUTHWEST CORNER OF THE SW/4 OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, THENCE S 89°36'28" E ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 607.12 FEET; THENCE N 00°01'40" E A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 00°01'40" E A DISTANCE OF 232.65 FEET; THENCE S 89°36'28" E A DISTANCE OF 234.70 FEET; THENCE S 00°01'40" W A DISTANCE OF 232.65 FEET; THENCE N 89°36'28" W A DISTANCE OF 234.70 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 54,601.85 SQ. FEET OR 1.25 ACRES.

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

THE OWNER/DEVELOPER HAS CAUSED THE SUBDIVISION PARCEL TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO ONE (1) LOT AND ONE (1) BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "WEST K PLACE", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT"; FOR OWNER/DEVELOPER AND ALL UTILITY SERVICES WITH FRANCHISE RIGHTS WITHIN CITY OF JENKS FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM 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 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 ALL UTILITY LINES, INCLUDING WATER LINES, EXCLUDING GAS LINES AND GAS SERVICE 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 SERVICE AND ALL UTILITY SERVICES, EXCLUDING NATURAL GAS, TO THE AREA INCLUDED IN THE PLAT AND ELSEWHERE, AS MAY BE REQUIRED. THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY 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, LANDSCAPING, 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 ALONG THE SOUTHERN, EASTERN AND NORTHERN PERIMETER EASEMENTS OF THE SUBDIVISION AND ALONG THE WESTERN PERIMETER EASEMENT OF BLOCK 2. 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 EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES 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.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH ARE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT WAYS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- 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. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER AND STORM SEWER

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

D. GAS SERVICE

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

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

F. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS, STATE OF OKLAHOMA AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, STATE OF OKLAHOMA.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, WEST K PLACE WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD-123) AS PROVIDED WITHIN THE PROVISIONS OF THE JENKS ZONING CODE PERTAINING TO PLANNED UNIT DEVELOPMENTS, AND

WHEREAS, PUD-123 WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION ON _____ AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JENKS, STATE OF OKLAHOMA, ON _____, THE IMPLEMENTING ORDINANCE NO. ____ BEING ADOPTED AND PUBLISHED ON _____, 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, STATE OF OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT, AND

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, STATE OF OKLAHOMA.

SECTION III. 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 SECTIONS I AND II, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN WEST K PLACE AND THE CITY OF JENKS, STATE OF OKLAHOMA AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, STATE OF OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOTS WITHIN WEST K PLACE SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, STATE OF OKLAHOMA, ANY OWNER 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 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 ATTORNEY'S 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 CITY OF JENKS, STATE OF OKLAHOMA, OR ITS SUCCESSORS. THE COVENANTS WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH APPROVAL BY THE CITY OF JENKS, STATE OF 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.

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, ACACIA PROPERTIES LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2025.

ACACIA PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY _____
JAMES HORAN, MANAGING MANAGER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED TO ME JAMES HORAN, MANAGING MEMBER OF ACACIA PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED ON BEHALF OF ACACIA PROPERTIES, LLC FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY COMMISSION NUMBER:

CERTIFICATE OF SURVEY

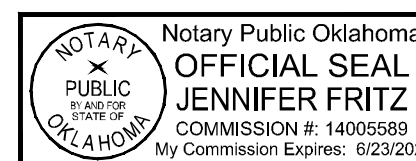
I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #5848, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "WEST K PLACE", 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 ____ DAY OF _____, 2025, PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

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



MINOR PLAT

Owner / Developer

ACACIA PROPERTIES, LLC
 9010 S FULTON AVE
 TULSA, OKLAHOMA 74137
 PHONE: (918) 740-3908
 MR. JAMES HORAN

Surveyor

FRITZ LAND SURVEYING, LLC
 524 EAST MAIN STREET
 JENKS, OKLAHOMA 74037
 PHONE: (918) 528-5121
 EMAIL: fritzlandsurveying@gmail.com
 C.A. # 5848 EXPIRES: 6-30-2026

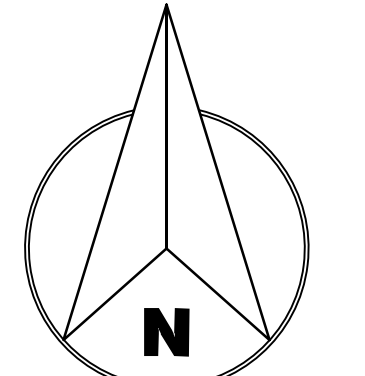
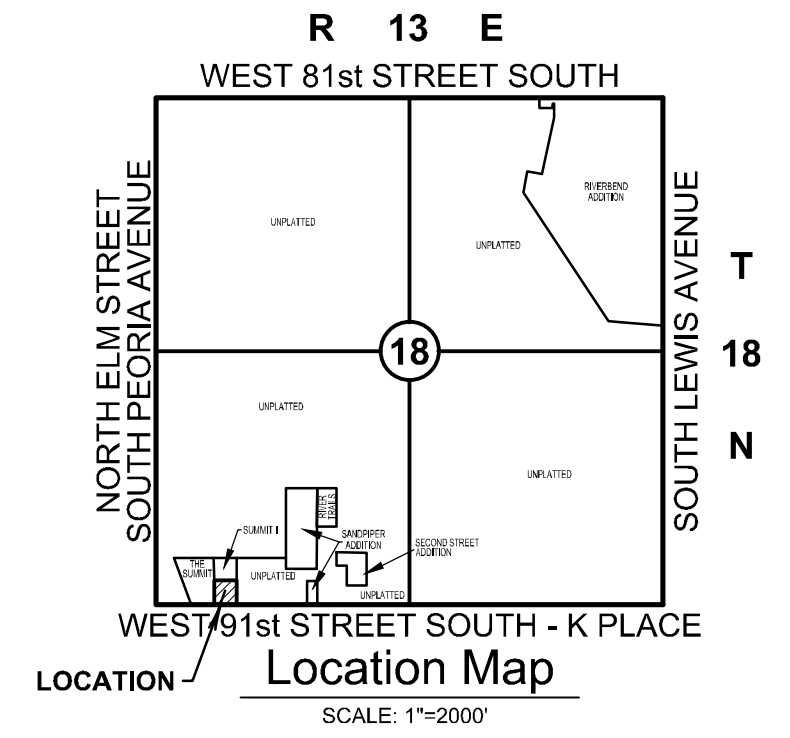
Engineer

ENGINEERED BY DESIGN, PLLC
 10700 MYERS LANE
 CHOCTAW, OKLAHOMA 73020
 PHONE: (405) 234-0980
 EMAIL: ahale@engineeredbydesign.pro
 C.A. # 7655 EXPIRES: 6-30-2026

Planned Unit Development No. 123

West K Place

A SUBDIVISION IN THE CITY OF JENKS, BEING PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, STATE OF OKLAHOMA.



Scale: 1" = 20'
 0 10 20 40

STATE OF OKLAHOMA }
 COUNTY OF TULSA } SS

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

DATED THE _____ DAY OF _____, 2025.

MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY _____

Legend

- B/L _____ BUILDING SETBACK LINE
- L.N.A. _____ LIMITS OF NO ACCESS
- OD/E _____ OVERLAND DRAINAGE EASEMENT
- ROW _____ RIGHT OF WAY
- SF _____ SQUARE FEET
- U/E _____ UTILITY EASEMENT
- FLE _____ FENCE & LANDSCAPE EASEMENT
- 189 _____ STREET ADDRESSES

FINAL PLAT
 CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the City Council of the City of Jenks on _____, 2025.

on _____

 MAYOR - VICE MAYOR

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

 CITY MANAGER - CITY CLERK

MINOR PLAT

COUNTY TREASURER STAMP

Subdivision Statistics

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK

GROSS SUBDIVISION AREA: 54,601.85 OR 1.25 ACRES

Basis of Bearings

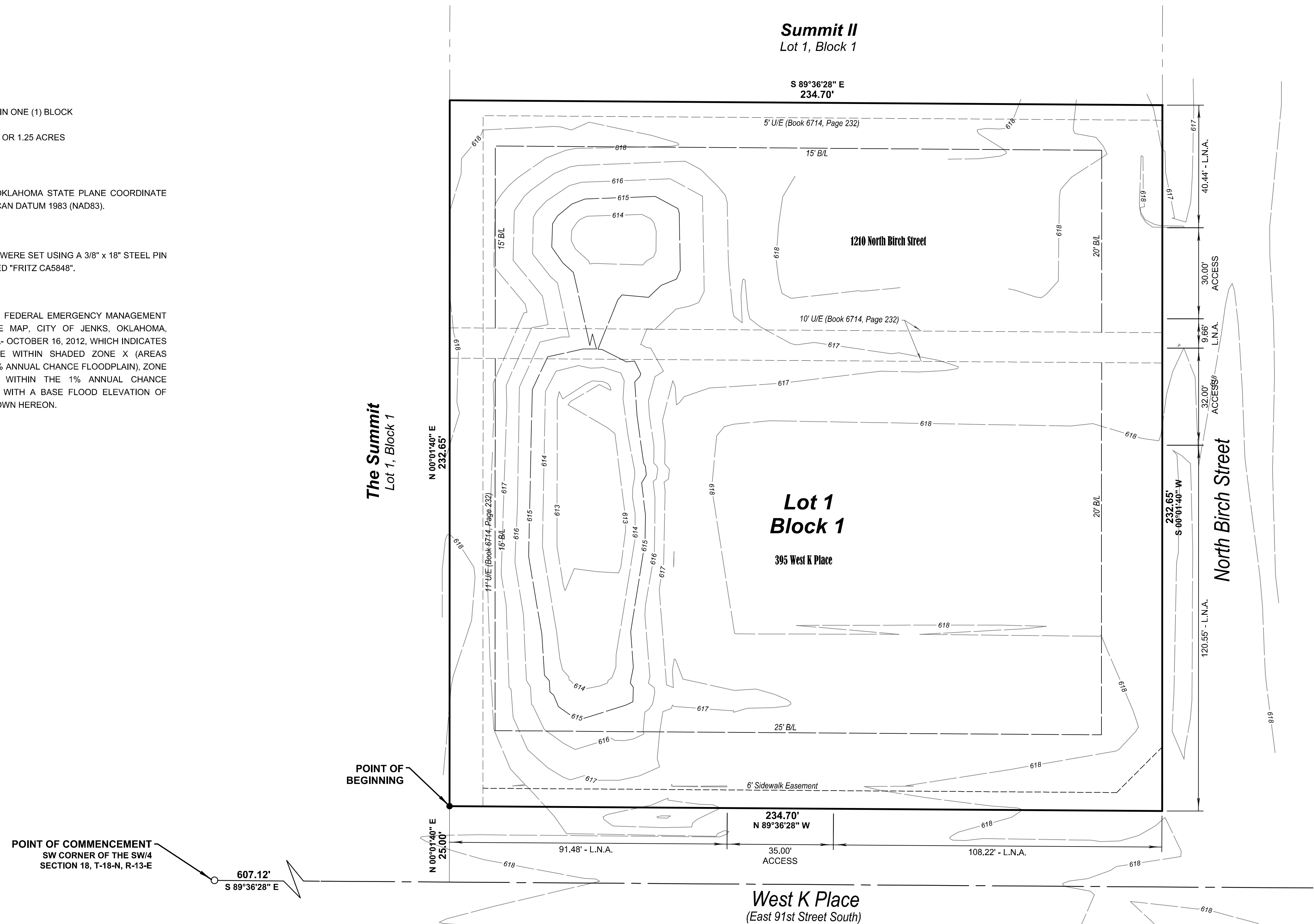
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

Monumentation

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

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF JENKS, OKLAHOMA, COMMUNITY PANEL NO. 40143C0433L- OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN SHADED ZONE X (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE AE (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AND THE FLOODWAY WITH A BASE FLOOD ELEVATION OF VARYING FROM 619' TO 624.6' AS SHOWN HEREON.



**WEST K PLACE
DEED OF DEDICATION & RESTRICTIVE COVENANTS**

KNOW ALL MEN BY THESE PRESENTS:

ACACIA PROPERTIES LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HERINAFTER REFERRED TO AS THE "OWNER/DEVELOPER" IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

COMMENCING AT THE SOUTHWEST CORNER OF THE SW/4 OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, THENCE S 89°36'28" E ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 607.12 FEET; THENCE N 00°01'40" E A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 00°01'40" E A DISTANCE OF 232.65 FEET; THENCE S 89°36'28" E A DISTANCE OF 234.70 FEET; THENCE S 00°01'40" W A DISTANCE OF 232.65 FEET; THENCE N 89°36'28" W A DISTANCE OF 234.70 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 54,601.85 SQ. FEET OR 1.25 ACRES.

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

THE OWNER/DEVELOPER HAS CAUSED THE SUBDIVISION PARCEL TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO ONE (1) LOT AND ONE (1) BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "WEST K PLACE", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT"; FOR OWNER/DEVELOPER AND ALL UTILITY SERVICES WITH FRANCHISE RIGHTS WITHIN CITY OF JENKS FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM 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 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 ALL UTILITY LINES, INCLUDING WATER LINES, EXCLUDING GAS LINES AND GAS SERVICE 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 SERVICE AND ALL UTILITY SERVICES, EXCLUDING NATURAL GAS, TO THE AREA INCLUDED IN THE PLAT AND ELSEWHERE, AS MAY BE REQUIRED. THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY 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, LANDSCAPING, 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 ALONG THE SOUTHERN, EASTERN AND NORTHERN PERIMETER EASEMENTS OF THE SUBDIVISION AND ALONG THE WESTERN PERIMETER EASEMENT OF BLOCK 2. 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 EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES 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.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH ARE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT WAYS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- 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. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER AND STORM SEWER

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

D. GAS SERVICE

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

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

F. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS, STATE OF OKLAHOMA AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, STATE OF OKLAHOMA.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, WEST K PLACE WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD-123) AS PROVIDED WITHIN THE PROVISIONS OF THE JENKS ZONING CODE PERTAINING TO PLANNED UNIT DEVELOPMENTS, AND

WHEREAS, PUD-123 WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION ON _____ AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JENKS, STATE OF OKLAHOMA, ON _____, THE IMPLEMENTING ORDINANCE NO. ____ BEING ADOPTED AND PUBLISHED ON _____, 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, STATE OF OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT, AND

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, STATE OF OKLAHOMA.

SECTION III. 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 SECTIONS I AND II, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN WEST K PLACE AND THE CITY OF JENKS, STATE OF OKLAHOMA AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, STATE OF OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOTS WITHIN WEST K PLACE SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, STATE OF OKLAHOMA, ANY OWNER 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 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 ATTORNEY'S 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 CITY OF JENKS, STATE OF OKLAHOMA, OR ITS SUCCESSORS. THE COVENANTS WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH APPROVAL BY THE CITY OF JENKS, STATE OF 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.

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, ACACIA PROPERTIES LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2025.

ACACIA PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY _____
JAMES HORAN, MANAGING MANAGER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED TO ME JAMES HORAN, MANAGING MEMBER OF ACACIA PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED ON BEHALF OF ACACIA PROPERTIES, LLC FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY COMMISSION NUMBER:

CERTIFICATE OF SURVEY

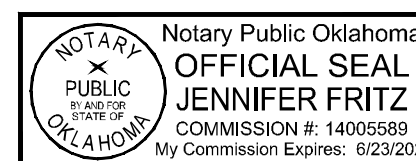
I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #5848, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "WEST K PLACE", 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 ____ DAY OF _____, 2025, PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

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



MINOR PLAT

To Chair Scott West and Planning Commission

Hearing Date September 04, 2025

Case Number Plat 25-18 Bentley Ranch
JUEC 25-03 Bentley Ranch

Request *Review and approval of Preliminary Plat and Utility Easement Closure and Ultimate Vacation in District Court for Bentley Ranch*

Location South of 131st and east of Elm (Peoria)

Staff Report

Preparer | Marcaé Hilton

Attachments

- Legal Notice
- Plat Documents
- PUD 153 Exhibit

Preparer

INCOG
Select Design, Ryan McCarty
Select Design, Ryan McCarty

Background Information

CC SUMMARY | June 17, 2025 | Approved at the regularly scheduled City Council hearing.

PC SUMMARY | June 05, 2025 | Approved at the regularly Scheduled Planning Commission hearing.

Bentley Ranch is single-family development on a 30.21-acre tract, currently there is a single-family residence located on the property, otherwise the property is undeveloped land in the City of Jenks, Tulsa County, Oklahoma. The project is located on the south side of East 131st Street approximately a quarter mile east of the intersection of East 131st Street South and (Elm) South Peoria Avenue. The property is currently zoned AG for Agriculture use. The preliminary plat matches the approved Planned Unit Development and conceptual site plan and will primarily follow RS-1 dimensional and density standards.

REQUESTS

Uses	Single-family Residential
Zoning	(RS1) Single-family Residential with a PUD Overlay (PUD 153) Ord 1670
Comprehensive Plan	Medium Intensity Single-family
Public Comment	Staff has received no comments at the time of the staff report.
Ward 5	Donna Ogez

Current Project Data

General Location	1404 E 131 ST S 131 st and Elm
Plat	Preliminary Plat under review Unplatted
STR	Section 07, Township 17, Range 13
School District	Jenks JK-4A

Parcel ID West lot **97307-73-07-16010**
 Legal W/2 NE NW LESS N35 THEREOF SEC 7 17 13 19.470ACS
 Gross Acres 19.47 acres / 848,113 sq ft

Parcel ID East lot **97307-73-07-17010**
 Legal W/2 E/2 NE NW LESS N35 FOR RD SEC 7 17 13 9.735ACS
 Gross Acres 9.74 acres / 424,274 sq ft

ZONING INFORMATION Table 16-3-1(A): Residential District Bulk and Dimensional Standards	
Standard	PUD 153
Lot Standards (Minimum)	
Lot Area (sqft) Average of 80 x 130	10,000
Lot Area/DU (sqft)	Max Dwellings: 85 Lots Drawn
Lot Width (ft)	80
Yard Setbacks (Minimum)	
Front (ft)	25
Exterior Side (ft)	20 & 35 (131 st)
Interior Side (ft)	5/5 (10)
Rear (ft)	20
Building Standards (Maximum)	
Height (ft)	35*
Impervious Surface Coverage	45%
Notes	
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.	
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.	
(3) Garages shall be setback a minimum of 25 feet from the front property line.	
* See PUD for Height exceptions	
UDO Highlights	
Amenities* * Sec. 16-8-11. Parkland Provision.	<ol style="list-style-type: none"> 1. Lot size allows for large backyards for swimming pools 2. Passive Recreation / Green Space / Reserve Areas 3. 2 wet detention areas and fountains 4. Stocked Fishing pond with dock. 5. Wooden Bridge 6. Walking/Jogging trail-<i>all weather surface</i> 7. Brick/Stone Landscaped Entry Look and feel of private neighborhood. 8. Brick pony wall along arterial street adjacent to pond 9. New tree plantings 10. Landscaped green space Pocket Park
Zoning	RS1 (Residential Single-family) PUD 153 Overlay
Land Area / Dwelling Unit	131 Dwelling Units (DU) allowed/UDO 1,315,947.6 sq ft @ 30.21 Acres (RS1) 85 Dwelling Units allowed by PUD 153
Building Materials	100% Masonry/stone
Garages	3 enclosed off-street parking spaces per DU
Signage	64 Sq Ft \ Amenities (16 Sq Ft)
House Square Footage	Add to PUD Not UDO requirement

Zoning

North East 131st Street | Yorktown
 East AG (Agriculture) Tulsa County
 South AG (Agriculture) Undeveloped
 West AG (Agriculture) | SUP 84

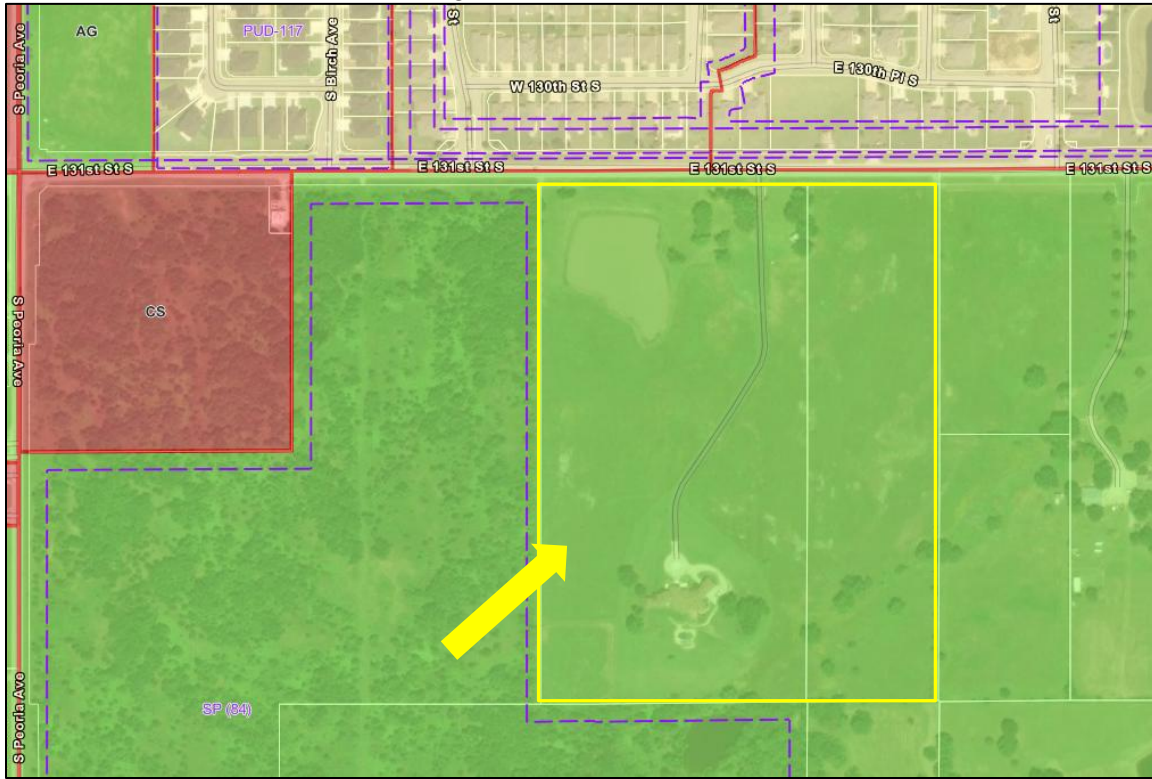


Figure 1: Zoning Map | INCOG

Comp Plan

North | Medium Intensity Single-family | Yorktown
 East | Medium Intensity Single-family | Tulsa County | Single-family Large lots
 South | Medium Intensity Single-family | AG (Agriculture) Undeveloped
 West | Medium Intensity Single-family | AG (Agriculture) Undeveloped

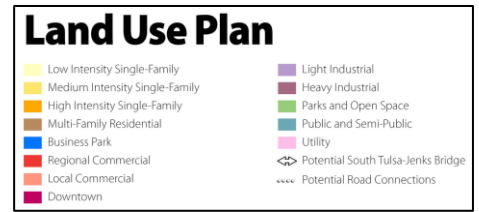
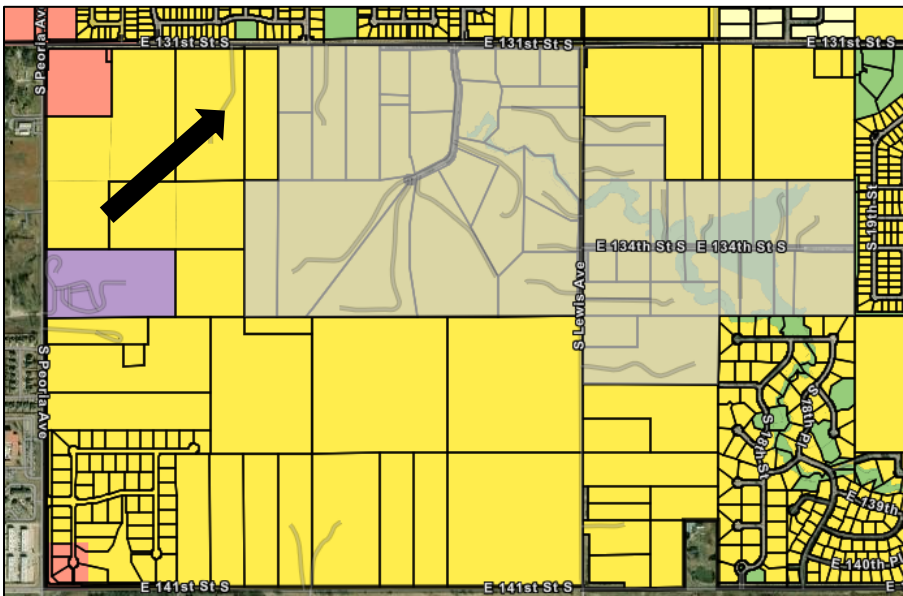


Figure 2: Horizon Jenks Comp Plan

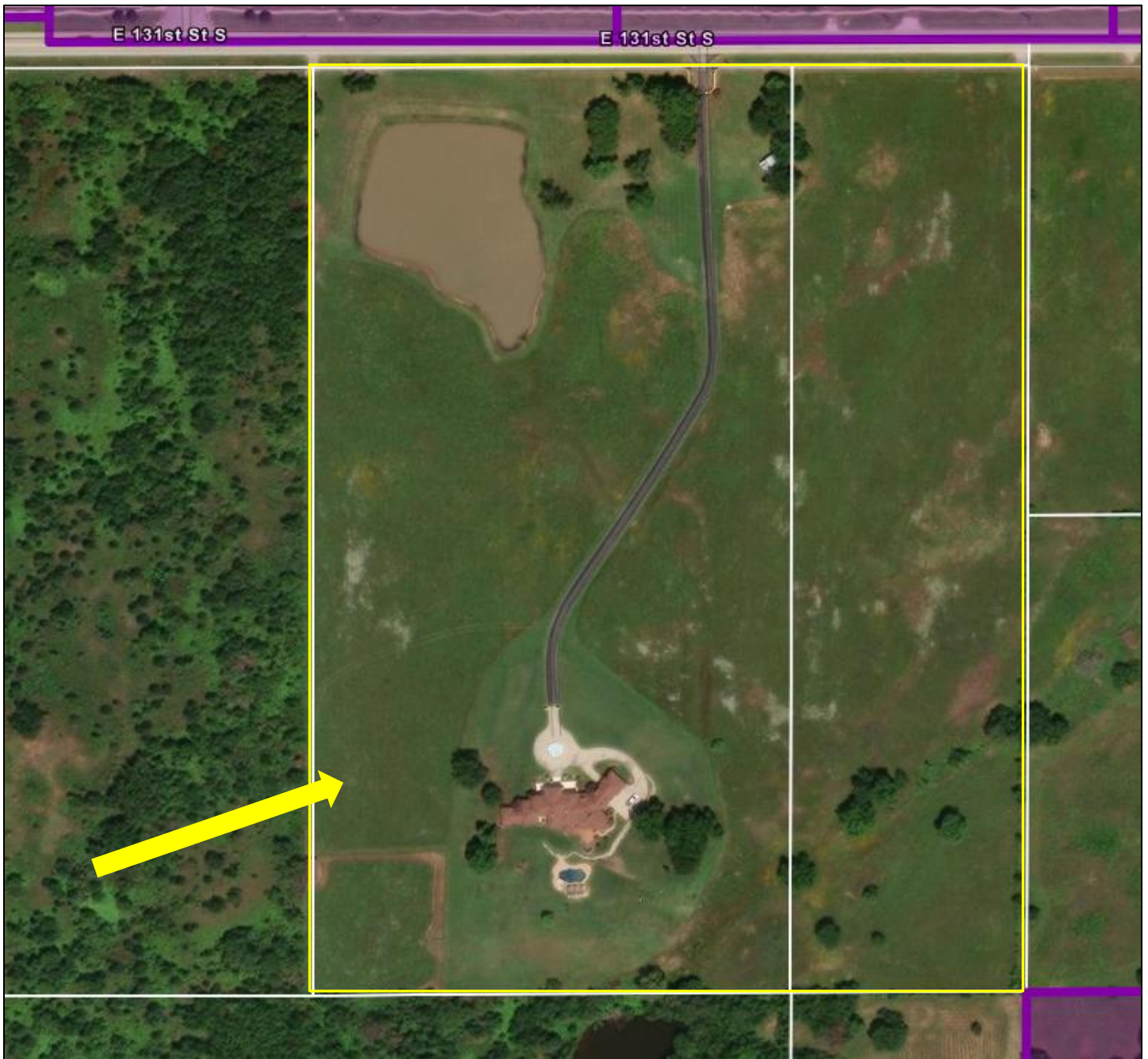


Figure 3: South of 131st and east of Elm.

Staff Evaluation & Recommendation

Evaluation | This application is a request to grant approval of a preliminary plat and review of a Utility Easement Closure request in order to proceed with an approved (PUD 153) single-family residential development.

Preliminary Plat | For detailed comments see red text and yellow highlights in body of staff report.

Utility Closure: TAC | 30-day notice to TAC began on August 18, 2025.

Staff is not opposed to the closure and ultimate vacation of the utility easement and will not oppose the vacation at District Court. The applicant must complete the Easement Vacation at District Court and any other engineering requirements as applicable.

