

AGENDA
JENKS PLANNING COMMISSION
THURSDAY, DECEMBER 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

INVOCATION

PLEDGE OF ALLEGIANCE

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 November 06, 2025.
 - B. Approve JZ 25 PUD 148.mi2 - A Minor Amendment to PUD 148 to amend the minimum and maximum allowed square footage for homes. General Location: 111th St, west of HWY 75.
 - C. Continue Amendments to Article 3 (Base District Specific Standards) and Article 7 (Sign Standards) of the Unified Development Ordinance to the January 08, 2026 Planning Commission Meeting.
 - D. Approve JL 25-414 - a request for a minor subdivision/lot combination. General Location: 683 W 113th Ct.
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 25-700: a zone change from AG (Agriculture) to RS-1 (Residential Single Family) and lot line adjustment. General Location: 2300 W 91st St
4. Parking Relief for Triple H Properties, allowing for a reduction in parking from requirements in the Unified Development Ordinance. General Location: 2517 W 121st St S.
5. Final Plat for 121 Crossing. General Location: 2517 W 121st St S.
6. Approve JZ 25-97.mi2 - a request for a Minor Amendment to amend signage requirements. General Location: SW Corner 114th Street and South Union Avenue

OTHER BUSINESS

1. Planning Updates

ADJOURNMENT

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

CALL TO ORDER

The Jenks Planning Commission was called to order at 6:01 p.m. on November 04, 2025, by Chair Scott West.

ROLL CALL

Present

Amy Bors
Greg Nixon
Ray Stephens
Chair Scott West

Absent

Gina Wilson
Craig Bowman
Rob Sellers

INVOCATION

Will Spoon from the Park Church of Christ gave the invocation.

PLEDGE OF ALLEGIANCE

Was given.

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 October 09, 2025.
 - B. Approve Plat 25-14 - the Final Plat for Bridgepoint. General Location: 131st & Harvard
 - C. Approve Plat 25-19 - Preliminary Plat for Far East Mission Church. General Location: 131st & Harvard
 - D. Approve JZ 25 PUD 113.mi2 - request for a Minor Amendment to PUD 113 for adjustment to the Bulk and Dimensional Standards (build line & setback). General Location: 1098 West 106th Street South

Greg Nixon made a motion to approve Item 1. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:
Yes: Amy Bors, Greg Nixon, Ray Stephens, Scott West
No: None
Motion Carried.
2. Consideration and appropriate action relating to items removed from the Consent Agenda

Withdrawn.

3. JZ 25-700: a zone change from AG (Agriculture) to RS-1 (Residential Single Family).
General Location: 2300 W 91st St
Planning Director Marcae Hilton introduced Item 3 and answered questions. The following individuals gave public comments:

- Jane Duenner (2320 W 92nd St S)
- Gentra Sorem (6143 S New Haven Ave E)

Amy Bors made a motion to continue Item 3 to the December 04, 2025, meeting. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

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

No: None

Motion Carried. Item continued to the Dec. 04, 2025, meeting.

4. Amendments to Article 3 (Base District Specific Standards) and Article 7 (Sign Standards) of the Unified Development Ordinance
Planning Director Marcae Hilton introduced Item 4 and answered questions. Amy Bors made a motion to continue Item 4 to the December 04, 2025, meeting. Greg Nixon seconded the motion. A roll call vote of members was taken as follows:
Yes: Amy Bors, Greg Nixon, Ray Stephens, Scott West
No: None
Motion Carried. Item continued to the Dec. 04, 2025, meeting.

5. Adoption of 2026 Planning Commission Meeting Dates
Planning Director Marcae Hilton introduced Item 5. Amy Bors made a motion to approve Item 5. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:
Yes: Amy Bors, Greg Nixon, Ray Stephens, Scott West
No: None
Motion Carried.

OTHER BUSINESS

1. Planning Updates
Planning Director Marcae Hilton gave her Planning Update.

ADJOURNMENT

Jenks Planning Commission adjourned at 07:00 PM.

To Chair, Scott West and Planning Commission
Hearing Date December 04, 2025
Case Number JZ 24 PUD 148
Request Minor Amendment No. 2 to PUD 148 (Planned Unit Development Overlay District)
Location South of 111th St and east of S. 33rd W. Ave.
Applicant No Limits LLC

Staff Report

Preparer | Marcaé Hilton

Attachments

- ✓ PUD 148 Document
- ✓ Public Notice

Preparer

Staff
None, this item was not advertised

Background Information

STAFF COMMENTARY | This request is a minor amendment request to allow larger homes:

- Page 4 of PUD 148 | Villas: Square Footage: Minimum 2000 SF, Maximum 3200 SF.
- Page 6 of PUD 148 | Reserve: Square Footage: Minimum 2800 SF, Maximum 5000 SF +.
- Page 6 of PUD 148 | Estates: Minimum requirement for first floor of 2-story home to be 3500 SF; if single story - minimum requirement to be 4000 SF.

JZ 24-PUD 148 Minor Amendment No. 1 | PC SUMMARY | *September 19, 2024 | Approved*

This request was to update and reestablish the bulk and dimensional standards to meet the intent of the initial application and add other restrictions not previously included. No change to the following statements: The Reserve at Southern Woods is a gated single-family community west of High-way 75 and south of 111th Street South. The project has (3) three development areas including large estates and small lot "Villas" dedicated to 55 (fifty-five) and older living. The Comprehensive Land Use Plan designates these parcels as Medium Intensity Single-family.

PUD 148 | CC SUMMARY | *February 06, 2024 | Regularly Scheduled Meeting | Approved | Ord. No. 1640*

PUD 148 | PC SUMMARY | *January 18, 2024 | Regularly Scheduled Meeting | Recommendation of Approval (7-0-0)*

PLANNING DATA

REQUEST PUD 148 Minor Amendment No. 2 (*Planned Unit Development District Overlay*)

PUBLIC COMMENT This is a minor amendment; no advertising was required.

CURRENT ZONING RS-3/PUD 148 Overlay District

INTENDED USE
ANNEXATION
School District
Subdivision Plat:
STR:

Single-family Residential
January 16, 2024
JK-5A
RESERVE AT SOUTHERN WOODS, THE (60817)
Section: 34 Township: 18 Range: 12

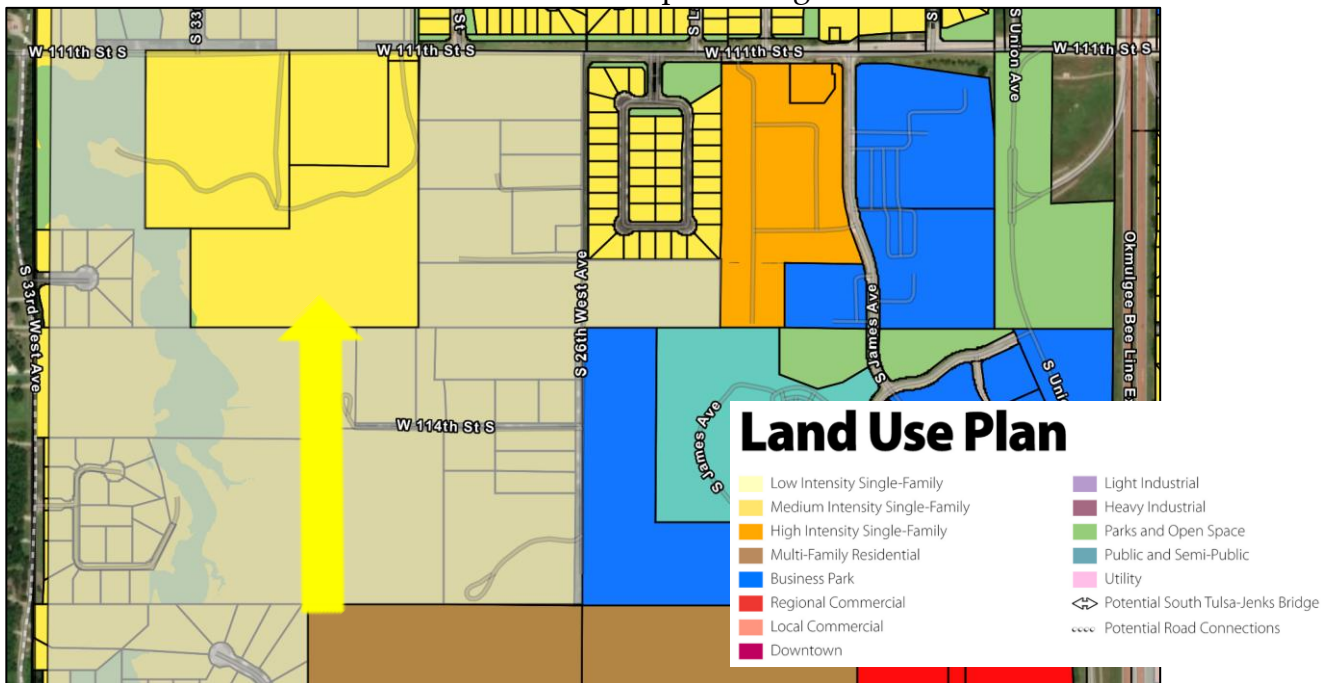


Figure 1: Medium Intensity Single-family Designation

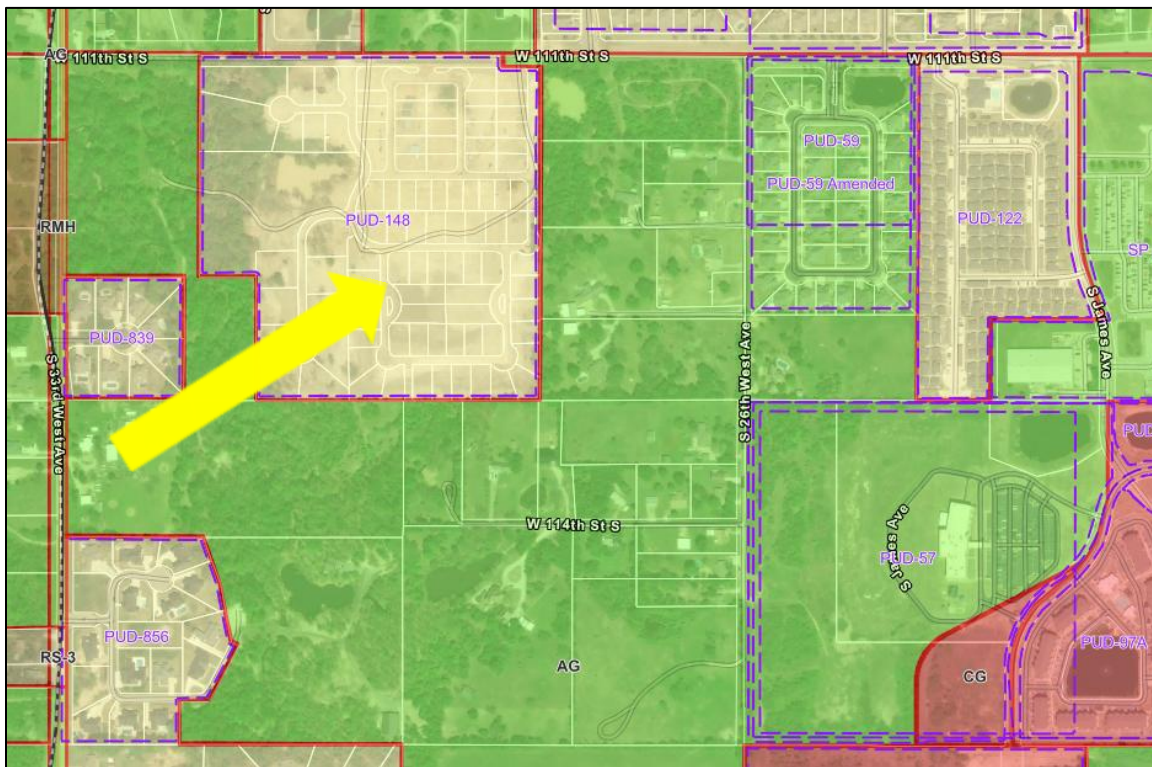


Figure 2 | Zoning map(s) of the parcel(s) in question

Evaluation | This PUD overlay is compatible with the Comprehensive Plan, Land Plan designation of Medium Intensity Single-family. The development is platted and under development. The request (minimum and maximum house size) is a self-imposed restriction by the developer and not part of the UDO standards.

The Reserve at Southern Woods PUD MI2						
Standard	Estates	PUD Amend 2	Reserve	PUD Amend 2	Villas	PUD Amend 2
Min-Max sq ft House Size	3200-10,000	2 story 3500 1 story 4000-10,000	2800-4400	2800-5000	1800-2800	2000-3200

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

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

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

(B) General Provisions.

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

(C) Site Development Allowances and Modification Standards.

- (1) Site Development Allowances.*
 - (a) Site development allowances are deviations from the standards of the underlying zoning district set forth outside of this article.*
 - (b) Notwithstanding any limitations on variations which can be approved as contained elsewhere in this UDO, site development allowances may be approved provided the applicant specifically identifies each site development allowance on the approved site plan and demonstrates how each site development allowance would be compatible*

with surrounding development; is necessary for proper development of the site; and is aligned with a minimum of one of the modification standards detailed in section 16-9-8(C)(2) below.

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

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

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

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

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

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

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

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

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

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

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

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

(3) Integrated Design with Identifiable Centers and Edges. The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses included function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.

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

(5) Compatibility with Adjacent Land Uses. The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been

mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.

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

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

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

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

(F) *Hearing and Recommendation by the Planning Commission.* The Planning Commission shall hold a public hearing on the proposed Planned Unit Development, and, at the close of the public hearing and after consideration of the City planner report and public comment, make a recommendation to the City Council to approve, approve with modifications, or deny the Planned Unit Development based on the applicable review criteria. The City Planner, on behalf of the Planning Commission, shall transmit a report containing its recommendation to approve, approve with modifications, or deny the PUD application to the City Council.

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

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

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

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

(J) *Amendments to Approved Planned Unit Development.*

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

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

- (a) Increase density,
- (b) Increase the height of buildings,
- (c) Reduce open space by more than five percent,
- (d) Modify the proportion of housing types,

(e) Change parking areas in a manner that is inconsistent with this UDO,

(f) Increase the approved gross floor area by more than 500 square feet,

(g) Alter alignment of roads, utilities, or drainage, or

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

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

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

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

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

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

Recommendation | *Staff recommends conditional approval of JZ 24 PUD 148(Minor Amendment No. 2) there is no change to the underlying (RS-3) Residential Single-family the only changes are to the Planned Unit Development Overlay District. This request is more restrictive than as approved in the original adoption.*

Planned Unit Development (PUD 148)

The Reserve at Southern Woods
(Villas, Reserve & Estates)

SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

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

JZ 24 PUD 148

APPROVED BY JENKS CITY COUNCIL

02/06/2024 | ORDINANCE NO. 1640

APPROVED BY JENKS PC

Marcae Hilton
Marcae Hilton

JZ 24 PUD 148

CASE NO.: MINOR AMD NO. 1 DATE: 09/23/2024

Date Prepared 1/3/2024

Minor Amendment #1 Date 8/5/24

FINAL PLAT - DATE 9/30/24



Zemanek Architecture + Design, PLLC
107 E. Main Street
Jenks, OK 74037



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

RS-3 – Single Family Residential Subdivisions

Prepared By:

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Prepared For:

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

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

The Reserve at Southern Woods will be a meticulously and professionally planned development with three distinctive communities, all working in unison together. The first community, as you approach from the East, will be The Reserve at Southern Woods (Villas) which will contain 36 lots within its own gated area and will be strategically marketed to the patriarch and matriarch of homeowners: the 55+ community. It will have privacy, intimacy, comradery, walkability, as well as masonry walls on much of the exterior to strategically create a divide from the other homes, while still enjoying chosen connection through combo locked walking gates. This will allow for easy access to neighbors and family alike, along with enjoyment of the other features and amenities within the 40 acres. The next community will be The Reserve at Southern Woods, which will facilitate a more family friendly driven approach to the overall community and will offer 42 lots. This community will enjoy a gated entry, bus stop directly outside the community with walking gate access, walking trails and recreational areas. The final piece to the community trifecta is the Reserve at Southern Woods (Estates), which sits on the most Western section of the parcel and enjoys the majority of greenbelt, creek and ponds views. This exclusive area is reserved for the 16 largest homesites and has an additional gate for added privacy and security for block 8.

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

Land Area Villas: 8.75 Acres
Land Area Reserve:12.28 Acres
Land Area Estates: 15.14 Acres
Total Land Area: 36.17 Acres

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

Residential lot density calculation:

Maximum dwelling units allowed in RS-3 zoning district (1,575,565 / 8,400 square feet): 188

Maximum dwelling units (residential lots) allowed by this PUD: 94

Minimum lot width Blocks – at building setback line

The Villas –60 feet

The Reserve –70 feet*

The Estates –90 feet**

* Due to curb radius Block 7, lots 4, 5, 6, 12, 13 shall be a minimum of 56’

** Due to curb radius Block 8, lots 5, 6 shall be a minimum of 70’

Minimum lot area: 6,600 square feet

Maximum structure height: 35 feet*

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

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

*with the exception of The Reserve at Southern Woods “Villas” which will require (2) enclosed per dwelling unit

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

Front yard abutting a private street reserve area: 25 feet *

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

Rear yard abutting 111th Street.....20 feet

Side yard Abutting 111th Street.....20 feet

Rear yard: 20 feet

Side yard interior:.....	5 feet*
Side yard exterior (Villas):	5 feet*
Side yard exterior (Reserve):	10 feet*
Side yard exterior (Estates):	25 feet*

*No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences, excluding the Reserve at Southern Woods Estates. These (16) lots require (20) feet total, (10) feet on each side.

All other yards abutting an arterial street: 15 feet *

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

Total Impervious cover:	13.44 Acres or 37%*
Villas:	4.22 Acres or 48%
Reserve:	5.27 Acres or 43%
Estates:	3.95 Acres or 26%

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

Build Standards ~ The Reserve at Southern Woods

The Reserve at Southern Woods (Villas) 8.75 Acres

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

Villas: Square Footage: Minimum 2000 SF, Maximum 3200 SF

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

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

Interior Fencing: Interior fencing or walls shall not extend beyond each corner of the residence. Fencing shall be constructed of iron (*without pickets above top rail*), masonry or wood fencing with steel posts, capped and stained. Stain color of fence must match neighborhood fence stain. Fence trak systems are acceptable.

No accessory buildings allowed.

Long-term rentals are allowed. The rental period shall be no less than (6) Six months. Changes to this requirement will require a Major Plat Amendment.

The Reserve at Southern Woods (Reserve) 12.28 Acres

Minimum and Maximum House Size: Single Family Dwelling Units Shall have a minimum of 2800 sqft and a maximum sqft of 4400 sqft of finished heated living areas. Block 5, Lots 1-8 shall be designated as only single-story homes which may be 2600sqft or larger.

Minimum 2800 SF, Maximum 5000 SF

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

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

Interior Fencing: Interior fencing or walls shall not extend beyond each corner of the residence. Fencing shall be constructed of iron (without pickets above top rail), masonry or wood fencing with steel posts, capped and stained. Stain color of fence must match neighborhood fence stain. Fence trak systems are acceptable.

Accessory buildings are allowed ONLY on Lots 7, 8, 15 & 16 of Block 6. Accessory buildings shall match to style and material of the main structure. All accessory buildings require approval by the architectural committee.

Long-term rentals are allowed. The rental period shall be no less than (6) Six months. Changes to this requirement will require a Major Plat Amendment.

The Reserve at Southern Woods (Estates) 15.14 Acres

Minimum and Maximum House Size: Single Family Dwelling Units Shall have a minimum of 3600 sqft and a maximum sqft of 10,000 sqft of finished heated living areas. One home site may sit on up to two lots. No three adjacent lots may be purchased for one home site.

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

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

Interior Fencing: Interior fencing or walls shall not extend beyond each corner of the residence. Fencing shall be constructed of iron (without pickets above top rail), or masonry. No wood fences will be allowed, except for on the East side of the lots abutting adjacent community; The Reserve at Southern Woods. In addition, the two lots adjacent to the main access and Villas must be iron.

Accessory buildings allowed on all lots in the Estates. Accessory buildings shall match to style and material of the main structure. All accessory buildings require approval by the architectural committee.

No rentals of any kind shall be allowed.

Estates: Minimum requirement for first floor of 2-story home to be 3500 SF; if single story - minimum requirement to be 4000 SF.

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

Access and Circulation

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

Topography

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

Utilities and Drainage

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

Environmental and Open Space Considerations

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

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

Amenities

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

Site Plan Review

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

Platting Requirement

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

Anticipated Construction Schedule

The Reserve at Southern Woods anticipated construction schedule begins in August of 2024 and is expected to be complete January 2025.

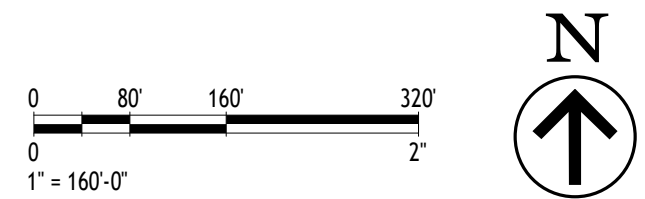
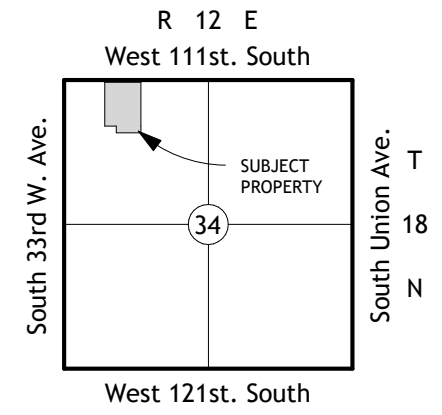
Legal Description ~ The Reserve at Southern Woods

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

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE S 88°53'47" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 01°07'00" E FOR A DISTANCE OF 1322.44 FEET; THENCE S 88°14'08" W FOR A DISTANCE OF 1084.83 FEET; THENCE N 01°55'10" W FOR A DISTANCE OF 480.98 FEET; THENCE S88°53'47" W FOR A DISTANCE OF 225.71 FEET; THENCE N 01°06'13" W FOR A DISTANCE OF 854.03 FEET TO THE NORTH SECTION LINE; THENCE N 88°53'47" E ALONG THE SECTION LINE FOR A DISTANCE OF 1317.02 FEET TO THE POINT OF BEGINNING.