➤ *Bentley Ranch UE closure*

- *State statute requires 30-day notice to TAC members.*
- *The clock started on August 18, 2025.*
 - *September 18, 2025, 30-day window closed.*
- *The item will be on the September 4 PC agenda as an FYI.*
- *The last day to provide comment before “Conditional Approval” of closure at CC will be Tuesday, September 09, 2025.*
 - *City Council September 16, 2025*
 - *No Action will be taken by the applicant to close the easement prior to the 30 day notice requirement.*

ARTICLE 8. SUBDIVISION STANDARDS | Not compete list.

Sec. 16-8-2. - General Subdivision Standards. (4)Street Designations and Names.

(b) Street Names.

- (I) *Street names shall meet the naming convention established by the City Engineer and shall not:*
 - (i) *Exceed 14 characters in length, excluding street-type designation;*
 - (ii) *Contain hyphens, apostrophes or other non-letter characters;*
 - (iii) *Exceed two words in length, excluding street-type designation;*
 - (iv) *Contain directional prefixes or suffixes (i.e., north, south, east, and west);*
 - (v) *Be phonetically similar to other street names in the City of Jenks (i.e., Shadow - Chateau, Parakeet - Park Heat, Grade - Grate);*
 - (vi) *Have the same name but different street type designation (i.e. Willow Drive - Willow Court); or*
 - (vii) *Duplicate facilities or geographic locations (i.e. Basketball Court, Bowling Alley).*
- (II) *Street names within a subdivision shall have a consistent theme (i.e. tree species, names of artists, bird species).*

(5) Preliminary Plat. *The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.*

- (a) *Preliminary Plat Review Requirements. The preliminary plat shall show or be accompanied by the following:*
 - *The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,*
 - *The date of preparation of the plat, north arrow, and scale (written and graphic presentation),*
 - *Key or location map showing location of subdivisions within the mile section,*
 - *An accurate legal description of the property,*
 - *The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,*
 - *The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,*

- The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,
 - The location and description of all existing structures, water bodies and watercourses,
 - The areas subject to flooding based upon the regulatory flood plain boundary,
 - The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8,
 - The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,
 - All proposed lots progressively numbered and building setback lines, *(This is the responsibility of the developer.)*
 - Blocks progressively numbered,
 - A topographic map of the subdivided area with contour lines having two-foot contour intervals based on United States Coastal and Geodetic Survey datum,
 - Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - *Conforms to Subdivision Regulations for design and layout,*
 - Connects with current and anticipated future abutting development(s),
 - Lot dimensions and shapes facilitate private use and infrastructure placement,
 - Takes advantage of existing environmental features of the property,
 - *Underground Mines. The subdivider shall locate mines under a proposed subdivision and designate the location of the same on the subdivision plat. The location of the mines shall be based upon information and/or techniques which have been approved in advance by the City Engineer which are reasonably calculated to accurately locate mines and their depths.*
 - (i) *The City Engineer may recommend that the City Council prohibit the erection of structures over the mine locations if the mines cannot be collapsed and the material compacted to City Engineer specifications or if, because of the shallow depth of the mine or its size, the mine would have the potential for cave-in. Appropriate building setbacks may be required upon the lots. The City Engineer may require other conditions to be met by the subdivider, based upon the location of the mines and any subsurface investigation reports, which would assist in preventing cave-ins under areas upon which structures may be erected.*
 - (ii) *The City Engineer may require that any streets or utility easements which may be dedicated to the City of Jenks or the public, either not be located over mines, or the mines collapsed and compacted to City Engineer Specifications, or additional bonding requirements imposed upon the subdivider to repair or reroute streets or utility easements in the event of cave-ins under the same.*
 - (iii) *All mine entrances shall be sealed and closed to the specifications of the City Engineer.*
- (b) Additional Engineering Review Items:
- Are all lots serviced with public street access? *Yes*
 - *Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street?*
 - *Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street? TBD*
 - Are all lots serviced with water and are adequate easements dedicated for water? *Yes*

- Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer? **Yes**
- Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area. **Yes**
- Does the plat provide an accessway at least 20 feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area. **Yes**
- If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?
Engineering

□ Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.

- (c) *Recommendation by the Planning Commission. The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to approve, approve with modifications, or deny the Major Subdivision preliminary plat based on the applicable review criteria. The Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Major Subdivision preliminary plat to the City Council.*
- (d) *Action by City Council. The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may approve, approve with modifications, or deny the Major Subdivision preliminary plat in accordance with applicable state law.*

RECOMMENDATION | *Staff and TAC recommend conditional approval:*

1. *PUD Comments (Not Complete list)*
 - a. *Comply with UDO Subdivision Standards or ask for relief.*
 - i. *Sec. 16-8-7. Circulation and Connectivity.*
 - ii. *Sec. 16-8-8. Street Design Standards.*
 - iii. *Sec. 16-8-10. Anti-Monotony Standards.*
 1. *Provide system of implementation. How are you tracking this requirement?*
 - iv. *Sec. 16-8-11. Parkland Provision.*
2. *Provide a clean copy of the PUD once it has been approved.*
3. *Full ROW to be dedicated during platting.*
4. *Add minimum square footage to the PUD.*

PLAT Comments:

5. *Address outstanding TAC comments, none at this time.*
6. *Provide addresses to face of plat.*
7. *Consider comments on name/type of street.*
8. *Review Subdivision Regulations for compliance.*

UE Closure Comments:

9. *Staff recommends approval of requested closure and has no objection to the applicant obtaining a Judicial Vacation of the easement.*

10.

Subdivision Statistics

SUBDIVISION CONTAINS EIGHTY (80) LOTS IN EIGHT (80) BLOCKS AND FOUR (7) RESERVE AREAS.

GROSS SUBDIVISION AREA: 1,281,216.32 SF / 29.41 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83). MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

Monumentation

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED AND SHOWN HEREON.

Benchmark

ADS CONTROL STATION NO. 582

NORTHING: 339950.32
EASTING: 2588952.54
ELEV.: 696.96' NAVD88

Addresses

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. THE ADDRESS IS SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Legend

B/L -- BUILDING SETBACK LINE

IPF -- IRON PIN FOUND

IPS -- IRON PIN SET

L.N.A. -- LIMITS OF NO ACCESS

OD/E - OVERLAND DRAINAGE EASEMENT

U/E -- UTILITY EASEMENT

T.B.D -- STREET ADDRESS

Planned Unit Development No. 153

Bentley Ranch

A SUBDIVISION IN THE CITY OF JENKS, BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Owner / Developer

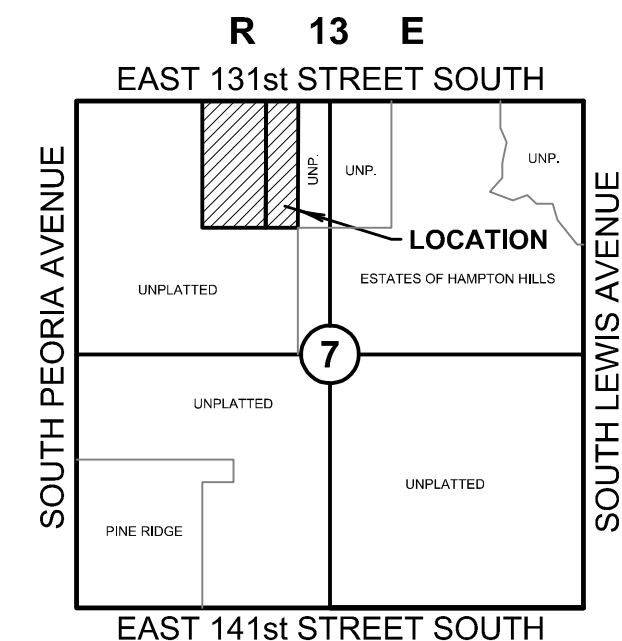
BRUMBLE DEVELOPMENT GROUP, LLC
P.O. BOX 1206
BIXBY, OKLAHOMA 74008
PHONE: (918) 299-0042
MR. CLINT BRUMBLE
EMAIL: clintb@thebrumblegroup.com

Surveyor

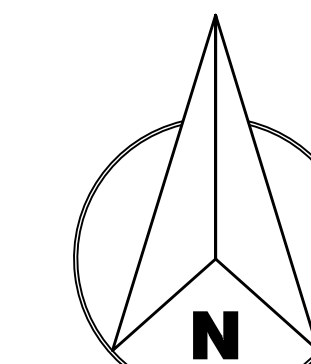
FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2026
MR. ANDY FRITZ, PLS

Engineer

ENGINEERED BY DESIGN, PLLC
10700 MYERS LANE
CHOCTAW, OKLAHOMA 73020
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2026



Location Map
SCALE: 1"=2000'



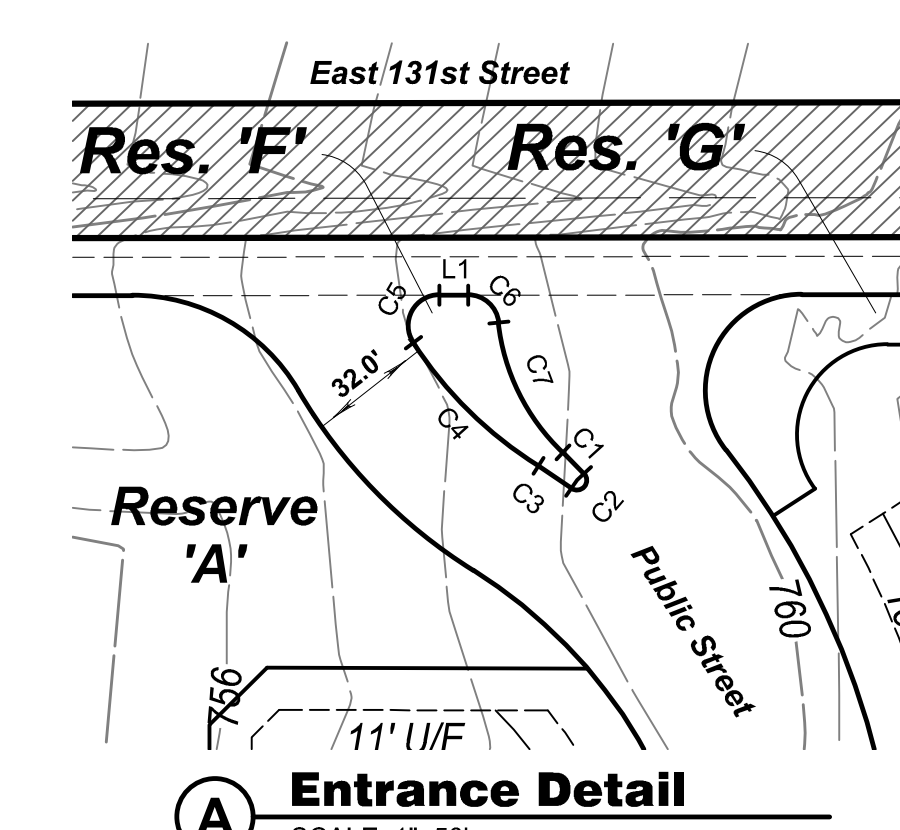
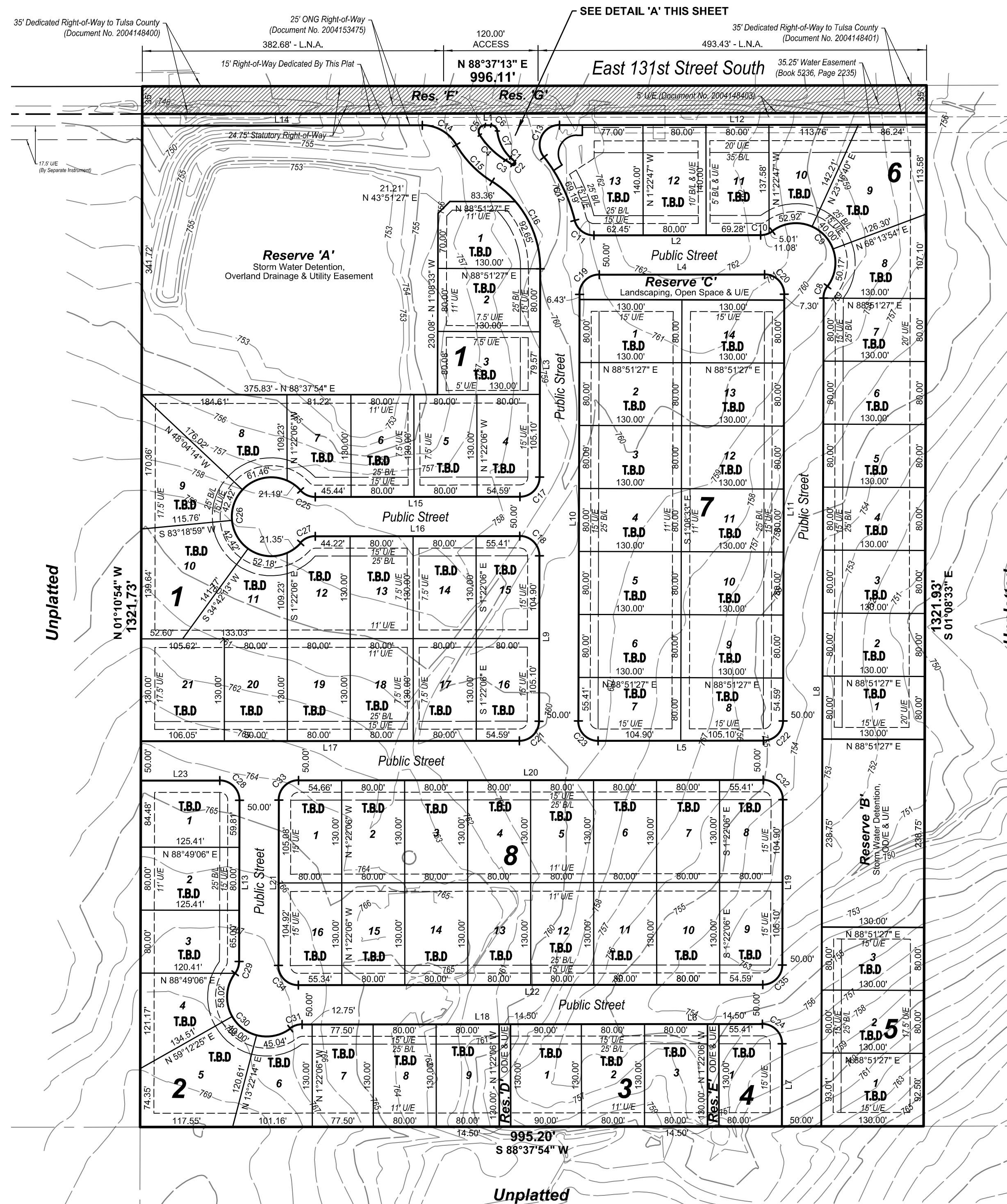
Scale: 1" = 100'

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	7.70'	180.00'	2°27'04.79"	S 46°28'46"E	7.70'
C2	7.40'	2.50'	169°34'24.10"	S 39°33'59"W	4.98'
C3	10.34'	162.00'	3°39'22.57"	N 57°28'30"W	10.34'
C4	46.07'	105.00'	25°08'22.91"	N 46°44'00"W	45.70'
C5	17.14'	8.00'	122°47'01.65"	N 27°13'42"E	14.05'
C6	11.71'	8.00'	83°51'17.59"	S 49°27'08"E	10.69'
C7	38.54'	55.00'	40°08'48.46"	S 27°35'54"E	37.75'
C8	16.09'	25.00'	36°52'11.63"	S 17°17'33"W	15.81'
C9	143.10'	50.00'	163°58'37.09"	N 46°15'40"W	99.02'
C10	16.09'	25.00'	36°52'11.63"	N 70°11'07"E	15.81'
C11	33.29'	25.00'	76°18'00.23"	S 53°13'47"E	30.89'
C12	90.16'	212.00'	24°22'01.79"	N 27°15'48"W	89.48'
C13	55.88'	25.00'	128°04'01.56"	S 24°35'12"W	44.95'
C14	52.04'	50.00'	59°38'15.13"	N 61°33'40"W	49.73'
C15	65.90'	137.00'	27°33'39.68"	S 45°31'22"E	65.27'
C16	131.96'	130.00'	58°09'38.39"	N 30°13'22"W	126.37'
C17	39.17'	25.00'	89°46'27.75"	N 43°44'41"E	35.29'
C18	39.37'	25.00'	90°13'32.25"	N 46°15'19"W	35.42'
C19	39.17'	25.00'	89°46'27.75"	S 43°44'20"W	35.28'
C20	39.37'	25.00'	90°14'13.83"	N 46°15'40"W	35.43'
C21	39.17'	25.00'	89°46'27.75"	N 43°44'41"E	35.29'
C22	39.17'	25.00'	89°46'27.75"	N 43°44'41"E	35.29'
C23	39.37'	25.00'	90°13'32.25"	S 46°15'19"W	35.42'
C24	39.37'	25.00'	90°13'32.25"	N 46°15'19"W	35.42'
C25	21.03'	25.00'	48°11'22.87"	S 67°16'24"E	20.41'
C26	241.19'	50.00'	276°22'45.73"	S 01°22'06"E	66.67'
C27	21.03'	25.00'	48°11'22.87"	S 64°32'13"W	20.41'
C28	39.35'	25.00'	90°11'11.92"	N 46°16'30"W	35.41'
C29	16.09'	25.00'	36°52'11.63"	N 17°15'12"E	15.81'
C30	143.05'	50.00'	163°55'35.19"	S 46°16'30"E	99.02'
C31	16.09'	25.00'	36°52'11.63"	S 70°11'49"W	15.81'
C32	39.37'	25.00'	90°13'32.25"	N 46°15'19"W	35.42'
C33	39.19'	25.00'	89°48'48.08"	S 43°43'30"W	35.30'
C34	39.35'	25.00'	90°11'11.92"	S 46°16'30"E	35.41'
C35	39.17'	25.00'	89°46'27.75"	N 43°44'41"E	35.29'

Line Table

LINE	BEARING	DISTANCE
L1	N 88°37'13"E	7.55'
L2	N 88°37'13"E	211.73'
L3	N 01°08'33"W	264.67'
L4	S 88°37'13"W	210.00'
L5	N 88°37'54"E	210.00'
L6	S 88°37'54"W	127.15'
L7	N 01°08'33"W	104.90'
L8	S 01°08'33"E	1051.76'
L9	N 01°08'33"W	210.00'
L10	S 01°08'33"E	541.84'
L11	N 01°08'33"W	541.89'
L12	S 88°37'13"W	466.13'
L13	N 01°10'54"W	204.81'
L14	S 88°37'13"W	355.75'
L15	N 88°37'54"E	260.02'
L16	S 88°37'54"W	259.63'
L17	N 88°37'54"E	480.63'
L18	S 88°37'54"W	457.52'
L19	N 01°08'33"W	210.00'
L20	S 88°37'54"W	590.07'
L21	S 01°10'54"E	210.00'
L22	N 88°37'54"E	589.93'
L23	S 88°37'54"W	100.33'



FINAL PLAT

CERTIFICATE OF APPROVAL

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

MAYOR - VICE MAYOR

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

CITY MANAGER

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

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

DATED THE _____ DAY OF _____, 2025
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

PRELIMINARY PLAT

COUNTY TREASURER STAMP

Deed of Dedication & Restrictive Covenants

PRELIMINARY PLAT

BENTLEY RANCH Planned Unit Development No. 153

KNOW ALL MEN BY THESE PRESENTS:

BRUMBLE DEVELOPMENT GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE OWNER/DEVELOPER, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT;

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 7; THENCE SOUTH 88°37'13" WEST ALONG THE NORTH LINE THEREOF 332.03 FEET; THENCE SOUTH 01°08'33" EAST 35.00 FEET TO THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF EAST 131st STREET SOUTH AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°08'33" EAST 1286.93 FEET TO THE SOUTH LINE OF THE NE/4 OF THE NW/4 OF SAID SECTION 7; THENCE SOUTH 88°37'54" WEST ALONG SAID SOUTH LINE 995.20 FEET TO THE SOUTHWEST CORNER OF THE NE/4 OF THE NW/4 OF SAID SECTION 7; THENCE NORTH 01°10'54" WEST ALONG THE WEST LINE THEREOF 1286.73 FEET TO A POINT ON THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF EAST 131st STREET SOUTH; THENCE NORTH 88°37'13" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND PARALLEL WITH THE NORTH LINE OF THE NW/4 OF SAID SECTION 7 A DISTANCE OF 996.08 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,281,216.32 SQ. FEET OR 29.41 ACRES.

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

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

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. STREETS UTILITY EASEMENTS

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

B. UNDERGROUND SERVICE

- 1. OVERHEAD POLES MAY BE LOCATED ALONG THE NORTH PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.
2. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.
3. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
4. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

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

6. OKLAHOMA NATURAL GAS'S EASEMENT RECORDED IN DOCUMENT NO. 2004153475 SHALL REMAIN IN FULL FORCE AND EFFECT. OKLAHOMA NATURAL GAS'S EASEMENT PRE-DATES THE RIGHT-OF-WAY DEDICATION IN THIS PLAT AND MAY PROHIBIT OR LIMIT CERTAIN USES OF OKLAHOMA NATURAL GAS'S RIGHT-OF-WAY, INCLUDING PAVING, OTHER UTILITY LINES, AND PERMANENT STRUCTURES, WITHOUT OKLAHOMA NATURAL GAS'S PRIOR WRITTEN CONSENT.

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

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

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

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

D. SURFACE DRAINAGE

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

E. PAVING AND LANDSCAPING WITHIN EASEMENT

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

F. OVERLAND DRAINAGE EASEMENTS

- 1. OVERLAND DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF JENKS OR IT'S SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THE CERTIFICATE OF DEDICATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.
2. NO BUILDING STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF JENKS.
3. THE OWNER OF EACH LOT UPON WHICH A DRAINAGE EASEMENT IS SITUATED SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ANY SAID EASEMENT WHICH TRAVERSES THEIR RESPECTIVE PROPERTY.

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

G. STORM WATER DETENTION EASEMENT

- 1. THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE 'A' AND RESERVE 'B' (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 HOMEOWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION III) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE HOMEOWNERS' ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.
• THE DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.
4. IN THE EVENT THE HOMEOWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE HOMEOWNERS' ASSOCIATION.
5. IN THE EVENT THE HOMEOWNERS' ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF JENKS, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PROPORTIONATE SHARE OF THE COSTS.
6. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

H. RESERVE 'A'

THE USE OF RESERVE 'A' SHALL BE LIMITED TO USE AS STORM WATER DETENTION, OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, MAINTENANCE ACCESS, PEDESTRIAN BRIDGE, OPEN SPACE, SIDEWALKS, JOGGING TRAILS, AND LANDSCAPING AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

I. RESERVE 'B'

THE USE OF RESERVE 'B' SHALL BE LIMITED TO USE AS STORM WATER DETENTION, OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, MAINTENANCE ACCESS, OPEN SPACE, SIDEWALKS, AND LANDSCAPING AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

J. RESERVE 'C'

THE USE OF RESERVE 'C' SHALL BE LIMITED TO USE AS UTILITY EASEMENTS, LANDSCAPING, SIDEWALKS AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

K. RESERVE 'D' AND 'E'

THE USE OF RESERVE 'D' AND RESERVE 'E' SHALL BE LIMITED TO USE AS OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENTS, AND LANDSCAPING AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

L. RESERVE 'F' AND 'G'

THE USE OF RESERVE 'F' AND 'G' SHALL BE LIMITED TO USE AS UTILITY EASEMENTS, LANDSCAPING, FENCES, ENTRY FEATURES INCLUDING SUBDIVISION IDENTIFICATION SIGNS, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

M. LOT SALES

NO LOT CREATED BY THIS PLAT SHALL BE SOLD, TRANSFERRED OR OTHERWISE RELINQUISHED BY THE OWNER/DEVELOPER UNTIL THE INFRASTRUCTURE AND DEVELOPMENT REQUIREMENTS LISTED AND DESCRIBED IN THIS SECTION I HAVE BEEN COMPLETED.

N. LIMITS OF NO ACCESS

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

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, BENTLEY RANCH WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD 153) AS PROVIDED WITHIN THE PROVISIONS OF THE JENKS ZONING CODE PERTAINING TO PLANNED UNIT DEVELOPMENTS, AND

WHEREAS, PUD 153 WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION ON JUNE 5, 2025 AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JENKS, STATE OF OKLAHOMA, ON JUNE 17, 2025, THE IMPLEMENTING ORDINANCE NO. 1670 BEING ADOPTED AND PUBLISHED ON JUNE 17, 2025, 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, STATE OF OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT, AND

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, STATE OF OKLAHOMA.

SECTION III. HOMEOWNERS ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

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

B. MEMBERSHIP

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

C. ASSESSMENT

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

D. REQUIRED MOWING OF VACANT LOTS

THE BENTLEY RANCH HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE OVERALL BENTLEY RANCH DEVELOPMENT COMMUNITY AFTER COMPLETION OF A 10 DAY NOTICE PERIOD TO THE LOT OWNER BY THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT EFFECTIVELY STATES THAT SAID LOT IS IN VIOLATION OF SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH OF THE JENKS CITY CODE. THE BENTLEY RANCH HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS' ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH SUBSECTION III.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. STREETS, 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 BENTLEY RANCH 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 BENTLEY RANCH SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR A HOMEOWNERS' ASSOCIATION FORMED FOR THIS SUBDIVISION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT IN ANY JUDICIAL ACTION BROUGHT BY A HOMEOWNERS ASSOCIATION OR AN OWNER OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEYS FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

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

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA. THE COVENANTS WITHIN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL OWNERSHIP IN BENTLEY RANCH AND APPROVAL BY THE CITY OF JENKS PLANNING COMMISSION AND JENKS CITY COUNCIL.

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.

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF: BRUMBLE DEVELOPMENT GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2025.

BRUMBLE DEVELOPMENT GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
CLINT BRUMBLE, MANAGING MEMBER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED CLINT BRUMBLE TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGING MEMBER, THAT HE EXECUTED THE SAME AS HIS 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.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY COMMISSION NUMBER:

CERTIFICATE OF SURVEY

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

ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694



STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED ANDY FRITZ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGER, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSE THEREIN SET FORTH.

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



**PRELIMINARY
PLAT**

Subdivision Statistics

SUBDIVISION CONTAINS EIGHTY (80) LOTS IN EIGHT (80) BLOCKS AND FOUR (7) RESERVE AREAS.

GROSS SUBDIVISION AREA: 1,281,216.32 SF / 29.41 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83). MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

Monumentation

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED AND SHOWN HEREON.

Benchmark

ADS CONTROL STATION NO. 582

NORTHING: 339950.32
EASTING: 2588952.54
ELEV.: 696.96' NAVD88

Addresses

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. THE ADDRESS IS SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Legend

- B/L -- BUILDING SETBACK LINE
- IPF -- IRON PIN FOUND
- IPS -- IRON PIN SET
- L.N.A. -- LIMITS OF NO ACCESS
- OD/E - OVERLAND DRAINAGE EASEMENT
- U/E -- UTILITY EASEMENT
- T.B.D** -- STREET ADDRESS

Planned Unit Development No. 153

Bentley Ranch

A SUBDIVISION IN THE CITY OF JENKS, BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Owner / Developer

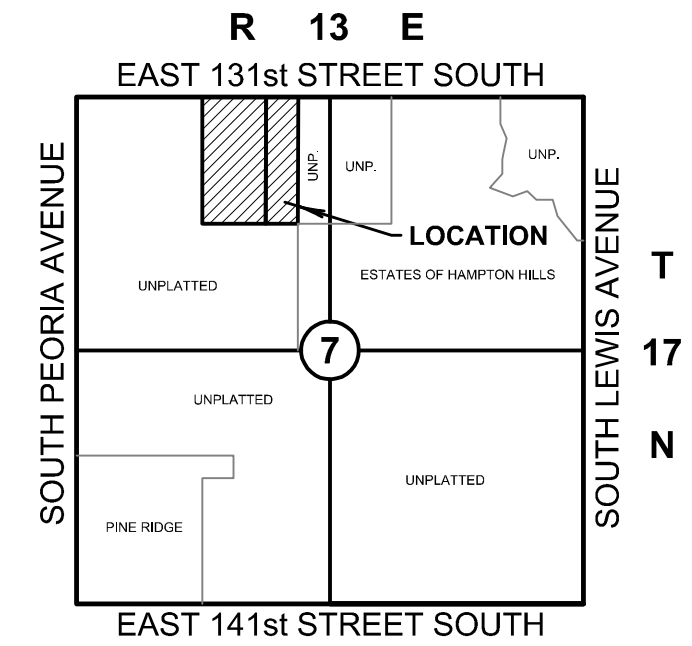
BRUMBLE DEVELOPMENT GROUP, LLC
P.O. BOX 1206
BIXBY, OKLAHOMA 74008
PHONE: (918) 299-0042
MR. CLINT BRUMBLE
EMAIL: clintb@brumblegroup.com

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2026
MR. ANDY FRITZ, PLS

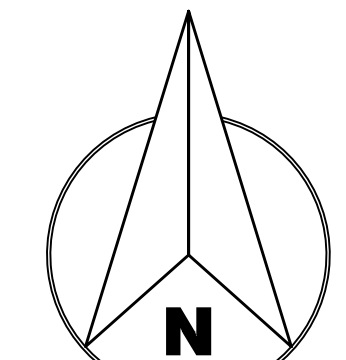
Engineer

ENGINEERED BY DESIGN, PLLC
10700 MYERS LANE
CHOCTAW, OKLAHOMA 73020
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2026



Location Map

SCALE: 1"=2000'



Scale: 1" = 100'



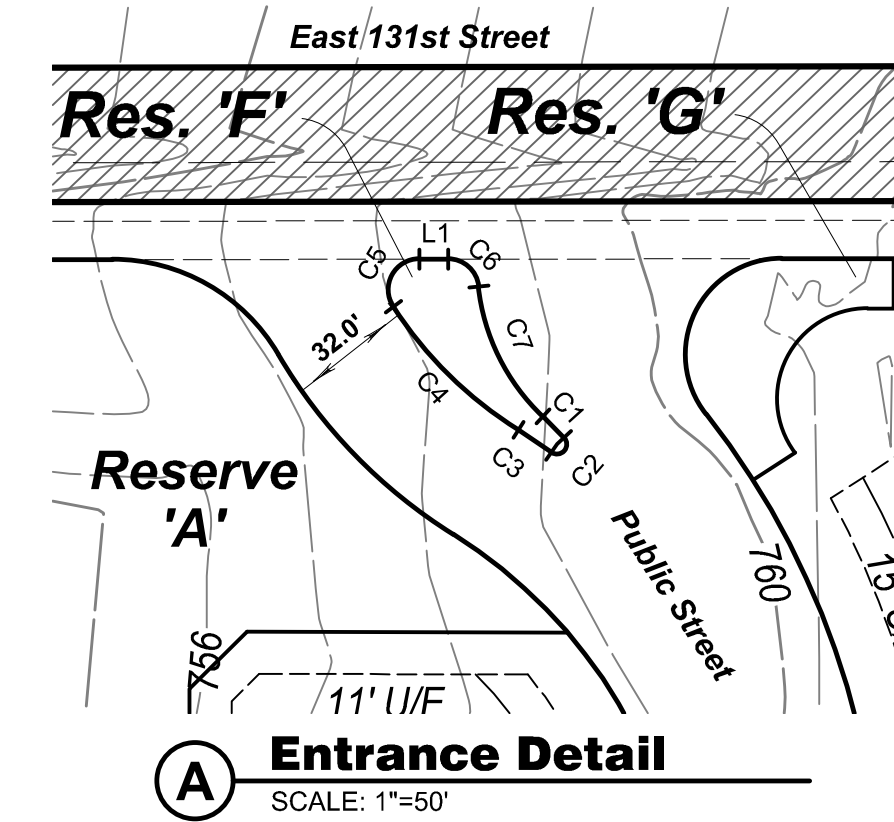
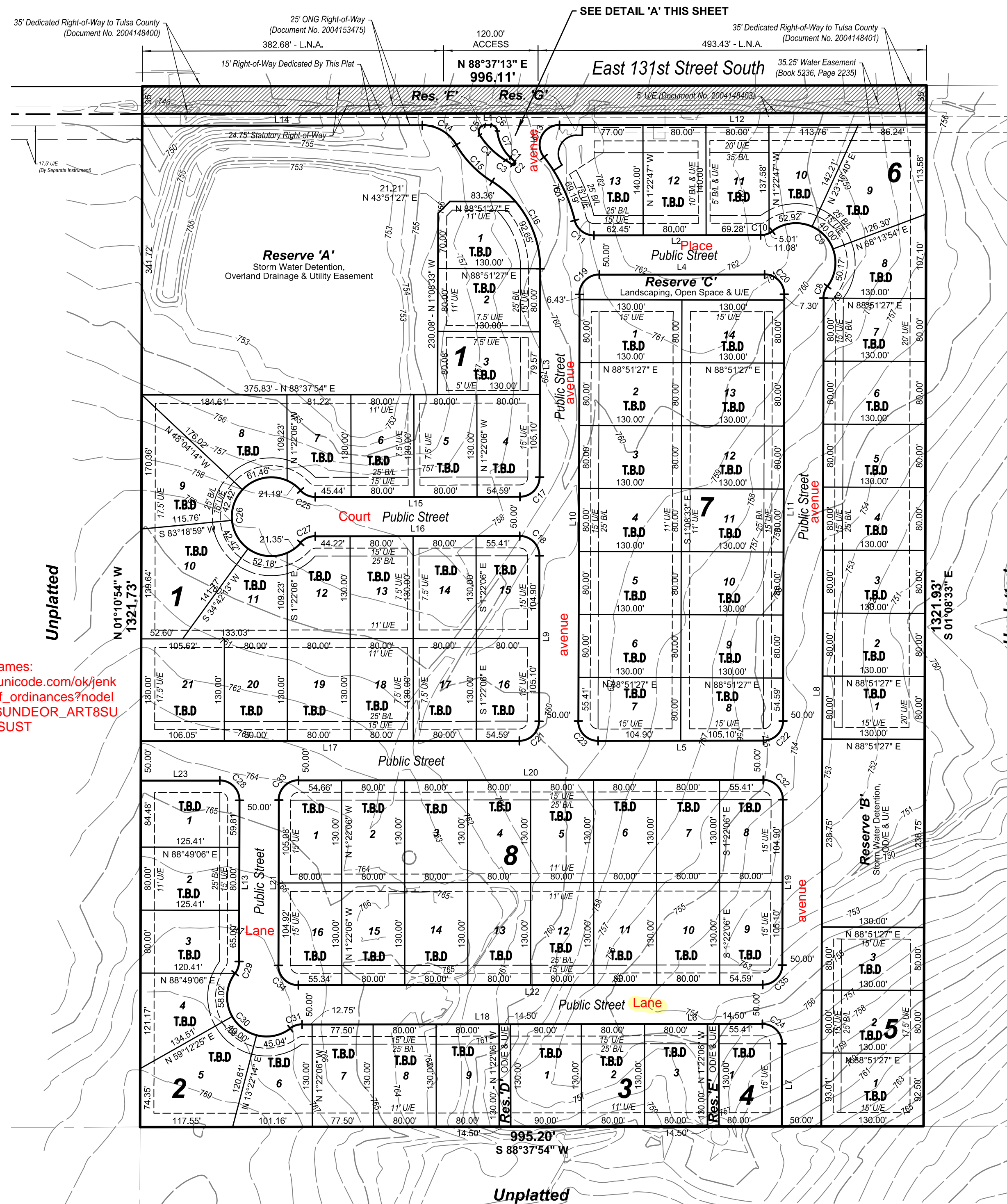
Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	7.70'	180.00'	2°27'04.79"	S 46°28'46" E	7.70'
C2	7.40'	2.50'	169°34'24.10"	S 39°33'59" W	4.98'
C3	10.34'	162.00'	3°39'22.57"	N 57°28'30" W	10.34'
C4	46.07'	105.00'	25°08'22.91"	N 46°44'00" W	45.70'
C5	17.14'	8.00'	122°47'01.65"	N 27°13'42" E	14.05'
C6	11.71'	8.00'	83°51'17.59"	S 49°27'08" E	10.69'
C7	38.54'	55.00'	40°08'48.46"	S 27°35'54" E	37.75'
C8	16.09'	25.00'	36°52'11.63"	S 17°17'33" W	15.81'
C9	143.10'	50.00'	163°58'37.09"	N 46°15'40" W	99.02'
C10	16.09'	25.00'	36°52'11.63"	N 70°11'07" E	15.81'
C11	33.29'	25.00'	76°18'00.23"	S 53°13'47" E	30.89'
C12	90.16'	212.00'	24°22'01.79"	N 27°15'48" W	89.48'
C13	55.88'	25.00'	128°04'01.56"	S 24°35'12" W	44.95'
C14	52.04'	50.00'	59°38'15.13"	N 61°33'40" W	49.73'
C15	65.90'	137.00'	27°33'39.68"	S 45°31'22" E	65.27'
C16	131.96'	130.00'	58°09'38.39"	N 30°13'22" W	126.37'
C17	39.17'	25.00'	89°46'27.75"	N 43°44'41" E	35.29'
C18	39.37'	25.00'	90°13'32.25"	N 46°15'19" W	35.42'
C19	39.17'	25.00'	89°46'27.75"	S 43°44'20" W	35.28'
C20	39.37'	25.00'	90°14'13.83"	N 46°15'40" W	35.43'
C21	39.17'	25.00'	89°46'27.75"	N 43°44'41" E	35.29'
C22	39.17'	25.00'	89°46'27.75"	N 43°44'41" E	35.29'
C23	39.37'	25.00'	90°13'32.25"	S 46°15'19" E	35.42'
C24	39.37'	25.00'	90°13'32.25"	N 46°15'19" W	35.42'
C25	21.03'	25.00'	48°11'22.87"	S 67°16'24" E	20.41'
C26	241.19'	50.00'	276°22'45.73"	S 01°22'06" E	66.67'
C27	21.03'	25.00'	48°11'22.87"	S 64°32'13" W	20.41'
C28	39.35'	25.00'	90°11'11.92"	N 46°16'30" W	35.41'
C29	16.09'	25.00'	36°52'11.63"	N 17°15'12" E	15.81'
C30	143.05'	50.00'	163°55'35.19"	S 46°16'30" E	99.02'
C31	16.09'	25.00'	36°52'11.63"	S 70°11'49" W	15.81'
C32	39.37'	25.00'	90°13'32.25"	N 46°15'19" W	35.42'
C33	39.19'	25.00'	89°48'48.08"	S 43°43'30" W	35.30'
C34	39.35'	25.00'	90°11'11.92"	S 46°16'30" E	35.41'
C35	39.17'	25.00'	89°46'27.75"	N 43°44'41" E	35.29'

Line Table

LINE	BEARING	DISTANCE
L1	N 88°37'13" E	7.55'
L2	N 88°37'13" E	211.73'
L3	N 01°08'33" W	264.67'
L4	S 88°37'13" W	210.00'
L5	N 88°37'54" E	210.00'
L6	S 88°37'54" W	127.15'
L7	N 01°08'33" W	104.90'
L8	S 01°08'33" E	1051.76'
L9	N 01°08'33" W	210.00'
L10	S 01°08'33" E	541.84'
L11	N 01°08'33" W	541.89'
L12	S 88°37'13" W	466.13'
L13	N 01°10'54" W	204.81'
L14	S 88°37'13" W	355.75'
L15	N 88°37'54" E	260.02'
L16	S 88°37'54" W	259.63'
L17	N 88°37'54" E	480.63'
L18	S 88°37'54" W	457.52'
L19	N 01°08'33" W	210.00'
L20	S 88°37'54" W	590.07'
L21	S 01°10'54" E	210.00'
L22	N 88°37'54" E	589.93'
L23	S 88°37'54" W	100.33'

Link to Street Names:
https://library.municode.com/ok/jenks/codes/code_of_ordinances?nodeId=COOR_CH16UNDEOR_ART8SU_ST_S16-8-2GESUST



FINAL PLAT

CERTIFICATE OF APPROVAL

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

MAYOR - VICE MAYOR

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

CITY MANAGER

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

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

DATED THE _____ DAY OF _____, 2025
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

PRELIMINARY
PLAT

COUNTY TREASURER STAMP

Deed of Dedication & Restrictive Covenants

PRELIMINARY PLAT

BENTLEY RANCH Planned Unit Development No. 153

KNOW ALL MEN BY THESE PRESENTS:

BRUMBLE DEVELOPMENT GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE OWNER/DEVELOPER, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT;

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 7; THENCE SOUTH 88°37'13" WEST ALONG THE NORTH LINE THEREOF 332.03 FEET; THENCE SOUTH 01°08'33" EAST 35.00 FEET TO THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF EAST 131st STREET SOUTH AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°08'33" EAST 1286.93 FEET TO THE SOUTH LINE OF THE NE/4 OF THE NW/4 OF SAID SECTION 7; THENCE SOUTH 88°37'54" WEST ALONG SAID SOUTH LINE 995.20 FEET TO THE SOUTHWEST CORNER OF THE NE/4 OF THE NW/4 OF SAID SECTION 7; THENCE NORTH 01°10'54" WEST ALONG THE WEST LINE THEREOF 1286.73 FEET TO A POINT ON THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF EAST 131st STREET SOUTH; THENCE NORTH 88°37'13" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND PARALLEL WITH THE NORTH LINE OF THE NW/4 OF SAID SECTION 7 A DISTANCE OF 996.08 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,281,216.32 SQ. FEET OR 29.41 ACRES.

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

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

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. STREETS UTILITY EASEMENTS

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

B. UNDERGROUND SERVICE

- 1. OVERHEAD POLES MAY BE LOCATED ALONG THE NORTH PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.
2. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.
3. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
4. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

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

6. OKLAHOMA NATURAL GAS'S EASEMENT RECORDED IN DOCUMENT NO. 2004153475 SHALL REMAIN IN FULL FORCE AND EFFECT. OKLAHOMA NATURAL GAS'S EASEMENT PRE-DATES THE RIGHT-OF-WAY DEDICATION IN THIS PLAT AND MAY PROHIBIT OR LIMIT CERTAIN USES OF OKLAHOMA NATURAL GAS'S RIGHT-OF-WAY, INCLUDING PAVING, OTHER UTILITY LINES, AND PERMANENT STRUCTURES, WITHOUT OKLAHOMA NATURAL GAS'S PRIOR WRITTEN CONSENT.

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

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

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

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

D. SURFACE DRAINAGE

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

E. PAVING AND LANDSCAPING WITHIN EASEMENT

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

F. OVERLAND DRAINAGE EASEMENTS

- 1. OVERLAND DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF JENKS OR IT'S SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THE CERTIFICATE OF DEDICATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.
2. NO BUILDING STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF JENKS.
3. THE OWNER OF EACH LOT UPON WHICH A DRAINAGE EASEMENT IS SITUATED SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ANY SAID EASEMENT WHICH TRAVERSES THEIR RESPECTIVE PROPERTY.

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

G. STORM WATER DETENTION EASEMENT

- 1. THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE 'A' AND RESERVE 'B' (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 HOMEOWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION III) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE HOMEOWNERS' ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.
• THE DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.
4. IN THE EVENT THE HOMEOWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE HOMEOWNERS' ASSOCIATION.
5. IN THE EVENT THE HOMEOWNERS' ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF JENKS, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PROPORTIONATE SHARE OF THE COSTS.
6. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

H. RESERVE 'A'

THE USE OF RESERVE 'A' SHALL BE LIMITED TO USE AS STORM WATER DETENTION, OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, MAINTENANCE ACCESS, PEDESTRIAN BRIDGE, OPEN SPACE, SIDEWALKS, JOGGING TRAILS, AND LANDSCAPING AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

I. RESERVE 'B'

THE USE OF RESERVE 'B' SHALL BE LIMITED TO USE AS STORM WATER DETENTION, OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, MAINTENANCE ACCESS, OPEN SPACE, SIDEWALKS, AND LANDSCAPING AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

J. RESERVE 'C'

THE USE OF RESERVE 'C' SHALL BE LIMITED TO USE AS UTILITY EASEMENTS, LANDSCAPING, SIDEWALKS AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

K. RESERVE 'D' AND 'E'

THE USE OF RESERVE 'D' AND RESERVE 'E' SHALL BE LIMITED TO USE AS OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENTS, AND LANDSCAPING AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

L. RESERVE 'F' AND 'G'

THE USE OF RESERVE 'F' AND 'G' SHALL BE LIMITED TO USE AS UTILITY EASEMENTS, LANDSCAPING, FENCES, ENTRY FEATURES INCLUDING SUBDIVISION IDENTIFICATION SIGNS, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

M. LOT SALES

NO LOT CREATED BY THIS PLAT SHALL BE SOLD, TRANSFERRED OR OTHERWISE RELINQUISHED BY THE OWNER/DEVELOPER UNTIL THE INFRASTRUCTURE AND DEVELOPMENT REQUIREMENTS LISTED AND DESCRIBED IN THIS SECTION I HAVE BEEN COMPLETED.

N. LIMITS OF NO ACCESS

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

PUD language to be added.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, BENTLEY RANCH WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD 153) AS PROVIDED WITHIN THE PROVISIONS OF THE JENKS ZONING CODE PERTAINING TO PLANNED UNIT DEVELOPMENTS, AND

WHEREAS, PUD 153 WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION ON JUNE 5, 2025 AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JENKS, STATE OF OKLAHOMA, ON JUNE 17, 2025, THE IMPLEMENTING ORDINANCE NO. 1670 BEING ADOPTED AND PUBLISHED ON JUNE 17, 2025, 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, STATE OF OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT, AND

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, STATE OF OKLAHOMA.

SECTION III. HOMEOWNERS ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

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

B. MEMBERSHIP

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

C. ASSESSMENT

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

D. REQUIRED MOWING OF VACANT LOTS

THE BENTLEY RANCH HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE OVERALL BENTLEY RANCH DEVELOPMENT COMMUNITY AFTER COMPLETION OF A 10 DAY NOTICE PERIOD TO THE LOT OWNER BY THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT EFFECTIVELY STATES THAT SAID LOT IS IN VIOLATION OF SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH OF THE JENKS CITY CODE. THE BENTLEY RANCH HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS' ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH SUBSECTION III.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. STREETS, 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 BENTLEY RANCH 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 BENTLEY RANCH SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR A HOMEOWNERS' ASSOCIATION FORMED FOR THIS SUBDIVISION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT IN ANY JUDICIAL ACTION BROUGHT BY A HOMEOWNERS ASSOCIATION OR AN OWNER OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEYS FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

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

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA. THE COVENANTS WITHIN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL OWNERSHIP IN BENTLEY RANCH AND APPROVAL BY THE CITY OF JENKS PLANNING COMMISSION AND JENKS CITY COUNCIL.

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.

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF: BRUMBLE DEVELOPMENT GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2025.

BRUMBLE DEVELOPMENT GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
CLINT BRUMBLE, MANAGING MEMBER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED CLINT BRUMBLE TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGING MEMBER, THAT HE EXECUTED THE SAME AS HIS 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.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY COMMISSION NUMBER:

CERTIFICATE OF SURVEY

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

ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694



STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED ANDY FRITZ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGER, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSE THEREIN SET FORTH.

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

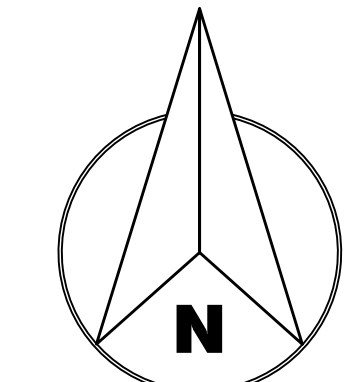


**PRELIMINARY
PLAT**

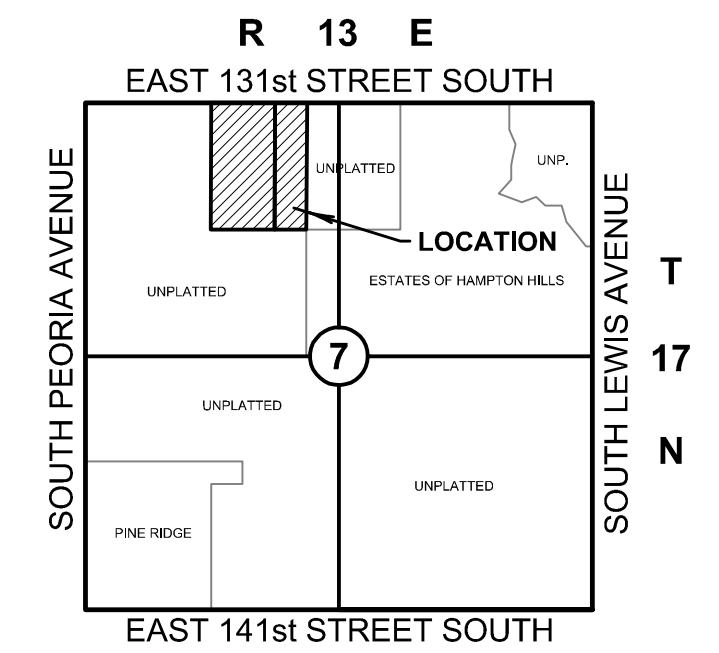
Planned Unit Development No. 153

Bentley Ranch

A SUBDIVISION IN THE CITY OF JENKS, BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



Scale: 1" = 100'
0 50 100 200



Location Map
SCALE: 1"=2000'

Owner / Developer

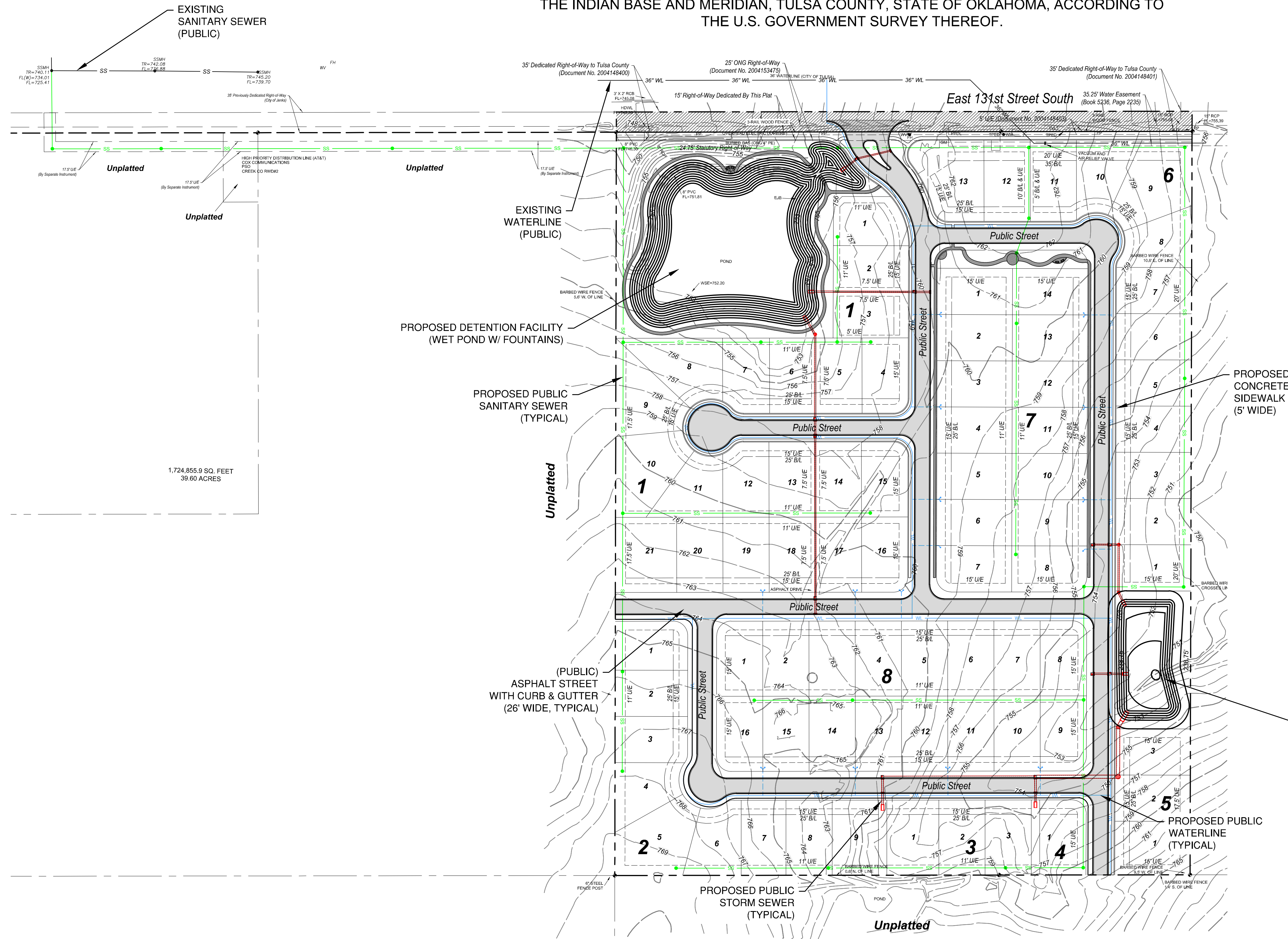
BRUMBLE DEVELOPMENT GROUP, LLC
P.O. BOX 1206
BIXBY, OKLAHOMA 74008
PHONE: (918) 299-0042
MR. CLINT BRUMBLE
EMAIL: clintb@thebrumblegroup.com

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2026
MR. ANDY FRITZ, PLS

Engineer

ENGINEERED BY DESIGN, PLLC
10700 MYERS LANE
CHOCTAW, OKLAHOMA 73020
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2026



CONCEPTUAL IMPROVEMENTS PLAN

PLAT OF SURVEY

20' WIDE UTILITY EASEMENT TO BE VACATED

EXHIBIT "A"

PAGE 1 of 2

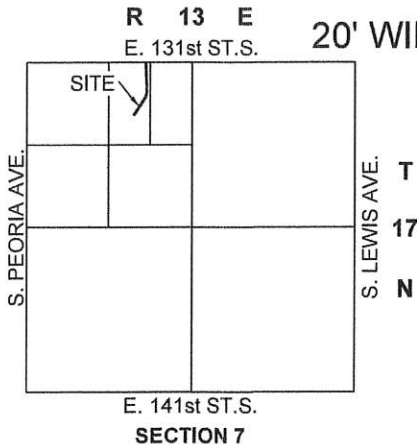


SCALE: 1" = 400'



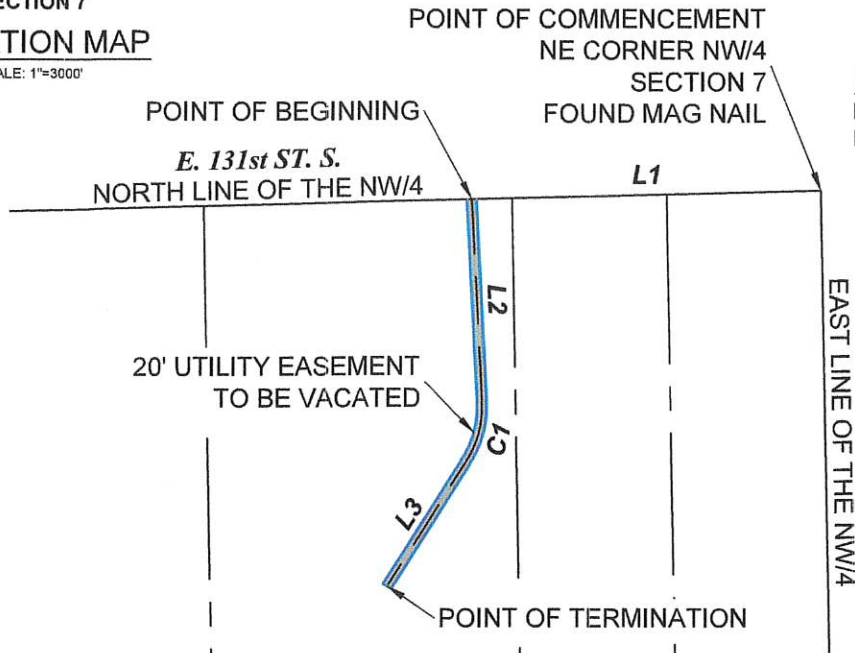
LINE	BEARING	DISTANCE
L1	S 88°37'13" W	749.93'
L2	S 03°01'04" E	433.98'
L3	S 32°27'08" W	310.06'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	215.00'	138.76'	S 15°28'17" W	136.36'



SECTION 7
LOCATION MAP

SCALE: 1"=3000'



INDEX

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

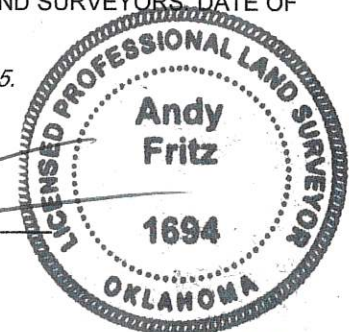
SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY IS INTENDED TO ILLUSTRATE THE PROPOSED 20' WIDE UTILITY EASEMENT TO BE VACATED AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: JANUARY 7, 2024.

WITNESS MY HAND AND SEAL THIS 11th DAY OF APRIL, 2025.

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2026
FLS 25001
PAGE 1 OF 2

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2026



**LEGAL DESCRIPTION
20' WIDE UTILITY EASEMENT TO BE VACATED
EXHIBIT "A"**

PAGE 2 of 2

EASEMENT TO BE VACATED FILED AS UTILITY EASEMENT IN BOOK 7196, PAGE 1498

SAID DOCUMENT HAS AN AMBIGUOUS LEGAL DESCRIPTION AS WRITTEN CONCERNING ITS TRUE POINT OF BEGINNING. BASED ON A SURVEY OF THE AFFECTED PROPERTY AND ITS IMPROVEMENTS, THIS SURVEYOR DETERMINED THE POSITION OF THE EASEMENT TO BE RELATIVE TO SAID IMPROVEMENTS AND VACATES SAID POSITION AS FOLLOWS. THE SIZE AND SHAPE OF THE EASEMENT REMAINS UNCHANGED.

20' WIDE UTILITY EASEMENT TO BE VACATED LEGAL DESCRIPTION:

A TWENTY (20) FOOT WIDE TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (W/2 NE/4 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, THE CENTERLINE OF SAID 20 FOOT WIDE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 7;
THENCE SOUTH 88°37'13" WEST ALONG THE NORTH LINE THEREOF 749.93 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 03°01'04" EAST 433.98 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 215.00 FEET, AN ARC LENGTH OF 138.76 FEET, A CHORD BEARING OF SOUTH 15°28'17" WEST AND A CHORD LENGTH OF 136.36 FEET;
THENCE SOUTH 32°27'08" WEST 310.06 FEET TO THE POINT OF TERMINATION.