Exhibits

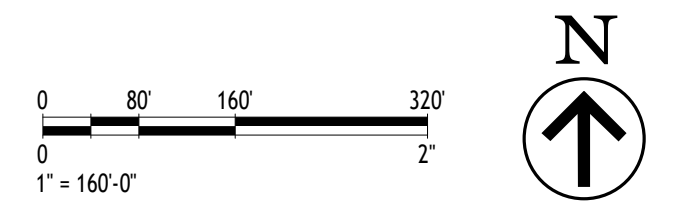
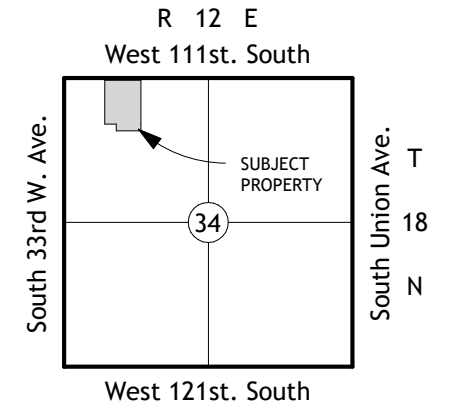
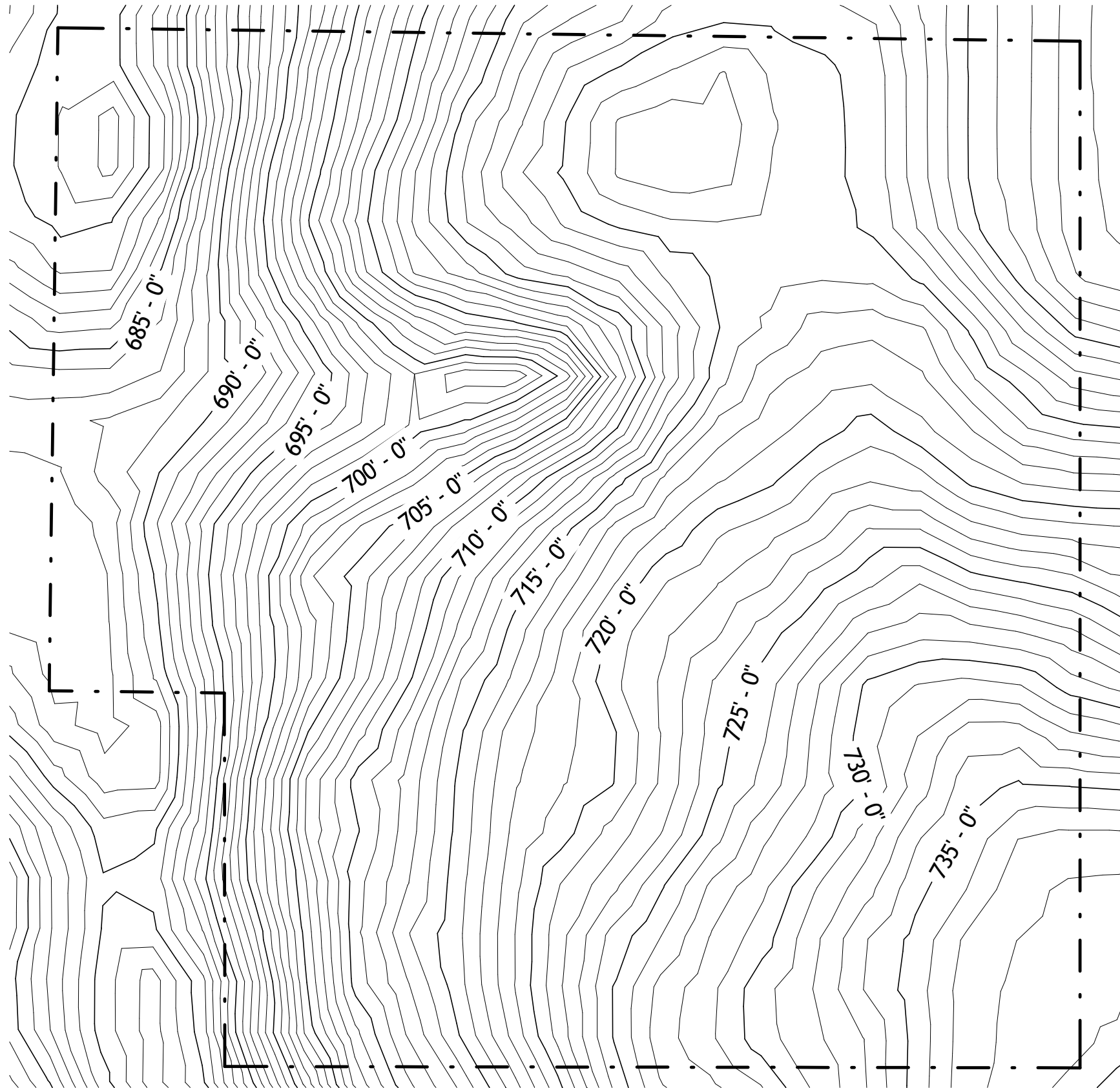
Exhibit A:.....Aerial Photography
Exhibit B:..... Site Topography
Exhibit C: Reserve Area D layout
Exhibit D: Signage Exhibit



THE RESERVE AT SOUTHERN WOODS

AERIAL PHOTO

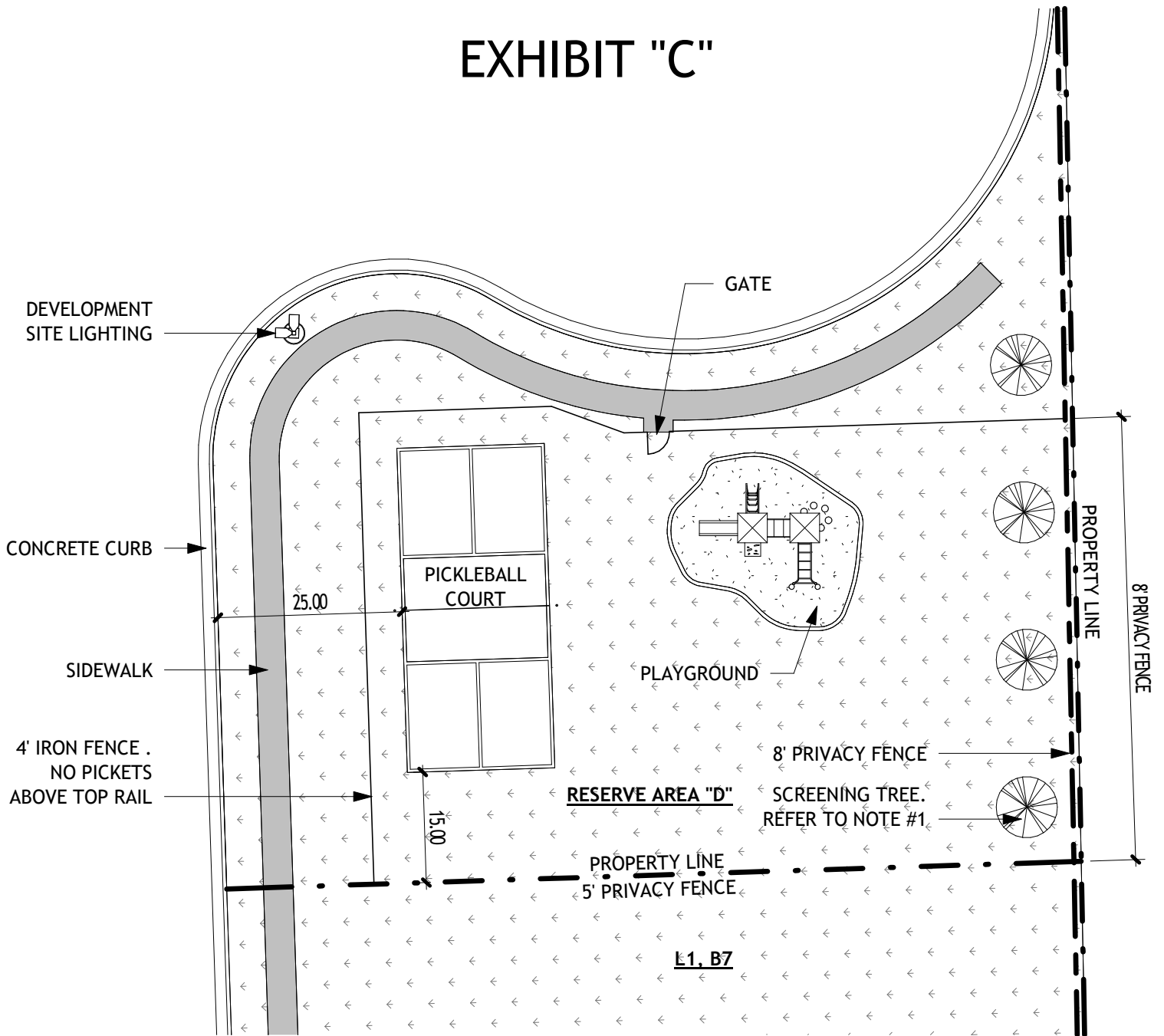
EXHIBIT "A"



THE RESERVE AT SOUTHERN WOODS
TOPOGRAPHY

EXHIBIT "B"

EXHIBIT "C"



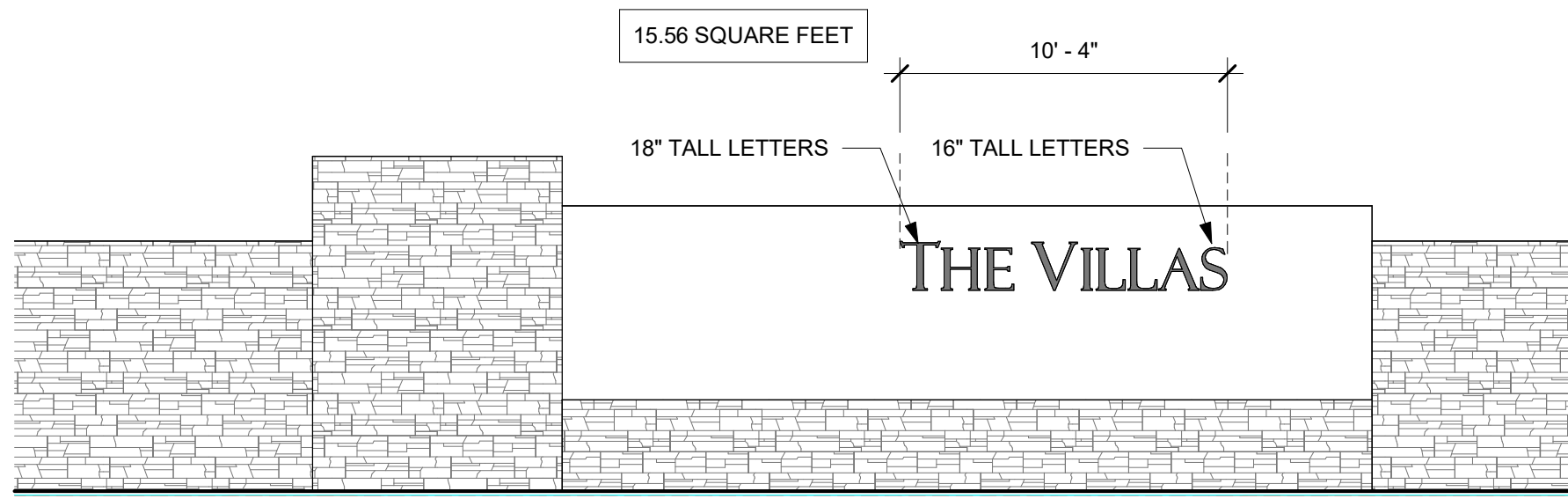
NOTES:

1. ALL PROPERTIES TO THE EAST OF THE RESERVE AT SOUTHERN WOODS ARE ZONED RESIDENTIAL. PER TABLE 16-6-3(F)(2) OF THE JENKS UNIFIED DEVELOPMENT CODE, NO SCREENING IS REQUIRED BETWEEN RESIDENTIAL AND AGRICULTURAL ZONING. DEVELOPER WILL PROVIDE (4) SCREENING TREES ALONG EAST BOUNDARY OF RESERVE "D" AT THE REQUEST OF THE CITY.

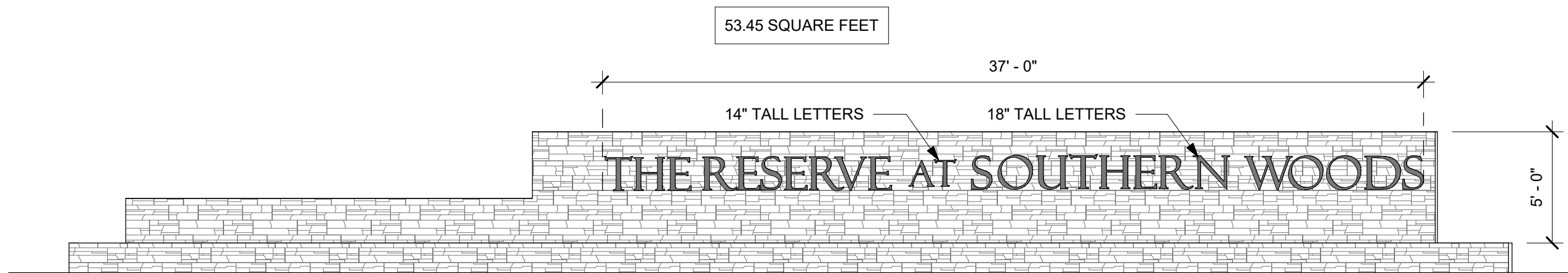
2. RESERVE D HOURS SHALL BE BETWEEN 8:00AM AND 10:00PM

1 RESERVE "D" LAYOUT
1" = 20'-0"





② THE VILLAS SIGNAGE
3/16" = 1'-0"



① THE RESERVE SIGNAGE
3/16" = 1'-0"

Planned Unit Development (PUD 148)

Jenks Planning Director Acknowledgment of Approved PUD and any associated Approved Amendments:

Executed this ____ day of _____, 2024

Marcae Hilton, City of Jenks Planning Director

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

The foregoing Acknowledgment of Recordation was acknowledged before me this ____ day of _____, 2024, by Marcae Hilton.

Notary Public
My commission No.:
My commission expires:

To Chair, Dr. Scott West & Planning Commission
 Hearing Date December 04, 2025
 Case Number JL 25 – 414
 Request Minor Subdivision (Lot Combination)
 Location 683 W. 113TH Ct. S, Estates At Ritz Hollow
 Applicant Brad Borem (Builder)

Staff Report

Preparer | Marcaé Hilton

Attachments

Plat Estates At Ritz Hollow

Preparer

Tulsa County

Background Information

STAFF COMMENTARY | This application is for a Minor Subdivision or more specifically a “lot combination” on behalf of the owner. If approved the Lot Combination will tie three lots within the Estates at Ritz Hollow plat. The applicant submitted a building permit for a house, pool and enclosed pickleball court. As the UDO currently reads, the owner does not have enough impervious surface to allow for all the built environment requests. The owner is asking to tie the three lots together and currently owns Lots 9, 10, and 11 Block 4 (four). The City of Jenks does not enforce private covenants; it is the understanding of the City of Jenks that the owner has permission from the appropriate parties to complete the building as planned

PLANNING & ASSESSOR DATA

Request	Minor Subdivision Lot Combination		
Public Comment	None at the time of this report, some neighbors have reached out to staff.		
Zoning	RS-3, Residential Single-Family (Ordinance 1551)		
Development Plan	PUD-128 Overlay		
Account #	60613823601590	60613823601600	60613823601610
Address	691 W 113 CT S	687 W 113 CT S	683 W 113 CT S
	0.22 acres / 9,459 sq ft	0.21 acres / 9,166 sq ft	0.20 acres / 8,735 sq
Legal	Lot 9 Block 4	Lot 10 Block 4	Lot 11 Block 4
Owner	Paradigm	Paradigm	Bunch, Erik & Lauren
Subdivision	Estates At Ritz Hollow Amended (Replat Estates at Ritz Hollow)		
	Section: 36 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.

Sec. 16-8-4. Subdivision Procedures.

(D) *Minor Subdivisions.*

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



Figure 1: INCOG Zoning Map



Figure 2: Google Earth Photo so subject house.

The next three photos are taken from Tulsa County Assessor, showing the early project details.



Figure 3: Enclosed Pickleball Court



Figure 4: House before enclosed Pickle Ball court is added.



Figure 5: Pool in backyard.

Staff Evaluation & Recommendation

Evaluation | Staff recommends conditional approval of this request for a Lot Combination.

Recommendation | *Staff recommends conditional approval of JL 25-414 with the following conditions:*

1. *Deeds are filed with Tulsa County.*
2. *Provide City Planner with copy of recorded Deeds.*
3. *Provide updated Impervious Surface document for approval and before Certificate of Occupancy.*



*****ELECTRONICALLY FILED DOCUMENT*****

D.S. \$ 337.50

Property Address: 683 W 113th Ct S, Jenks, OK 74037

Buyer Mailing Address: ~~683 W 113th Ct S, Jenks, OK 74037~~ 2005 W 117th St S.
Jenks, OK 74037

GENERAL WARRANTY DEED

(with Survivorship clause)

THIS INDENTURE, made this **September 11th, 2025** between **Maudie L. Green, a single person**, (hereinafter referred to as "**Grantor**", whether one or more), and **Eric Bunch and Lauren Bunch, husband and wife**, as joint tenants, with the right of survivorship as hereinafter set out, (hereinafter referred to as "**Grantee**", whether one or more).

WITNESSETH, that in consideration of the sum of Ten Dollars and No/100 (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, said **Grantor** does by these presents grant, bargain, sell and convey unto the said **Grantee**, as joint tenants, and not as tenants in common, on the death of one, the survivor, the heirs and assigns of the survivor, to take the fee simple title to the surface and surface only of the following described real estate, situated in the County of **Tulsa**, State of Oklahoma, to-wit:

Lot Eleven (11), Block Four (4), ESTATES AT RITZ HOLLOW AMENDED, a Subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions and utility easements.

TO HAVE AND TO HOLD the same as joint tenants, and not as tenants in common, with the fee simple title in the survivor, the heirs and assigns of the survivor, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said **Grantor**, their heirs, successors, grantees, executors, and administrators, do hereby covenant and agree to and with said **Grantee**, at the delivery of these presents, they are lawfully seized of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with appurtenances, that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, judgments, estates, taxes, assessments and encumbrances of whatsoever nature and kind, EXCEPT: Easements, building restrictions of record, special assessments not yet due, setback lines, and zoning ordinances, if any of record.

25-36214
Titan Title & Closing, LLC
110 E A Street
Jenks, OK 74037

OAG 2024-1 — INDIVIDUAL

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF OKLAHOMA)
)
) ss.
COUNTY OF TULSA)
)
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Eric Bunch
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I have personal knowledge of the statements made herein.
2. I am:
 - the person obtaining the real property identified in the Deed to which this Affidavit is attached (the "Property").
 - the person obtaining the Property's attorney-in-fact.
 - the person obtaining the Property's court-appointed guardian or personal representative.
3. The person obtaining the Property is:
 - a citizen of the United States; or
 - not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.
4. The person obtaining the Property acquired title to the Property.
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
6. I acknowledge and understand that 60 O.S. § 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that 60 O.S. § 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. The person obtaining the Property acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
AFFIANT, individually and as authorized agent of the Entity

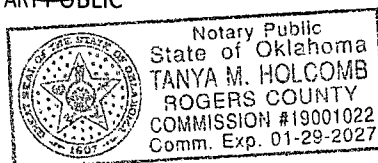
9-16-25
Date

The foregoing instrument was subscribed and sworn to before me this 16th day of September, 2025, by Eric Bunch.

[Signature]
NOTARY PUBLIC

My Commission Expires: _____

My Commission Number: _____



OAG 2024-1 – INDIVIDUAL

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF OKLAHOMA)
)
) ss.
COUNTY OF TULSA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Lauren Bunch
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I have personal knowledge of the statements made herein.
2. I am:
 - the person obtaining the real property identified in the Deed to which this Affidavit is attached (the "Property").
 - the person obtaining the Property's attorney-in-fact.
 - the person obtaining the Property's court-appointed guardian or personal representative.
3. The person obtaining the Property is:
 - a citizen of the United States; or
 - not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.
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7. The person obtaining the Property acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

Lauren Bunch
AFFIANT, individually and as authorized agent of the Entity

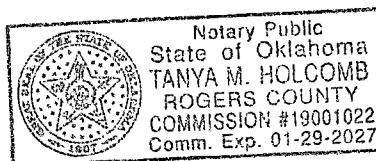
9-16-25
Date

The foregoing instrument was subscribed and sworn to before me this 16th day of September, 2025, by Lauren Bunch.