SAID 20' WIDE TRACT OF LAND CONTAINS 17,656.0 SQ. FEET OR 0.41 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE NORTH LINE OF THE NW/4 OF SEC.07, T17N, R13E AS SOUTH 88°37'13" WEST.

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS INTENDED TO ILLUSTRATE THE PROPOSED 20' WIDE UTILITY EASEMENT TO BE VACATED AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: JANUARY 7, 2024.

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FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2026
FLS 25001

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2026



17355_ACCESS VACATE CLOSURE REPORT

Fri Mar 21 13:51:38 2025

Northing	Easting	Bearing	Distance
373105.319	2588360.920	N 01°02'24" W	20.000
373125.316	2588360.557	N 88°44'22" E	34.891
373126.084	2588395.440	Radius: 117.500 Chord: 64.817 Degree: 48°45'45" Dir: Right	
		Length: 65.669 Delta: 32°01'18" Tangent: 33.716	
		Chord BRG: S 75°14'59" E Rad-In: S 01°15'38" E Rad-Out: S 30°45'39" W	
		Radius Point: 373008.612,2588398.025	
373109.581	2588458.121	Radius: 47.500 Chord: 26.163 Degree: 120°37'22" Dir: Left	
		Length: 26.506 Delta: 31°58'20" Tangent: 13.608	
		Chord BRG: S 75°13'31" E Rad-In: N 30°45'39" E Rad-Out: N 01°12'41" W	
		Radius Point: 373150.398,2588482.415	
373102.909	2588483.420	S 01°12'41" E	20.000
373082.913	2588483.842	Radius: 67.500 Chord: 37.180 Degree: 84°52'57" Dir: Right	
		Length: 37.667 Delta: 31°58'20" Tangent: 19.338	
		Chord BRG: N 75°13'31" W Rad-In: N 01°12'41" W Rad-Out: N 30°45'39" E	
		Radius Point: 373150.398,2588482.415	
373092.395	2588447.892	Radius: 97.500 Chord: 53.785 Degree: 58°45'54" Dir: Left	
		Length: 54.491 Delta: 32°01'18" Tangent: 27.978	
		Chord BRG: N 75°14'59" W Rad-In: S 30°45'39" W Rad-Out: S 01°15'38" E	
		Radius Point: 373008.612,2588398.025	
373106.088	2588395.880	S 88°44'22" W	34.968
373105.319	2588360.920		

Closure Error Distance> 0.00000
Total Distance> 294.192
Polyline Area: 2541.9 sq ft, 0.06 acres





August 27, 2025

Planning Department
City of Jenks
211 N Elm St.,
Jenks, OK 74037

Attn: Marcae Hilton

RE: Bentley Ranch U/E Vacation Request

Cox Communications has no objection to the City of Jenks vacate notification for 20' WIDE UTILITY EASEMENT. We do not have any active plants in the area.

If you have any questions or concerns, please feel free to contact our office at (918) 894-1737 or email TULROW@cox.com.

Sincerely,

Ashylee Daugherty

Ashylee Daugherty

Cox Communications

Land Use Agent

ashylee.daugherty@cox.com

918-894-1737

Oklahoma Statutes Citationized

 **Title 11. Cities and Towns**

 **Chapter 1 - Oklahoma Municipal Code**

 **Article Article XLII - Vacating Plats and Public Ways**

 **Section 42-110 - Power to Close Public Ways or Easements by Ordinance - Reopening - Rights of Utilities**

Cite as: O.S. §, __ __

A. The municipal governing body by ordinance may close to the public use any public way or **easement** within the municipality whenever deemed necessary or expedient. The procedure for closing a public way or **easement** shall be established by ordinance or resolution adopted by the municipality.

B. The municipality shall give written notice of any proposed closing of a public way or **easement** to any holder of a franchise or others determined by the governing body to have a special right or privilege granted by ordinance or legislative enactment to use the public way or **easement** at least thirty (30) days prior to passage of any ordinance providing for closing of a public way or **easement**.

C. The municipality shall retain the absolute right to reopen the public way or **easement** without expense to the municipality. The public way or **easement** may be reopened by ordinance whenever:

1. The municipal governing body deems it necessary; or
2. An application of the property owners owning more than one-half in area of the property abutting on the public way or **easement** previously closed is filed with the governing body.

D. Closing of the public way or **easement** shall not affect the right to maintain, repair, reconstruct, operate or remove utility, public service corporation, or transmission company facilities of service therein, nor shall a closing affect private ways existing by operation of law unless released in writing executed by the owners thereof.

 **Oklahoma Statutes Citationized**

 **Title 11. Cities and Towns**

 **Chapter 1 - Oklahoma Municipal Code**

 **Article Article XLII - Vacating Plats and Public Ways**

 **Section 42-111 - Court Action by Owners to Foreclose or Reopen Public Way - Petition**

Cite as: O.S. §, __ __

Any owner of any real estate to which any public way or easement, or any part thereof, has heretofore reverted or may hereafter revert by closing, within the corporate limits of any municipality, may commence an action in the district court in the county in which the real estate is situated, upon filing a verified petition. The petition shall show the passage of an ordinance closing the public way or easement and ask for the foreclosure of the absolute right to reopen the public way or easement or ask for the reopening of the public way or easement. Attached to the verified petition shall be the certificate of a bonded abstractor listing the names and mailing addresses of all persons required to be notified as set forth in Section 11-[42-112](#) of this title.

Historical Data

Laws 1977, HB 1100, c. 256, § 42-111, eff. July 1, 1978.

Citationizer® Summary of Documents Citing This Document

Cite **Name Level**
None Found.

Citationizer: Table of Authority

Cite Name	Level	
Title 11. Cities and Towns		
Cite	Name	Level
11 O.S. 42-112.	Notice of Court Action by Owners to Foreclose or Reopen	Cited

Oklahoma Statutes Citationized

Title 11. Cities and Towns

Chapter 1 - Oklahoma Municipal Code

Article Article XLII - Vacating Plats and Public Ways

Section 42-101 - Definitions

Cite as: O.S. §, ___ __

In Sections 11-42-101 through 11-~~42-115~~ of this title, the following terms shall have the meanings respectively provided for them in this section, unless the context otherwise requires:

1. "Close" means a legislative act of the governing body of a municipality discontinuing the public use of a public way or easement without affecting title to real property;
2. "Vacate" means the termination, by written instrument, as provided in Section 11-~~42-106~~ of this title, or judicial act of the district court, of private and/or public rights in a public way, easement or plat and vesting title in real estate in private ownership;
3. "Public way" means a street, avenue, boulevard, alley, lane or thoroughfare open for public use; and
4. "Easement" means rights in real property as set forth in Section 49 of Title 60 of the Oklahoma Statutes.

Historical Data

Laws 1977, HB 1100, c. 256, § 41-101, eff. July 1, 1978.

Oklahoma Statutes Citationized

Title 11. Cities and Towns

Chapter 1 - Oklahoma Municipal Code

Article Article XLII - Vacating Plats and Public Ways

Section 42-102 - Application by Owner for Vacation of Platted Tract, Street, Alley, Easement or Public Way - Power of District Court

Cite as: O.S. §, ___ __

A. If the owner of any tract of land platted for municipal purposes, or the owner of any portion of such platted tract, desires to vacate the whole or some part thereof, or desires to vacate a platted street, alley, easement or portion thereof, the owner shall file a verified application setting forth his current address and briefly stating the reason for vacating, in the district court in the county where the land is located.

B. Notwithstanding provisions in subsection A of this section, if the owner of any tract of land platted for municipal purposes for a public way desires to vacate some part thereof and the portion thus vacated would not obstruct the use of the balance of the tract as a street, avenue, alley, lane or thoroughfare open for public use, and which tract after vacation would remain bounded on all sides by land platted for municipal purposes, the owner may file a verified application in the district court in the county where the property is located. The district court is authorized, upon application by such owner and upon showing that previous use of the tract as a street would remain unobstructed, to alter or vacate the platted tract or any part thereof.

C. In cases where a portion of a tract is vacated but remains bounded on all sides by public ways and public grounds, title to the portion vacated shall pass to the municipality or public entity created by the municipality for the purpose of managing, developing, maintaining or leasing, for any lawful purpose, public or private, the tract so vacated. The title to said tract shall remain with the municipality or other public entity until such time as any adjacent tract comprising the public way or street is subsequently vacated and no longer used for a public purpose.

Historical Data

Laws 1977, HB 1100, c. 256, § 42-102, eff. July 1, 1978; Amended by Laws 1979, HB 1298, c. 236, § 1; Amended by Laws 1990, HB 1411, c. 194, § 1, emerg. eff. May 10, 1990.

Citationizer® Summary of Documents Citing This Document

Cite Name	Level
Oklahoma Court of Civil Appeals Cases	
Cite	Name
1984 OK CIV APP 45, 689 P.2d 1286,	Red Rock Petroleum Co., Inc. v. City of Choctaw
	Level
	Cited

Citationizer: Table of Authority

Cite	Name	Level
None Found.		

Oklahoma Statutes Citationized

Title 11. Cities and Towns

Chapter 1 - Oklahoma Municipal Code

Article Article XLII - Vacating Plats and Public Ways

Section 42-103 - Notice of Application for Vacation - Hearing - Date - Notice of Hearing -

Right to Resist.

Cite as: O.S. §, ___ __

A. In addition to any other requirements for notice provided by this section, notice of hearing shall be given to the public by one publication in some newspaper of general circulation in the municipality where the land is located. If there is no newspaper published in such municipality where the land is located, the publication may be in some newspaper of general circulation in the county where the land is located. Such notice shall be published at least thirty (30) days prior to the time when the application has been set for hearing by the court.

B. The court shall set a date for hearing on an application for vacation, not less than thirty-five (35) days nor more than sixty (60) days after the filing of the application. Notice of the hearing, with a copy of the application attached thereto, shall be served at least thirty (30) days prior to the date set for said hearing in the same manner as is provided for service of process in civil actions on:

1. The governing body of the municipality if the tract, street, alley, easement or portion thereof is inside the municipal limits;
2. The board of county commissioners; and
3. Any holder of a franchise and others having a special right or privilege granted by ordinance or legislative enactment to use the platted tract or portion thereof or street, alley, easement or portion thereof sought to be vacated.

C. Notice of the hearing shall be mailed by first class mail at least thirty (30) days prior to the date set for said hearing to:

1. All owners of land, as shown by the current year's tax rolls in the office of the county treasurer, within three hundred (300) feet of the tract, street, alley, easement or portion thereof sought to be vacated; and
2. All persons, firms or corporations, not otherwise required to be notified, that are known by the applicant to claim an interest or right in the tract, street, alley, easement or portion thereof sought to be vacated.

Attached to any application shall be the certificate of a bonded abstractor listing the names and mailing addresses, as reflected by the current year's tax rolls in the office of the county treasurer, of all persons required to be notified herein.

D. The municipality, county, and any holder of a franchise or other special right or privilege, or any owner of any land required by this section to be notified, may appear and oppose and resist the application if such party has filed, at least five (5) days prior to the date set for said hearing, a verified answer showing the grounds therefor. A copy of the answer shall be mailed to the applicant or applicants the date the answer is filed.

EASEMENT CLOSURES, VACATIONS, AND ENCROACHMENTS ARE PROCESSED THROUGH THE CITY. IT IS NOT A BOARD OF ADJUSTMENT ACTION.

NONREFUNDABLE: A nonrefundable filing fee in such amount as established by resolution in the current approved Manual of Fees of the City Council shall accompany each application to vacate a public way or easement

CLOSURE:

- (Step 1) Closure Process
 - Complete City form
 - Submit Survey | Hire Engineer or surveyor
 - Pay Fee: NONREFUNDABLE FEE (fee schedule subject to change)
 - \$750.00 +
 - \$110.00 Public Notice +
 - \$40.00 Ordinance Fee +
 - \$250.00 Processing Fee
- (Step 2) Staff places application on City Council Agenda
 - Council & Staff must agree to the vacation

VACATION: The City cannot vacate an easement; this requires legal action at District Court at the cost of the applicant

- (Step 1) Vacation Process
 - Complete City form
 - Same initial process as a CLOSURE (See Closure)
 - Council must agree to the vacation
 - NONREFUNDABLE BASE FEE (fee schedule subject to change)
- (Step 2) District Court Action
 - Must have approval of City Council
 - Usually requires attorney action
 - City has no additional fees for District Court Action.

ENCROACHMENT:

- (Step 1) Encroachment Agreement Process
 - Complete City form
 - Same initial process as a CLOSURE
 - NONREFUNDABLE BASE FEE
 - ENCROACHMENT AGREEMENTS are a private agreement with Public Works and the other utility companies

DEFINITIONS:

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

CLOSE: A legislative act of the City Council discontinuing the public use of a public way or easement without affecting title to such real property.

EASEMENT: Rights in real property as established by the laws of the state.

PUBLIC WAY: A street, avenue, boulevard, alley, lane or thoroughfare established and/or open for public use.

ORDINANCE INFORMATION SUMMARY:

1. The City can close an easement.
2. Closure allows it to be reopened if necessary in the future.
3. CODE REQUIREMENT
 - a. If the applicant closes a **public way** there is a requirement of a 300 ft. radius notice
 - i. **PUBLIC WAY:** street, avenue, boulevard, alley, lane or thoroughfare established and/or open for public use
 - b. 30 Day Notice Period
 - c. City Council Action/Decision
 - d. CLOSURE
 - i. First Step to Easement Vacation
 - ii. First Step to Encroachment Agreement

APPLICATION FOR CLOSING:

All applications for closing easements or public ways located within the corporate limits of the City shall be filed with the City and the applicant shall furnish information meeting the following minimum requirements:

A. Plan: A plot plan or other representative sketch or drawing (depicting distances and points of the compass) showing the location and area of public way or easement.

B. Legal Description: The legal description of the public way or easement to be closed.

C. Purpose: If an easement is being closed, the purpose for which the easement was originally given.

D. Name, Plat Number: If the easement or public way was established by statutory dedication pursuant to a recorded subdivision plat, the name of the subdivision and plat number shall be furnished.

E. Open For Public Use; Information Required:

- If the application seeks to close a public way,
 - the applicant shall state whether or not such public way has ever been open for public use within the five (5) year period immediately preceding the date of the filing of such application;
 - if such public way has been open for public use within such period of time,
 - the applicant shall furnish a list certified by the certificate of a bonded abstractor containing the names and addresses of all owners of record,
 - as shown by the current year's tax rolls in the office of the county treasurer,
 - of property abutting the public way and such other owners of record whose property is within three hundred feet (300') in any direction from the public way sought to be closed.

F. Form Of Application: All applications shall be made upon forms furnished by the City and shall contain such additional information as may be determined by the City to be necessary for evaluating the application.

PROCESSING APPLICATIONS:

A. Notice: The City

- shall give written notice of the pending application (as applicable to such application, within the City): (30 day process)
- water departments
- sewer departments
- all companies whose franchises within the City entitle them to the use of public ways and/or easements
- Notice shall require that all comments on the application shall be made in writing to the City within thirty (30) days from the date of the written notice.

B. Recommendation: Within a reasonable period of time after the expiration of the thirty (30) day notice period, the City shall recommend to the City Council what action should be taken upon the application.

C. City Council Decision: Upon receipt of the report and recommendation of the City to

- The City Council may, without giving further notice to any third party...any application seeking to vacate an easement or close a public way which has not been open for public use for more than the five (5) year period immediately preceding the date of the filing of such application:
 - approve either in whole or in part
 - deny either in whole or in part
- The City Council shall set a date for public hearing...any application seeking to vacate an easement or close a public way which has been open for public use thereon
 - direct the City clerk to give notice by certified mail to all property owners shown on the list furnished by the applicant.
 - Such notice shall be given at least ten (10) calendar days prior to the scheduled public hearing.
 - It shall identify the nature of the pending preceding, and direct that any person having an objection to the pending application must appear at the public hearing to advise the City Council of the nature of such objection.
 - On the day of the scheduled public hearing
 - the City Council shall inquire into the merits of the application and upon determination of all parties, the proposed closing.
 - shall approve either in whole or in part,
 - or deny, either in whole or in part,

D. Ordinance Preparation: Upon approval of any application, the City attorney shall be directed to prepare a proper ordinance closing the public way or easement; upon its adoption, the City clerk shall determine the cost for publishing such ordinance and, upon payment of such sum to the City by the applicant, the City clerk shall have the ordinance published.

RETENTION OF RIGHTS:

The City shall retain the absolute right to reopen a closed public way or easement without expense to the City. The closing of any public way or easement shall not affect the right to maintain, repair, reconstruct, operate or remove utility, public service corporation or transmission company facilities existing therein, nor shall such closing affect private ways existing by operation of law.

FEES:

A nonrefundable fee in such amount as established by resolution of the City Council shall accompany each application to vacate a public way or easement. In addition to such filing fee, if the application seeks to close a public way which has been open to public use within the five (5) year period preceding the date of application, the applicant at time of filing shall pay an additional mailing and processing fee in such amount as established by resolution of the City Council for each property owner who is entitled to receive notice of the proceeding, if the application is withdrawn prior to the mailing of notices, such fee shall be refunded to the applicant.

PENALTY:

Except as stated otherwise, violations of this chapter are punishable.

To Planning Commission
Hearing Date September 04, 2025
Case Number JL 25-410
Request Lot Split
Location E of 11520 S Cleveland | Parcel #98235823522410
Applicant Ron Johnson

Staff Report Preparer | Brandon Macy

Attachments Preparer
 Site Plan Ron Johnson

Background Information

STAFF COMMENTARY | The applicant brought this lot split request to the City in order to build a house on the new lot. The parent tract is owned by Mr. Johnson’s father who is deeding over 2 acres of land to build the new home. Originally his father deeded over 1 acre, however they wish to keep the AG (Agriculture) zoning which requires 2 (two) acres. As a result, Mr. Johnson’s father has agreed to deed over an additional acre to meet the minimum size requirement. The new lot will be in a sub-trust to the trust that owns the original parcel. This lot will be accessed off S Adams St, and he will have access to his property through an agreement with his father. There is currently a barn on the property, but no residences. City sewer and water will serve the new house.

PLANNING DATA

REQUEST Lot Split
ZONING (AG) Agriculture
INTENDED USE Single Family Home
ORIGINAL TRACT 98235823522410
LEGAL Unplatted | S APPROX 356 E/2 NW INCLUDING [PRT RES B GLENNWOOD SOUTH LESS](#) W180.15 THEREOF SEC 35 18 12 7.092ACS
&
NE SW LESS BEG NEC NE SW TH S400 W75 NW256.02 WLY110 N280 E400 TO POB SEC 35 18 12 3.009ACS
OWNER JOHNSON, GREGG & GAYLA TRUST
GROSS ACRES 10.10 acres
Parcel Data

Owner Name	JOHNSON, GREGG & GAYLA TRUST
Owner Mailing Address	12517 S 3RD PL JENKS , OK 740373386
Account Type	Residential
Parcel ID	98235-82-35-22410
Land Area	7.09 acres / 308,954 sq ft
School District	JK-5A
Legal Description	Subdivision: UNPLATTED (98235)
Legal:	S APPROX 356 E/2 NW INCLUDING PRT RES B GLENNWOOD SOUTH LESS W180.15 THEREOF SEC 35 18 12 7.092ACS
STR	Section: 35 Township: 18 Range: 12

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.

(1) Lot Split Review Requirements.

- Lot split application is complete.
- Lot split fees paid.
- Scaled drawing of lot split(s) provided.
- Drawing shows all existing and proposed lot lines.
- Drawing shows adjacent streets and street widths.
- Drawing shows existing access limitations.
- Drawing shows a north arrow and map scale.
- Lot dimensions and area either conform with UDO requirements of Variance of zoning code requirements have been obtained by Jenks Board of Adjustment.
- Public water and/or sanitary sewer is not available (appropriate tests shall be conducted by health department of its assigns to determine the proposed lots' suitability for a private sewer disposal device).
- If the lot split results in inadequate access to utility easements, dedication of easement has been provided. **No perimeter easements have been added; the City Engineer will likely require these easements.**
- If the lot split results in inadequate access to public street, dedication of right-of-way has been provided.

(2) Procedure.

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

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

(b) City Action on Lot Splits.

The City Planner, upon receiving a lot split application shall visually inspect the tract being split, notify the Planning Commission of the proposed lot split, review the proposed lot split in regard to the requirements of this UDO, prepare a recommendation concerning the proposed lot split and submit the matter for Planning Commission review and approval.

If the lot split is approved by the Planning Commission and if a conveyance of interest of the created parcels is presented, the "Lot Split Approval Stamp" shall be affixed to the instrument of the transfer of interest and signed by the City Planner.

Should the Planning Commission recommend that a lot split proposal be denied, the applicant may appeal to the Board of Adjustment for relief. Such appeal shall be by written petition and shall be accompanied by a fee as prescribed by ordinance.

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

(a) Lot Characteristics.

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

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

(c) Access and Streets.

- Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot.
- The splitting of land shall provide each lot with access to a public street or highway, so that the convenience of the lot owner or user is assured.
- Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:
 - (i) All utilities are in place and the additional right-of-way is not required for utility placement and,
 - (ii) The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.

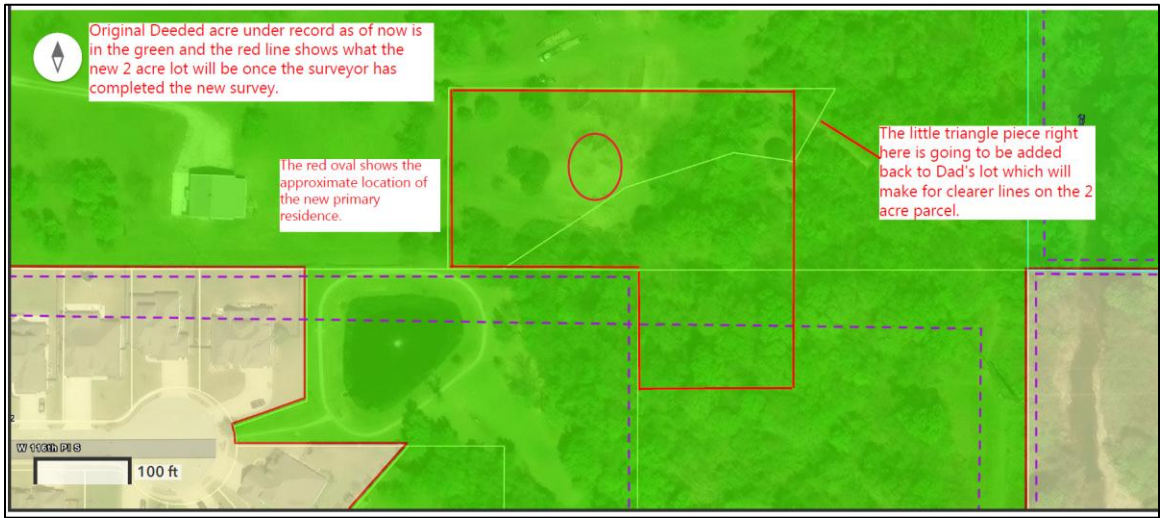


Figure 1: Zoning map with original tracts and split request. Also includes the applicant's explanation.

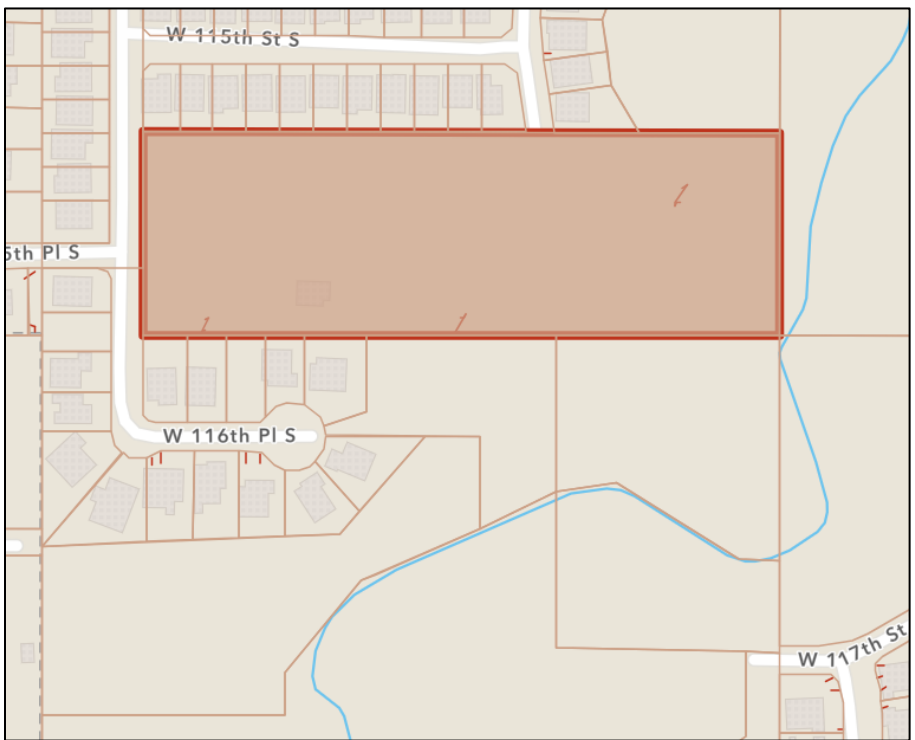
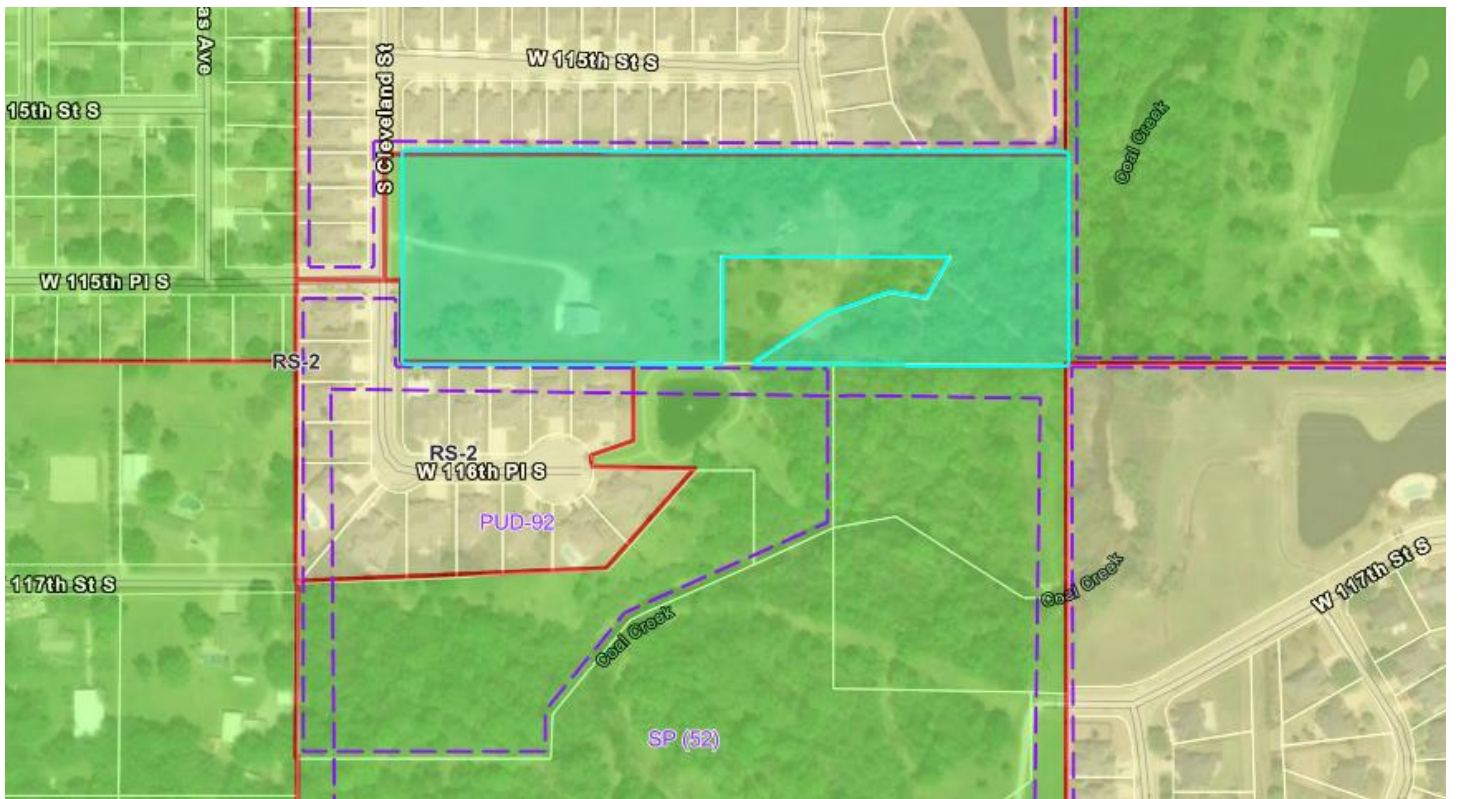
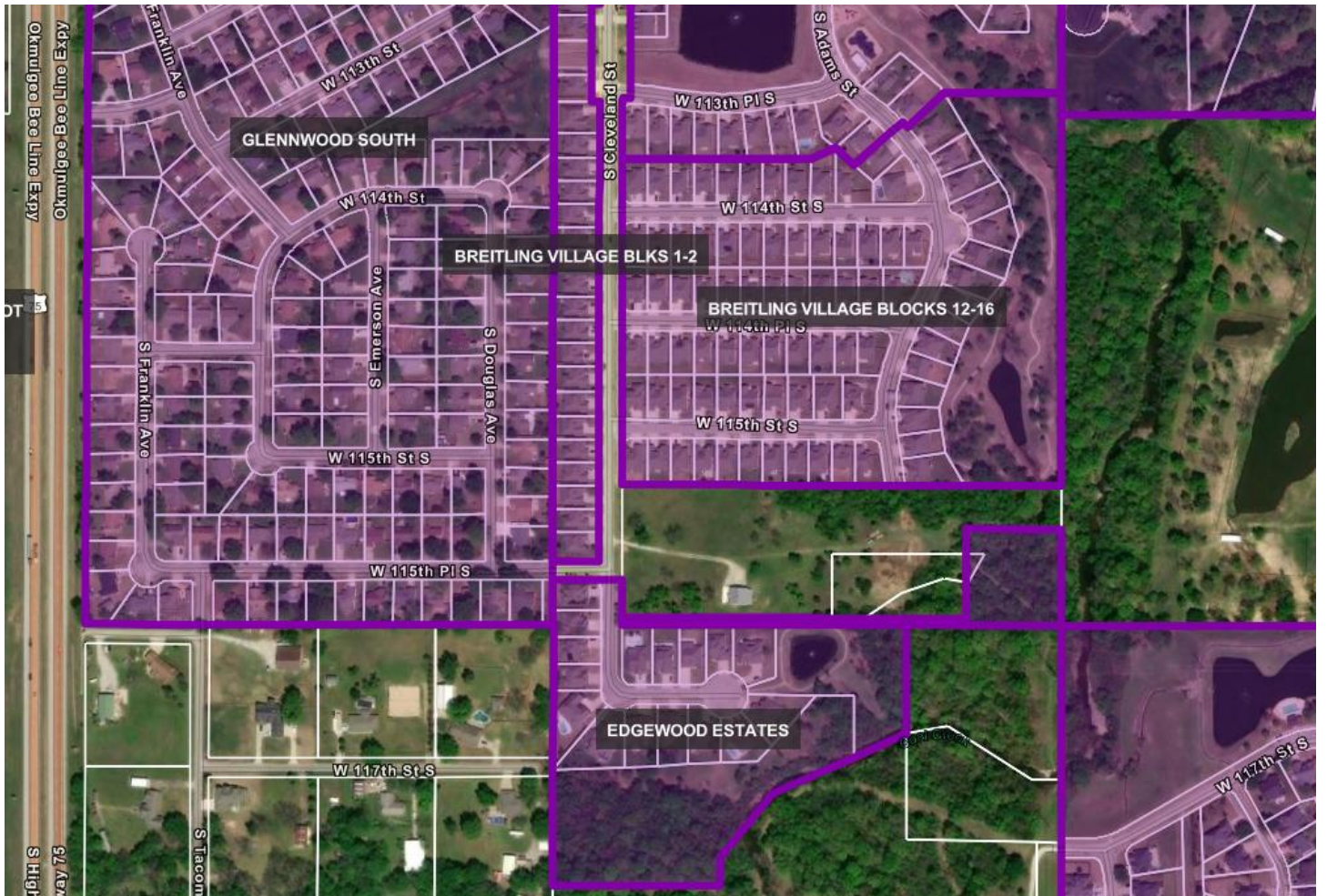
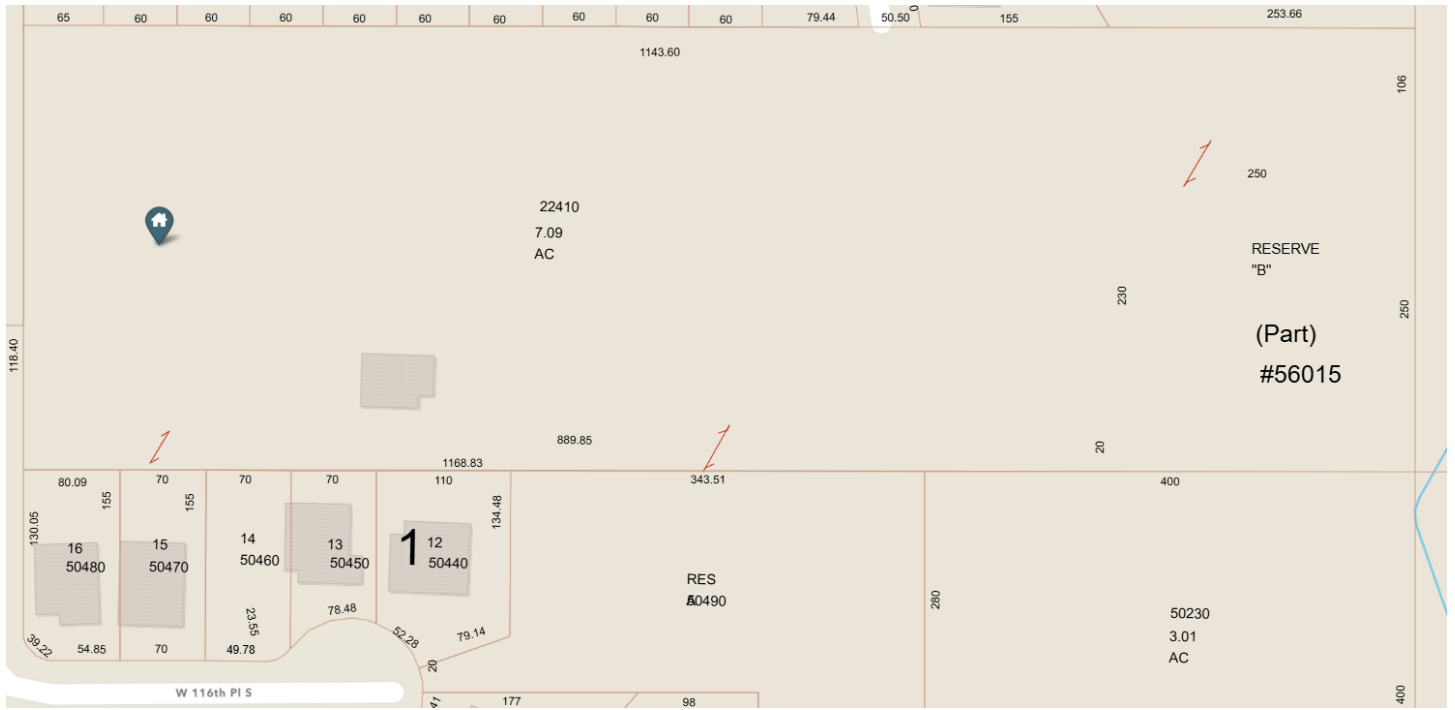


Figure 2: Assessor's Map.







Staff Evaluation & Recommendation

Evaluation | Staff and TAC recommend approval of the lot split request. The land is unplatted, and there are currently no residence.

Table 3. Bulk and Area Requirements in the Agriculture District

AG

Lot Width (min. ft.)	150
Lot Area (acre)	2
Front Yard Setback and Any Yard Abutting a Private Street	24
Side Yard (min. ft.) —Exterior	25
Side Yard (min. ft.) —interior	10
Rear Yard (min. ft.)	40
Building Height (max. ft.)	35
*No habitable portion of any dwelling may exceed 35 feet.	
Impervious Surface Coverage	N/A

Recommendation | *Staff and TAC recommend conditional approval of JL 25-410 with the following conditions:*

1. Deeds are provided to the City Planner for stamps once they are created
2. Deeds are filed with Tulsa County.
3. Provide City Planner with copy of recorded Deeds.
4. Provide additional easements as required in the UDO.



Engineering • Land Surveying
Land Planning • 3D Scanning • UAV Mapping
6660 S Sheridan Rd Ste 210 Tulsa, OK. 74135 (918)-665-3600

August 28, 2025

W.O.#17057.03

Ron Johnson
12517 South 3rd Place
Jenks, OK 74037

LEGAL DESCRIPTION CERTIFICATION

I, KELLY K. SCHMIDT, OF SISEMORE & ASSOCIATES, CERTIFY THAT THE LEGAL DESCRIPTIONS BELOW, CLOSE IN ACCORD WITH EXISTING RECORDS AND ARE TRUE REPRESENTATIONS OF THE INTENDED PARCELS AS DESCRIBED. THESE LEGAL DESCRIPTIONS MEET THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

8/28/2025
DATE

SISEMORE & ASSOCIATES, INC.
C. A. NO. 2421

By: _____

KELLY K. SCHMIDT
OKLAHOMA PROFESSIONAL SURVEYOR NO. 1507



LEGAL DESCRIPTION
(ORIGINAL/PARENT TRACT)

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) AND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED - USING BEARINGS RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) NORTH ZONE (3501) OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW/4; THENCE SOUTH 89°00'07" WEST ON THE NORTH LINE OF SAID NW/4 A DISTANCE OF 132.00 FEET; THENCE SOUTH 1°10'27" EAST A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF **BREITLING VILLAGE, BLOCKS 3 - 11**, AN ADDITION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6547; THENCE CONTINUING SOUTH 1°10'27" EAST ON THE EAST LINE OF SAID

BREITLING VILLAGE, BLOCKS 3 - 11 AND PARALLEL WITH THE EAST LINE OF SAID NW/4 A DISTANCE OF 602.39 FEET; THENCE NORTH 88°49'33" EAST ON A NORTH LINE OF SAID **BREITLING VILLAGE, BLOCKS 3 - 11** A DISTANCE OF 132.00 FEET TO A NORTHEAST CORNER OF SAID **BREITLING VILLAGE, BLOCKS 3 - 11** AND THE NORTHWEST CORNER OF LOT SIX (6), **ENGLEWOOD ESTATES**, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 5100, SAID POINT BEING ON THE EAST LINE OF SAID **BREITLING VILLAGE, BLOCKS 3 - 11** AND OF SAID NW/4; THENCE SOUTH 1°10'27" EAST ON THE WEST LINE OF SAID **ENGLEWOOD ESTATES** AND ON THE EAST LINES OF SAID **BREITLING VILLAGE, BLOCKS 3 - 11** AND OF **BREITLING VILLAGE, BLOCKS 12 - 16**, A SUBDIVISION WITHIN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6758 AND OF SAID NW/4 A DISTANCE OF 1621.23 FEET TO A 3/8" IRON REBAR WITH A RED PLASTIC CAP STAMPED "SWA CA2421" AT THE SOUTHEAST CORNER OF SAID **BREITLING VILLAGE, BLOCKS 12 - 16** AND THE **POINT OF BEGINNING** OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 1°10'27" EAST (S1°13'15"E FM) ON SAID EAST LINE OF THE NW/4 A DISTANCE OF 362.24 FEET (362.49 FM) TO A 2" PIPE AT THE SOUTHEAST CORNER OF SAID NW/4; THENCE SOUTH 1°10'12" EAST (S1°08'35"E FM) ON THE EAST LINE OF SAID SW/4 A DISTANCE OF 556.55 FEET (556.29 FM) TO A 3/8" IRON REBAR WITH A PLASTIC CAP STAMPED "TANNER"; THENCE SOUTH 88°55'59" WEST (S88°55'57"W FM) A DISTANCE OF 401.09 FEET (401.22 FM) TO A 3/8" IRON REBAR WITH A PLASTIC CAP STAMPED "TANNER"; THENCE NORTH 1°03'29" WEST (N1°02'17"W FM) ON THE PROJECTION OF AND ON THE EAST LINE OF **EDGEWOOD ESTATES**, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6626, A DISTANCE OF 556.61 FEET (556.50 FM) TO A 3/8" IRON REBAR WITH A PLASTIC CAP STAMPED "TANNER" AT THE NORTHEAST CORNER OF SAID **EDGEWOOD ESTATES** ALSO BEING A POINT ON THE SOUTH LINE OF SAID NW/4; THENCE SOUTH 88°55'48" WEST (S88°56'52"W FM) ON THE NORTH LINE OF SAID **EDGEWOOD ESTATES** AND ON SAID SOUTH LINE A DISTANCE OF 743.61 FEET (743.61 FM) TO A MAG NAIL IN THE CONCRETE FOOTING OF A BRICK, FENCE, CORNER COLUMN ON THE EAST RIGHT-OF-WAY LINE OF SOUTH CLEVELAND STREET; THENCE NORTH 1°10'30" WEST (N 1°10'01" W FM) ON SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 362.25 FEET (362.20 FM) TO A 3/8" IRON REBAR WITH A RED PLASTIC CAP STAMPED "SWA CA2421" AT THE SOUTHWEST CORNER OF SAID **BREITLING VILLAGE, BLOCKS 12-16**; THENCE NORTH 88°55'48" EAST (N88°56'18"E FM) ON THE SOUTH LINE OF SAID **BREITLING VILLAGE, BLOCKS 12-16** A DISTANCE OF 1143.60 FEET (1143.48 FM) TO THE **POINT OF BEGINNING** OF SAID TRACT OF LAND, CONTAINING 14.63 ACRES MORE OR LESS.

LEGAL DESCRIPTION
(NEW TRACT)

A PIECE OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) AND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, TULSA COUNTY, STATE OF OKLAHOMA, SAID PIECE OF LAND BEING MORE PARTICULARLY DESCRIBED - USING BEARINGS RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) NORTH ZONE (3501) OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST-WEST QUARTER LINE OF SAID SECTION 35 ALSO BEING THE NORTHEAST CORNER OF **EDGEWOOD ESTATES**, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6626; THENCE

S88°55'42"W ON THE SOUTH LINE OF SAID NW/4 ALSO THE NORTH LINE OF SAID **EDGEWOOD ESTATES** A DISTANCE OF 193.99 FEET; THENCE N1°03'08"W A DISTANCE OF 186.66 FEET; THENCE N88°56'52"E A DISTANCE OF 353.81 FEET; THENCE S1°02'17"E PARALLEL WITH THE EAST LINE OF SAID **EDGEWOOD ESTATES** (CROSSING SAID EAST-WEST QUARTER LINE AT 186.63 FEET) A DISTANCE OF 345.99 FEET; THENCE S88°57'45"W PARALLEL WITH SAID EAST-WEST QUARTER LINE AND THE NORTH LINE OF SAID **EDGEWOOD ESTATES** A DISTANCE OF 159.78 FEET TO A POINT ON THE EAST LINE OF SAID **EDGEWOOD ESTATES**; THENCE N01°02'17"W ON THE EAST LINE OF SAID **EDGEWOOD ESTATES** A DISTANCE OF 132.10 FEET TO THE POINT OF BEGINNING OF SAID PIECE CONTAINING 2.10 ACRES MORE OR LESS.

LEGAL DESCRIPTION
(REMAINDER TRACT)

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) AND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED - USING BEARINGS RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) NORTH ZONE (3501) OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW/4; THENCE SOUTH 89°00'07" WEST ON THE NORTH LINE OF SAID NW/4 A DISTANCE OF 132.00 FEET; THENCE SOUTH 1°10'27" EAST A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF **BREITLING VILLAGE, BLOCKS 3 - 11**, AN ADDITION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6547; THENCE CONTINUING SOUTH 1°10'27" EAST ON THE EAST LINE OF SAID **BREITLING VILLAGE, BLOCKS 3 - 11** AND PARALLEL WITH THE EAST LINE OF SAID NW/4 A DISTANCE OF 602.39 FEET; THENCE NORTH 88°49'33" EAST ON A NORTH LINE OF SAID **BREITLING VILLAGE, BLOCKS 3 - 11** A DISTANCE OF 132.00 FEET TO A NORTHEAST CORNER OF SAID **BREITLING VILLAGE, BLOCKS 3 - 11** AND THE NORTHWEST CORNER OF LOT SIX (6), **ENGLEWOOD ESTATES**, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 5100, SAID POINT BEING ON THE EAST LINE OF SAID **BREITLING VILLAGE, BLOCKS 3 - 11** AND OF SAID NW/4; THENCE SOUTH 1°10'27" EAST ON THE WEST LINE OF SAID **ENGLEWOOD ESTATES** AND ON THE EAST LINES OF SAID **BREITLING VILLAGE, BLOCKS 3 - 11** AND OF **BREITLING VILLAGE, BLOCKS 12 - 16**, A SUBDIVISION WITHIN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6758 AND OF SAID NW/4 A DISTANCE OF 1621.23 FEET TO A 3/8" IRON REBAR WITH A RED PLASTIC CAP STAMPED "SWA CA2421" AT THE SOUTHEAST CORNER OF SAID **BREITLING VILLAGE, BLOCKS 12 - 16** AND THE **POINT OF BEGINNING** OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 1°10'27" EAST (S1°13'15"E FM) ON SAID EAST LINE OF THE NW/4 A DISTANCE OF 362.24 FEET (362.49 FM) TO A 2" PIPE AT THE SOUTHEAST CORNER OF SAID NW/4; THENCE SOUTH 1°10'12" EAST (S1°08'35"E FM) ON THE EAST LINE OF SAID SW/4 A DISTANCE OF 556.55 FEET (556.29 FM) TO A 3/8" IRON REBAR WITH A PLASTIC CAP STAMPED "TANNER"; THENCE SOUTH 88°55'59" WEST (S88°55'57"W FM) A DISTANCE OF 401.09 FEET (401.22 FM) TO A 3/8" IRON REBAR WITH A PLASTIC CAP STAMPED "TANNER"; THENCE NORTH 1°03'29" WEST (N1°02'17"W FM) ON THE PROJECTION OF AND ON THE EAST LINE OF **EDGEWOOD ESTATES**, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6626, A DISTANCE OF 556.61 FEET (556.50 FM) TO A 3/8" IRON REBAR WITH A PLASTIC CAP STAMPED "TANNER" AT THE NORTHEAST CORNER OF SAID **EDGEWOOD ESTATES** ALSO BEING A POINT ON THE SOUTH LINE OF

SAID NW/4; THENCE SOUTH 88°55'48" WEST (S88°56'52"W FM) ON THE NORTH LINE OF SAID **EDGEWOOD ESTATES** AND ON SAID SOUTH LINE A DISTANCE OF 743.61 FEET (743.61 FM) TO A MAG NAIL IN THE CONCRETE FOOTING OF A BRICK, FENCE, CORNER COLUMN ON THE EAST RIGHT-OF-WAY LINE OF SOUTH CLEVELAND STREET; THENCE NORTH 1°10'30" WEST (N 1°10'01" W FM) ON SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 362.25 FEET (362.20 FM) TO A 3/8" IRON REBAR WITH A RED PLASTIC CAP STAMPED "SWA CA2421" AT THE SOUTHWEST CORNER OF SAID **BREITLING VILLAGE, BLOCKS 12-16**; THENCE NORTH 88°55'48" EAST (N88°56'18"E FM) ON THE SOUTH LINE OF SAID **BREITLING VILLAGE, BLOCKS 12-16** A DISTANCE OF 1143.60 FEET (1143.48 FM) TO THE **POINT OF BEGINNING** OF SAID TRACT OF LAND - **LESS AND EXCEPT** - A PIECE OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST-WEST QUARTER LINE OF SAID SECTION 35 ALSO BEING THE NORTHEAST CORNER OF SAID **EDGEWOOD ESTATES**; THENCE S88°55'42"W ON THE SOUTH LINE OF SAID NW/4 ALSO THE NORTH LINE OF SAID **EDGEWOOD ESTATES** A DISTANCE OF 193.99 FEET; THENCE N1°03'08"W A DISTANCE OF 186.66 FEET; THENCE N88°56'52"E A DISTANCE OF 353.81 FEET; THENCE S1°02'17"E PARALLEL WITH THE EAST LINE OF SAID **EDGEWOOD ESTATES** (CROSSING SAID EAST-WEST QUARTER LINE AT 186.63 FEET) A DISTANCE OF 345.99 FEET; THENCE S88°57'45"W PARALLEL WITH SAID EAST-WEST QUARTER LINE AND THE NORTH LINE OF SAID **EDGEWOOD ESTATES** A DISTANCE OF 159.78 FEET TO A POINT ON THE EAST LINE OF SAID **EDGEWOOD ESTATES**; THENCE N01°02'17"W ON THE EAST LINE OF SAID **EDGEWOOD ESTATES** A DISTANCE OF 132.10 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 2.10 ACRES MORE OR LESS.

SHEET
5 OF 5

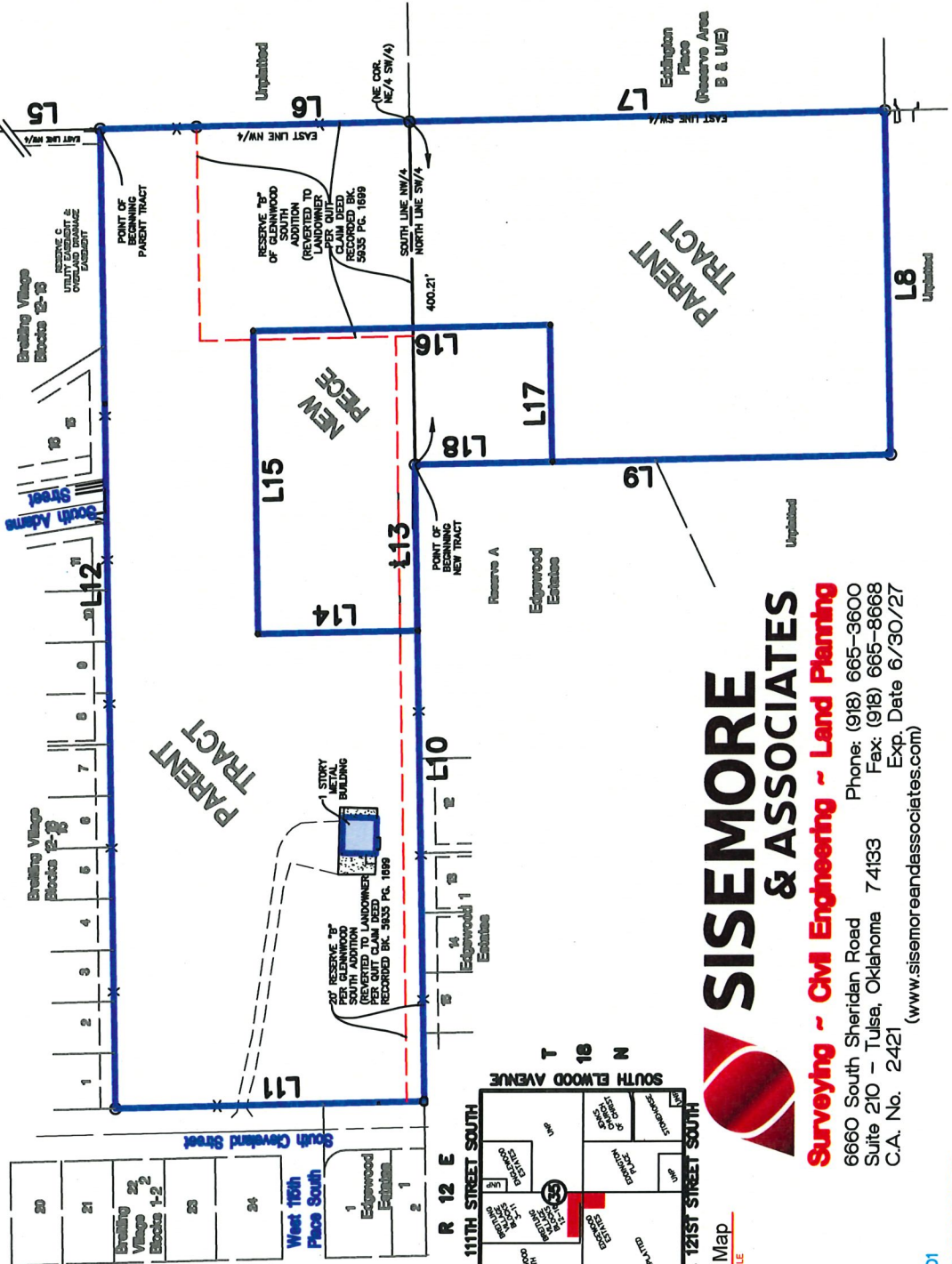


SCALE: 1"=200'

- FOUND MONUMENT
- SET 3/8" IRON PIN

Line Table		
Line #	Length	Direction
L1	132.01	S89° 00' 07"W
L2	60.00	S01° 10' 27"E
L3	602.39	S01° 10' 27"E
L4	132.00	N88° 49' 33"E
L5	1621.23	S01° 10' 27"E
L6	362.49	S01° 13' 15"E
L7	556.29	S01° 08' 35"E
L8	401.22	S88° 55' 57"W
L9	556.50	N01° 02' 17"W
L10	743.61	N88° 56' 52"E
L11	362.20	N01° 10' 01"W
L12	1143.48	N88° 56' 18"E
L13	193.99	S88° 55' 42"W
L14	186.66	N01° 03' 08"W
L15	353.81	N88° 56' 52"E
L16	159.36	S01° 02' 17"E
L17	159.78	S88° 57' 45"W
L18	159.36	N01° 02' 17"W

Exhibit
Lot Split
NW/4, SW/4 Section 35, T-18-N, R-12-E
City of Jenks, Tulsa County, Oklahoma



Location Map
NOT TO SCALE

SISEMORE & ASSOCIATES

Surveying - Civil Engineering - Land Planning
 Phone: (918) 665-3600
 Suite 210 - Tulsa, Oklahoma 74133
 C.A. No. 2421
 Exp. Date 6/30/27
 (www.sisemoreandassociates.com)

BASIS OF BEARINGS: OK 89-North Zone 3601
 DATE: 8/14/2025 ORDER #: 17057.03 FILE #: 1318.35

MUTUAL ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Gregory and Gayla Johnson, the owner(s) of the legal and equitable title to the following described real estate situated in Tulsa County, State of Oklahoma, for and in consideration of the sum of One Dollar(\$1.00), cash in hand paid by Ron Johnson of Jenks, Oklahoma, and for other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey unto NAME, its successors and assigns, an easement and right-of-way over and across the following described real property and premises, situated in Tulsa County, State of Oklahoma, to wit:

See Attached Exhibit "A"

for the purpose of vehicular ingress and egress from the public right of way to all adjacent properties surrounding the easement. This grant is intended as a grant to the public for all vehicular access including but not limited to, police, fire, garbage collection, mail delivery and other normal access requirements for adjacent properties.

PROVIDED, that the said owner(s), NAME heirs, executors, administrators and assigns, shall fully use and enjoy the said premises in any way which does not damage or obstruct the mutual access, and except as may be necessary for the purposes herein granted to NAME of Jenks, Oklahoma, its successors or assigns.

TO HAVE TO HOLD such described right of way unto the City, its successors or assigns, forever.

DATED this _____ day of _____ 2025.

By: _____ By: _____
Gregory Johnson Gayla Johnson

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

This instrument was acknowledged before me this _____ day of _____ 2025, by NAME
GIVEN under my hand and seal of office the day and year above written.

My Commission Expires:

_____ Date _____ Notary Public

My Commission No. _____

Accepted by City of Jenks in conjunction with the approved Lot Split JL 25-440 on this _____ day of _____, 2025.

_____ City of Jenks Title

PUD 92

Edgewood Estates

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT JENKS LAND, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER/DEVELOPER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) OF SECTION THIRTY FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SE/4 NW/4; THENCE NORTH 1°09'46" WEST AND ALONG THE WEST LINE OF THE SE/4 NW/4, FOR A DISTANCE OF 118.05 FEET TO A POINT; THENCE NORTH 88°49'59" EAST FOR A DISTANCE OF 180.15 FEET TO A POINT; THENCE SOUTH 1°09'46" EAST AND PARALLEL WITH SAID WEST LINE, FOR A DISTANCE OF 118.40 FEET TO A POINT ON THE NORTH LINE OF SAID NE/4 SW/4; THENCE NORTH 88°56'31" EAST AND ALONG THE NORTH LINE, FOR A DISTANCE OF 743.59 FEET TO A POINT; THENCE SOUTH 1°03'29" EAST AND PERPENDICULAR TO THE NORTH LINE, FOR A DISTANCE OF 280.00 FEET TO A POINT; THENCE SOUTH 64°57'24" WEST FOR A DISTANCE OF 385.00 FEET TO A POINT; THENCE SOUTH 38°30'39" WEST FOR A DISTANCE OF 211.42 FEET TO A POINT; THENCE SOUTH 1°03'29" EAST AND PERPENDICULAR TO THE NORTH LINE, FOR A DISTANCE OF 75.91 FEET TO A POINT; THENCE SOUTH 88°49'48" WEST FOR A DISTANCE OF 435.87 FEET TO A POINT ON THE WEST LINE OF THE NE/4 SW/4; THENCE NORTH 1°10'48" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 676.24 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 512,131 SQUARE FEET, OR 11.757 ACRES.