Tanya M. Holcomb
NOTARY PUBLIC

My Commission Expires: _____

My Commission Number: _____



SALES PRICE AFFIDAVIT

DATE OF CLOSING: September 16, 2025

SELLER: Maudie L. Green

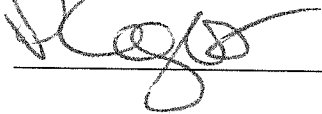
BUYER: Eric Bunch and Lauren Bunch, husband and wife

LEGAL DESCRIPTION:

Lot Eleven (11), Block Four (4), ESTATES AT RITZ HOLLOW AMENDED, a Subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

The undersigned hereby affirms that the total sales price for the above referenced transaction was **\$225,000.00** creating a documentary stamp fee of **\$337.50**.

TITAN TITLE & CLOSING, LLC

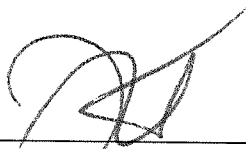


State of Oklahoma)

)ss.

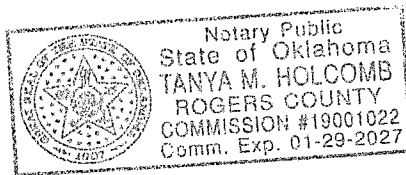
County of Tulsa)

SIGNED AND SWORN to before me on September 16, 2025, by Priscilla Copus.



Tanya M. Holcomb, Notary Public

My commission expires: 01/29/27



Lot Area & Address Table

BLOCK	LOT	STREET ADDRESS	LOT AREA (SF)
1	1	11212 SOUTH FIR AVENUE	15,178.99
	2	11216 SOUTH FIR AVENUE	10,932.73
	3	11220 SOUTH FIR AVENUE	10,019.43
	4	11224 SOUTH FIR AVENUE	9,266.56
	5	11228 SOUTH FIR AVENUE	8,923.94
2	1	11240 SOUTH FIR AVENUE	10,030.39
	2	11244 SOUTH FIR AVENUE	10,395.19
	3	11248 SOUTH FIR AVENUE	10,614.66
	4	11252 SOUTH FIR AVENUE	10,689.54
	5	11256 SOUTH FIR AVENUE	10,620.06
	6	11260 SOUTH FIR AVENUE	10,350.47
	7	11264 SOUTH FIR AVENUE	11,368.74
3	1	11308 SOUTH FIR AVENUE	8,780.64
	2	11312 SOUTH FIR AVENUE	8,909.85
	3	11316 SOUTH FIR AVENUE	10,890.00
	4	698 WEST 113TH COURT SOUTH	10,197.85
	5	694 WEST 113TH COURT SOUTH	8,874.65
	6	690 WEST 113TH COURT SOUTH	8,896.55
	7	686 WEST 113TH COURT SOUTH	9,350.08
	8	682 WEST 113TH COURT SOUTH	9,801.94
	9	678 WEST 113TH COURT SOUTH	10,193.44
	10	11245 SOUTH FIR AVENUE	9,442.82
	11	11249 SOUTH FIR AVENUE	9,226.43
4	1	11253 SOUTH FIR AVENUE	9,152.48
	2	11257 SOUTH FIR AVENUE	9,220.73
	3	11261 SOUTH FIR AVENUE	9,478.44
	4	11265 SOUTH FIR AVENUE	10,047.33
	5	699 WEST 113TH COURT SOUTH	10,077.01
	6	695 WEST 113TH COURT SOUTH	8,873.87
	7	691 WEST 113TH COURT SOUTH	9,455.43
	8	687 WEST 113TH COURT SOUTH	9,164.48
	9	683 WEST 113TH COURT SOUTH	8,734.39
	10	679 WEST 113TH COURT SOUTH	8,931.51
	11	675 WEST 113TH COURT SOUTH	12,285.89
	12	11217 SOUTH FIR AVENUE	16,445.35
	13	11221 SOUTH FIR AVENUE	10,236.18
5	1	11225 SOUTH FIR AVENUE	10,805.63
	2	11229 SOUTH FIR AVENUE	10,926.85
	3	11233 SOUTH FIR AVENUE	10,606.96
	4	11237 SOUTH FIR AVENUE	19,186.97
RES	A	11239 SOUTH FIR AVENUE	15,290.47
	B	704 WEST 113TH STREET SOUTH	4,170.02
	C	662 WEST 113TH COURT SOUTH	46,165.36
	D	11204 SOUTH FIR AVENUE	2,575.94
	E	11205 SOUTH FIR AVENUE	5,000.74
	F	11100 SOUTH FIR AVENUE (PRIVATE STREET)	64,582.30
	G	674 WEST 113TH COURT SOUTH	17,469.20
	H		

**Planned Unit Development No. 128-A
MINOR AMENDMENT NO. 1**

Estates at Ritz Hollow
AMENDED

A RE-PLAT OF "ESTATES AT RITZ HOLLOW", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN.

Owner / Developer

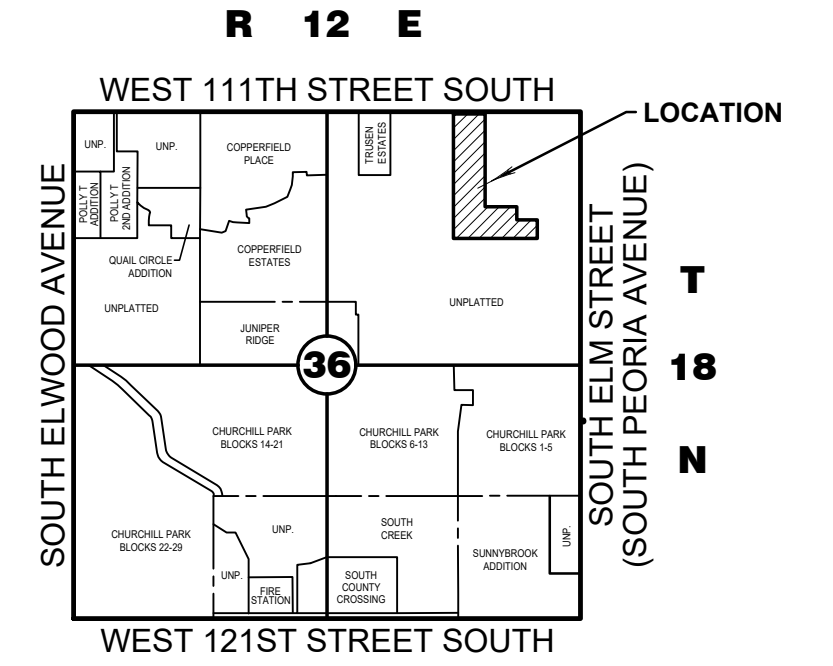
THE BRUMBLE GROUP, LLC
5014 EAST 101ST STREET, SUITE 101
TULSA, OKLAHOMA 74137
PHONE: (918) 409-8723
MR. DANNY BRUMBLE

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2024

Surveyor

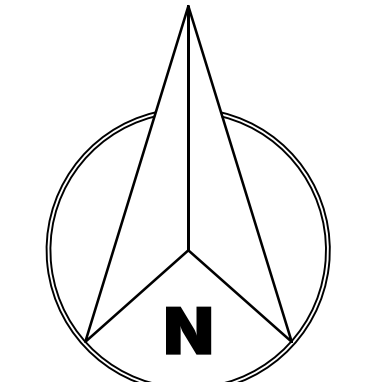
FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES 6-30-2024



Location Map
SCALE: 1"=2000'

Building Setback Note

A TWENTY (20) FOOT SETBACK SHALL BE ALLOWED FOR THE HABITABLE PORTION OF THE STRUCTURE PROVIDED THAT ANY FRONT-FACING GARAGE IS LOCATED AT LEAST TWENTY-FIVE (25) FEET FROM THE PRIVATE STREET RESERVE.



Scale: 1" = 100'
0 50 100 200

Subdivision Statistics

SUBDIVISION CONTAINS THIRTY-NINE (39) LOTS IN FIVE (5) BLOCKS AND EIGHT (8) RESERVE AREAS.

GROSS SUBDIVISION AREA: 588,371.99 SF / 13.507 ACRES

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.38'	25.00'	44°24'52.80"	N 78°21'29" E	18.90'
C2	209.34'	42.00'	285°34'35.71"	N 18°56'20" E	50.80'
C3	34.07'	25.00'	78°05'00.94"	S 49°44'56" W	31.49'
C4	26.41'	100.00'	15°07'47.39"	N 18°16'19" E	26.33'
C5	37.84'	200.00'	10°50'30.38"	S 20°24'58" W	37.79'
C6	276.25'	650.00'	24°21'02.20"	S 02°49'12" W	274.17'
C7	238.36'	680.00'	20°05'00.52"	S 00°41'11" W	237.14'
C8	39.56'	150.00'	15°06'32.07"	S 18°16'57" W	39.44'
C9	51.07'	25.00'	117°02'46.45"	N 32°41'10" W	42.64'
C10	59.60'	300.00'	11°23'01.07"	N 83°09'57" E	59.51'
C11	65.56'	330.00'	11°23'01.07"	N 83°09'57" E	65.46'
C12	158.70'	424.88'	21°24'00.52"	S 88°10'27" W	157.77'
C13	39.27'	25.00'	90°00'00.00"	S 43°51'28" W	35.36'
C14	33.87'	25.00'	77°37'47.40"	N 50°02'34" E	31.34'
C15	104.99'	475.00'	12°39'49.77"	N 08°15'07" E	104.77'
C16	36.65'	25.00'	83°59'53.70"	S 49°08'35" E	33.46'
C17	127.68'	336.68'	21°43'40.95"	S 03°43'12" W	126.91'
C18	56.56'	500.00'	6°28'52.61"	N 04°22'59" W	56.53'
C19	38.24'	25.00'	87°38'43.80"	N 47°19'10" W	34.62'
C20	26.41'	366.68'	4°07'36.42"	S 05°33'37" E	26.40'
C21	21.48'	366.68'	3°21'22.05"	S 12°54'21" W	21.48'
C22	98.36'	445.00'	12°39'49.77"	N 08°15'07" E	98.16'
C23	398.02'	2022.49'	11°16'32.06"	N 03°43'03" W	397.37'
C24	392.11'	1992.49'	11°16'32.06"	N 03°43'03" W	391.48'
C25	183.33'	454.88'	23°05'28.69"	S 89°01'11" W	182.09'
C26	27.42'	25.00'	62°51'11.08"	N 49°41'57" W	26.07'

Line Table

LINE	BEARING	DISTANCE
L1	N 88°47'27" E	109.66'
L2	N 25°50'13" E	97.08'
L3	S 10°43'41" W	123.88'
L4	S 25°50'13" W	13.75'
L5	N 88°47'27" E	49.30'
L6	N 88°47'27" E	171.71'
L7	S 88°51'28" W	104.79'
L8	N 01°08'32" W	43.56'
L9	S 54°07'59" W	28.04'
L10	S 01°08'32" E	56.35'
L11	N 88°48'26" E	30.00'
L12	S 88°51'28" W	113.55'
L13	S 88°51'28" W	150.51'
L14	N 88°51'28" E	146.68'
L15	N 88°47'27" E	142.34'
L16	S 64°09'47" E	57.99'
L17	S 64°09'47" E	10.44'
L18	N 88°51'37" E	81.00'

Legend

- B/L -- BUILDING SETBACK LINE
- L.N.A. -- LIMITS OF NO ACCESS
- OD/E -- OVERLAND DRAINAGE EASEMENT
- U/E -- UTILITY EASEMENT

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

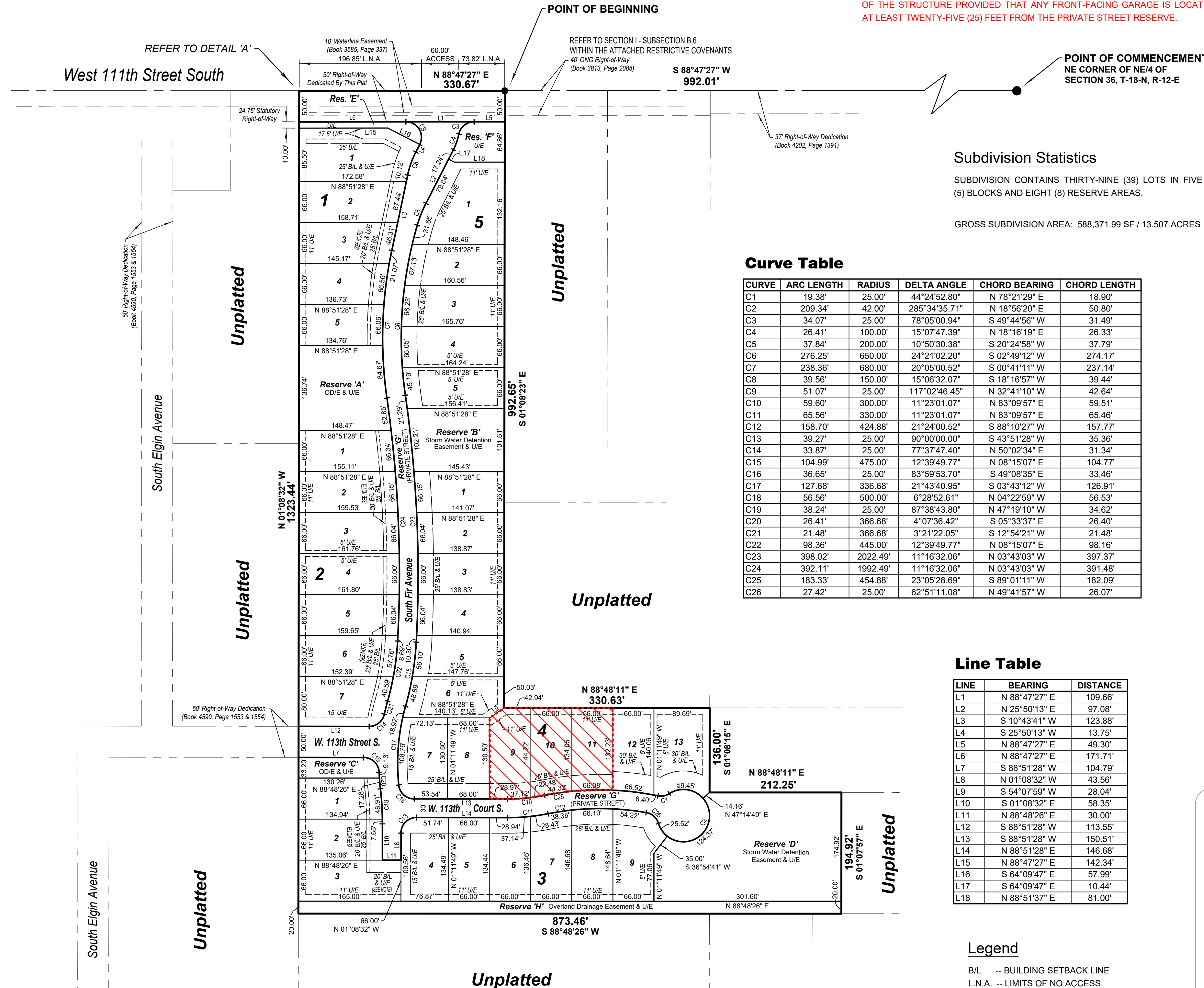
STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

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 _____, 2023
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

COUNTY TREASURER STAMP



Basis of Bearings

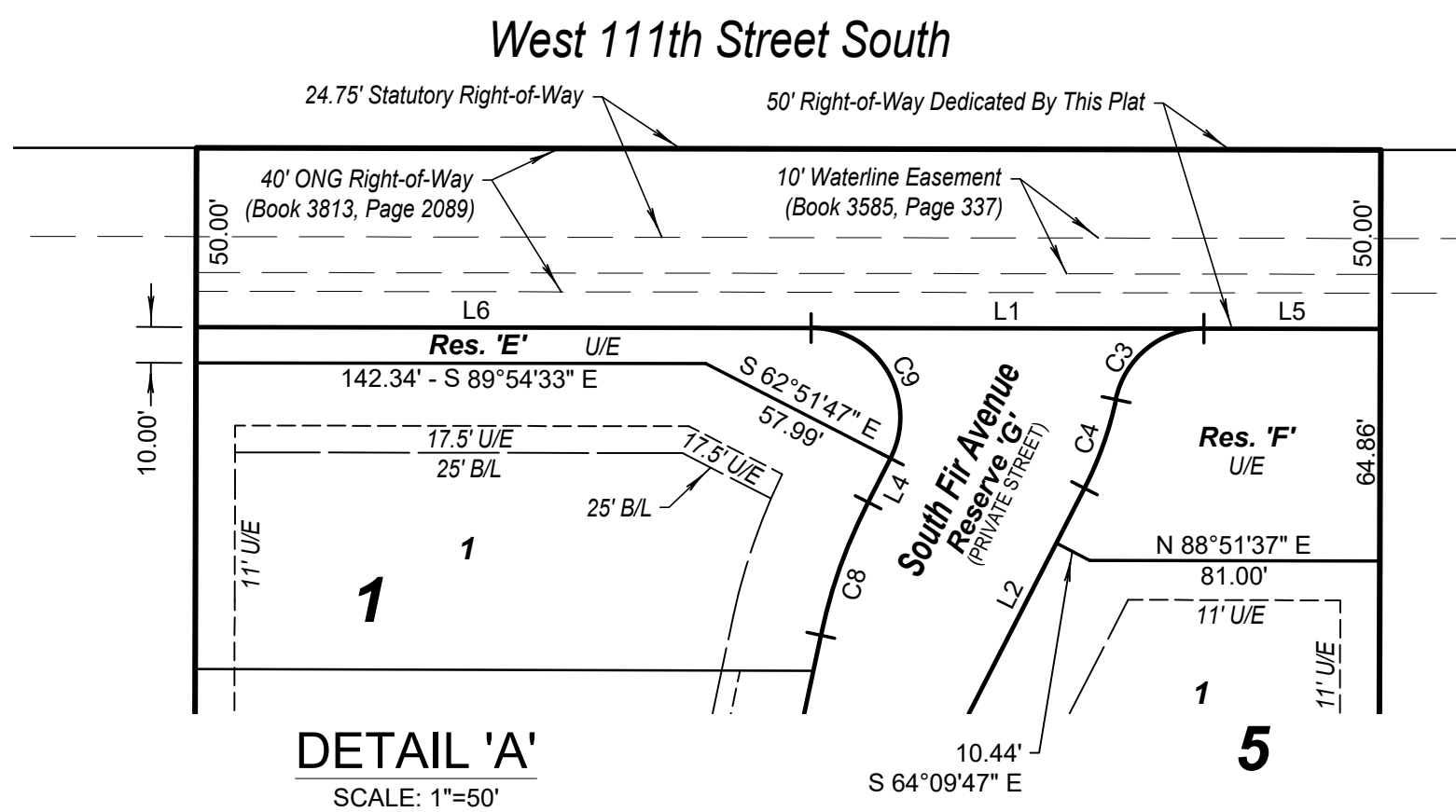
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

Monumentation

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

ADS Benchmark #348

5/8" REBAR WITH 1.5" ALUMINUM CAP STAMPED '348' LOCATED AT THE SOUTHWEST CORNER OF WEST 101ST AND SOUTH ELWOOD AVENUE. ELEVATION: 619.341 (NAVD 1988)
N: 376434.265 / E: 2561695.970



Deed of Dedication & Restrictive Covenants
ESTATES AT RITZ HOLLOW AMENDED
PUD NO. 128-A MINOR AMENDMENT NO. 1

KNOW ALL MEN BY THESE PRESENTS:

THE BRUMBLE 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 RE-PLAT OF "ESTATES AT RITZ HOLLOW AMENDED", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SAID SECTION 36; THENCE SOUTH 88°47'27" WEST ALONG THE NORTH LINE OF THE NE/4 A DISTANCE OF 992.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°08'23" EAST 992.65 FEET; THENCE NORTH 88°48'11" EAST 330.63 FEET; THENCE SOUTH 01°08'15" EAST 136.00 FEET; THENCE NORTH 88°48'11" EAST 212.25 FEET; THENCE SOUTH 01°07'57" EAST 194.92 FEET TO THE SOUTH LINE OF THE NE/4 OF THE NE/4; THENCE SOUTH 88°48'26" WEST ALONG SAID SOUTH LINE 873.46 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°08'32" WEST ALONG THE WEST LINE OF THE NE/4 A DISTANCE OF 1323.44 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 88°47'27" EAST ALONG SAID NORTH LINE 330.67 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 588,371.99 SQUARE FEET OR 13.51 ACRES.

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OK NORTH ZONE 3501, NAD83, USING THE NORTH LINE OF THE NE/4 OF SECTION 36, T18N, R12E, AS SOUTH 88°47'27" WEST.

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 "ESTATES AT RITZ HOLLOW AMENDED"; A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UE" 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, ERRECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

- OVERHEAD 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.
- ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION, SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.
- THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF 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.
- OKLAHOMA NATURAL GAS'S EASEMENT RECORDED IN BOOK 3813, PAGE 2088 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

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

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

D. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF ESTATES AT RITZ HOLLOW AMENDED, 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

- 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.

- 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.

- 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.

- 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

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

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

- DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE 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.

- 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.

- 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.

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

H. RESERVE AREA "A"

RESERVE AREA "A" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING AN OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING AND WALLS, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED MASTER HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

I. RESERVE AREA "B"

RESERVE AREA "B" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING DETENTION FACILITIES, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING AND WALLS, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

J. RESERVE AREA "C"

RESERVE AREA "C" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING EMERGENCY ACCESS, OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, OPEN SPACE AND LANDSCAPING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

K. RESERVE AREA "D"

RESERVE AREA "D" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING DETENTION FACILITIES, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING AND WALLS, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

L. RESERVE AREA "E" AND "F"

RESERVE AREAS "E" AND "F" ARE HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING SUBDIVISION PERIMETER SCREENING FENCES AND WALLS, ENTRY FEATURES, UTILITY EASEMENT AND LANDSCAPING, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE

TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

M. RESERVE AREA "G"

RESERVE AREA "G" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES AND KEYPAD ENTRY, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF ESTATES AT RITZ HOLLOW AMENDED.