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

THE OWNER/DEVELOPER HAS CAUSED THE SAME TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVES, AND STREETS AS SHOWN BY THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND WHICH PLAT IS MADE A PART HEREOF; AND THE OWNER/DEVELOPER HAS GIVEN TO SAID PLAT THE NAME OF "EDGEWOOD ESTATES", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, (WHEREVER THE WORD "SUBDIVISION" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN "EDGEWOOD ESTATES" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. LIKEWISE, WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE.) NOW, THEREFORE, THE OWNER/DEVELOPER, FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION, AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS, GRANTEEES AND ASSIGNS, THE BENEFICIARIES OF THE COVENANTS SET FORTH IN SECTION I BELOW, WITH RESPECT TO SUCH COVENANTS ONLY, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE OWNER/DEVELOPER OR OWNER OF ANY PROPERTY WITHIN THE SUBDIVISION AND BY THE BENEFICIARIES OF THE COVENANTS SET FORTH IN SECTION I BELOW, WITH RESPECT TO SUCH COVENANTS ONLY AND WHICH SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER 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 "U/E" 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/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 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/DEVELOPER HEREBY 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 PRIVATE 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 EACH 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 AGREES TO BE BOUND HEREBY.

D. GAS SERVICE

1. THE OWNER OF EACH 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 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 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 OWNER'S 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

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.

SECTION II. RESERVES

A. RESERVE AREA "A"

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE ADDITION, AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, THE OWNER/DEVELOPER HEREBY ESTABLISHES AND GRANTS PERPETUAL EASEMENTS ON, OVER AND ACROSS RESERVE AREA "A" AS DEPICTED ON THE ACCOMPANYING PLAT AS "ODE" OR "OVERLAND DRAINAGE EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE ADDITION, AND FROM PROPERTIES OUTSIDE THE ADDITION. THE RESERVE AREA MAY ALSO BE UTILIZED FOR PARK, WALKING TRAILS AND OPEN SPACE USES AS DETERMINED BY THE OWNER/DEVELOPER AND APPROVED BY THE CITY ENGINEER.

RESERVE AREA "A" SHALL BE MAINTAINED BY THE OWNER/DEVELOPER UNTIL SUCH TIME AS THE HOMEOWNER'S ASSOCIATION IS FORMED IN ACCORDANCE WITH SECTION V. FROM AND AFTER SAID DATE, THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE RESERVE AND ALL COSTS AND EXPENSES ASSOCIATED THEREWITH, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES.

B. RESERVE AREA "B"

RESERVE AREA "B" SHALL ALSO BE FURTHER DESIGNATED AS ENJOYMENT EASEMENT "EE" AND IS RECOGNIZED AS FLOODPLAIN AREA AS DESIGNATED BY THE CITY OF JENKS. RESERVE AREA "B" AND THE ENJOYMENT EASEMENT AREA SHALL BE LIMITED AND RESTRICTED ONLY FOR THE USE OF THE ABUTTING LAND OWNER (CORRESPONDING LOT LOCATED DIRECTLY NORTH OF THE AREA OF THE EASEMENT). OTHER LOT OWNERS WITHIN THE HOMEOWNERS ASSOCIATION SHALL NOT HAVE THE RIGHT TO USE RESERVE AREA "B" WITHOUT THE PERMISSION OF THE LOT OWNERS OF LOTS 6, 7, 8, 9, 10 OR 11 AND THEN USE IS LIMITED TO THE AREA CORRESPONDING WITH THE ABUTTING LAND OWNER AND THEIR GUEST AND INVITEES BUT AND SHALL NOT BE USED FOR ANY STRUCTURES OR ENCUMBRANCES THAT WOULD AFFECT OR IMPEDE THE FLOW OF STORMWATER RUNOFF. THE OWNERSHIP OF THE PROPERTY SHALL REMAIN WITH THE EDGEWOOD ESTATES HOMEOWNER'S ASSOCIATION AND NEVER BE SOLD OR TRANSFERRED WITHOUT THE APPROVAL OF THE JENKS CITY COUNCIL.

C. ALL RESERVES

1. DETENTION AND DRAINAGE FACILITIES CONSTRUCTED IN DETENTION EASEMENTS SHALL BE IN ACCORDANCE WITH ADOPTED STANDARDS OF THE CITY OF JENKS, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS ENGINEERING DEPARTMENT.

2. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE DRAINAGE EASEMENT AREAS UNLESS APPROVED BY THE CITY OF JENKS ENGINEERING DEPARTMENT, NOR SHALL THERE BE ANY ALTERATION OF THE GRADES OR CONTOURS IN THE EASEMENT AREAS UNLESS APPROVED BY THE CITY OF JENKS ENGINEERING DEPARTMENT.

3. THE DRAINAGE EASEMENT AREAS AND FACILITIES THEREON LOCATED SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND THE MAINTENANCE SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION.

4. EACH LOT OWNER OR RESIDENT AND/OR MEMBER OF THE HOMEOWNER'S ASSOCIATION AGREES TO HOLD THE CITY OF JENKS AND OWNER/DEVELOPER HARMLESS FROM ALL CLAIMS AND DEMANDS AND AGREES THAT THE CITY OF JENKS AND OWNER/DEVELOPER SHALL NOT BE LIABLE TO THE LOT OWNER OR RESIDENT AND/OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION OR NEGLIGENCE OF LOT OWNER OR RESIDENT AND/OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR OR INVITEE THEREOF.

5. ALL COSTS AND EXPENSES ASSOCIATED WITH RESERVE "A", INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. SEE SECTION V FOR ADDITIONAL DETAILS AND REQUIREMENTS.

6. ALL COSTS AND EXPENSES ASSOCIATED WITH RESERVE "B", SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO WHICH THE RESERVE AREA IS ASSOCIATED. SEE SECTION V FOR ADDITIONAL DETAILS AND REQUIREMENTS.

7. IN THE EVENT THE HOMEOWNER'S ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AND FACILITIES THEREON LOCATED 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 HOMEOWNER'S ASSOCIATION.

8. IN THE EVENT THE HOMEOWNER'S ASSOCIATION FAILS TO PAY THE COST OF SAID MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH OF THE LOTS WITHIN THE ADDITION. SUCH COST OF MAINTENANCE SHALL BECOME A LIEN ON ALL THE RESIDENTIAL LOTS (AS HEREINAFTER DEFINED), WHICH MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA; OR THE CITY OF JENKS OR THE JENKS PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF JENKS.

THE HOMEOWNER'S ASSOCIATION, AND ITS MEMBERS SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER/DEVELOPER AND THE CITY OF JENKS, THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ANY CLAIMS, LIABILITIES OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP AND USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVES.

THE CITY OF JENKS SHALL ALSO HAVE RIGHT, BUT NOT THE OBLIGATION, TO PURCHASE RESERVE AREAS FROM THE HOMEOWNER'S ASSOCIATION IN THE EVENT: (A) A COUNTY TREASURER'S CERTIFICATE OF TAX SALE BY ASSIGNMENT CERTIFICATE (THE TAX CERTIFICATE) ISSUED BY THE COUNTY TREASURER OF TULSA COUNTY, OKLAHOMA, AS THE RESULT OF UNPAID REAL PROPERTY TAXES COVERING ALL RESERVE AREAS OF "EDGEWOOD ESTATES"; AND (B) THE CITY OF JENKS BECOMES THE OWNER OF THE TAX CERTIFICATE OR REDEEMS THE TAX CERTIFICATE ACCORDING TO OKLAHOMA LAW.

THE CITY OF JENKS SHALL HAVE SIXTY (60) DAYS AFTER SATISFACTION OF SECTION II. C. 7 AND 8 ABOVE, TO PURCHASE ALL RESERVE AREAS OF "EDGEWOOD ESTATES" FROM THE EDGEWOOD ESTATES HOMEOWNER'S ASSOCIATION FOR THE SUM OF TEN DOLLARS (\$10.00). THE EDGEWOOD ESTATES HOMEOWNER'S ASSOCIATION SHALL DELIVER A CONVEYANCE TO THE CITY UPON RECEIPT OF SAID PURCHASE PRICE.

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, EDGEWOOD ESTATES WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 92) AS PROVIDED WITHIN SECTIONS 900-970 OF CHAPTER 9, JENKS ORDINANCE (JENKS ZONING CODE), AS THE SAME EXISTED ON FEBRUARY 1, 1993, WHICH PUD NO. 92 WAS APPROVED BY THE JENKS PLANNING COMMISSION ON MARCH 12, 2015 AND BY THE COUNCIL OF THE CITY OF JENKS, OKLAHOMA ON MARCH 16, 2015.

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

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA.

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

PERMITTED USES: SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL AND USES CUSTOMARILY ACCESSORY TO PERMITTED PRINCIPAL USES.

MAXIMUM NUMBER OF LOTS: 17

MINIMUM LOT WIDTH: 70 FEET

MINIMUM LOT SIZE: 7,000 SQUARE FEET

MAXIMUM BUILDING HEIGHT: 35 FEET

MINIMUM YARDS:

FRONT: FROM THE PROPERTY LINE OF ABUTTING STREET 25 FT

SIDE: * NOT ABUTTING A STREET 5 FT & 5 FT*

ABUTTING 111TH STREET 15 FT

* A MINIMUM OF 10 FEET SEPARATION MUST BE MAINTAINED BETWEEN ALL BUILDINGS EXCLUDING EYES AND OVERHANGS.

REAR: ** FROM REAR LOT LINE 20 FT

** SHALL BE CONSTRUCTED TO MEET THE STANDARDS OF THE CITY OF JENKS FOR MINOR RESIDENTIAL PUBLIC STREETS

FENCING: INTERIOR FENCING OR WALLS IN BLOCK 1 SHALL NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER OF THE RESIDENCE. FENCES SHALL BE A WOOD PRIVACY, ORNAMENTAL IRON OR STOCKADE WITH BLACK CHAIN LINK. NO BARBED WIRE, MESHED OR OTHER METAL FENCING IS ALLOWED. NO FENCE OVER SIX FEET (6') TALL IS PERMITTED UNLESS APPROVED BY THE ARCHITECTURAL COMMITTEE. FENCES LOCATED ON EXTERIOR SIDES OF CORNER LOTS SHALL NOT EXTEND BEYOND HALF WAY BETWEEN THE BUILDING LINE AND PROPERTY LINES.

MINIMUM SQUARE FOOTAGE:

ALL SINGLE FAMILY DWELLING UNITS SHALL HAVE A MINIMUM OF 2,300 SQUARE FEET OF FINISHED HEATED LIVING AREA FOR SINGLE STORY OR A MINIMUM OF 2,800 SQUARE FEET FOR TWO STORY DWELLINGS.

MASONRY: THE FIRST FLOOR OF EACH DWELLING SHALL CONSIST OF 75% MASONRY, NOT INCLUDING WINDOWS AND BENEATH COVERED PORCHES.

PUD 92

Edgewood Estates

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION (Continued)

SECTION IV. PRIVATE COVENANTS

FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE SUBDIVISION 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 SUBDIVISION.

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) MEMBERS TO BE APPOINTED BY THE OWNER/DEVELOPER UNTIL RESIDENCES HAVE BEEN CONSTRUCTED ON ALL LOTS IN THE ADDITION AND SOLD TO RESIDENTIAL USERS; THEREAFTER, THE MEMBERS OF THE ARCHITECTURAL COMMITTEE SHALL BE APPOINTED BY THE HOMEOWNER'S ASSOCIATION. PROVIDED, HOWEVER, THAT OWNER/DEVELOPER MAY AT ANY TIME, IN ITS SOLE DISCRETION, ASSIGN AND TRANSFER THE RESPONSIBILITY FOR THE APPOINTMENT OF THE ARCHITECTURAL COMMITTEE TO THE HOMEOWNER'S ASSOCIATION.

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 MATCHING HERITAGE II THUNDERSTORM GRAY SHINGLES OR AS OTHERWISE DETERMINED AND APPROVED BY THE ARCHITECTURAL COMMITTEE.

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

B. ROOF PITCH: NO BUILDING SHALL HAVE A ROOF PITCH OF LESS THAN 10/12. PROVIDED HOWEVER, THE ARCHITECTURAL COMMITTEE MAY, IN THE PARTICULAR INSTANCE AND UPON WRITTEN REQUEST, APPROVE A WAIVER OF THIS RESTRICTION TO PERMIT A BUILDING HAVING A PORTION OF THE ROOF, (NOT TO EXCEED 20% OF THE TOTAL ROOF) TO BE AT A PITCH OF LESS THAN 10/12. THIS WAIVER IS PRIMARILY INTENDED FOR DORMERS AND BACK COVERED PATIOS.

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

8. NO BUILDING OR PART THEREOF, EXCEPT OPEN PORCHES AND TERRACES, 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 NINE (9) MONTHS. ALL LOTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AT ALL TIMES.

16. RECREATIONAL VEHICLES, BOATS, TRAILERS, CAMPERS AND OTHER LARGE RECREATIONAL EQUIPMENT SHALL NOT BE STORED ON ANY LOT FOR A PERIOD EXCEEDING 24 HOURS.

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 SHALL CONSIST OF 75% MASONRY, NOT INCLUDING WINDOWS AND BENEATH COVERED PORCHES.

21. ALL MAIL BOXES WILL BE MATCHING AND CONSTRUCTION MATERIAL WILL BE DETERMINED BY THE ARCHITECTURAL COMMITTEE. NUMERIC STREET IDENTIFICATION LETTERING SHALL BE DISPLAYED AND BE CLEARLY IDENTIFIABLE FROM THE PUBLIC RIGHT-OF-WAY.

22. MINIMUM SQUARE FOOTAGE: ALL SINGLE FAMILY DWELLINGS SHALL HAVE A MINIMUM OF 2,300 SQUARE FEET OF FINISHED HEATED LIVING AREA FOR SINGLE STORY OR A MINIMUM OF 2,800 SF FOR TWO STORY DWELLING.

23. 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. A TEMPORARY SALES TRAILER AND ONE TEMPORARY CONSTRUCTION TRAILER MAY BE PERMITTED FOR USE BY THE OWNER/DEVELOPER UNTIL SUCH TIME AS 75% OF THE RESIDENTIAL LOTS HAVE BEEN SOLD.

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

25. 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 HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR PROTECTING AND PRESERVING THE TREES ON ALL COMMON AREAS, WHICH SHALL BE A COMMON EXPENSE. 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.

26. LANDSCAPING: WITHIN 120 DAYS OF COMPLETION OF A HOME UPON A LOT IN EDGEWOOD ESTATES, 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 \$300.00 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. LOTS WITH FRONT YARDS LOCATED IN THE PSO EASEMENT SHALL PLANT ONE CREPE MYRTLE BUSH A MINIMUM OF 3 FEET IN HEIGHT IN LIEU OF THE 2" TREE.

27. OUTBUILDINGS: NO DETACHED STORAGE STRUCTURES ARE ALLOWED ON ANY LOT.

SECTION V. HOMEOWNER'S ASSOCIATION

A. FORMATION OF HOMEOWNER'S ASSOCIATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA THE EDGEWOOD ESTATES HOMEOWNER'S ASSOCIATION, INC., A NONPROFIT ENTITY (HEREIN REFERRED TO AS THE "HOMEOWNER'S ASSOCIATION"). THE HOMEOWNER'S ASSOCIATION SHALL BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING ALL RESERVE AREAS AND OTHER COMMON AREAS WITHIN EDGEWOOD ESTATES, AND OTHERWISE ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE ADDITION.

THE OWNER/DEVELOPER SHALL DISCHARGE MANAGEMENT CONTROL OF THE HOMEOWNER'S ASSOCIATION UPON OCCUPANCY OF 51% OF THE LOTS IN THE SUBDIVISION.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE HOMEOWNER'S ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE HOMEOWNER'S ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

C. COVENANT FOR ASSESSMENTS

THE OWNER/DEVELOPER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THERETO, ARE DEEMED TO COVENANT AND AGREE TO PAY TO THE HOMEOWNER'S ASSOCIATION AN ANNUAL ASSESSMENT WHICH SHALL BE NO LESS THAN THE MINIMUM AMOUNT NECESSARY TO ADEQUATELY MAINTAIN AND SUPPORT ALL COMMON AREAS OF INTEREST INCLUDING, WITHOUT LIMITATION, ALL RESERVE AREAS DESIGNATED ON THE PLAT. SAID ASSESSMENTS WILL BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH THE DECLARATION AND THE BYLAWS OF THE HOMEOWNER'S ASSOCIATION. AN UNPAID ASSESSMENT SHALL BE A LIEN AGAINST THE LOT WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. SPECIAL ASSESSMENTS

IN ADDITION TO THE ASSESSMENTS AUTHORIZED ABOVE, THE HOMEOWNER'S ASSOCIATION MAY LEVY A SPECIAL ASSESSMENT FOR THE PURPOSE OF DEFAYING, IN WHOLE OR IN PART, THE COSTS OF ANY CONSTRUCTION OR RECONSTRUCTION, REPAIR OR REPLACEMENT OF A CAPITAL IMPROVEMENT UPON THE COMMON AREA OR ENTRYWAYS, INCLUDING THE NECESSARY FIXTURES AND PERSONAL PROPERTY RELATED THERETO AND PAYMENT FOR ANY EXPENSES DEEMED NECESSARY AND APPROPRIATE BY THE BOARD OF DIRECTORS SUBJECT TO THE TERMS OF AND AS MORE PARTICULARLY PROVIDED IN THE HOMEOWNER'S ASSOCIATION'S BYLAWS.

E. ENFORCEMENT RIGHTS OF THE ASSOCIATION

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE HOMEOWNER'S ASSOCIATION MAY HAVE, THE HOMEOWNER'S ASSOCIATION SHALL BE DEEMED A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITH THIS DEED OF DEDICATION, AND SHALL HAVE THE RIGHT TO ENFORCE ALL THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

F. REQUIRED MOWING OF VACANT LOTS

THE HOMEOWNER'S ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE DEVELOPMENT AFTER COMPLETION OF A 10 DAY NOTICE PERIOD OF THE LOT OWNERS NOTIFICATION FROM THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT SAID LOT IS IN VIOLATION OF SECTION 13-1-13; ABATEMENT OF WEEDS AND TRASH OF THE JENKS CITY CODE. THE HOMEOWNER'S ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNER'S ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH PARAGRAPH C COVENANT FOR ASSESSMENT.

G. INDEMNIFICATION OF CITY

THE HOMEOWNER'S ASSOCIATION, AND ITS MEMBERS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF JENKS, AND ITS AGENTS AND REPRESENTATIVES, FROM ANY CLAIMS, LIABILITIES OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP AND USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVES.

SECTION VI. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, 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, RESERVES RESTRICTIONS ARE CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITH SECTION I, II, AND III 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 IV, PRIVATE COVENANTS SHALL INURE ONLY TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION AND THE HOMEOWNER'S ASSOCIATION AND LOT OWNER'S ASSOCIATION PROVIDED FOR IN SECTION V. THE COVENANTS CONTAINED IN SECTION V, HOMEOWNER'S ASSOCIATION SHALL INURE ONLY TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOT WITHIN EDGEWOOD ESTATES SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR EITHER OF THE OWNER'S ASSOCIATIONS 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 EITHER OF THE OWNER'S ASSOCIATIONS 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 ATTORNEY'S FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION:

THE COVENANTS CONTAINED IN SECTION III & IV HEREOF SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED OWNER/DEVELOPER, ITS GRANTEEES, 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 HEREAFTER PROVIDED. ALL OTHER SECTIONS OF THIS DEED SHALL BE SPECIFICALLY EXEMPTED FROM THE AFORESAID TERMINATION PROVISIONS.

C. AMENDMENT:

THE COVENANTS CONTAINED WITHIN SECTION I, STREETS, EASEMENTS AND UTILITIES AND SECTION II, RESERVES 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 III, PLANNED UNIT DEVELOPMENT RESTRICTIONS MAY BE AMENDED AT ANY TIME WITH 65 PERCENT AGREEMENT OF ALL OWNERS OF LOTS WITHIN EDGEWOOD ESTATES AND APPROVAL BY THE CITY OF JENKS PLANNING COMMISSION AND JENKS CITY COUNCIL. THE COVENANTS WITHIN SECTION IV, PRIVATE COVENANTS MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 65 PERCENT AGREEMENT OF ALL OWNERS OF LOTS WITHOUT APPROVAL FROM THE CITY OF JENKS. 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 SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 19TH DAY OF AUGUST, 2015.

JENKS LAND, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: *Mike Wallace*
MIKE WALLACE, MANAGER

STATE OF OKLAHOMA)
)SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 19TH DAY OF AUGUST, 2015, PERSONALLY APPEARED TO ME MIKE WALLACE KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS ITS MANAGER 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 SUCH CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH THE DAY AND YEAR LAST ABOVE WRITTEN.

3/08/2016
MY COMMISSION EXPIRES

James H. Miller
NOTARY PUBLIC



CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED 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 HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 19TH DAY OF AUGUST, 2015.

BY: *Dan Edwin Tanner*
DAN E. TANNER
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435



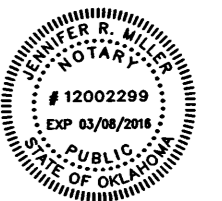
STATE OF OKLAHOMA)
)SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE 19TH DAY OF AUGUST, 2015, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

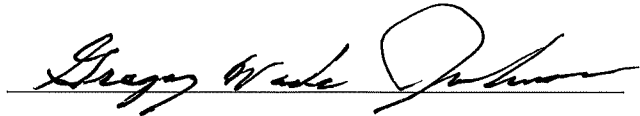
3/08/2016
MY COMMISSION EXPIRES

James H. Miller
NOTARY PUBLIC

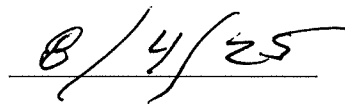


Right of Land Use by Owner

We, Gregory and Gayla Johnson, owners of the property at 11509 S. Cleveland Street, Jenks, OK 74037, have deeded our son, Ron Johnson, and his wife, Jo Lynn Johnson, 2 acres of land to build a home. Their parcel is located in the middle of our land. Therefore, we are providing this letter to state that we give permission for Ron and his family to have access to the land immediately and permanently from the entrance off Cleveland Street. This letter is to also allow access to cross the land to the north of my son's property off Adams Street at some point in the future shall he decide to make that a more permanent entry point.



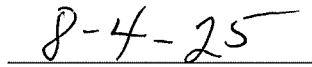
Gregory Johnson



Date



Gayla Johnson



Date

MUTUAL ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Gregory and Gayla Johnson, the owner(s) of the legal and equitable title to the following described real estate situated in Tulsa County, State of Oklahoma, for and in consideration of the sum of One Dollar(\$1.00), cash in hand paid by Ron and Jo Johnson of Jenks, Oklahoma, and for other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey unto Ron and Jo Johnson, its successors and assigns, an easement and right-of-way over and across the following described real property and premises, situated in Tulsa County, State of Oklahoma, to wit:

See Attached Exhibit "A"

for the purpose of vehicular ingress and egress from the public right of way to all adjacent properties surrounding the easement. This grant is intended as a grant to vehicular access including but not limited to, police, fire, garbage collection, mail delivery and other normal access requirements for adjacent properties.

PROVIDED, that the said owner(s), Ron and Jo Johnson, heirs, executors, administrators and assigns, shall fully use and enjoy the said premises in any way which does not damage or obstruct the mutual access, and except as may be necessary for the purposes herein granted to Ron and Jo Johnson of Jenks, Oklahoma, its successors or assigns.

TO HAVE TO HOLD such described right of way unto the City, its successors or assigns, forever.

DATED this 29 day of August 2025.

By: Gregory Johnson By: Gayla Johnson
Gregory Johnson Gayla Johnson

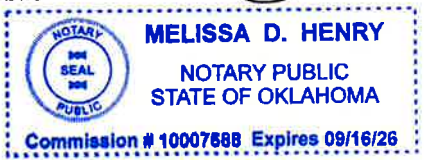
STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

This instrument was acknowledged before me this 29th day of August 2025, by Ron Johnson GIVEN under my hand and seal of office the day and year above written.

My Commission Expires:
9/16/2026
Date

Melissa D Henry
Notary Public

My Commission No. 10007688



Accepted by City of Jenks in conjunction with the approved Lot Split JL 25-410 on this _____ day of _____, 2025.

City of Jenks Title

To Chair Scott West and Planning Commission
Hearing Date September 04, 2025
Case Number JZ 25-698
Location SE corner of S 5th & E Aquarium Pl.
Request *Recommendation of a rezoning from RS3 (Single-family) to RM3 (Multi-family)*

Staff Report

Preparer | Marcaé Hilton

Attachments
Public Notice

Preparer
INCOG & City Clerk

Background Information

STAFF COMMENTARY

This request is from the property owner, who plans to build a small multi-family complex. Approving this request will allow for Multi-family use and site plan submittal and approval. This request is for straight zoning and is in conformance with the Comprehensive Plan.

REQUEST RM-3 (Residential Multi-Family)
ZONING RS-3 (Residential Single Family) Special Area Overlay | Downtown Transition
LOCATION SE corner of S 5th & E Aquarium Pl.
OWNER 222 Aquarium Place LLC & OAK PROPERTIES LLC
SUBDIVISION Jenks – Original Town (Residential Subdivision (60525)
STR SECTION 19, TOWNSHIP 18, RANGE 13
PROPERTIES Four (4) total
PROPERTY 1 Legal: LTS 11 & 12, BLK 27 | R60525831902990
PROPERTY 2 Legal: LTS 8, 9, 10, BLK 27 | R60525831902980
PROPERTY 3 Legal: LT 6 & 7, BLK 27 | R60525831902970
PROPERTY 4 Legal: LT 4 & 5, BLK 27 | R60525831902960
COUNCIL WARD 1 | John Brown

Staff Evaluation & Recommendation

Evaluation The request meets the intent of the Comprehensive Plan and Land Use Map. The following list shows other cases approved as straight zoning.

- JZ 25-698 Multi-family | Current Case
- JZ 25-697 Office
- JZ 24-696 No Project (Residential to RTC)
- JZ 24-695 Office
- JZ 24-693 Office
- JZ 24-692 RS1 to LC
- JZ 24-690 CH and CG to DC (Downtown Core)

Standard	RM3
Lot Area (sqft)	20,000
Lot Area/DU (sqft)	1,000
Lot Width (ft)	100
Front (ft)	10
Exterior Side (ft)	10
Interior Side (ft)	10 (2)
Rear (ft)	10
Height (ft)	45
Impervious Surface Coverage	70%

Use	Additional Regulation	RM3
Residential Uses		RM3
Group Living Arrangements		P
Multifamily Complex	16-5-2(D)	P
Residential Clubhouse		C
Residential Facility for Persons with a Disability	16-5-2(B)	P
Institutional and Utility Uses		RM3
Government Uses, indoor		P
Retail Uses		RM3
General Retail, less than 10,000 sq. ft.	16-5-4(B)	P
Service Uses		RM3
General Service, less than 10,000 sq. ft.	16-5-5(C)	P
Lodging Uses		RM3
Short-Term Rental	16-5-6(B)	C
Eating/Drinking Uses		RM3
Coffee/Tea Shop	16-5-7(A)	P
Accessory Uses		RM3
Accessory Building	16-5-12(A)	P
Accessory Structure	16-5-12(D)	P
Home Based Child Care	16-5-12(G)	SE
Home Based Business	16-5-12(H)	C
Solar Energy Collection System, roof	16-5-12(N)	P
Temporary Uses		RM3
Construction Related		T
Farmers' Market		T
Food Truck	16-5-13(A)	C
Outdoor Dining	16-5-13(B)	T

Sec. 16-5-2. Residential Use Specific Standards.

D) Multifamily Complex.

(1) *The façades of buildings in multifamily complexes shall be improved as detailed below.*

(a) *Primary Façade.*

(I) *The primary façade shall include the primary building entrance and shall be oriented towards the following (listed in priority order):*

(i) *Perimeter Streets,*

(ii) *Primary Internal Streets,*

(iii) *Parks or other common open space, or*

(iv) *Secondary internal streets. Primary façades shall not be oriented towards off-street parking lots, garages, or carports.*

(II) *Building materials of primary façades shall be masonry, stone veneer systems, or stucco on the first level. Precast panels with stamped or inlaid brick texture, EIFS acrylic finishes, or quik-brik concrete masonry units may be utilized above the first level. However, in no instance shall the finish of the non-natural materials utilized mimic or match the texture of the natural materials utilized. A maximum of three building materials may be used on a primary façade.*

(i) *When two or more building materials are used on a façade, the material used on the first level shall be visually heavier than the material used above the first level to give a sense of support and grounding. For example, masonry on the first level and EIFS acrylic stucco above.*

(III) *In order to provide for primary façade articulation, primary façades shall step back a maximum of two feet and shall step forward a maximum of one foot from the build-to-line for a minimum of 40 percent and maximum of 70 percent of the primary façade.*

(b) *Secondary Façade.*

(I) *The secondary façade shall be any façade not including the primary building entrance that is oriented towards the following:*

(i) *Perimeter streets,*

(ii) *Primary internal streets,*

(iii) *Parks or other common open space, or*

(iv) *Secondary internal streets.*

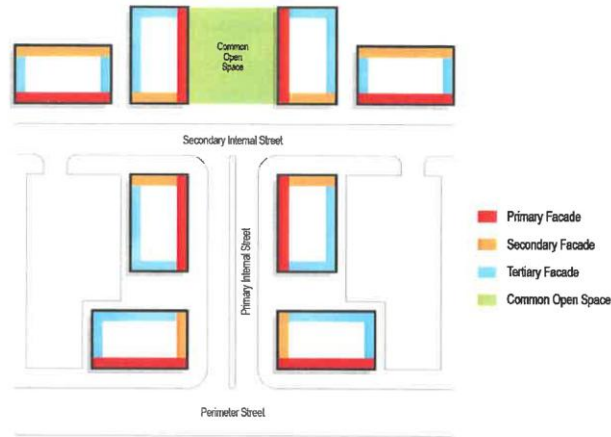
(II) *Building materials of secondary façades shall be a combination of masonry, stone veneer systems, stucco, precast panels with stamped or inlaid brick texture, EIFS acrylic finishes, or quik-brik concrete masonry units. Natural materials shall consist of a minimum of 40 percent of the façade. In no instance shall the finish of the non-natural materials utilized mimic or match the texture of the natural materials utilized. The type and design of materials utilized on the secondary façade shall complement those utilized on the primary façade.*

(III) *In order to provide for secondary façade articulation, secondary façades shall step back a maximum of two feet and shall step forward a maximum of one foot from the build-to-line for a minimum of 30 percent and maximum of 70 percent of the secondary façade. Articulation of the secondary façade shall be complimentary to the articulation of the primary façade.*

(c) *Tertiary Façade.*

- (I) The tertiary façade shall be any façade not considered a primary or secondary façade.
- (II) Building materials of tertiary façades may consist wholly of precast panels with stamped or inlaid brick texture, EIFS acrylic finishes, or quik-brik concrete masonry units, however, a combination of non-natural and natural materials is encouraged. The type and design of materials utilized on the tertiary façade shall complement those utilized on the primary and secondary façades.