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

THESE AREAS ARE ALSO RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

N. RESERVE AREA "H"

RESERVE AREA "H" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING AN OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT AND OPEN SPACE, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

O. 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.

P. ROOF DRAIN REQUIREMENTS

THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH AFFECTED LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, THAT BUILDINGS CONSTRUCTED ON LOTS 1-8, BLOCK 4 AND LOTS 2-5, BLOCK 5 SHALL EACH HAVE ALL ROOF DRAINS DESIGNED AND CONSTRUCTED TO DISCHARGE STORMWATER RUNOFF TO SOUTH FIR STREET.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "ESTATES AT RITZ HOLLOW AMENDED" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS **PUD 128-A MINOR AMENDMENT NO. 1**), AS PROVIDED WITHIN THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON _____, 2023, (HEREINAFTER THE "JENKS ZONING CODE"); AND

WHEREAS **PUD 128-A MINOR AMENDMENT NO. 1** WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION AND APPROVED BY THE JENKS CITY COUNCIL, AND

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

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

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

GROSS LAND AREA: 13.507 ACRES (588,371.99SQUARE FEET)
EXISTING ZONING: **PUD 128-A MINOR AMENDMENT NO. 1**

ESTATES AT RITZ HOLLOW AMENDED NEIGHBORHOOD PUD DEVELOPMENT STANDARDS INCLUDES ALL LOTS LOCATED WITHIN ESTATES AT RITZ HOLLOW AMENDED:

PERMITTED USES:

USE UNIT 1, AREA WIDE USES BY RIGHT
USE UNIT 6, SINGLE-FAMILY DWELLINGS, AND CUSTOMARY FACILITIES AND AMENITIES, INCLUSIVE OF COMMON SPACE AREA USES AND ACTIVITIES GENERALLY FOUND WITHIN MASTER-PLANNED RESIDENTIAL COMMUNITIES.

MINIMUM LOT WIDTH: 66 FEET

MINIMUM LOT AREA: 8,650 SQUARE FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET, WITH THE EXCEPTION OF CHIMNEYS, CUPOLAS, OR OTHER ARCHITECTURAL STRUCTURES WHICH MAY EXTEND TO A MAXIMUM HEIGHT OF 45 FEET.

MINIMUM OFF-STREET PARKING: THREE (3) ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT

BUILDING SETBACK FROM ARTERIAL STREET RIGHT-OF-WAY: 85 FEET FROM THE CENTERLINE OF WEST 111TH STREET SOUTH

FRONT YARD ABUTTING A PRIVATE STREET RESERVE: A TWENTY (20) FOOT SETBACK SHALL BE ALLOWED FOR THE HABITABLE PORTION OF THE STRUCTURE PROVIDED THAT ANY FRONT-FACING GARAGE IS LOCATED AT LEAST TWENTY-FIVE (25) FEET FROM THE PRIVATE STREET RESERVE. WHERE FRONT YARD EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT.

REAR YARD: 20 FEET

SIDE YARD: 5 FEET, NO RESIDENCE SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT ON ONE SIDE, AND FIVE (5) FEET ON THE OTHER SIDE, THUS REQUIRING A COMBINED TOTAL OF AT LEAST TEN (10) FEET BETWEEN THE RESIDENCES.

ALL OTHER YARDS ABUTTING A PRIVATE STREET RESERVE: 15 FEET, UNLESS A SIDE ENTRY GARAGE IS PROPOSED. IF A SIDE ENTRY GARAGE IS PROPOSED THE BUILDING WALL CONTAINING THE GARAGE DOOR SHALL BE SET A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE PRIVATE STREET RESERVE.

SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH ADDITIONAL RESTRICTIONS FOR "ESTATES AT RITZ HOLLOW AMENDED" FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE RESIDENTIAL NEIGHBORHOODS WITHIN ESTATES AT RITZ HOLLOW AMENDED AMENDED, AND TO ENSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNERS, ITS SUCCESSORS AND ASSIGNS.

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY AND LIKEWISE IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS UPON THE LOTS WITHIN THIS SUBDIVISION PLAT (ESTATES AT RITZ HOLLOW AMENDED) WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS:

A. ARCHITECTURAL COMMITTEE - PLAN REVIEW

1. NO BUILDING, FENCE, WALL OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY RESIDENTIAL LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, LANDSCAPING PLANS, AND SPECIFICATIONS FOR ALL HOUSES TO BE BUILT, AND LANDSCAPING TO BE INSTALLED, ARE ON FILE WITH THE ESTATES AT RITZ HOLLOW AMENDED ARCHITECTURAL COMMITTEE, INITIALLY TO BE THE OWNER/DEVELOPER OR THEIR DULY AUTHORIZED REPRESENTATIVE, REPRESENTATIVES OR SUCCESSORS. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF THE ESTATES AT RITZ HOLLOW AMENDED ARCHITECTURAL COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH PLANS, SPECIFICATIONS, COLOR SCHEME, MATERIALS AND PLOT PLAN, OR TO DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WITH THE LIKE AUTHORITY, AND SAID REMAINING MEMBER OR MEMBERS SHALL HAVE AUTHORITY TO FILL ANY VACANCY OR VACANCIES CREATED BY THE DEATH OR RESIGNATION OF ANY OF THE AFORESAID MEMBERS, AND SAID NEWLY APPOINTED MEMBER SHALL HAVE THE SAME AUTHORITY HEREUNDER AS THEIR PREDECESSORS, AS ABOVE SET FORTH. ANY CHANGES TO PLANS ON FILE WITH THE ARCHITECTURAL COMMITTEE OR ANY ADDITIONAL NEW PLANS WILL NEED WRITTEN APPROVAL BEFORE CONSTRUCTION MAY BEGIN.

2. THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF BUILDING OR LANDSCAPING PLANS FOR DETERMINATION OF ANY WAIVER AS HERINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE, OR CODE VIOLATIONS. THE APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE OF ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HERINAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER.

3. THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE OR ITS DESIGNATED REPRESENTATIVE SHALL CEASE WHEN ONE-HUNDRED PERCENT (100%) OF THE HOUSES ON THE RESIDENTIAL LOTS HAVE BEEN BUILT. THEREAFTER, THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL BE EXERCISED BY THE HOMEOWNERS ASSOCIATION HEREAFTER PROVIDED FOR.

B. BUILDING MATERIAL REQUIREMENTS AND OTHER RESTRICTIONS APPLICABLE TO ALL RESIDENTIAL LOTS CONTAINED WITHIN ESTATES AT RITZ HOLLOW AMENDED

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

2. ROOFING:
ROOFING SHALL BE A SINGULAR ROOF SELECTION AND COLOR FOR EACH RESPECTIVE NEIGHBORHOOD COMMUNITY WITHIN ESTATES AT RITZ HOLLOW AMENDED, AND THE OWNER/DEVELOPER SHALL HAVE THE RIGHT TO SELECT A DIFFERENT ROOFING COLOR FOR EACH NEIGHBORHOOD COMMUNITY WITHIN ESTATES AT RITZ HOLLOW AMENDED. THE MINIMUM ROOF PITCH SHALL BE AN 8/12 PITCH ON THE FORWARD FACING GABLES.

3. EXTERIOR WALLS:
THE FIRST STORY EXTERIOR WALLS OF THE DWELLINGS ERECTED ON ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED NEIGHBORHOOD SHALL BE ONE-HUNDRED PERCENT (100%) BRICK, STONE, OR STUCCO. PROVIDED, HOWEVER, THAT THE AREA OF ALL WINDOWS AND DOORS LOCATED IN SAID EXTERIOR WALLS AND THE AREA ADJACENT TO PATIOS AND UNDER PORCHES SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA OF EXTERIOR WALLS, AND FURTHER PROVIDED THAT WHERE A PART OF THE EXTERIOR WALL IS EXTENDED ABOVE THE INTERIOR ROOM CEILING LINE DUE TO THE CONSTRUCTION OF A GABLE TYPE ROOF, THEN THAT PORTION OF THE WALL EXTENDING ABOVE THE INTERIOR ROOM CEILING HEIGHT MAY BE CONSTRUCTED OF WOOD MATERIAL AND SHALL BE EXCLUDED FROM THE DETERMINATION OF THE AREA OF THE EXTERIOR WALLS (EXCLUSIVE OF FIREPLACE CHASE).

4. MINIMUM SQUARE FOOTAGE:
ALL SINGLE STORY DWELLINGS SHALL HAVE A MINIMUM LIVING SPACE OF AT LEAST 2,200 SQUARE FEET. DWELLINGS IN EXCESS OF A SINGLE STORY SHALL HAVE A MINIMUM LIVING SPACE OF 1,800 SQUARE FEET AT THE LOWER LEVEL. SQUARE FOOTAGE SHALL BE COMPUTED ON MEASUREMENTS OVER FRAME OF THE LIVING SPACE, EXCLUSIVE OF PORCHES, PATIOS, AND GARAGES.

5. MINIMUM LOT WIDTH:
AS DESCRIBED ABOVE UNDER SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS.

6. MINIMUM LOT AREA:
AS DESCRIBED ABOVE UNDER SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS.

7. WINDOWS:
ALL DWELLINGS WITH WINDOWS OTHER THAN WOOD OR VINYL WILL BE EITHER ANODIZED OR ELECTROSTATICALLY PAINTED. METAL WINDOW FRAMES SHALL BE CONSISTENT WITH THE EXTERIOR COLOR AND TEXTURE OF THE RESIDENCE. NO UNPAINTED ALUMINUM WILL BE PERMITTED FOR WINDOW FRAMING. WOOD FRAMES WILL BE PAINTED, SEALED OR STAINED.

8. SIDING:
NO STEEL, ALUMINUM OR PLASTIC SIDING SHALL BE PERMITTED ON ANY BUILDING ON ANY RESIDENTIAL LOT.

9. MAILBOXES:
ALL MAILBOXES SHALL BE OF A SINGULAR DESIGN FOR THE LOTS WITHIN ESTATES AT RITZ HOLLOW AMENDED, AS APPROVED BY THE ARCHITECTURAL COMMITTEE. NO MAILBOX SHALL BE ERECTED ON ANY RESIDENTIAL LOT WITHOUT THE APPROVAL OF THE DESIGN BY THE ARCHITECTURAL COMMITTEE, AND SHALL CONFORM TO A DESIGN STANDARD FOR EACH COMMUNITY. A CHARGE FOR MAILBOXES WILL BE COLLECTED BY THE OWNER/DEVELOPER AT THE CLOSING OF EACH LOT.

10. WAIVER:
THE ARCHITECTURAL COMMITTEE MAY WAIVE, IN A PARTICULAR INSTANCE, THE BUILDING MATERIAL REQUIREMENTS SET OUT IN THIS SUBSECTION; PROVIDED, SUCH WAIVER TO BE EFFECTIVE MUST BE IN WRITING, DATED AND SIGNED BY A MAJORITY OF THE ARCHITECTURAL COMMITTEE.

C. NOXIOUS ACTIVITY

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT WITHIN THIS SUBDIVISION, NOR SHALL ANY TRASH, OR OTHER REFUSE BE THROWN, PLACED OR DUMPED UPON ANY VACANT RESIDENTIAL LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

D. EXISTING BUILDING

NO EXISTING OR ERECTED BUILDING OF ANY SORT MAY BE MOVED ONTO OR PLACED ON AN RESIDENTIAL LOT, EXCEPT FOR CONSTRUCTION OR SALES TRAILERS WHICH MAY BE INSTALLED ON A TEMPORARY BASIS ONLY.

E. DETACHED STRUCTURES PROHIBITION

NO DETACHED ACCESSORY STRUCTURE SHALL BE ALLOWED UPON ANY LOT WITHIN THE DEVELOPMENT.

F. VEHICLE STORAGE AND PARKING

NO INOPERATIVE VEHICLE SHALL BE STORED ON ANY RESIDENTIAL LOT EXCEPT WITHIN AN ENCLOSED GARAGE. NO MOTOR HOME, BOAT TRAILER, TRAVEL TRAILER OR SIMILAR RECREATIONAL VEHICLE SHALL BE LOCATED, PARKED OR STORED WITHIN A SIDE OR FRONT YARD, AND IF NOT LOCATED WITHIN AN ENCLOSED GARAGE AND SHALL BE SCREENED SUFFICIENTLY TO PREVENT ANY VIEW THEREOF FROM ANY STREET WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT.

G. ANTENNAS

NO RADIO OR TELEVISION TOWER, AERIAL OR ANTENNA SHALL BE LOCATED ON ANY RESIDENTIAL LOT. SATELLITE DISHES SHALL BE NO LARGER THAN 18" IN DIAMETER AND BE SCREENED FROM VIEW FROM THE STREET AND ADJACENT RESIDENTIAL LOTS WITHIN THE ADDITION.

H. LANDSCAPING REQUIREMENTS

THE FRONT ELEVATION OF ALL RESIDENTIAL LOTS MUST BE PROFESSIONALLY LANDSCAPED UPON COMPLETION OF THE RESIDENCE. ALL FRONT, SIDE AND BACK YARDS MUST BE SODDED ON THE COMPLETION OF ANY RESIDENCE IN THE SUBDIVISION. ALL PROPOSED LANDSCAPING UPON EVERY LOT WITHIN THIS SUBDIVISION MUST RECEIVE APPROVAL BY THE ARCHITECTURAL COMMITTEE AS DESCRIBED UNDER SECTION IIIA HEREOF.

I. LIVESTOCK AND POULTRY PROHIBITED

NO ANIMALS, LIVESTOCK OR POULTRY (INCLUDING PIGEONS) OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY RESIDENTIAL LOT OR PART THEREOF, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT; PROVIDED, THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

J. FENCES AND WALLS

FENCES AND WALLS SITUATED UPON RESIDENTIAL LOTS SHALL COMPLY WITH THE FOLLOWING:

1. NO FENCING SHALL EXTEND BEYOND THE BUILDING LINE OF ANY RESIDENCE. IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A RESIDENTIAL LOT, A FENCE MAY NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER.

2. ALL FENCES SHALL CONSIST ENTIRELY OF WOOD, BRICK, NATURAL STONE, WROUGHT IRON, OR SOME COMBINATION THEREOF. THE ARCHITECTURAL COMMITTEE MAY, BUT NOT BE OBLIGATED TO, GRANT AN EXCEPTION TO THIS PROVISION UPON WRITTEN REQUEST.

3. NO FENCE IN EXCESS OF SIX FEET (6') IN HEIGHT SHALL BE PERMITTED UNLESS OTHERWISE APPROVED BY THE ARCHITECTURAL COMMITTEE IN WRITING.

4. CONCRETE CURBING SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE SUBDIVISION PERIMETER FENCING.

K. GARAGE

EACH DWELLING SHALL HAVE A GARAGE FOR AT LEAST TWO AUTOMOBILES. GLASS SHALL NOT BE PERMITTED IN GARAGE DOORS WITHOUT ARCHITECTURAL COMMITTEE APPROVAL.

L. COMMERCIAL STRUCTURES

NO BUILDING OR STRUCTURE SHALL BE PLACED, ERECTED OR USED AT ANY TIME FOR ANY BUSINESS, PROFESSIONAL, TRADE OR COMMERCIAL PURPOSE ON ANY PORTION OF ANY RESIDENTIAL LOT; PROVIDED, HOWEVER, THAT OWNER, AS THE DEVELOPER OF THE SUBDIVISION MAY MAINTAIN A SALES OFFICE IN THE SUBDIVISION FOR THE SALE OF THE SUBDIVISION LOTS AND BUILDING CONTRACTORS MAY MAINTAIN SALES OFFICES, CONSTRUCTION TRAILERS, AND MODEL HOMES IN THE SUBDIVISION FOR THE CONSTRUCTION, SALE AND DISPLAY OF HOMES LOCATED, OR TO BE LOCATED, IN THE SUBDIVISION SUBJECT TO THE CITY OF JENKS ZONING CODE REQUIREMENTS.

M. TRASH RECEPTACLES

TRASH RECEPTACLES CANNOT BE LEFT CURBSIDE FOR MORE THAN A 24 HOUR PERIOD OF TIME. ALL TRASH RECEPTACLES SHALL BE KEPT INSIDE OF A GARAGE OR SCREENED FROM VIEW FROM ALL STREETS WITHIN THE SUBDIVISION.

N. BUILDING REQUIREMENTS AND AMENDMENTS

ANY MODIFICATIONS OR AMENDMENTS TO THE BUILDING AND/OR ARCHITECTURAL REQUIREMENTS LISTED UNDER THIS SECTION (SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS) SHALL ONLY BE ALLOWED WITH ARCHITECTURAL COMMITTEE APPROVAL AS DESCRIBED UNDER SECTION IIIA HEREOF.

O. SWIMMING POOLS

NO SWIMMING POOL SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT LINE OR REAR YARD LOT LINE. WHERE SIDE YARD AND REAR YARD EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT. ABOVE-GROUND SWIMMING POOLS ARE PROHIBITED.

P. CLOTHESLINES

CLOTHES LINES OR OTHER OUTDOOR CLOTHES DRYING APPURTENANCES ARE PROHIBITED.

SECTION IV. HOMEOWNERS ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

A HOMEOWNERS' ASSOCIATION, KNOWN AS 'ESTATES AT RITZ HOLLOW AMENDED 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 PRIVATE STREETS AND RESERVE AREAS IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE. ALL LAWFUL ACTS, IF ANY, OF ESTATES AT RITZ HOLLOW AMENDED 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 PRIVATE STREETS, STORM WATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ESTATES AT RITZ HOLLOW AMENDED AND THE BYLAWS OF THE ASSOCIATION.

D. REQUIRED MOWING OF VACANT LOTS

THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT

LOT WITHIN THE OVERALL ESTATES AT RITZ HOLLOW AMENDED 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 ESTATES AT RITZ HOLLOW AMENDED 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 IV.C OF THIS SECTION.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES, AND SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I AND II WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN ESTATES AT RITZ HOLLOW AMENDED 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 ESTATES AT RITZ HOLLOW AMENDED 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 HERINAFTER PROVIDED.

C. AMENDMENT

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

D. SEVERABILITY

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

IN WITNESS WHEREOF: THE BRUMBLE GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 26TH DAY OF JANUARY, 2023.

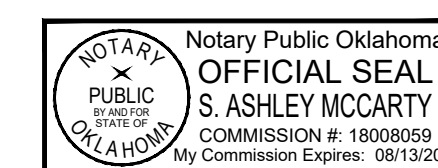
THE BRUMBLE GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
DANNY 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 _____, 2023, PERSONALLY APPEARED DANNY 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.

S. ASHLEY MCCARTY
MY COMMISSION EXPIRES: 8/13/2026
MY COMMISSION NUMBER: 18008059



CERTIFICATE OF SURVEY

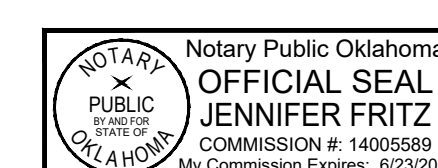
I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #5848, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "ESTATES AT RITZ HOLLOW AMENDED", 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)

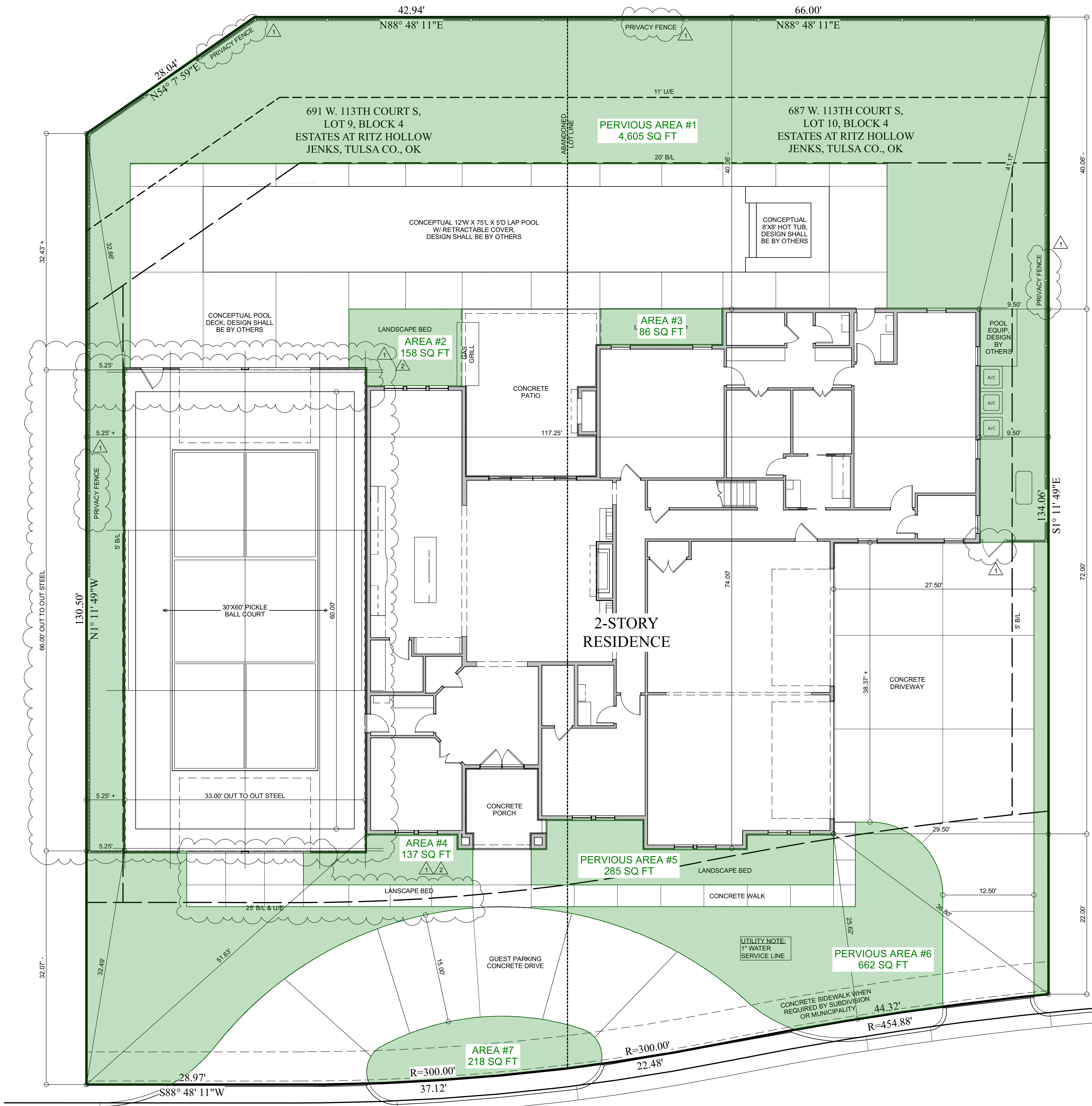
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS ____ DAY OF _____, 2023, PERSONALLY APPEARED ANDY FRITZ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGER, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY 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



ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
AT	AIR CONDITIONING COMPRESSOR	M	MICROWAVE
AC	AIR CONDITIONING COMPRESSOR	MFR	MANUFACTURER
ACC	ACCESSORY	MN	MODEL NUMBER
AFF	ABOVE FINISH FLOOR	MO	MASONRY OPENING
AKA	ALSO KNOWN AS	MOP	MOP SINK
AS	AIR SINK	MW	MICROWAVE
AVE	AVENUE	NIC	NOT IN CONTRACT
B	BELL OR PUSH BUTTON	NO	NO OR NUMBER
B.L.	BUILDING LINE	NOM	NOMINAL
BL	BUILDING LINE	NRP	NON-REMOVABLE PINS
BC	BASE CABINET	O	OVEN
BD	BOARD	OMW	COMBINATION OVEN AND MICROWAVE
BDS	BOARDS	OD	OUTER DIAMETER
BL	BUILDING LINE	OPNG	OPENING
BLDG	BUILDING	OPS	OPERABLE PATIO SCREEN
BLDR	BUILDER	OSB	ORIENTED STRAND BOARD
BLVD	BOULEVARD	PERF	PERFORATED
BM	BEAM	PFH	PORTAL FRAME WITH HOLD-DOWNS
BWL	BRACED WALL LINE	PL	PLATE LINE
BWP	BRACED WALL PANEL	PL	PROPERTY LINE
CA	CASEMENT	PT	PRESERVATIVE TREATED LUMBER
CAT	CATEGORY OR NETWORK CABLE	PTL	PRESERVATIVE TREATED LUMBER
CAP	CAPITAL OR CAP BOARD	PVC	POLYVINYL CHLORIDE PIPE
CG	CURB & GUTTER	PWR	POWER
CH	CHIME	R	RADIUS
CHK	CHECK	R	RANGE
CI	CURB INLET	R	REFRIGERATOR
CIR	CIRCLE	R/F	REFRIGERATOR/FREEZER
CL	CENTERLINE	RAD	RADIUS
CL	CLOSET	RD	ROAD
CLEAR	CLEARANCE	REBAR	REINFORCING STEEL BAR
CLR	CLEAR OR CLEARANCE	RECT	RECTANGULAR
CMU	CONCRETE MASONRY UNIT	RISE	RISER
CNTR	CENTER OR CENTERLINE	RO	ROUGH OPENING
CO	CASED OPENING OR CLEAN-OUT	RS	RIGHT SLIDING WINDOW
CONC	CONCRETE	RSR	RISER
CONT	CONTINUOUS	RSRS	RISERS
CRPT	CARPET	S	SMOKE DETECTOR OR SINK
CS	COMBINATION CARBON MONOXIDE & SMOKE DETECTOR	S.B.	SETBACK
CS-WSP	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	S.B.	SETBACK
CT	COOKTOP	S/B	SETBACK
CT	COURT	S/B	SETBACK
DBL	DOUBLE	SB	SETBACK
D.E.	DRAINAGE EASEMENT	SB	SETBACK
DIE	DRAINAGE EASEMENT	SB	SETBACK
DC	DOUBLE CASEMENT	SC	SINGLE CASEMENT WINDOW
DE	DRAINAGE EASEMENT	SCHED	SCHEDULE
DH	DOUBLE HUNG WINDOW	SFT	SOFFIT
DI	DROP INLET	SG	SAFETY GLAZING
DIA	DIAMETER	SH	SINGLE HUNG WINDOW
DIAG	DIAGONAL	SM	SIMILAR
DIAG	DIAGONAL REBAR	SL	SLIDER WINDOW OR DOOR
DIAGONALS	DIAGONAL REBAR	SN	SERIAL NUMBER
DIM	DIMMER OR DIMENSION	SOF	SOFFIT
DM	DIMMER	SO	SQUARE
DS	DOUBLE SINK	SS	SINGLE SINK
DTL	DISTAL	ST	STREET
DW	DISHWASHER	STD	STAND OR STANDARD
DWLS	DOWELS	STE	SUITE
EA	EACH	STEM	STEM WALL
ENCL	ENCLOSURE	STND	STAND OR STANDARD
ENG	ENGINEER OR ENGINEERED	STR	STAIR
EQ	EQUAL	SUB	SUBCONTRACTOR
ESMT	EASEMENT	T	TOILET OR TOILET ROOM
EX	EXISTING	T&B	TOP AND BOTTOM
F	FENCE OR FREEZER	TBD	TO BE DETERMINED
FHC	FULL HEIGHT CABINET	TEL	TELEPHONE
FB	FIREBOX	TEMP	TEMPORARY
FDC	FIRE DEPARTMENT CONNECTION	TG	TEMPERED GLASS
FF	FINISH FLOOR	THS	THICKENED SLAB
FFE	FINISH FLOOR ELEVATION	TOC	TOP OF CURB
FH	FIRE HYDRANT	TOP	TOP OF FOOTING
FIP	FURNACE IN PAN	TOP	TOP OF FOOTING
FIX	FIXED WINDOW OR DOOR	TOP	TOP OF PAVING
FL	FLOOR	TOS	TOP OF STEEL OR SLAB
FL	FLOOR LINE	TOW	TOP OF WALL
FLN	FLOOR	TOW	TOP OF WALL
FP	FIREPLACE	TR	TRASH DRAWER
FS	FREESTANDING	TR	TREAD
FTG	FOOTING	TRD	TREAD
FURN	FURNACE IN PAN	TRDS	TREADS
FX	FIXED WINDOW OR DOOR	TS	TRIPLE SLIDER
GB	GYP BOARD	TSW	THICKENED SLAB WIDE
GBCO	GYP BD CASED OPENING	TV	TELEVISION
GC	GENERAL CONTRACTOR	TWH	TANKLESS WATER HEATER
GFCI	GROUND FAULT CIRCUIT INTERRUPTOR	TYP	TYPICAL
GUT	GUTTER ELEVATION	U.E.	UTILITY EASEMENT
HB	HOSE BIB	U.E.	UTILITY EASEMENT
HD	HOLD-DOWN	U/E	UTILITY EASEMENT
HDMI	HDMI CABLE	UC	UNDER COUNTER
HOOD	VENTILATION HOOD	UE	UTILITY EASEMENT
HORIZ	HORIZONTAL	UG	UNDERGROUND
HORIZ	HORIZONTAL REBAR	UGE	UNDERGROUND ELECTRIC
HORIZONTALS	HORIZONTAL REBAR	UNO	UNLESS NOTED OTHERWISE
HT	HEIGHT	V	VANITY
HTD	HEATED	V	VENTILATION HOOD
HTS	HEIGHTS	VAN	VANITY
ID	INNER DIAMETER	VER	VERIFY
ID	IDENTIFICATION	VERT	VERTICAL
JST	JOIST	VERT	VERTICAL REBAR
JSTS	JOISTS	VERTICALS	VERTICAL REBAR
KNEE	KNEE SPACE	VH	VENTILATION HOOD
KNOX	KNOX BOX	WI	WITH
KS	KNEE SPACE	WD	WOOD
LAND	LANDING	WS	WALL SHELVES
LAV	LAVATORY	X	SPOT ELEVATION
LITE	LIGHT		
LS	LEFT SLIDING WINDOW		
LV	LOUVERED VENT		
LVL	LAMINATED VENEER LUMBER		



GENERAL PLOT PLAN NOTES:
 PLOT PLAN PLAT WAS INTERPRETED FROM INFORMATION PROVIDED BY OTHERS AND IS SUBJECT TO VERIFICATION. BEFORE CONSTRUCTION, THE OWNER AND BUILDER (GENERAL CONTRACTOR) SHALL BE RESPONSIBLE FOR SURVEYING THE PROPERTY BOUNDARIES, STAKING BUILDING CORNERS, REQUESTING FLOODPLAIN DETERMINATION, OBTAINING ELEVATION CERTIFICATION, SETTING FINISH FLOOR ELEVATION, LOCATING UTILITY LINES AND COORDINATING AND SECURING UTILITY SERVICES. THE BUILDER (GENERAL CONTRACTOR) SHALL IMPLEMENT AND MAINTAIN DRAINAGE AND EROSION CONTROL MEASURES DURING CONSTRUCTION AND SHALL PROVIDE PERMANENT SYSTEMS, ABOVE AND BELOW GRADE, FOR POSITIVE DRAINAGE AWAY FROM STRUCTURES AND THEIR FOUNDATIONS. OVERLAND RATE OF RUN-OFF SHALL NOT EXCEED PRE-CONSTRUCTION RATE AT ANY POINT ALONG THE PROPERTY BOUNDARIES. DIMENSIONS OF AND TO THE STRUCTURE(S), ON THIS PLAN ONLY, ARE FROM PROPERTY LINE TO OUTSIDE FACE OF STUDS AT PERIMETER EXTERIOR WALLS U.N.O.

BLAKE A. BURKS
Architect, PLLC
 5705 EAST 71ST ST, STE 240
 TULSA, OKLAHOMA 74136
 TEL: (918) 949-3255
 burksarchitect.com



OKIE 811
 Know what's below
 Call before you dig.

WARNING: DOCUMENTS PROVIDED BY THE ARCHITECT WITHOUT SEAL, SIGNATURE AND DATE ARE CONCEPTUAL, SCHEMATIC, PRELIMINARY, BACKGROUND, OR PROTOTYPE DOCUMENTS FOR REFERENCE, REVIEW AND ESTIMATING ONLY. USE ONLY DOCUMENTS WITH SEAL, SIGNATURE AND DATE FOR ASSOCIATION AND REGULATORY REVIEW, APPROVALS, PERMITS, AND FOR BIDDING AND CONSTRUCTION.

SITE AREAS

ITEM OR SPACE	AREA (SQ. FT.)
LOT:	18,620 (0.43 AC)
PATIO:	421
PORCH:	110
PRIVATE WALK:	413
DRIVEWAY:	1,467
GUEST DRIVE:	1,309
PUBLIC WALK:	328

ITEM OR SPACE	AREA (SQ. FT.)
PERVIOUS	6,151 (33%)
IMPERVIOUS	12,469 (67%)
TOTAL LOT AREA	18,620

DOCUMENTS AND DESIGNS PROVIDED BY THE ARCHITECT FOR THIS PROJECT ARE LIMITED IN SCOPE AND ARE NOT INTENDED TO BE ALL-ENCOMPASSING. STEP-BY-STEP INSTRUCTIONS ILLUSTRATING HOW TO BUILD OR HOW TO COMPLY WITH ALL GOVERNING REGULATIONS. DESIGNS ARE BASED ON INFORMATION PROVIDED BY OTHERS. BUILDER TO BE ACCURATE, BUT STILL SUBJECT TO VERIFICATION BY THE USER. VISITS, IF ANY, TO THE SITE BY THE ARCHITECT ARE FOR OBSERVATION ONLY. THE ARCHITECT SHALL NOT CONDUCT MEASUREMENTS, SURVEYS, STAKING, UTILITY MARKING, INSPECTIONS, INVESTIGATIONS, SAMPLING, TESTING, ENGINEERING, CONSTRUCTION, MAINTENANCE, NOR REPAIRS NOR OTHER SERVICES TRADITIONALLY PERFORMED BY OTHERS AT THE PROJECT SITE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE IDENTIFICATION, DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF NON-EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM ON OR OFF-SITE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR IDENTIFYING, LOCATING, OR PROTECTING EXISTING GROWTH (I.E. TREES, SHRUBS, FLOWERS, GRASSES, ETC.). THE ARCHITECT SHALL NOT APPLY FOR NOR SECURE FINANCING, INSURANCE, LICENSES, APPROVALS NOR PERMITS REQUIRED FOR CONSTRUCTION OR FOR OCCUPANCY OF THE PROJECT. THE ARCHITECT SHALL NOT HAVE CONTROL OF THE PROJECT SITE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OTHERS FAILURE TO PERFORM THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, BUDGETS, BIDS, SEQUENCES, SAFETY PRECAUTIONS NOR REGULATORY CONFORMANCE. DO NOT SCALE DRAWINGS. CONTACT THE ARCHITECT IMMEDIATELY FOR DIMENSIONS NOT DERIVED NOR FOUND IN THE DRAWINGS BUT NECESSARY FOR CONSTRUCTION. DOCUMENTS PROVIDED BY THE ARCHITECT SHALL BE VIEWED IN THEIR ENTIRETY AS A WHOLE. COMPOSITION. NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS. USERS OF THIS DOCUMENT SHALL ASSUME ALL RESPONSIBILITY FOR WORK PERFORMED. UNDESIRABLE DISCREPANCIES ARE KNOWN TO EXIST YET FAIL TO NOTIFY THE ARCHITECT IN A TIMELY MANNER PRIOR TO SUCH WORK. USE OF THIS DOCUMENT SHALL BE EVIDENCE OF USER'S ACCEPTANCE OF THESE TERMS AND CONDITIONS.

Project: **BUNCH RESIDENCE COURT COVER "B"**
 691 & 687 W 113TH CT S
 LOTS 9 & 10 BLOCK 4
 ESTATES AT RITZ HOLLOW
 JENKS, TULSA CO, OK
 for
LAUREN & ERIC BUNCH
 The Brumble Group
 PO BOX 1206
 BIXBY, OK 74008
 (918) 299-0042

DOCUMENTS PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR USE SOLELY BY THE CLIENT, BUILDER AND THEIR CONTRACTORS FOR THE PROJECT. THE ARCHITECT IS THE AUTHOR AND OWNER OF THE DRAWINGS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE HOMEOWNER, BUILDER AND CONTRACTORS SHALL NOT, AND SHALL NOT ALLOW OTHERS TO, SELL OR REUSE FOR OTHER PROJECTS THE ARCHITECT'S DOCUMENTS WITHOUT ARCHITECT'S WRITTEN AUTHORIZATION. UNLESS OTHERWISE SPECIFIED, U.S. COPYRIGHT LAWS AND IS SUBJECT TO LEGAL PROSECUTION. © BLAKE A. BURKS, ARCHITECT

Project No.: 1708
 Drawn By: BB
 Date: 10.21.2024 - A
 Revisions:
 1
 2
 3 calculated pervious/impervious 06.24.2025 - A
 4 modified pervious/impervious 06.25.2025 - A
 5
 6
 7
 8
 9
 10

W. 113TH COURT S.
 PLOT PLAN - 1/8"=1'-0"

To	Chair Scott West and Planning Commission
Hearing Date	December 04, 2025
Case Number	JZ 25-700
Location	2300 W 91 st St
Request	<i>Recommendation of a rezoning from AG (Agriculture) to RE (Residential Estate) and approval of a revised Minor Subdivision Lot Split</i>

Staff Report

Preparer | Brandon Macy

Attachments	Preparer
Public Notice	INCOG & City Clerk
Lot Split	Wallace Design

Background Information

STAFF COMMENTARY

PC Regularly Scheduled Meeting: November 06, 2025, continued after discussion of incorrect legal description.

This is to rezone a parcel of land from AG to RE. The request comes after the conditional approval of JL 25-412 which was approved at the 2025.10.09 PC meeting. The zone change is required per the UDO as the southeastern lot does not meet the requirement for AG zoning. The lot would meet the requirements for Residential Estate (RE), the UDO’s largest Residential category. The notice that was mailed and published requested RS-1, as at the time of application we were unsure on what the applicant wanted. We published RS-1 as this would allow us to request RE at a meeting as it is a lesser (meaning less dense/intensive) use.

Once the zoning is approved, the lot split will be finalized, and the applicant will provide deeds to be stamped and filed with Tulsa County.

REQUEST	RE (Residential Multi-Family)
ZONING	AG (Agriculture)
LOCATION	SE CORNER OF 2300 W 91 ST ST.
OWNER	RACKLEY, ANTHONY W LIVING TRUST
SUBDIVISION	Unplatted
STR	SECTION 22, TOWNSHIP 18, RANGE 12
PARCEL #	98222822209710 (Original, unsplit lot)
COUNCIL WARD	2 Matthew Emmons

Staff Evaluation & Recommendation

Evaluation The request meets the intent of the Comprehensive Plan and Land Use Map.

Standard	RE	Lot 3	AG	Lot 1 (Estimated)	Lot 2 (Estimated)
Lot Area (sqft)	24,000	1.40 Acres	2	5.63 (245,242.8 SF)	2.16 (94,089.6 SF)
Lot Area/DU (sqft)	24,000	1.40 Acres	-	-	-
Lot Width (ft)	150	235	150	371.64	235
Front (ft)	25	91+-	25	209+-	221+-
Exterior Side (ft)	20	105+-	25	-	114+-
Interior Side (ft)	15	55+-	10	60+-	27+-
Rear (ft)	25	49+-	40	303+-	80+-
Height (ft)	35		35	?	?
Impervious Surface	25%	25%	NA	NA	

Sec. 16-8-4. Subdivision Procedures.

(A) *Types of Subdivision of Land.*

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

(B) *General Subdivision Procedures.*

- (1) *Application Submittal.*
 - (a) All land subdivision applications shall be submitted to the City Planner and be accompanied by a fee as set forth in the Master Fee Schedule.
 - (b) After the receipt of the application, the City Planner shall review the application to determine that all required information has been submitted and notify the applicant of completeness or deficiencies.
 - (c) Failure to cure the deficiencies within six months from notification of such deficiencies shall be deemed abandonment of the application without further notice from the City.
 - (d) A pre-platting conference shall be required before the submittal of any Major Subdivision application.
- (2) *City Planner Report.*
 - (a) After the determination of completeness, the subdivision application shall be reviewed by the City Planner pursuant to the criteria set forth in this article per application type.
 - (b) The City Planner shall meet with the Technical Advisory Committee as needed to review the subdivision application.
 - (c) The City Planner shall prepare and issue a report to the applicant identifying issues of concern to be addressed as well as a recommendation for approval, approval with conditions, or denial.
 - (d) The City Planner shall forward their report to the applicant for review.
- (3) *Revised Application.*
 - (a) The applicant shall revise the application as necessary based on the issues of concern identified by the City Planner in their report.
 - (b) The revised application shall be accompanied by a letter explaining how all of the issues of concern have been addressed and detailing any other changes that have been made to the application.
 - (c) The applicant shall submit the revised application to the City Planner who shall review the revised application for the purpose of ensuring that all required information has been provided and that all issues of concern have been addressed. Once it is determined that all required information has been submitted and all issues of concern addressed, the application shall be referred to the next step in the process. If the

- City Planner determines that the required information and/or issues of concern have not been addressed, the City Planner shall notify the applicant of such deficiencies.
- (d) Failure to cure the deficiencies within six months from notification of such deficiencies shall be deemed abandonment of the application without further notice from the City.
- (4) *Next Steps.* Once the City Planner has determined that all required information has been submitted and all issues of concern have been addressed, the application subdivision application shall proceed to the next steps in the review process. The review procedures for lot splits are established in section 16-8-4(C), the review procedures for Minor Subdivisions are established in section 16-8-4(D), and the review procedures for Major Subdivisions are established in section 16-8-4(E).
- (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 or Variance of zoning code requirements have been obtained by Jenks Board of Adjustment.
 - Public water and/or sanitary sewer is not available (appropriate tests shall be conducted by health department of its assigns to determine the proposed lots' suitability for a private sewer disposal device).
 - If the lot split results in inadequate access to utility easements, dedication of easement has been provided.
 - If the lot split results in inadequate access to public street, dedication of right-of-way has been provided.
- (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.