Figure 5.2: Multifamily Complex Façade Locations



- (2) Parking shall be integrated into the overall site design to minimize visual impact, reduce the loss of trees, and be visually concealed from public rights-of-way.
- (3) ADA compliant pedestrian walkways shall be provided to all building entries and parking areas and shall connect to the sidewalk at the street frontage.

Surrounding Zoning:

- North: RS3 (Single-family)
- South: RS2 (Single-family)
- West: OL (Office-light)
- East: RM2 (Residential Multi-family)

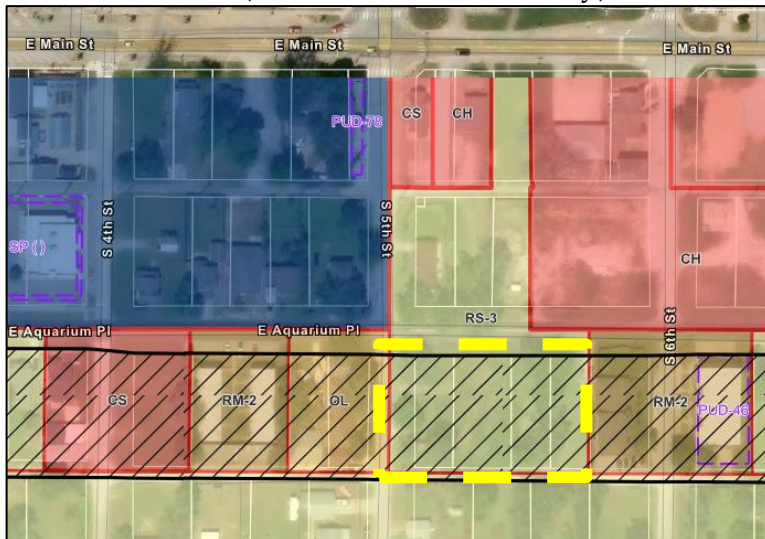


Figure 1: INCOG Zoning Map

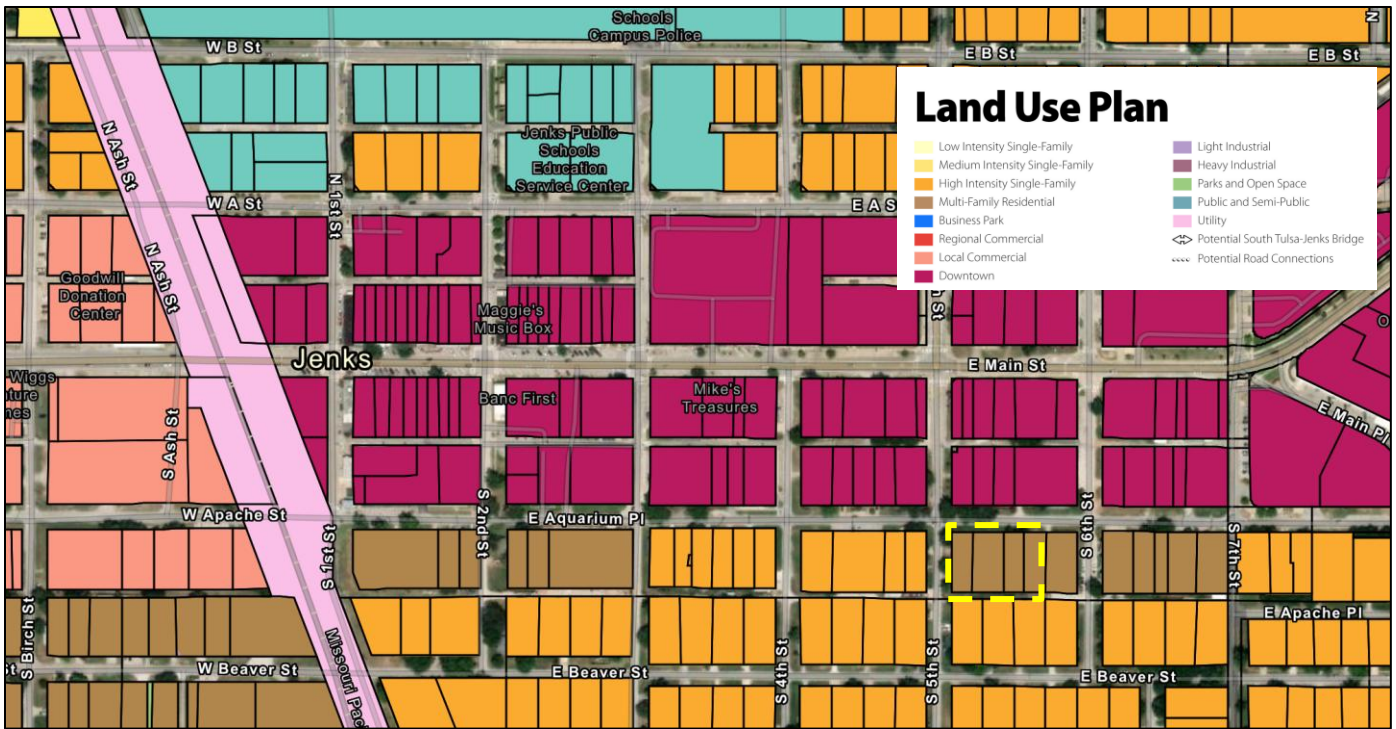
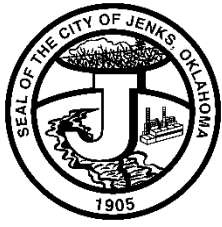


Figure 2: Comprehensive Land Use Plan

RECOMMENDATION | Staff recommends approval of this rezoning request to RM3 (Residential Multi-family).



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 25-698

Request: Zone Change

Request for a zone change from RS-3 (Residential Single Family) to RM-3 (Residential Multi-Family).

Legal Description: Four (4) properties total – SE corner of S 5th & E Aquarium Pl.
Jenks – Original Town (60525)

LTS 4-12
BLK 27
SECTION 19
TOWNSHIP 18
RANGE 13

General Location: SE of 5th & Aquarium Pl

Hearing Date: 04 September 2025 at 6 p.m.

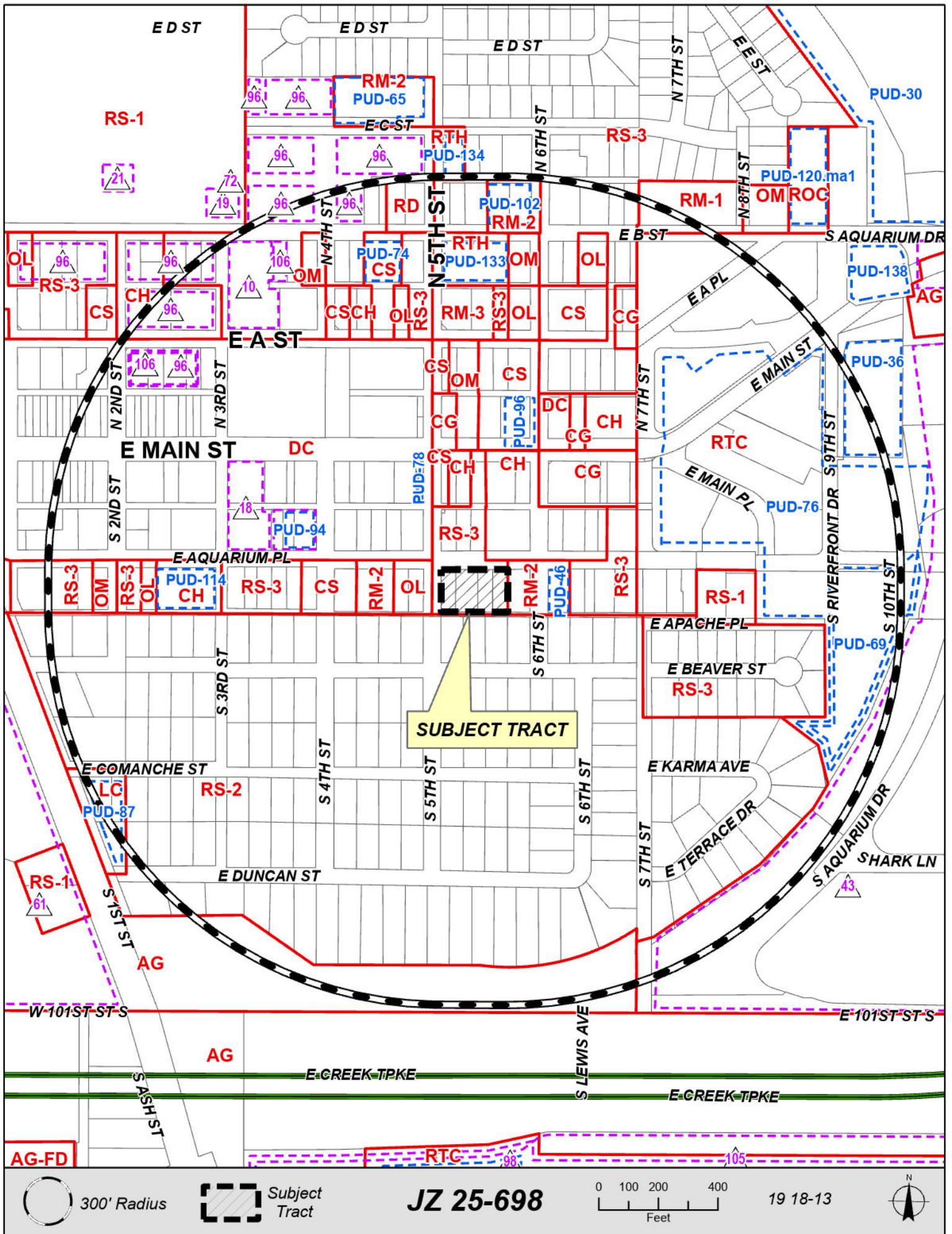
Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

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

Dated at Jenks Oklahoma on 28 July 2025.



Marcae Hilton, Secretary
Jenks Planning Commission

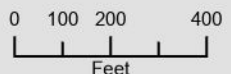


SUBJECT TRACT

JZ 25-698

300' Radius

Subject Tract



19 18-13



To	Chair, Dr. Scott West and Planning Commission
Hearing Date	September 04, 2025
Case Number	JZ 24-PUD 146 Major Amendment No. 2 “Glenwood Plaza”
Request	Approval of Major Amendment II to PUD 146 (Planned Unit Development) overlay and a partial rezoning request from CS to RS3 (Single-family Residential)
Applicant	Robert Bell, Bell Land Use
Location	North of 131 st Street and west of Elm

Staff Report

Preparer | Marcaé Hilton

Attachments

PUD Documents

Preparer

Robert Bell, Bell Land Use

Background Information

SITE SUMMARY | PUD 146 overlay was approved with three phases for a 120-acre parcel located within the Jenks fence line in south Jenks. This parcel was previously part of a land allotment with many descendants. The property was annexed on December 05, 2023, by City Council for the purpose of 3 residential subdivisions and a hard commercial corner. Following annexation, the ownership gifted the Elm Street ROW (Right of Way) for the City street expansion project. Originally *Phase 3* would include Multi-family buffering the future commercial development on the hard corner. Approval of PUD 146 MA2 Phase III (21.8 Acres) will allow the applicant to rezone the Multi-family portion to allow for RS3 single-family residential while keeping the hard corner for commercial purposes.

PUD 146 MA2 Requests

- 21.8 Acres of 115.72 Acres
- 20.27 Acres with ROW dedication
- Rezone to RS3 | Exhibit “B” in PUD
 - 12 Acres High Density Residential Development
 - 4.75 lots per acre (Land Use Plan)
- Existing CS | Reduced to 4 Acres

PUD 146 Overlay Details

- MA1 | CC | Approved | September 03, 2024
- MA1 | PC | Approved | August 22, 2024
- CC | Approved | December 19, 2023
- PC | Approved | December 13, 2023
- ANNEXATION | CC | Approved | December 05, 2023

PUBLIC COMMENT: Staff has not received any comments on this request.

PUD 146 PROJECT DETAILS INCLUDING MAJOR AMENDMENT NO. 1 & 2

SCHOOL DIST. Glenpool

REQUEST [Major Amendment No. 2 to PUD 146 Overlay District](#)

Three Phases/Project Areas in PUD 146

- Phase 1 | RS3 (Residential Single-family)
 - Glenwood Ridge | Starter Homes | Approved
 - PUD 146
 - 43.52 Acres
 - 50 Foot Lots
 - \$300,000
- Phase 2 (MA1) | RS3 (Residential Single-family)
 - Crossvine | Gated Patio Homes | Approved
 - PUD 146 Major Amendment No. 1
 - 55.27 Acres
 - 55 Foot Lots
- Phase 3 ([MA2](#)) | CS (Commercial Shopping) | Shopping and possible future amendment to ask for High Density Residential
 - Phase 3 | 21.81 Acres
 - High Intensity Residential | 12 Acres
 - [MA2 Request | 12 Acres RS3 Single-family](#)
 - Commercial 8 Acres
 - [4 Acres along S Elm](#)
 - [4 Acres along 131st](#)

ZONING CS (Commercial Shopping) & PUD 146 Overlay

Acres 21.85

Ordinance 1634

ZCase # JZ 23 PUD-146

STR Section Township and Range |01-T17N-R12E

COMP PLAN Land Use Plan | Local Commercial and Medium Intensity Single-family Residential and Business Park.

COUNCILOR Ward 3 | Craig Murray

ASSESSOR DATA

PARCEL 97201720168210 | Phase II and Phase III | Southern Portion

LEGAL N/2 SE & SE SE SEC 1 17 12 120ACS

OWNER 131 ELM LLC

TR_SEC 7201

ACRES 120.00

UDO 16-9-8 C.1.b | C.2. Qualification and exception

FOCAL POINTS Natural Landscaping

AMENITIES

See Chart below

OIL WELLS

Identify active/inactive wells and follow the standards of the UDO other regulations.

PROJECT PHASE & NAME	Phase 1 "Glenwood Ridge" "Middle"	N/A	Phase 2 "Crossvine" "Top"	Phase 3 "Glenwood Ridge" "S" "Hard Corner"		
UDO Language	Original PUD 146 Standards	UDO Standards	MA1 PUD Standards	MA2 RS3 PUD Standards	MA2 CS PUD Standards	
Project Area (Acres)	43.52	NA	55.27	12 of 20.27**	of 20.27**	
Lot Area (sqft)	5,000	5,000 \ 5,500	5,200	5,000	N/A	(174,2404)
Lot Area/DU (sqft)	5,000	5,000 \ 5,500	?	5,000	N/A	N/A
Lot Width (ft)	50	45	50	50	0	0
Front (ft)	25	20 (3)	20, 25, 15	25	0	25
Exterior Side (ft)	10	15 (3)	NA	10	0	17.5
Interior Side (ft)	5/5	5	1 & 9	5/5	10	0
Rear (ft)	20	20	20	20	10	20
Height (ft)	35	35	35	35	60	35
Impervious Surface Coverage	60%	60%	60%	60%	70%	?
Amenities	^To be approved	See UDO	^^See Below	^^^To be approved	^^^To be approved	
Uses	Single-family	Single-family	Single-family	Single-family	CS and OM	
Parking	N/A	N/A	N/A	N/A	Cross/Parking allowed	
NON-UDO SPECIFICATIONS						
Minimum House Size	1400 sq ft	N/A	1600 sq ft	1400 sq ft	N/A	
Masonry	100%	N/A	100%	100%	N/A	
Number of Homes	154 PP	N/A	180	57=4.75 x 12 acres	N/A	
Owners Association	HOA	No	HOA	HOA	POA	
^Original Amenities Amenities required to be presented and approved at time of platting.						
^^Crossvine Amenities Gated Entry, Entry monuments, Security gate house, Clubhouse, Recreational facilities, Food Prep facilities, Meeting Rooms, Park and open space, Playground, Recreational facilities, Court gates, Pool, Pickle ball court, Common parking areas, trails, picnic shelters, facilities, gazebos.						
^^^Glenwood Ridge "Middle and Hard Corner" Amenities required, this item will not be approved and/or moved forward without amenity package approved by PC and CC.						

****Acres | Original Tract 21.81 less ROW = 20.27 Acres**

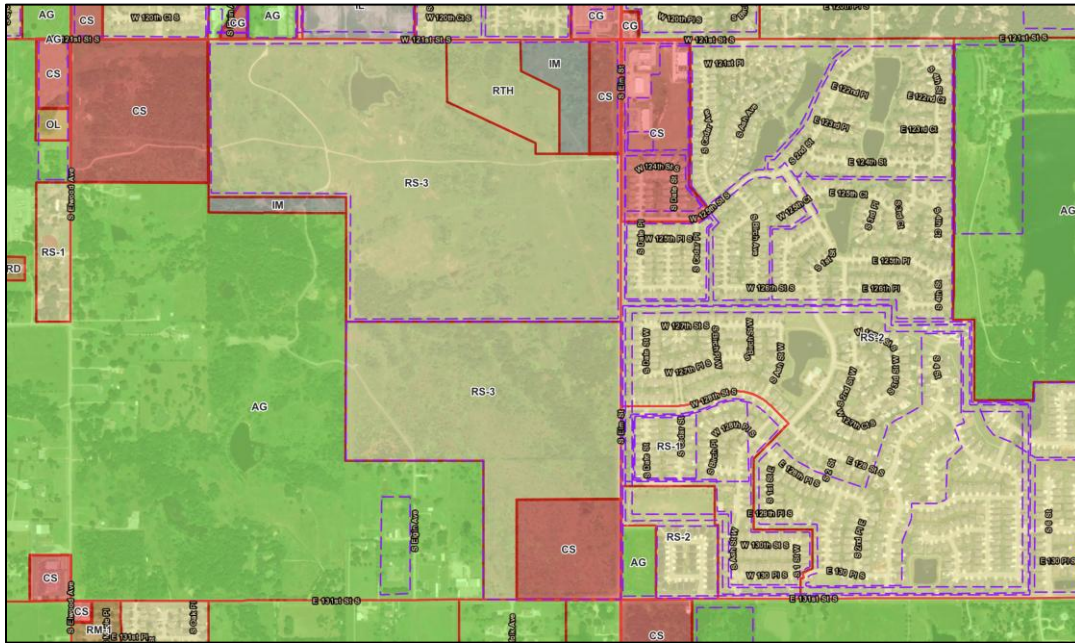


Figure 1" INCOG Zoning Map

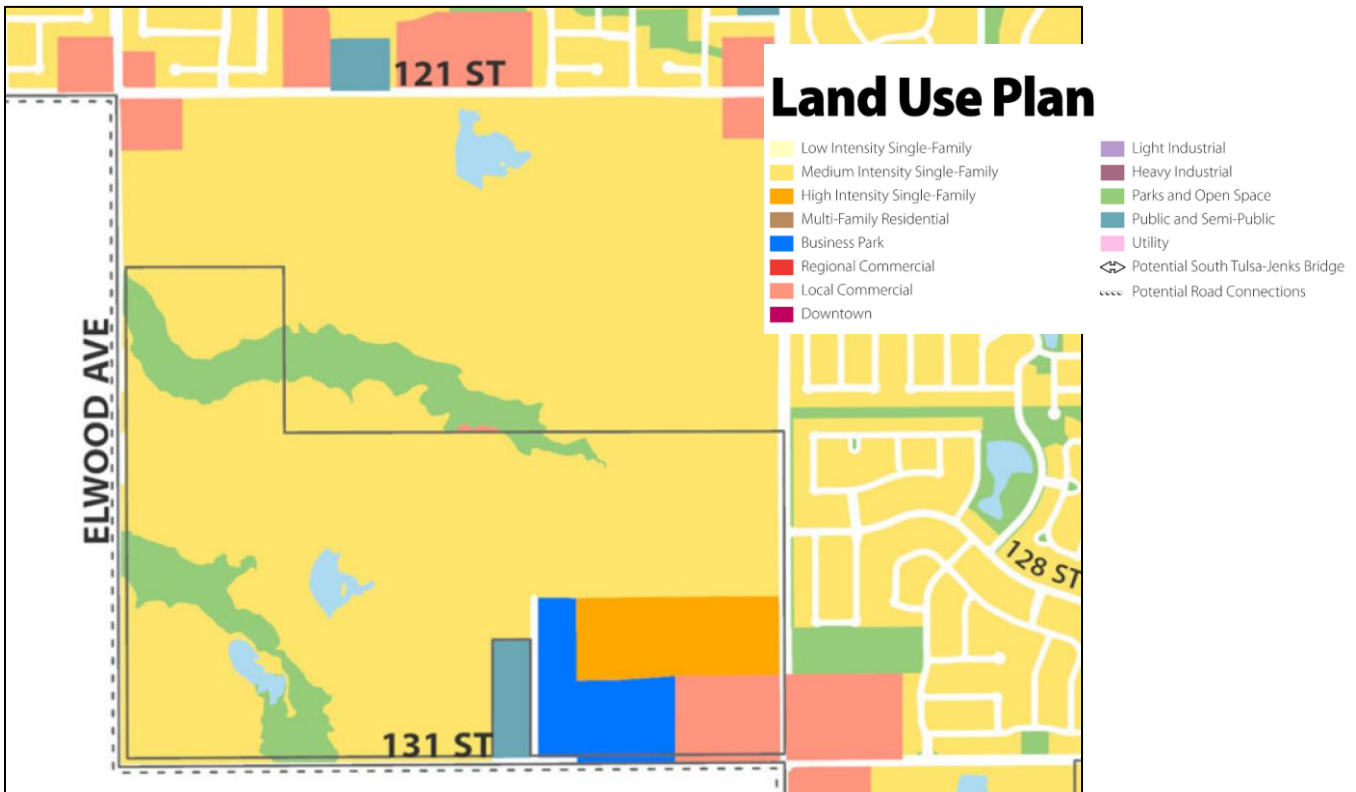
Zoning:

North: (RS3) Residential Single-family & PUD 146 Overlay

South: (AG) Agriculture & (RS3) Residential Single-family & PUD 146 Overlay

West: (RS3) Residential Single-family & PUD 146 Overlay

East: Yorktown Subdivision(s) | Single-Family Residential



Staff Evaluation, Comments & Recommendations

STAFF COMMENTS | PUD 146 as originally submitted was approved and met the intent and spirit of the UDO. (TAC) Technical Advisory Committee provided no initial comments. The developer and applicant have worked to establish a mix of uses that will provide starter homes, high end retirement homes and space for future residential and commercial development on the hard corner, as stated in the PUD there is a plan for high intensity residential. The PUD Overlay District (PUD 146) did not provide Phase 2 and Phase 3 with a detailed site plan or standards, which was an intentional choice. City Council approved the project and the PUD as presented. *This amendment is for Phase 3 and requires a Major Amendment to PUD 146, as was stated in the original approval (staff report). This is a land use decision, is it appropriate to reduce the amount of Commercial Shopping and to further define the residential as high density single-family in lieu of the multi-family that was previously considered?*

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

- (A) *Purpose. In order to establish an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this UDO, the Planned Unit Development process is established. The objective of the Planned Unit Development process is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations. The end result can be a product which fulfills the objectives of the Comprehensive Plan and planning policies of the City while departing from the strict application of the regulations as detailed in this UDO. The Planned Unit Development process is intended to permit and encourage such flexibility and to accomplish the following purposes:*
- (1) To stimulate creative approaches to the commercial, residential, and mixed-use development of land,*
 - (2) To provide more efficient use of land,*
 - (3) To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations,*
 - (4) To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities,*
 - (5) To unify building and structures through design,*
 - (6) To promote long-term planning pursuant to the City of Jenks' Comprehensive Plan, which will allow harmonious and compatible land uses or combinations of uses with surrounding areas.*
- (B) *General Provisions.*
- (1) Any residential development greater than 20 acres shall be approved as a Planned Unit Development.*
 - (2) Developments including only single-family detached residential uses, are discouraged, and may not be approved. Amenity packages may be used to offset "only" single-family.*
 - (3) Each Planned Unit Development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development.*
 - (4) The burden of providing evidence and persuasion that any planned unit development is necessary and desirable shall rest with the applicant.*
 - (5) The planned unit development application shall specify the rules by which the parcel or parcels shall be developed and the site plan that specifies the development proposed.*

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

development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.

- (4) *Public Welfare.* The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.
 - (5) *Compatibility with Adjacent Land Uses.* The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.
 - (6) *Impact on Public Facilities and Resources.* The Planned Unit Development is designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. The planned unit development shall include such impact fees as may be reasonably determined by the City Council or the City Engineer. These required impact fees shall be calculated in reasonable proportion to impact of the planned development on public facilities and infrastructure.
 - (7) *Archaeological, Historical or Cultural Impact.* The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.
 - (8) *Drives, Parking and Circulation.* The Planned Unit Development has or makes adequate provision to provide necessary parking. Principal vehicular access is from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation (including walkways, interior drives, and parking), special attention has been given to the location and number of access points to public streets, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and structures and the neighboring properties. Access points are limited through the use of cross access connections.
- (E) *Pre-Application Public Meeting.* The applicant, after conducting the required pre-application conference, as detailed in section 16-9-4(C)(1), and prior to application submittal, as detailed in section 16-9-4(C)(2), is encouraged to conduct a public meeting to discuss the proposed Planned Unit Development and its impact on adjoining properties and area residents. If held, the applicant is encouraged to submit a written summary of comments made at the meeting with the application.
- (F) *Hearing and Recommendation by the Planning Commission.* The Planning Commission shall hold a public hearing on the proposed Planned Unit Development, and, at the close of the public hearing and after consideration of the City planner report and public comment, make a recommendation to the City Council to approve, approve with modifications, or deny the Planned Unit Development based on the applicable review criteria. The City Planner, on behalf of the Planning Commission, shall transmit a report containing its recommendation to approve, approve with modifications, or deny the PUD application to the City Council.
- (G) *Action by the City Council.* The City Council shall hear the proposed Planned Unit Development, and, at the close of the meeting and after consideration of the recommendation of the Planning Commission, City Planner Report, and public comment either:
- (1) Approve the application,
 - (2) Approve the application with modifications,
 - (3) Deny the application,
 - (4) Refer the application back to the Planning Commission for further review, or
 - (5) Postpone further consideration pending the submittal of additional information, including any application requirement previously waived.
- (H) *Zoning Map Amendment.* Upon approval of the Planned Unit Development by the City Council, the zoning map shall be amended to reflect the PUD Overlay.
- (I) *Additional Application Requirements.* A Planned Unit Development application shall satisfy the application requirements and review criteria for other review procedures established in this chapter, as applicable to the application, including those for Site Plan Review in section 16-9-3(C), Conditional Use Permits in section 16-9-3(D), Specific Use Permits in section 16-9-7, and Sign Permits in section 16-9-3(F).