Surrounding Zoning:

- North: RS3 (Single-family)
- South: AG (Agriculture)
- West: AG (Agriculture)
- East: AG (Agriculture)

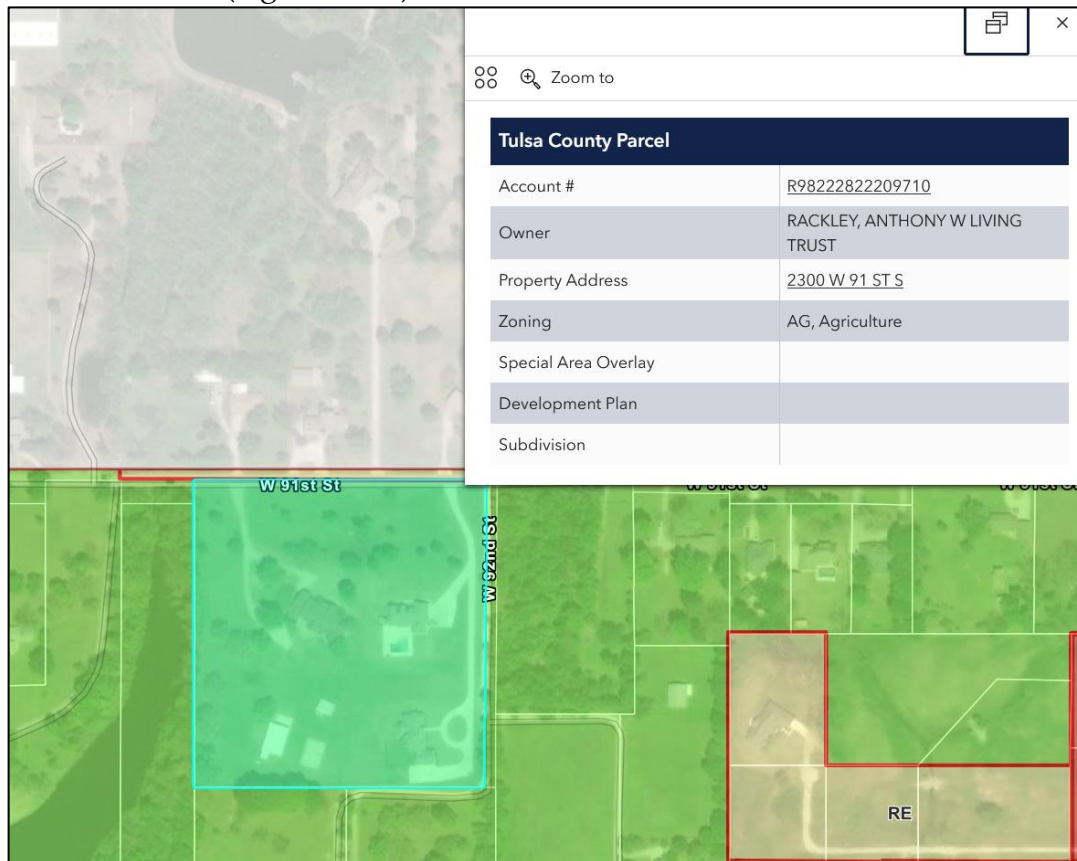


Figure 1: INCOG Zoning Map

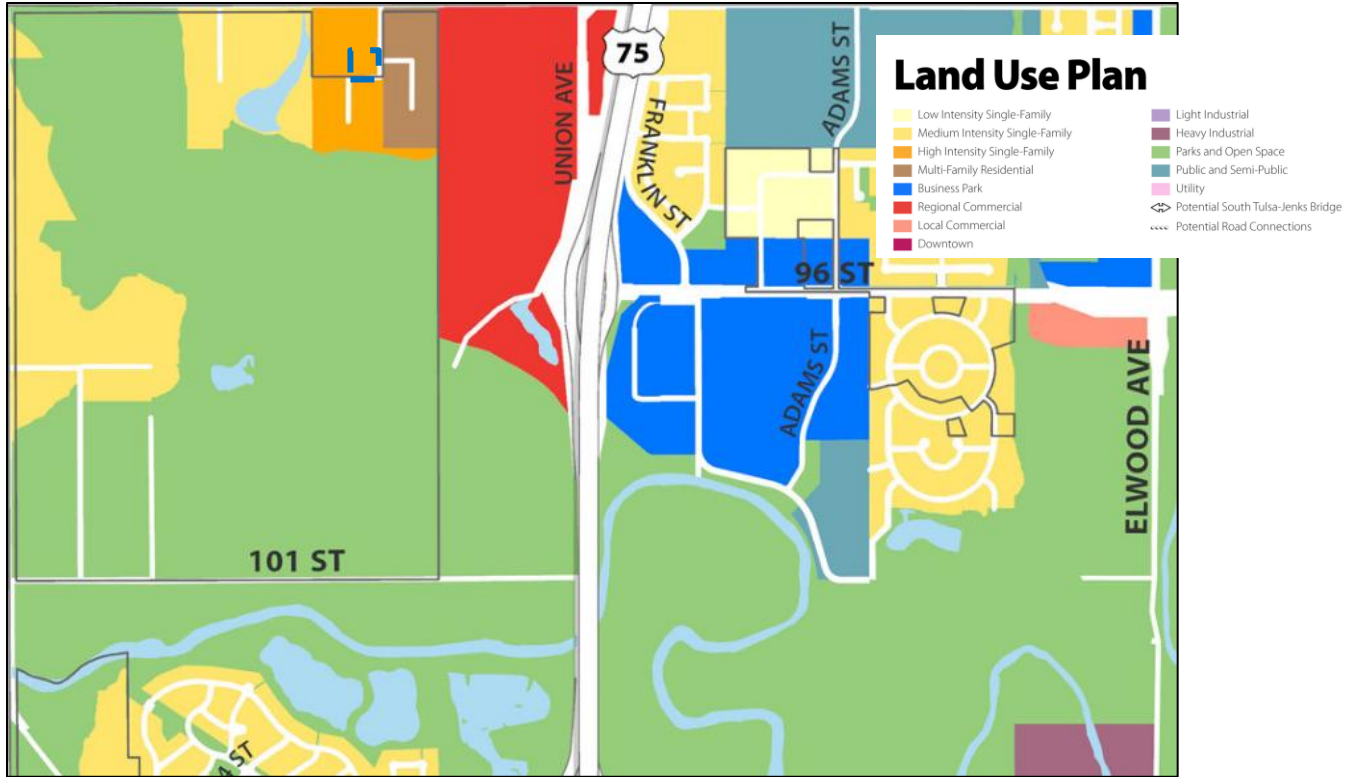


Figure 2: Comprehensive Land Use Plan

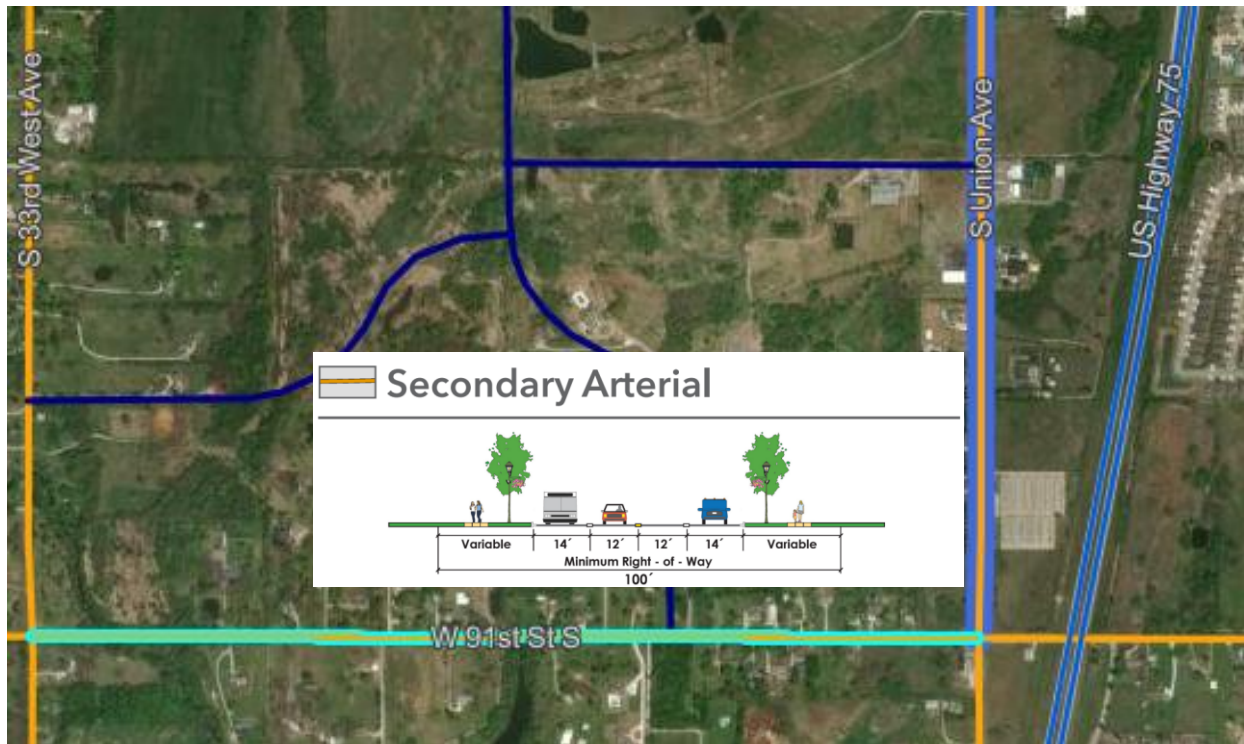


Figure 3: Secondary Arterial (INCOG Map)

RECOMMENDATION | Staff recommends approval of this rezoning request to RE (Residential Estate) and approval of the Minor Subdivision amending the lot lines to align with the corrected legal address.

Conditions of Approval:

1. Deeds.

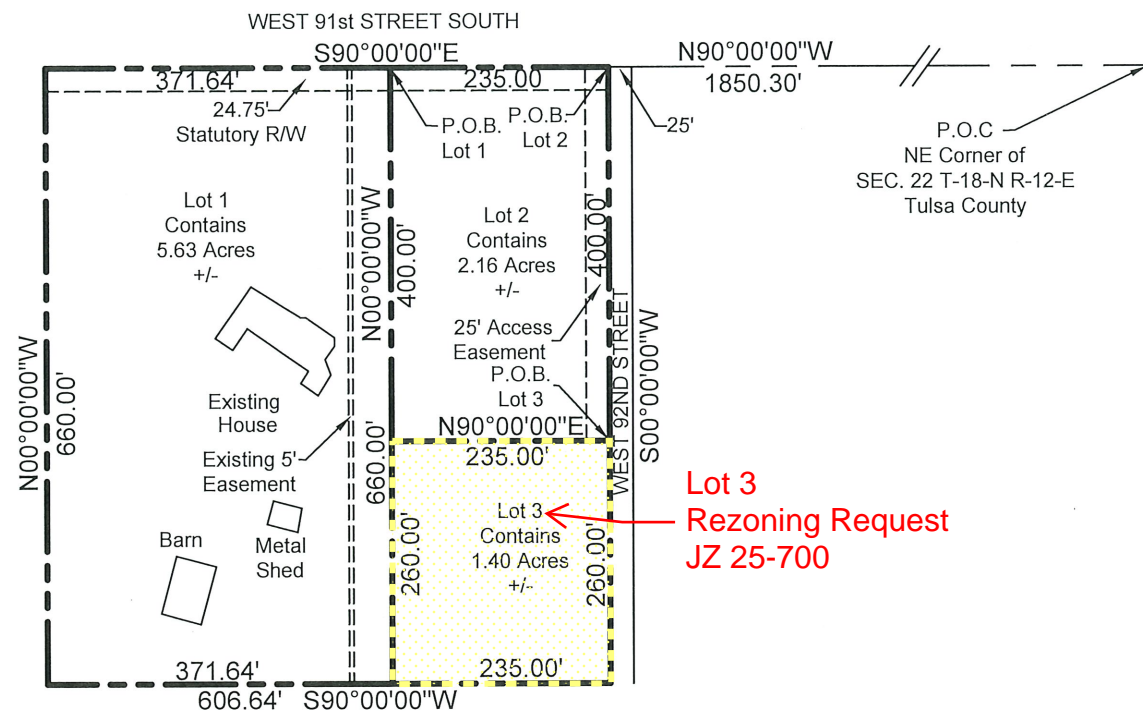
- a. Provide Property Deeds to the City of Jenks for stamping.
 - i. This should include 3 deeds.
- b. Provide ROW dedication documents/deeds, staff will submit the ROW for acceptance to City Council.

2. 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.

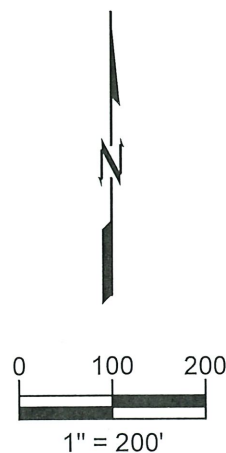
- a. **Staff recommends a minimum of 10 feet around each lot.**
 - i. Add to lot split exhibit.

3. Dedicate Balance of ROW to meet 50 ft (Secondary Arterial 100 ft total) Requirement.

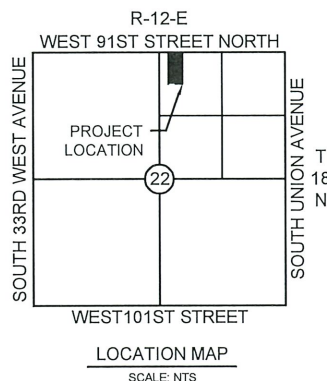
- a. Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:
 - (i) All utilities are in 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. **This street will be improved/widened in the future and the additional ROW will be required/needed. Most improved lots have already dedicated the additional ROW. Statutory is 24.75' an additional 25.25' is required.**



Lot 3
Rezoning Request
JZ 25-700



LEGEND	
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
N	= NORTH
E	= EAST
S	= SOUTH
N	= NORTH



SURVEY NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T-18-N, R-12-E, TULSA COUNTY, STATE OF OKLAHOMA AS BEING N90°00'00"W
2. A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD, THEREFORE THE SUBJECT PROPERTY MAY HAVE EASEMENTS NOT SHOWN HEREON.
3. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. (CALL "OKIE" BEFORE DIGGING!!)
4. THE LAST SITE SURVEY VISIT WAS 08-16-2025.

LEGAL DESCRIPTION (PARENT)

THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 E/2 NW/4 NW/4 NE/4) AND THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2 W/2 NW/4 NW/4 NE/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND A TRACT BEGINNING 1825.3 FEET WEST OF THE NORTHEAST CORNER OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE WEST 326.64 FEET; THENCE SOUTH 660 FEET; THENCE EAST 326.61 FEET THENCE NORTH 660 FEET TO THE POINT OF BEGINNING, LESS THE EAST 25 FEET FOR ROADWAY.

LEGAL DESCRIPTION (LOT 1)

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-TWO (22); THENCE DUE WEST 2085.30 FEET TO THE POINT OF BEGINNING; THENCE DUE SOUTH FOR A DISTANCE OF 660.00 FEET TO THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4); THENCE DUE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 371.64 FEET; THENCE DUE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2, W/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 660.00 FEET TO THE SECTION LINE; THENCE DUE EAST ALONG THE SECTION LINE FOR A DISTANCE OF 371.64 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 5.63 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON AUGUST 26TH, 2025 BY CLIFF BENNETT, PLS #1815.

LEGAL DESCRIPTION (LOT 2)

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LEGAL DESCRIPTION WAS PREPARED ON NOVEMBER 6TH, 2025 BY CLIFF BENNETT, PLS #1815.

LEGAL DESCRIPTION (LOT 3)

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-TWO (22); THENCE DUE WEST ALONG THE SECTION LINE FOR A DISTANCE OF 1850.30 FEET; THENCE DUE SOUTH PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH FOR A DISTANCE OF 260.00 FEET; THENCE DUE WEST ALONG THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 235.00 FEET; THENCE DUE NORTH FOR A DISTANCE OF 260.00 FEET; THENCE DUE EAST 235.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 1.40 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON NOVEMBER 6TH, 2025 BY CLIFF BENNETT, PLS #1815.

SURVEY CERTIFICATION:

THIS SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 6TH DAY OF NOVEMBER, 2025.

BY: 
 CLIFF BENNETT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 OKLAHOMA NO. 1815



wallace design collective, pc
 structural · civil · landscape · survey
 123 north martin luther king jr. blvd.
 tulsa, oklahoma 74103
 918.584.5858
 oklahoma cal460
 exp: 6-30-27



RACKLEY

**2300 W. 91ST
 TULSA, OK**

DATE 11/6/25

PROJECT NO. 2540399

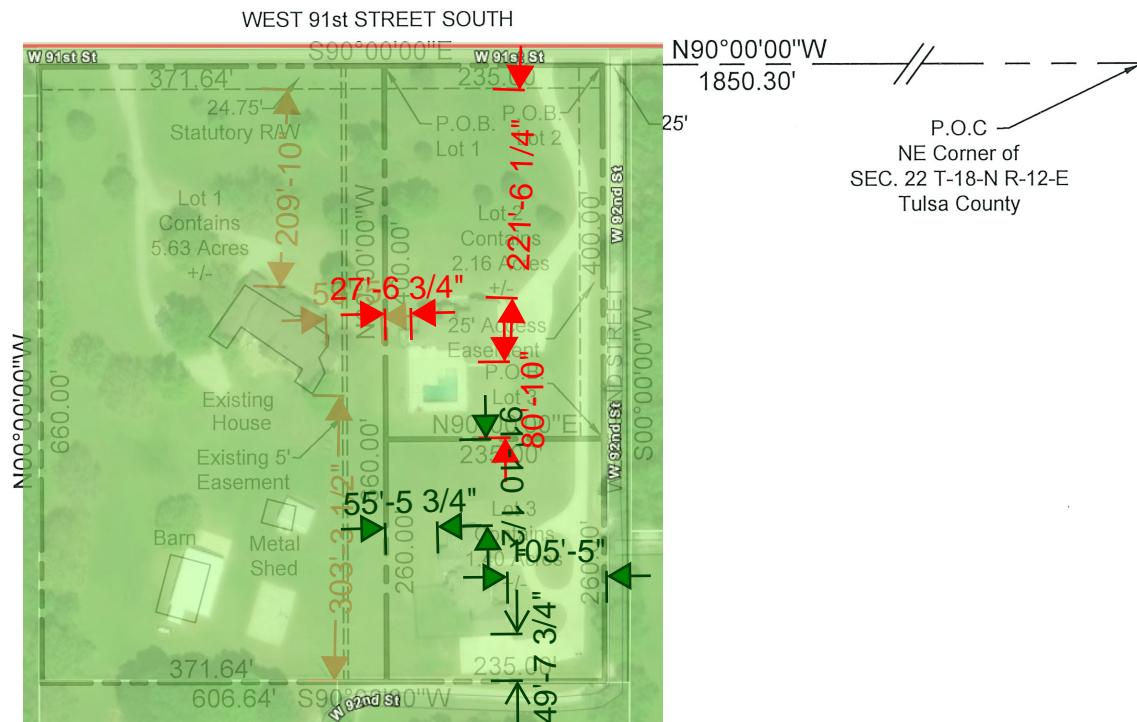
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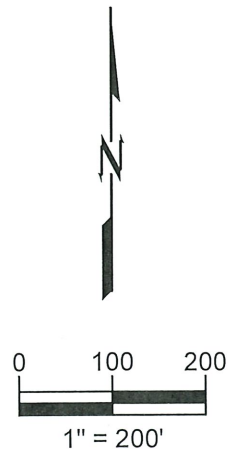
LOT SPLIT

SHEET NO.

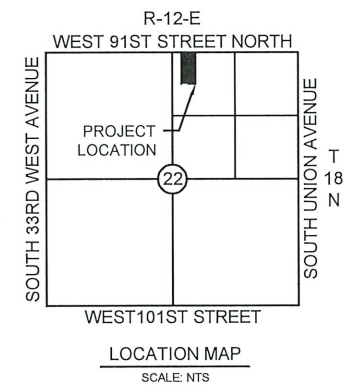
1 of 1



P.O.C
NE Corner of
SEC. 22 T-18-N R-12-E
Tulsa County



LEGEND	
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
N	= NORTH
E	= EAST
S	= SOUTH
N	= NORTH



SURVEY NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T-18-N, R-12-E, TULSA COUNTY, STATE OF OKLAHOMA AS BEING N90°00'00"W
2. A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD, THEREFORE THE SUBJECT PROPERTY MAY HAVE EASEMENTS NOT SHOWN HEREON.
3. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. (CALL "OKIE" BEFORE DIGGING!!)
4. THE LAST SITE SURVEY VISIT WAS 08-16-2025.

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WITNESS MY HAND AND SEAL THIS 6TH DAY OF NOVEMBER, 2025.

BY: 
CLIFF BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1815



wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858
oklahoma cal460
exp: 6-30-27



RACKLEY

**2300 W. 91ST
TULSA, OK**

DATE 11/6/25

PROJECT NO. 2540399

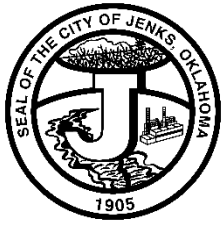
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SHEET NAME

LOT SPLIT

SHEET NO.

1 of 1



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 25-700

Request: Zone Change

Request for a zone change from AG (Agriculture) to RS-1 (Residential Single-Family).

Legal Description:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-TWO (22); THENCE DUE WEST FOR A DISTANCE OF 1825.30 FEET; THENCE DUE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH FOR A DISTANCE OF 260.00 FEET; THENCE DUE WEST ALONG THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 260.00 FEET; THENCE DUE NORTH FOR A DISTANCE OF 260.00 FEET; THENCE DUE EAST 260.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 1.55 ACRES, MORE OR LESS.

General Location: S of 91st St & W of S 23rd Ave

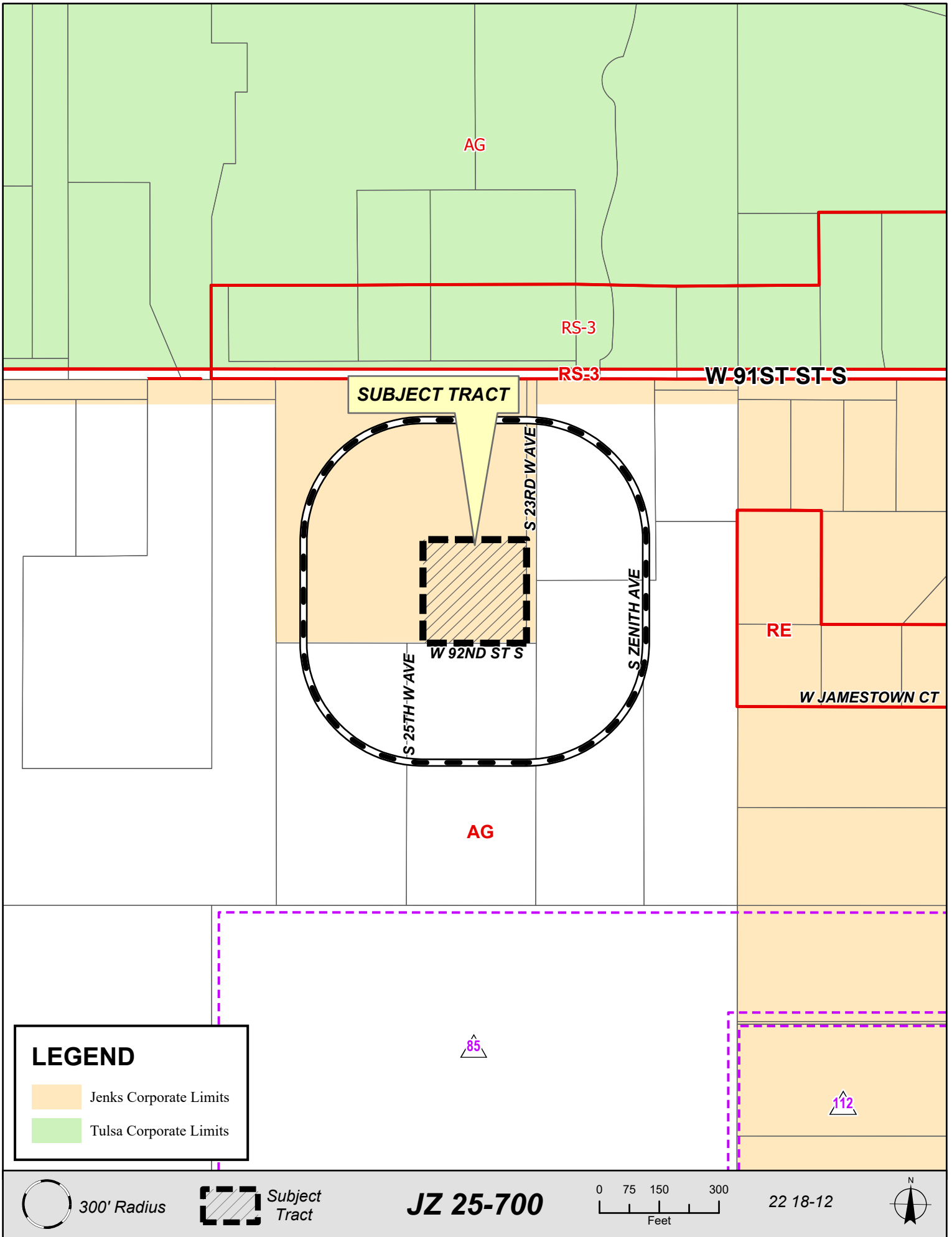
Hearing Date: 6 November 2025 at 6 p.m.

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 8 October 2025.

Marcae Hilton, Secretary
Jenks Planning Commission



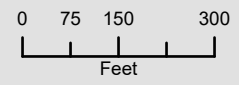
LEGEND

- Jenks Corporate Limits
- Tulsa Corporate Limits

300' Radius

Subject Tract

JZ 25-700



22 18-12



To	Chair Scott West and Planning Commission
Hearing Date	December 04, 2025
Case Number	Plat 25-09 121 Crossing
Request	Final Plat and Parking Relief
Location	North of 121 st and west of HWY 75 (2517 W 121 st St)
Applicant	Amy Baumann

Staff Report

Preparer | Marcaé Hilton

Attachments

Final Plat Documents

Preparer

Rogers Engineering

Background Information

STAFF COMMENTARY | The owner of the lot changed the zoning to CS (Commercial Shopping) to better align with their goals for the property and to better fit in the surrounding development, both present and future. Per the applicant, the future use of this lot is: light office, medical, retail, and (private) sports facilities.

PRELIMINARY PLAT SUMMARY

CC Summary | Approved | May 20, 2025 | Consent Agenda

PC Summary | Approved 6-0-1 | May 08, 2025 | One Planning Commissioner was absent, this item was part of the consent agenda for a regularly scheduled meeting.

PLANNING DATA

General Location	2517 W 121 st St.
Account #	R98234823445910
Owner	TRIPLE H SPORTS INC
Address	2517 W 121 ST S
Zoning	CS, Commercial (Ordinance 1125, 1549, 1592)
Proposed Uses	Commercial Shopping
Comp Plan	Regional Commercial & Business Park
Annexation	May 03, 2022
Site Plan	Submitted, currently undeveloped, previously residential/agriculture
Plat Data	Preliminary Plat Approved
Gross Acres	9.51
Gross SF	414,055.2
	1 Block, 3 Lots
	Access: 1 mutual access along the east

121st Street
Parking

This segment of State Highway 117 is classified as Primary Arterial Professional Office 1/300 sq ft GFA
General Entertainment, indoor, less than 10,000 sq ft, As determined by parking demand study.

Staff Evaluation & Recommendation

EVALUATION: Staff recommends conditional approval of the final plat, there are one or two items that need to be addressed and it will be in compliance with City requirements.

Staff recommends approval of the Parking Request. See Attachment for details.

[Sec. 16-6-1. Off-Street Parking and Loading.](#)

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

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

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

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

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

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

(2) *Space to be Set Aside for Reduced Parking. The Planning Commission may require the site plan for the commercial or industrial use be designed to provide sufficient open space on the subject site to accommodate the additional parking spaces otherwise required by this article. Such open space shall be in addition to required yards, setbacks, driveways, private streets, loading and service areas. Sufficient*

open space shall be provided which, if converted to off-street parking areas, would provide off street parking to meet the full requirements of this article at the time of application.

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

TAC COMMENTS

AUGUST 18, 2025:

1. COX, Angela Hughes, Hi Marcae! Please find your signed release letter for 121st Crossing.
Thank you!
2. AARON N SMITH | TRANS RIGHT OF WAY AGENT
Good Afternoon,
I do not see any PSO Transmission lines on the proposed areas.
If you have any questions, please let me know.
Thank you, Aaron Smith

APRIL 1, 2025:

1. AEP/PSO AARON N SMITH | TRANS RIGHT OF WAY AGENT
Good Afternoon, I do not see any PSO transmission lines in the two areas. If you have any questions
or if you need anything, please let me know. Thank you.
2. Oneok, Timothy Mikles, Right-of-Way & Damage Agent III, 121st Crossing (Triple H)
Preliminary Plat, Jenks, OK (E/E/SE/SW 34-18N-12E, Tulsa Co., OK)
ENGINEER: Amy Baumann amy@triplehok.com
North of 121st and west of Highway 75
Undeveloped
Zoning CS
Approximately 10 Acres
1 Block, 3 Lots
 - o Magellan Pipeline Company, L.P. (285) a subsidiary of ONEOK, Inc. (010)
Tulsa - Glenpool East No. 5 (8") Pipeline
Pipeline Number: 6635
No Impact: Pipeline is north and east of the property (NE/SW & SW/SE 34-18N-12E, Tulsa Co., OK)
3. COX, Angela Hughes, Hi Marcae! Please find your signed release letter for 121st Crossing. Thank you!

CONDITIONS:

1. The filing of the Plat will be required before any building permits are issued.
2. Provide acreage of each lot on face of plat.
3. Site Plan
 - a. Use Table 16-3-1 for bulk and dimensional standards.

- b. See: [Sec. 16-3-4. Permitted, Conditional, Special Exception, and Specific Uses.](#)
 - i. Adhere to [Additional Regulations found in Table 16-3-4](#)
 - c. Use [ARTICLE 6. - DEVELOPMENT STANDARDS](#) for site plan development.
4. Revise and resubmit DOD. Comments are not a complete list.
- a. Provide language about closure of 70' access in DOD.
 - b. Planning Commission must decide is parking is acceptable or if additional land for parking should be set aside.
 - c. Does this apply? [Property Owner Association: Sec. 16-8-6. - Maintenance and Supervision.](#)

(A)Where a subdivision contains sewers, sewage treatment facilities, water supply systems, parks and grounds held in common, or other physical facilities necessary or desirable for the welfare of the area, or that are of common use or benefit which are not or cannot be satisfactorily maintained by an existing public agency, provision shall be made for a Property Owner Association (POA) or other mechanism which is acceptable to the City for the proper and continuous operation, maintenance, and supervision of such facilities. Maintenance shall include perimeter screening, mowing and landscaping along arterial streets. Membership dues in the POA shall be set which are appropriate to the maintenance requirements. It shall be mandatory that all property owners in the subdivision become members of the POA. **A copy of the agreements providing for the proper and continuous operation, maintenance and supervision of such facilities shall be presented to the Planning Commission at the time of final platting and shall be filed of record with the plat of the land thereof.**

RECOMMENDATION:

Staff and TAC recommend conditional approval of the Final Plat.

Staff recommends approval of the requested Parking Adjustment.



Figure 1: Primary Arterial per INCOG Major Street and Highway Plan

FINAL PLAT

121 CROSSING

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) 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.

THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT

OWNER / DEVELOPER

TRIPLE H PROPERTIES, LLC
2517 W. 121st STREET SOUTH
JENKS, OKLAHOMA 74037
(918) 812-6510
AMY@TRIPLEHOK.COM

ENGINEER

ROGERS ENGINEERING & CONSTRUCTION INC.
6035 S INDUSTRIAL DR
CHELSEA, OKLAHOMA 74016
PHONE: (918) 520-2159
ROGERS.ENGINEER@SBCGLOBAL.COM
C.A. # 0000 EXPIRES 6-30-2026

SURVEYOR

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

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS THREE (3) LOTS IN ONE (1) BLOCK.
GROSS SUBDIVISION AREA: 414,055.2 SQUARE FEET OR 9.51 ACRES.

BASIS OF BEARINGS

OKLAHOMA STATE PLANE COORDINATE SYSTEM, OK NORTH ZONE 3501, NAD83, USING THE SOUTH LINE OF THE SW/4 OF SECTION 34, T18N, R12E AS SOUTH 88°54'30" WEST.

MONUMENTATION

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

BENCHMARK

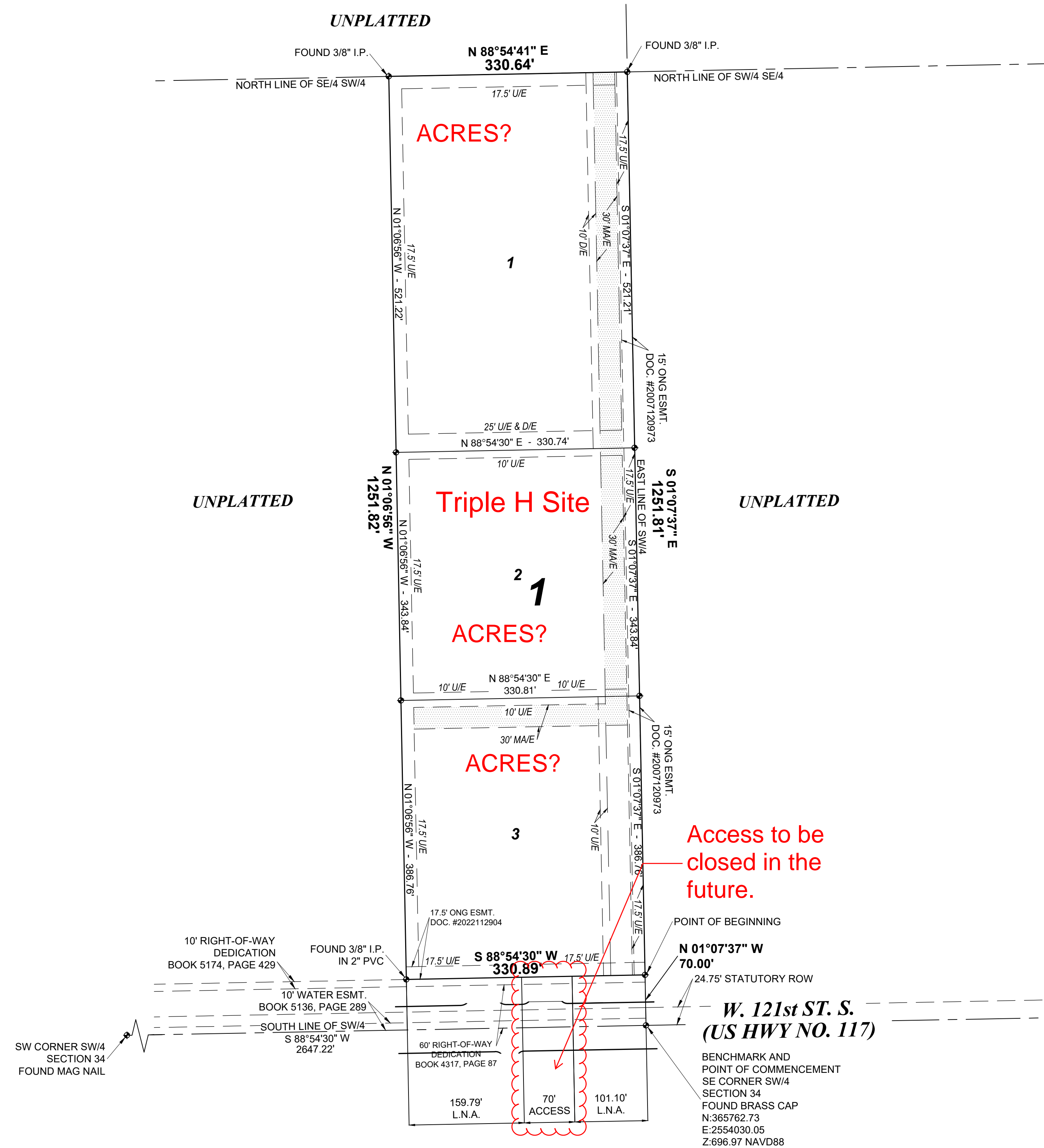
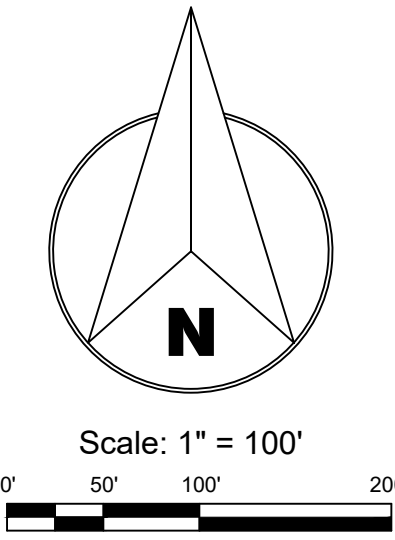
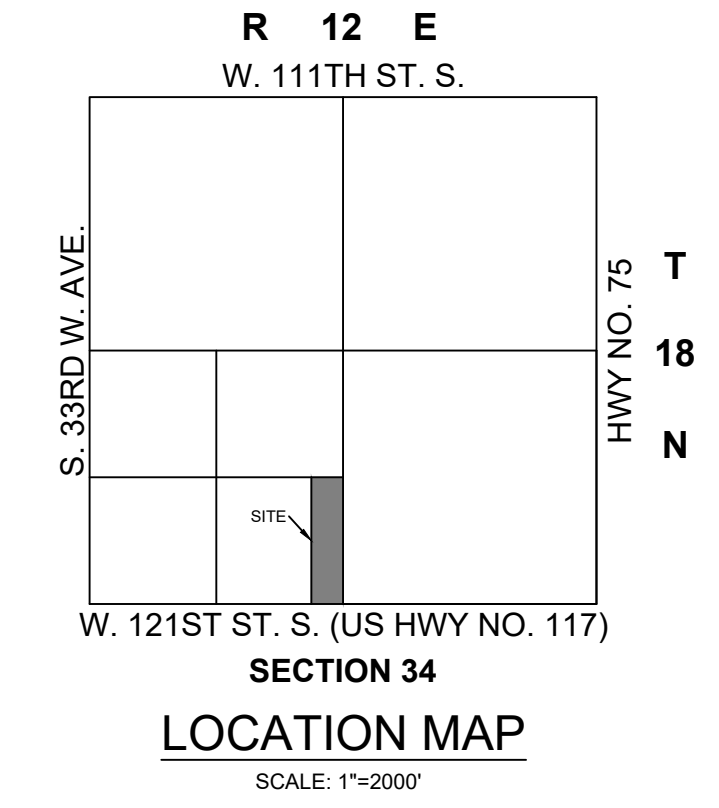
BRASS CAP LOCATED AT THE SE CORNER OF THE SW/4 OF SEC.34, T18N, R12E. ELEVATION = 696.97'. NAVD 88 PER ADS MONUMENT #17.

FLOODPLAIN DATA

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, UNINCORPORATED AREAS, COMMUNITY PANEL NO. 40143C0407L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LEGEND

- ACC. = ACCESS
- B/L = BUILDING SETBACK LINE
- D/E = DRAINAGE EASEMENT
- IPS = IRON PIN SET
- L.N.A. = LIMITS OF NO ACCESS
- MA/E = MUTUAL ACCESS EASEMENT
- ☛ (REFER TO MONUMENTATION NOTE)
- ROW = RIGHT OF WAY
- S.F. = SQUARE FEET
- U/E = UTILITY EASEMENT



FINAL PLAT
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TULSA COUNTY PLANNING COMMISSION ON _____

PLANNING OFFICIAL _____

THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN THE OFFICE OF THE COUNTY CLERK ON OR BEFORE _____

COUNTY ENGINEER _____

COUNTY TREASURER STAMP

CITY OF JENKS

REQUEST FOR PARKING DEMAND STUDY
FOR TRIPLE H DEVELOPMENT
2517 W 121ST ST JENKS, OK



ROGERS ENGINEERING AND CONSTRUCTION INC | NOV 2025

PURPOSE

The City of Jenks is requiring a parking demand study to determine the necessary parking for the proposed construction at 2517 W 121st Street by Triple H Sports Inc. The proposed property totals 9.51 acres and is being platted into three separate lots. The pertinent lot for this study is Lot 2 containing 2.6 acres. See Exhibit A.

PROJECT PROPOSAL

The project includes an 11,550 SF building that encompasses a professional service office space and a private gymnasium. See Exhibit B. Based on City of Jenks Uniform Development Code parking for the office space is determined at 1 space per 300 SF. (Table 16-6-1 (E)). With 5702 SF of office space, 19 vehicle parking spaces and two bicycle spaces are required. The remaining portion of the building is considered 'General Entertainment'. This section is a private gymnasium for the company owner. Said Table 16-6-1 (E) states parking shall be determined by a parking demand study.

PARKING DEMAND

The use for the proposed development is a professional janitorial service business. There is very minimal if any interaction with the general public at the office.

The proposed building will office four (4) employees and two (2) owners. Normal office hours are Monday through Thursday 9:00 AM to 3:00 PM. An additional eight (8) employees come and go to retrieve or drop off equipment and materials used for the services provided.

The personal gymnasium is a basketball court. There is no seating, nor 'gym' equipment. The sole purpose is for use by the owner and family. At a maximum twelve (12) people would be using the court at a time. Use of the gymnasium would be in the evenings and weekends when the office is closed.

Below Table I depicts possible scenarios for maximum parking spaces needed at any one time.

DAY/TIME	OFFICE PERSONNEL	SERVICE PERSONNEL	ENTERTAINMENT USERS	TOTAL
MONDAY-THURSDAY 8-3:30	6	8 ^[3]	0	14
FRIDAY 8-3:30	2 ^[1]	4 ^[3]	10 ^[2]	16
MONDAY – FRIDAY AFTER 3:30	2 ^[1]	0	10 ^[2]	12
SATURDAY - SUNDAY	2 ^[1]	0	10 ^[2]	12

Table I: Parking Demand

[1] Owners may be at office at any time.