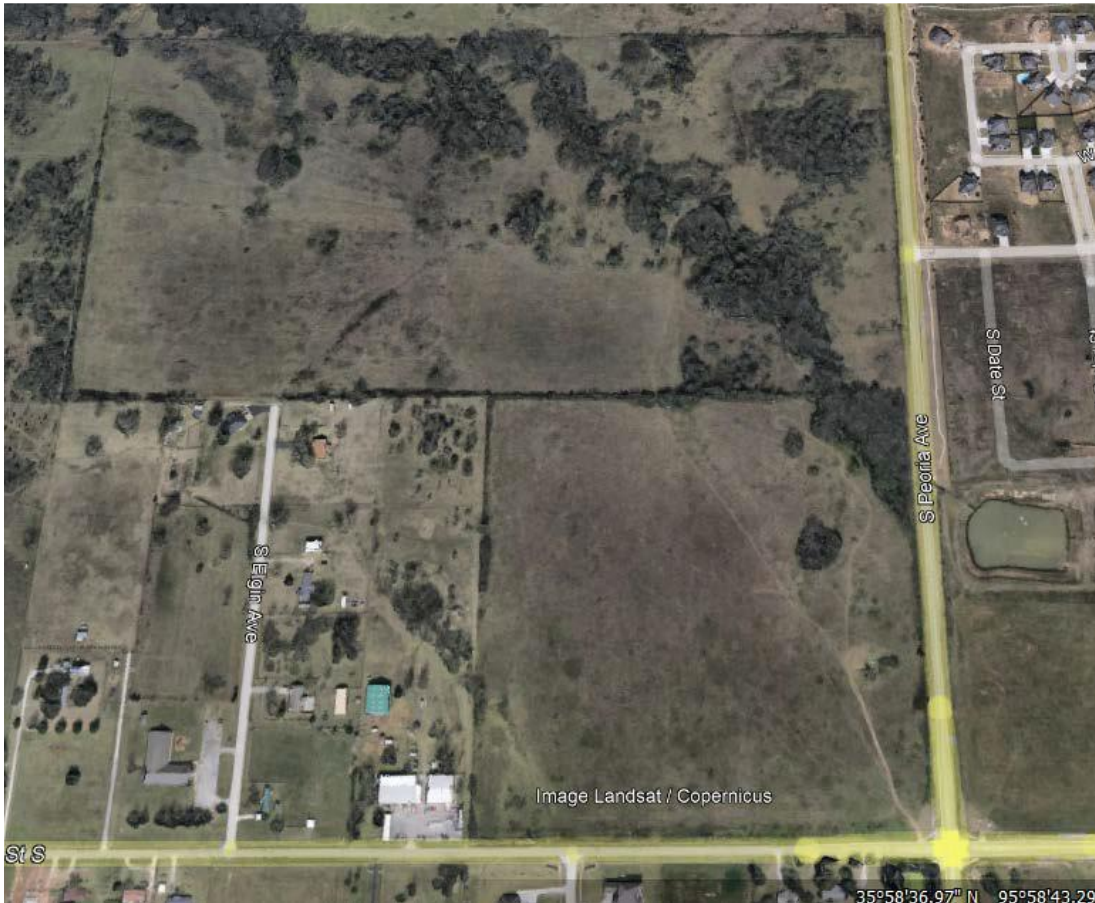
- (J) *Amendments to Approved Planned Unit Development.*
 - (1) *Determination of Level of Change. Upon receiving a Planned Development Amendment application, the City Planner shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria detailed in section 16-9-8(J)(2)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

RECOMMENDATION | *Staff recommends conditional approval of the request for a Major Amendment to PUD 146. Approval does amend part of the underlying zoning to RS-3 (Residential Single-family) for Phase III.*

- 1. *Follow the UDO and City Code as related to Oil and Gas wells and drilling*
 - a. *Sec. 16-9-7. - Specific Use Permit*
 - b. *ARTICLE 7. - OIL AND GAS*
 - c. *Other Requirements.*
- 2. *Exceptions to the UDO and Staff comments:*
 - a. *Make yourself very familiar with the standards of the UDO specifically but not exclusively as follows:*
 - i. *ARTICLE 6. - DEVELOPMENT STANDARDS*
 - ii. *ARTICLE 7. - SIGN STANDARDS*
 - iii. *ARTICLE 8. - SUBDIVISION STANDARDS*
- 3. *Staff is not responsible for UDO standards that were not considered during the layout or design of the project. UDO, Engineering, Building Inspections, Fire standards are enforceable even if not identified at this level of review.*
 - a. *Follow the Subdivision Regulations for development.*

Glenwood Plaza
Amendment to Glenwood Ridge Phase III
A Single-Family Residential and Commercial
Development
Jenks Oklahoma

Amendment 1 to Planned Unit Development Number 146
Northwest Corner of East 131st Street South and South Elm Avenue



📍 Bell Land Use LLC
918-902-0462

TABLE OF CONTENTS

	Page
I. Development Concept	3
II. Development Standards - Residential	4
III. Development Standards – Commercial	5
Exhibit A	Planned Unit Development Legal
Exhibit B	Phase III Residential Legal
Exhibit C	Phase III Commercial Legal
Exhibit D	Site and Plat Design
Exhibit E	Comprehensive Plan
Exhibit F	Comprehensive Plan
Exhibit G	Existing Area Zoning

Glenwood Ridge

I. Development Concept

Glenwood Ridge is an approximate 120.50-acre planned unit development that is designed to meet the housing needs specified by the Jenks Comprehensive Plan and is intended to address some of the areas of the housing market deficiencies identified within the city.

Glenwood Ridge was created with three distinct phases. Each phase is designed to address the development specifications as outlined by the Development Concept of the PUD and ultimately the Jenks Comprehensive Plan.

The Jenks Comprehensive Plan specifies the south 10 acres of the PUD should be developed for local commercial and approximately 15 acres adjacent to the north as High Intensity Residential. The remaining 95 acres are designated by the Plan as medium density residential. The PUD specifies the following about Phase 3.

Phase 3 presents a diverse set of challenges. As previously identified, the Comprehensive Plan designates approximately 10 acres for local commercial and 15 acres for High Density residential. The challenge, at this time, is identifying what the commercial product is and the proper higher density residential that should be located adjacent to it. These limitations make it difficult to establish the underlying zoning for a specific use. Recognizing the limitations related to the natural characteristics of the land, a legal description of a 21.81-acre parcel has been provided as Exhibit D and is identified as Phase 3. The Planned Unit Development is requesting to establish Phase 3 with an underlying zone of CS (Commercial Shopping) with the understanding that an amendment to the PUD will be submitted that identifies up to 12 acres of phase 3 to a High-Density Residential Development. The amendment will establish criteria related to residential development and propose the type of housing to be approved for the area. Exhibit E provides for a conceptual layout for Phase 3 of the development.

This Amendment to PUD 146 is to finalize the development characteristics for Phase 3 as was required in PUD 146. The size of Phase 3 was reduced with the dedication of road right of way to 20.27 acres. See Attached Exhibit "A" for the revised legal description.

The Jenks Comprehensive Plan specifies the High Intensity Single Family Residential land use designation includes areas that should have a combination of single-family detached homes, duplexes, brownstones, and limited intensity multifamily buildings integrated in a seamless and complimentary manner. These neighborhoods should be comprised of small lots that average six to ten homes per acre. The City should promote the development of this land use type in areas near higher intensity multi-family and non-residential uses. The Jenks Zoning Code highest intensity designation is RS-3. This zoning classification will provide 4.75 lots per acre of the 12 acres of residential.

The proposed development will be established as an RS-3 district and will be 12 acres in size as identified by Exhibit B – Residential Legal Description. To help facilitate the high intensity identified by the Comprehensive Plan the land area per dwelling unit will be reduced from

5500 square feet to 5000 and the exterior lot side setback will be reduced from 15 feet to 10 feet. All other criteria complies with the RS-3 Zone.

II. Development Standards Phase III Residential

Permitted Uses:

The following uses shall be permitted:

Use Unit

Single Family Residential and customary accessory uses

Minimum Lot Width:	50 Feet
Setback front yard:	25 Feet
Setback side yards:	5/5 Feet
Rear Yard Setback:	20 Feet
Exterior Side yard setback:	10 Feet
Side entry garage from exterior side shall be 25 feet from the Property line.	
Minimum Lot Area	5000 sq. ft.
Non Pervious Coverage	60%
Maximum Permitted Building Height:	35 Feet

Minimum House Size: Single-Family Dwelling Units shall have a minimum of 1400 square feet of finished heated living area.

Masonry: The first floor of each dwelling will have 100% masonry, not including windows and beneath covered porches. No Steel, Aluminum or Plastic Siding shall be permitted on any Building or any Residential Lot.

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

Interior fencing: Interior fencing or walls shall not extend beyond each end corner of the residence. Corner lots shall be permitted to extend fencing in a side yard abutting a public street to a point no closer than 7.5' of the property line.

Minimum Landscape: Each lot shall be sodded and Landscaped to include the planting of a minimum of one 2" caliper tree (measured six inches from the base of the tree). Sodding and landscaping shall be completed within 30 days of occupancy or final inspection.

The development will have a mandatory Homeowners Association for maintenance of common areas.

The development will be required to submit a detailed drainage plan to the City Engineer for review and approval with the required subdivision plat.

The drainage plan will require a hydrology report to determine the existing conditions of the area, detention facility needs of the tract and the effect of full development of the site.

I. Existing Zoning and Comprehensive Plan

Phase 3 was rezoned to CS and established with a requirement that a PUD amendment shall be submitted to address the development characteristics of the phase.

2. Utilities and Storm Water

Platting of the property will require submittal of a detailed drainage and utility plan to the City Engineer for Review and Approval.

3. Perimeter Fencing

The development will incorporate a masonry column every 100 feet and a perimeter fence to match the required internal fencing with a concrete footing for preservation.

III. Development Standards Phase III Commercial

1. The property is currently established with a Commercial Shopping (CS) Zoning. The amendment will change the commercial area to 4 acres along 131st Street and 4 acres along S Elm The 8 acres are defined and described in Exhibit C.
2. The two four acre lots will be established in a subdivision plat that will have a mandatory owners association that outlines the criteria for mutual access and landscaping. The Planned Unit Development will be designed with zero lot lines on interior side lot lines and will establish a lot split procedure to create 3 separate parcels within each 4-acre lot.

3. A development review committee shall be established that is controlled by the developer and which shall be turned over to the Owners Association once the developer no longer has ownership of a commercial lots, The review committee will be established to review all building, parking, landscaping and access plans. The review committee will work with the City of Jenks Planning, Engineering and Fire Departments with the approval of each structure.

4. Permitted Uses:

Those uses allowed by the CS (Commercial Shopping Center) and OM (Medium Office) Zoning Districts and customary accessory uses.

5. Setbacks

Minimum Lot Width:	N/A
Setback front yard:	25 Feet
Setback side yards	Zero Lot Line (Interior Lots) 17.5 Feet (Fire Access on Exterior Lots)
Rear Yard Setback:	20 feet (Fire Access)
Maximum Permitted Building Height:	35 Feet

6. Each individual lot owner is responsible for meeting the parking standards for the use that is located in the structure on their property. Cross Parking can be established if the Parking Standard for that use is met with agreement by both owners.

7. Landscaping shall be established and maintained in accordance with the Jenks Zoning Code.

8. Two access points shall be established from Elm Street and two access points shall be established from 131st Street.

a. The access points shall be identified as mutual access for all lots within Glenwood Plaza.

b. The review committee approve all interior roads, parking and landscaping for compliance with the City of Jenks and conformance to the goals of Glenwood Plaza Commercial.

9. Signs shall be allowed in accordance with multi-tenant criteria with each subdivision lot to stand alone in accordance with the criteria.

EXHIBIT 'A'

LEGAL DESCRIPTION – PHASE III

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 1;

THENCE SOUTH 88°37'10" WEST ALONG THE SOUTH LINE THEREOF 94.81 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°37'10" WEST ALONG SAID SOUTH LINE 905.73 FEET;

THENCE NORTH 01°22'12" WEST AND DEPARTING THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 A DISTANCE OF 949.58 FEET;

THENCE NORTH 88°49'21" EAST 934.47 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH ELM STREET;

THENCE SOUTH 01°07'57" EAST ALONG SAID RIGHT-OF-WAY LINE 896.62 FEET;

THENCE SOUTH 43°44'56" WEST AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE 35.31 FEET;

THENCE SOUTH 01°22'50" EAST 24.75 FEET TO THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 883,021.4 SQ. FEET OR 20.27 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SE/4 OF SEC.01, T17N, R12E AS SOUTH 88°37'10" WEST.

EXHIBIT 'B'

LEGAL DESCRIPTION – RESIDENTIAL

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF 1/4 OF SAID SECTION 1;

THENCE SOUTH 88°37'10" WEST ALONG THE SOUTH LINE THEREOF 660.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°37'10" WEST ALONG SAID SOUTH LINE 340.54 FEET;

THENCE NORTH 01°22'12" WEST AND DEPARTING THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 A DISTANCE OF 949.58 FEET;

THENCE NORTH 88°49'21" EAST 644.47 FEET;

THENCE SOUTH 01°07'57" EAST 587.30 FEET;

THENCE SOUTH 88°37'10" WEST 300.00 FEET;

THENCE SOUTH 01°07'57" EAST A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 501,375.23 SQ. FEET OR 11.51 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SE/4 OF SEC.01, T17N, R12E AS SOUTH 88°37'10" WEST.

EXHIBIT 'C'

LEGAL DESCRIPTION – COMMERCIAL

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 1;

THENCE SOUTH 88°37'10" WEST ALONG THE SOUTH LINE THEREOF 94.81 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°37'10" WEST ALONG SAID SOUTH LINE 565.19 FEET;

THENCE NORTH 01°07'57" WEST AND DEPARTING THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 A DISTANCE OF 360.00 FEET;

THENCE NORTH 88°37'10" EAST 300.00 FEET;

THENCE NORTH 01°07'57" WEST 587.30 FEET;

THENCE NORTH 88°49'21" EAST TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH ELM STREET 290.00 FEET;

THENCE SOUTH 01°07'57" EAST ALONG SAID RIGHT-OF-WAY LINE 896.62 FEET;

THENCE SOUTH 43°44'56" WEST AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE 35.31 FEET;

THENCE SOUTH 01°22'50" EAST 24.75 FEET TO THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 381,644.15 SQ. FEET OR 8.76 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SE/4 OF SEC.01, T17N, R12E AS SOUTH 88°37'10" WEST.

EXHIBIT 'D'

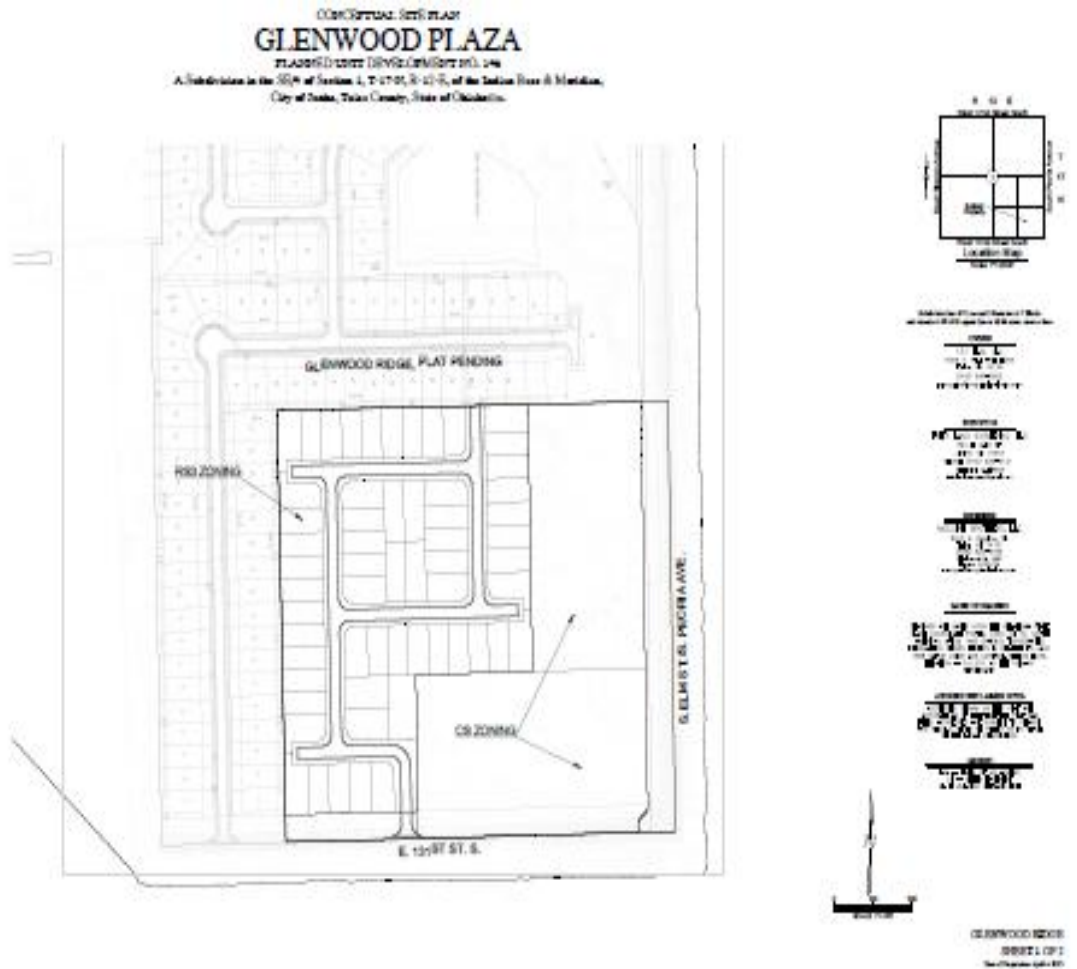


EXHIBIT “E”

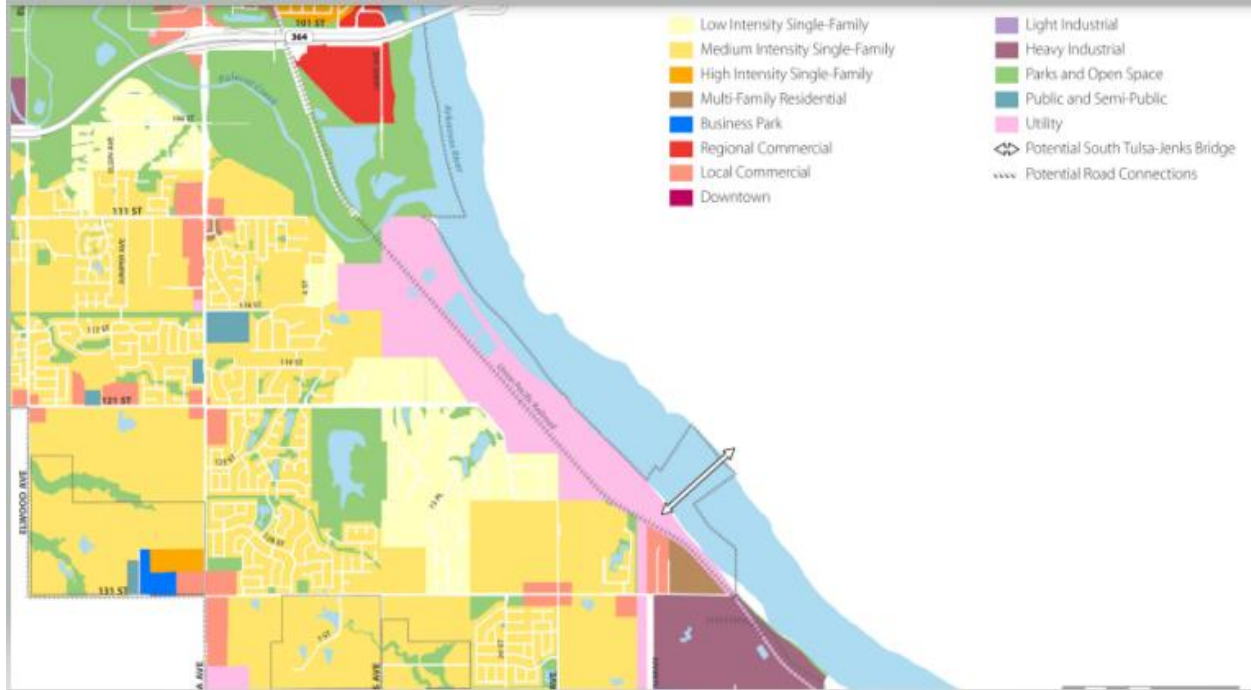


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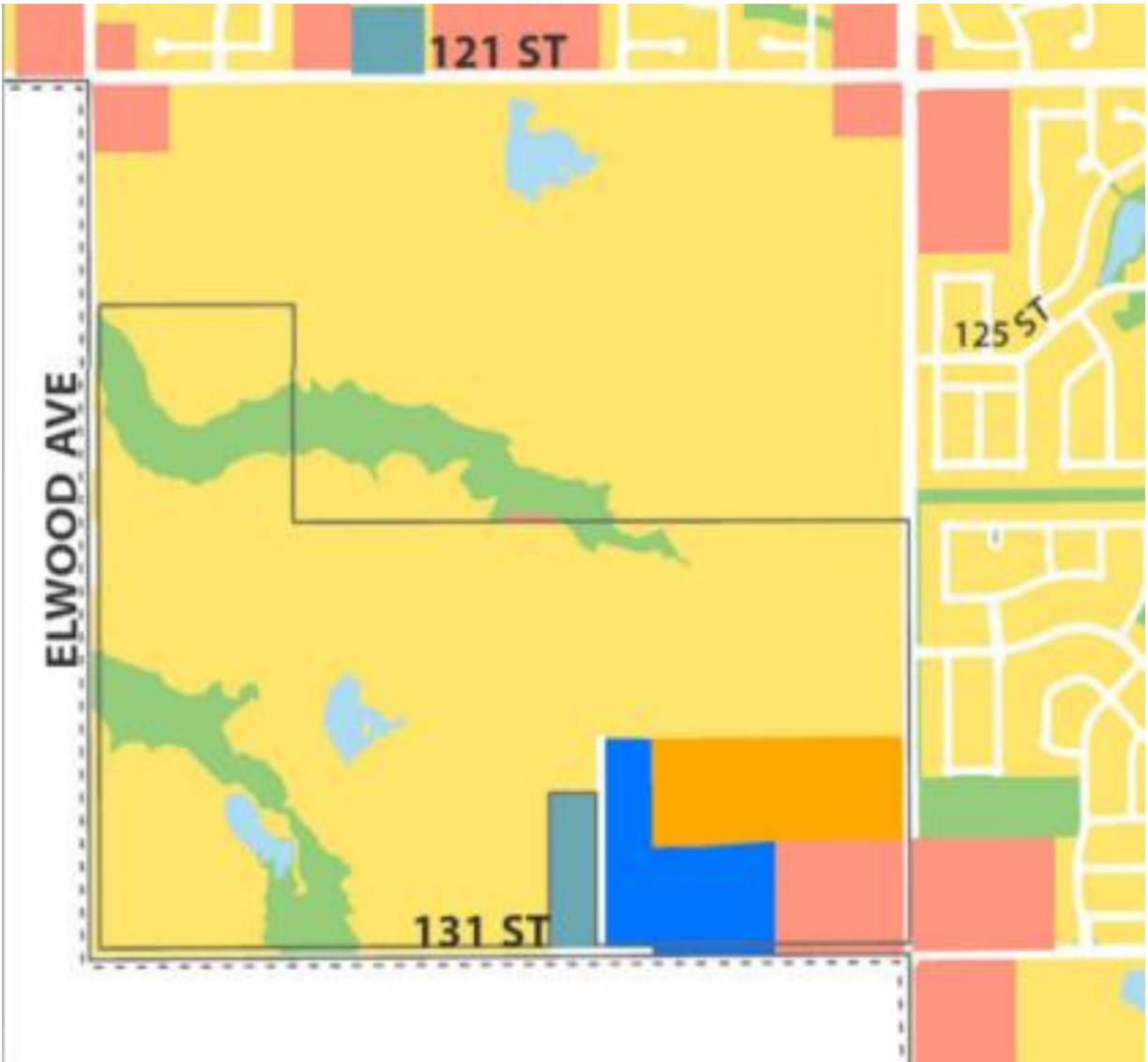


EXHIBIT "G"

EXHIBIT "A"

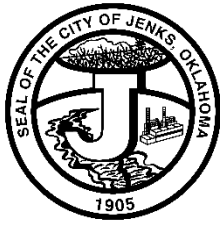
LEGAL DESCRIPTION – PHASE III

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 1;
THENCE SOUTH 88°37'10" WEST ALONG THE SOUTH LINE THEREOF 94.81 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°37'10" WEST ALONG SAID SOUTH LINE 905.73 FEET;
THENCE NORTH 01°22'12" WEST AND DEPARTING THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 A DISTANCE OF 949.58 FEET;
THENCE NORTH 88°49'21" EAST 934.47 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH ELM STREET;
THENCE SOUTH 01°07'57" EAST ALONG SAID RIGHT-OF-WAY LINE 896.62 FEET;
THENCE SOUTH 43°44'56" WEST AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE 35.31 FEET;
THENCE SOUTH 01°22'50" EAST 24.75 FEET TO THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 883,021.4 SQ. FEET OR 20.27 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SE/4 OF SEC.01, T17N, R12E AS SOUTH 88°37'10" WEST.



CITY OF JENKS
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JENKS, OKLAHOMA 74037-2007
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**NOTICE OF A PUBLIC HEARING
LOCATED IN THE CITY OF JENKS, OKLAHOMA**

Case Number: JZ 25 PUD 146.MA2

Request: Request for a Major Amendment to PUD 146, rezoning a portion to RS-3, and redefining the Commercial Shopping development.

Legal Description: A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 1; THENCE SOUTH 88°37'10" WEST ALONG THE SOUTH LINE THEREOF 94.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°37'10" WEST ALONG SAID SOUTH LINE 905.73 FEET; THENCE NORTH 01°22'12" WEST AND DEPARTING THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 A DISTANCE OF 949.58 FEET; THENCE NORTH 88°49'21" EAST 934.47 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH ELM STREET; THENCE SOUTH 01°07'57" EAST ALONG SAID RIGHT-OF-WAY LINE 896.62 FEET; THENCE SOUTH 43°44'56" WEST AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE 35.31 FEET; THENCE SOUTH 01°22'50" EAST 24.75 FEET TO THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 AND THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 883,021.4 SQ. FEET OR 20.27 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SE/4 OF SEC.01, T17N, R12E AS SOUTH 88°37'10" WEST.

General Location: 131st & Elm

Hearing Date: 04 September 2025 at 6 p.m.

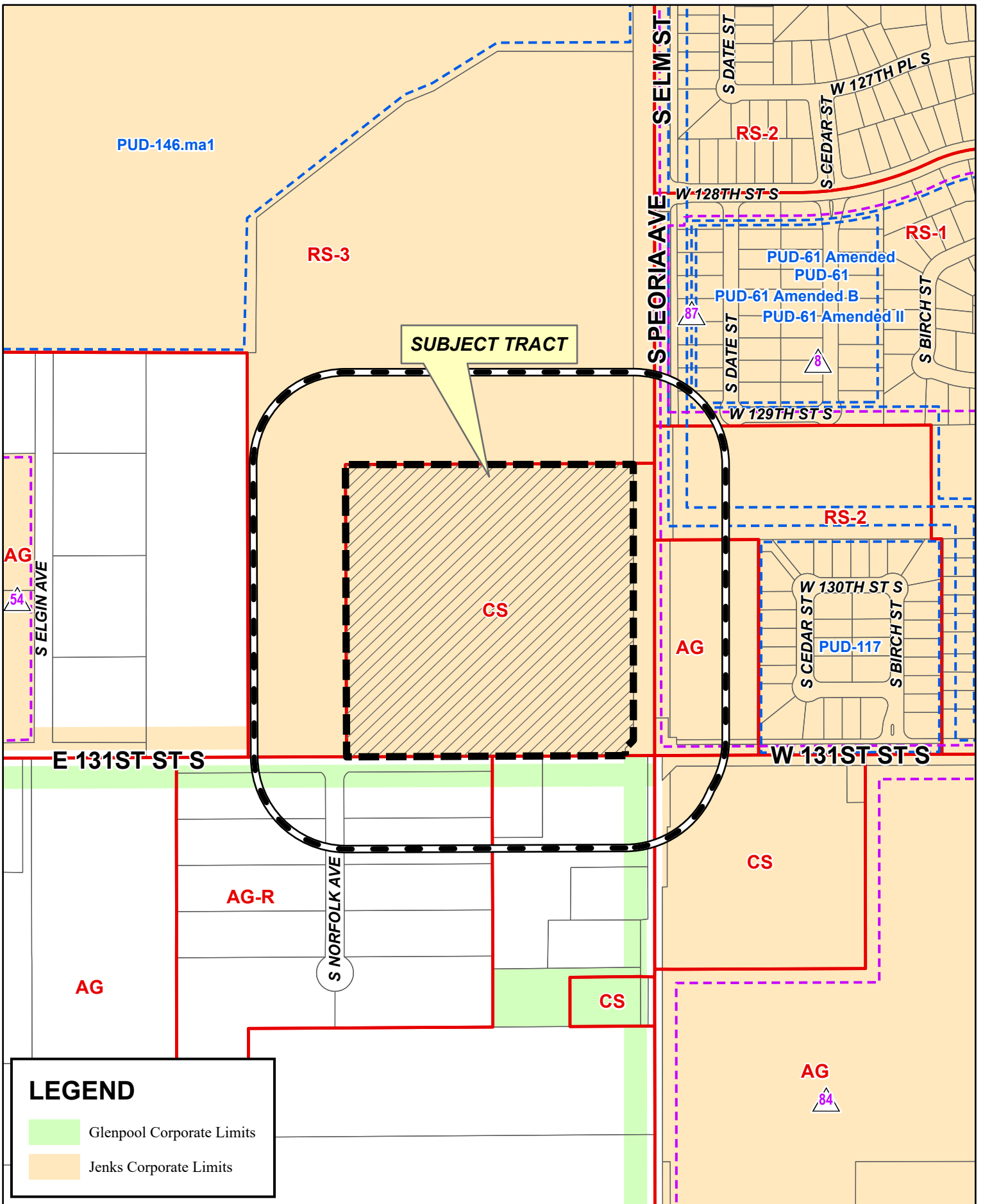
Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

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

Dated at Jenks Oklahoma on 12 August 2025.



Marcae Hilton, Secretary
Jenks Planning Commission



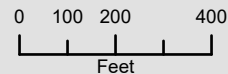
SUBJECT TRACT

LEGEND

- Glenpool Corporate Limits
- Jenks Corporate Limits



JZ 25 PUD 146.ma2



01 17-12