[2] If owners are included in office count they are not included in entertainment use

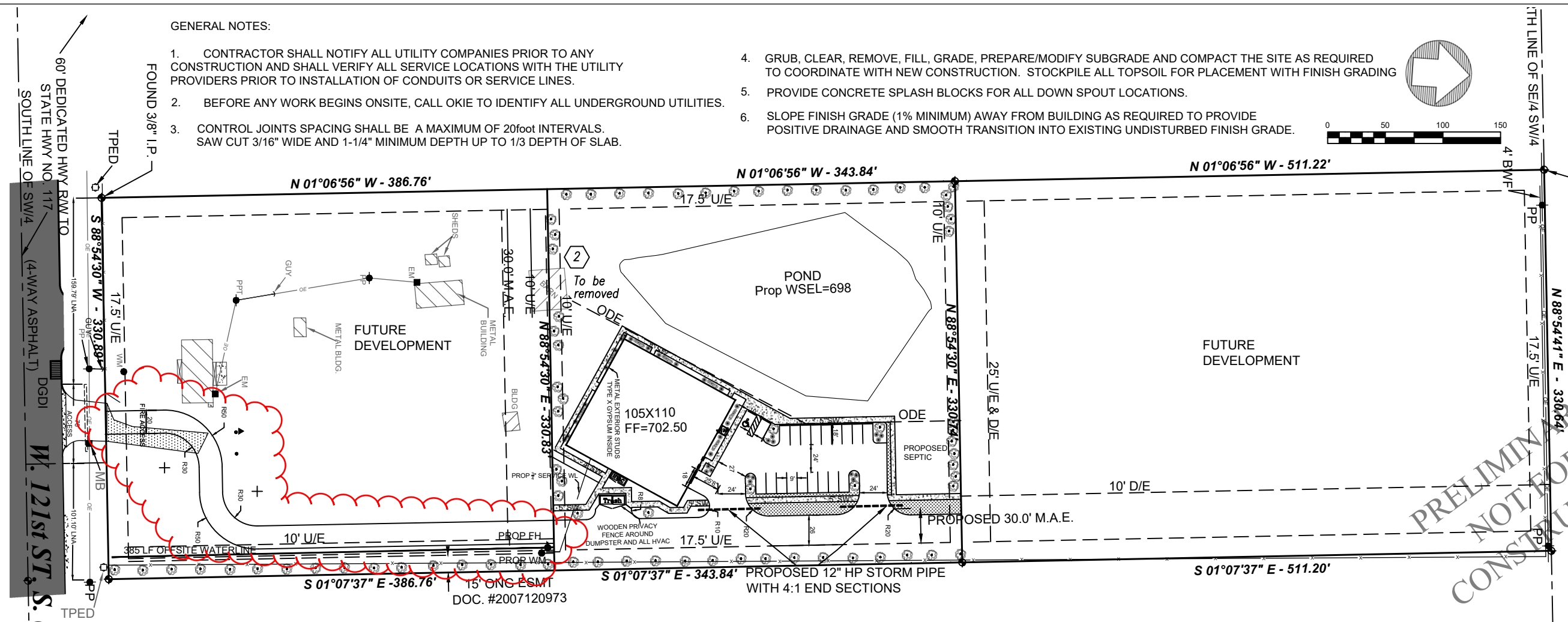
[3] Service personnel are not at office at specific times and are not there at the same time. Normal office hours show maximum case scenario, allowing for company meetings, safety or otherwise.

CONCLUSIONS

The proposed site provides twenty (20) vehicle parking spaces including one handicap space. See Exhibit C. As demonstrated the maximum number of spaces needed at one time is sixteen (16). In addition, it has been illustrated that the required parking for the office space can be utilized as shared parking for the ‘general entertainment’ area. The scheduled office hours are during the workday when the gymnasium will not be in use. Table I does show the possible cross-over on Friday to confirm parking is adequate if this were ever to occur. In all cases, there is ample parking including available parking for public use if necessary.

GENERAL NOTES:

- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AND SHALL VERIFY ALL SERVICE LOCATIONS WITH THE UTILITY PROVIDERS PRIOR TO INSTALLATION OF CONDUITS OR SERVICE LINES.
- BEFORE ANY WORK BEGINS ONSITE, CALL OKIE TO IDENTIFY ALL UNDERGROUND UTILITIES.
- CONTROL JOINTS SPACING SHALL BE A MAXIMUM OF 20foot INTERVALS. SAW CUT 3/16" WIDE AND 1-1/4" MINIMUM DEPTH UP TO 1/3 DEPTH OF SLAB.
- GRUB, CLEAR, REMOVE, FILL, GRADE, PREPARE/MODIFY SUBGRADE AND COMPACT THE SITE AS REQUIRED TO COORDINATE WITH NEW CONSTRUCTION. STOCKPILE ALL TOPSOIL FOR PLACEMENT WITH FINISH GRADING
- PROVIDE CONCRETE SPLASH BLOCKS FOR ALL DOWN SPOUT LOCATIONS.
- SLOPE FINISH GRADE (1% MINIMUM) AWAY FROM BUILDING AS REQUIRED TO PROVIDE POSITIVE DRAINAGE AND SMOOTH TRANSITION INTO EXISTING UNDISTURBED FINISH GRADE.



TRIPLE H DEVELOPMENT
 2517 W 121ST ST
 JENKS, OKLAHOMA

Engineering & Construction, Inc.
 ENGINEERING INTRODUCTION CONSTRUCTION COMMUNICATION
 PHONE: (918) 769-6039 CA# 4389

Drawn by: EML
 Checked by: VRR
 Date: 7/22/2025
 Plan Number: JENKS DEV

Contents
 SITE PLAN
 Sheet Number
 C1.0

COMMERCIAL SHOPPING DISTRICT

ZONING = CS
 REQUIRED SETBACKS:
 STREET FRONT = NONE
 SIDE YARD/INTERIOR = 10'
 REAR YARD = 10'

CONSTRUCTION TYPE IB
 USE UNIT M or B

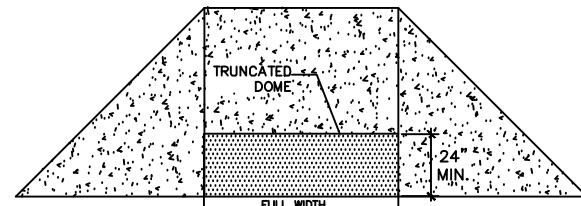
UTILITIES COMPANIES ARE AS FOLLOWS:
 ELECTRIC: AEP/PSO
 GAS: ONG
 WATER: RWD# 2 CREEK CO
 SEWER: INDIVIDUAL
 TELEPHONE: AT&T
 CABLE: COX COMMUNICATION

PARKING REQ'D=>
 1 PER 300 SF OFFICE = 5702 SF
 GENERAL ENTERTAINMENT = TBD
 VEHICLE PARKING PROVIDED = 20
 BICYCLE PARKING PROVIDED = 2

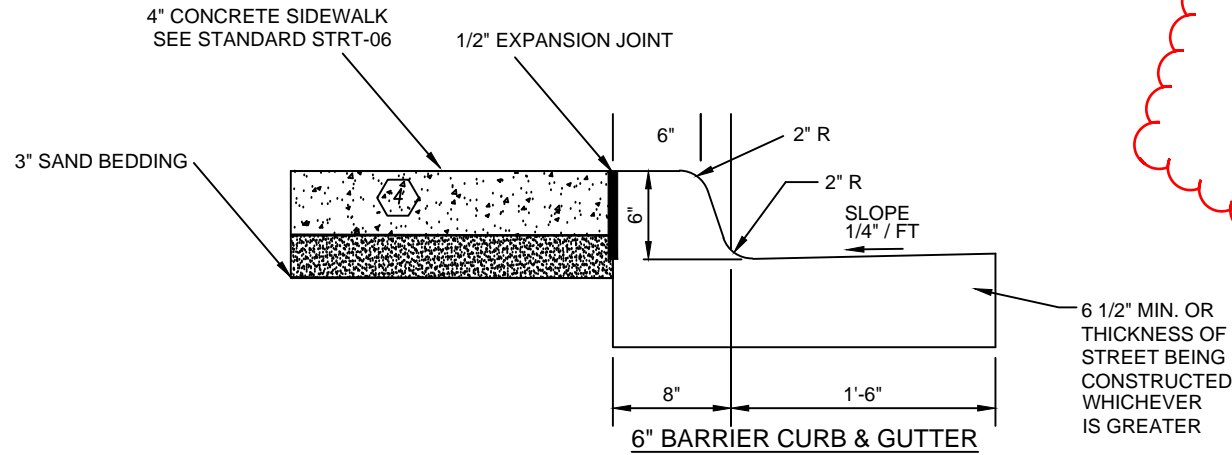
CITY OF JENKS GENERAL NOTES

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- All construction activities on private property will require property owner approval. Contractor, upon needing to do any construction activities on property other than the developers (i.e. other property owners, City of Jenks, City of Tulsa, Tulsa county, etc.) shall leave the property in the same or better conditions.
- Contractor and all related construction activities will be required to maintain normal working hours if significant public request is made to the City in this regard.
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- Conditions set forth within the earth change permit remain valid throughout all construction activities and development sequences of this development.
- No construction activities on the water and sanitary sewer systems are permitted until the City Engineer's Office has received a copy of the ODEQ "Permit to Construct" and authorization to proceed with the water system and sanitary systems has been provided by the City Engineer.
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- Site grading shall be performed in a manner consistent with the Storm Water Pollution Prevention Plan (SWP3) previously submitted for this project.
- All excavated areas within the detention pond banks above the water line, rights-of-way, parks and drainage ways shall have ground cover (i.e., sod or hydro-mulch) installed immediately following final excavation work per ODEQ OKR10. All ground cover shall be maintained and watered until well established.

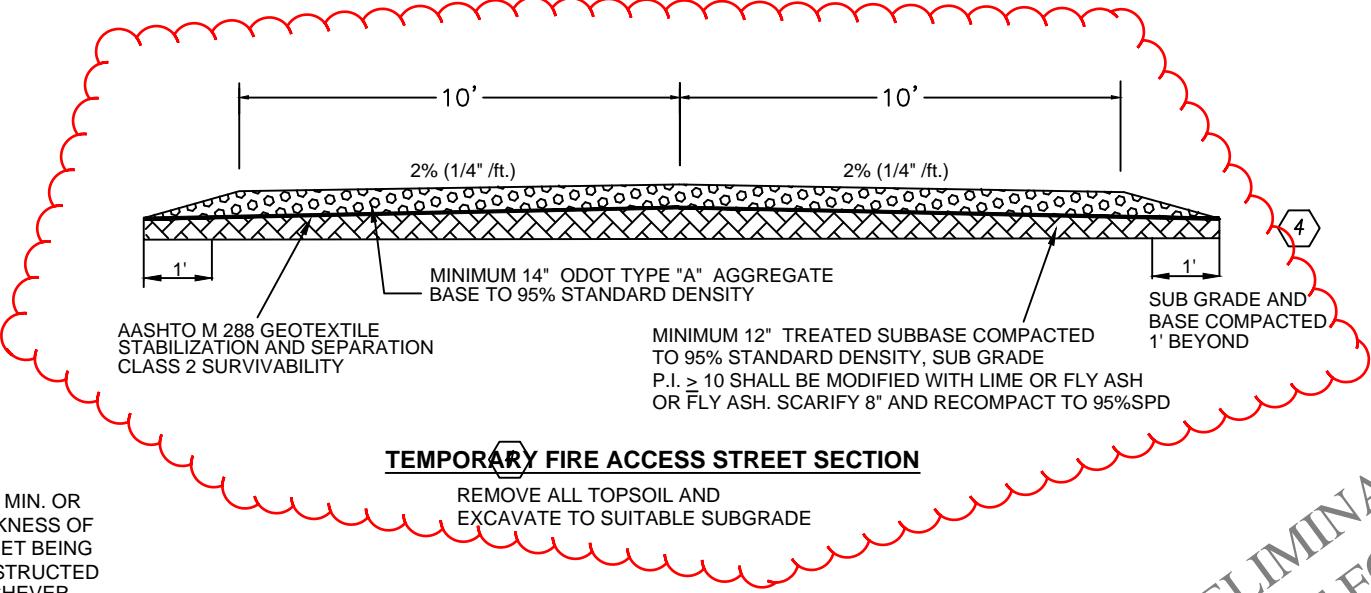




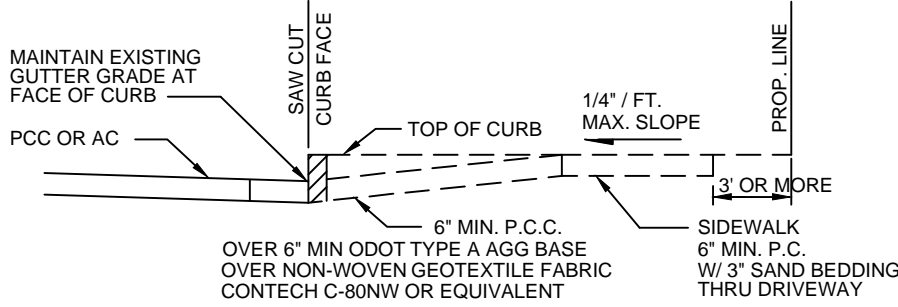
ADA ACCESS RAMP



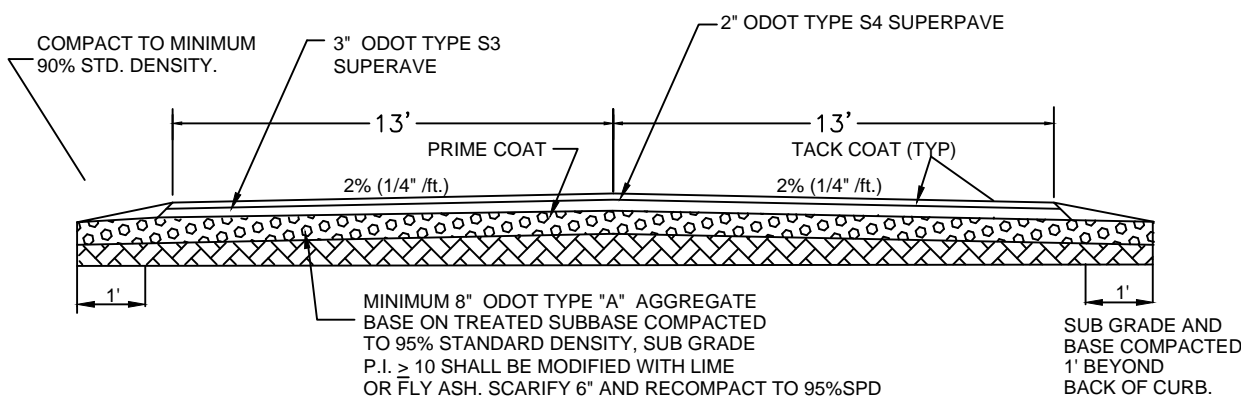
- NOTES:**
- #6 X 24" DOWELS AT 24"-30" MAX C/C REQUIRED WHEN PAVEMENT SECTION IS NOT PLACED INTEGRALLY WITH CURB AND GUTTER.
 - FOR ASPHALTIC CONCRETE PAVEMENTS, SAW CURB AND GUTTER JOINTS 10'-15" MAX C/C WITH EVERY 8TH JOINT A 3/4" EXPANSION JOINT. FOR CONCRETE PAVEMENTS, CURB JOINT SHALL MATCH PAVEMENT JOINTS.
 - CONCRETE SHALL BE 4,000 PSI (ODOT CLASS AA)
 - EXPANSION JOINTS ARE REQUIRED AT INTERSECTION WITH STORMWATER INLETS BOXES.



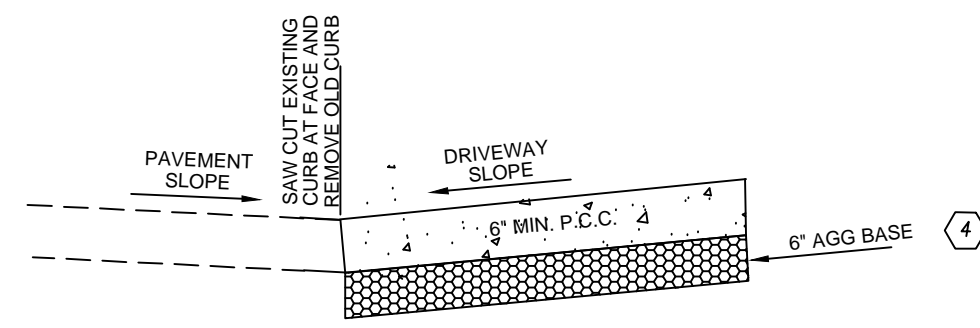
TEMPORARY FIRE ACCESS STREET SECTION



STREET/DRIVEWAY SECTION



ASPHALT CONCRETE STREET SECTION



SECTION AT GUTTER



BEFORE YOU DIG ...
1-800-622-0543
CALL OKIE

PRELIMINARY
NOT FOR
CONSTRUCTION

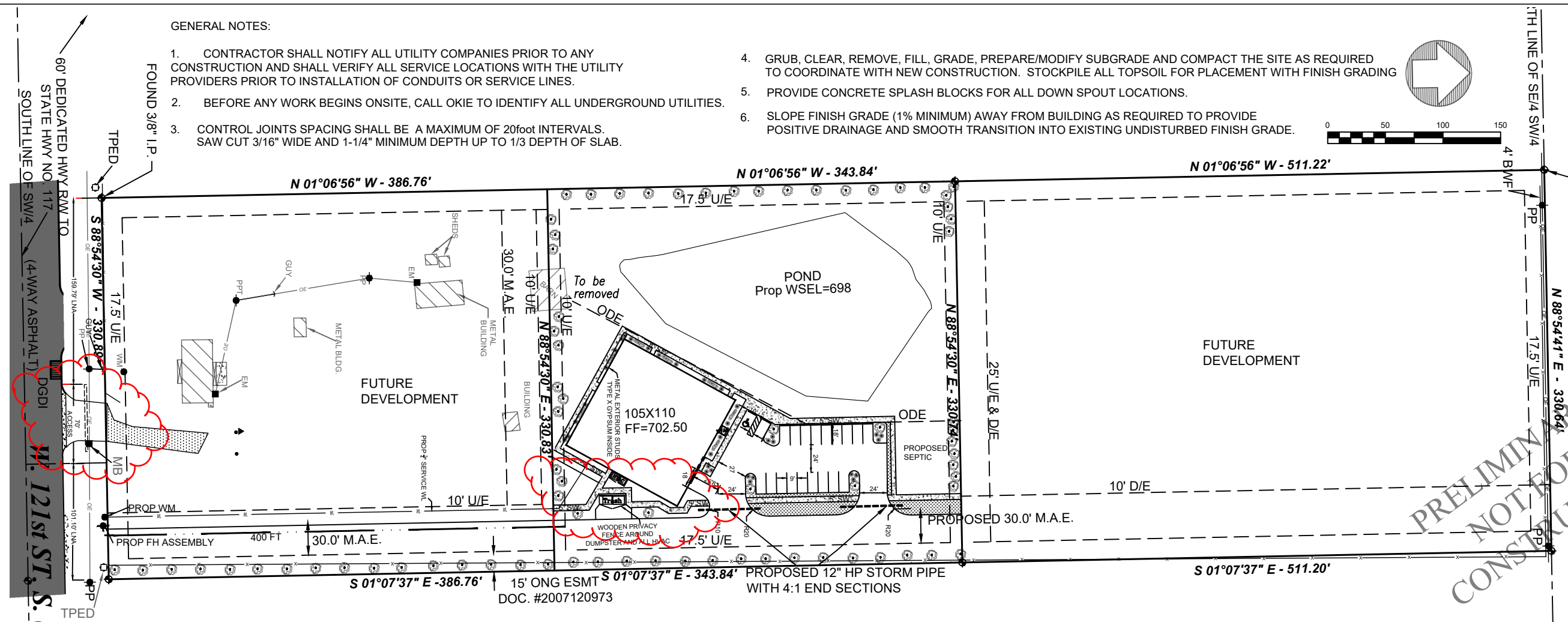
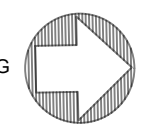
TRIPLE H DEVELOPMENT
 2517 W 121ST ST
 JENKS, OKLAHOMA

Rogers Construction, Inc.
 Engineering & Construction
 789-5039 / CA# 4389
 PHONE: (918) 789-5039 / CA# 4389

Drawn by: EML	Checked by: VBR	Date: 7/22/2015
Revised:		
Issued:		
Contents:	SITE DETAILS	
Sheet Number:	C1.2	

GENERAL NOTES:

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60' DEDICATED HWY R/W TO STATE HWY NO. 117 SOUTH LINE OF SW/4 (4-WAY ASPHALT) DGD I W. 121st ST. S. (US HWY NO. 117)

TRIPLE H DEVELOPMENT
 2517 W 121ST ST
 JENKS, OKLAHOMA

PRELIMINARY NOT FOR CONSTRUCTION

Rogers Construction, Inc.
 ENGINEERING INTRODUCTION SURVEYING CONSTRUCTION O
 PHONE: (918) 769-6039 CA# 4389

Drawn by: EML	Checked by: VRR	7/22/2015
Issue:	Date:	Revision:
Contents		
SITE PLAN		
Sheet Number		
C1.0		

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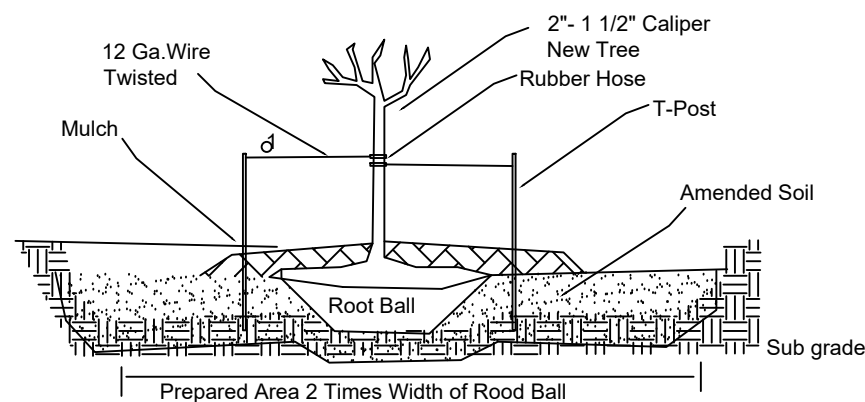
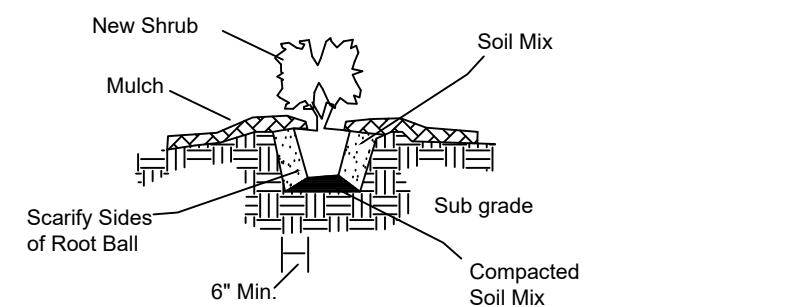
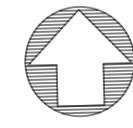
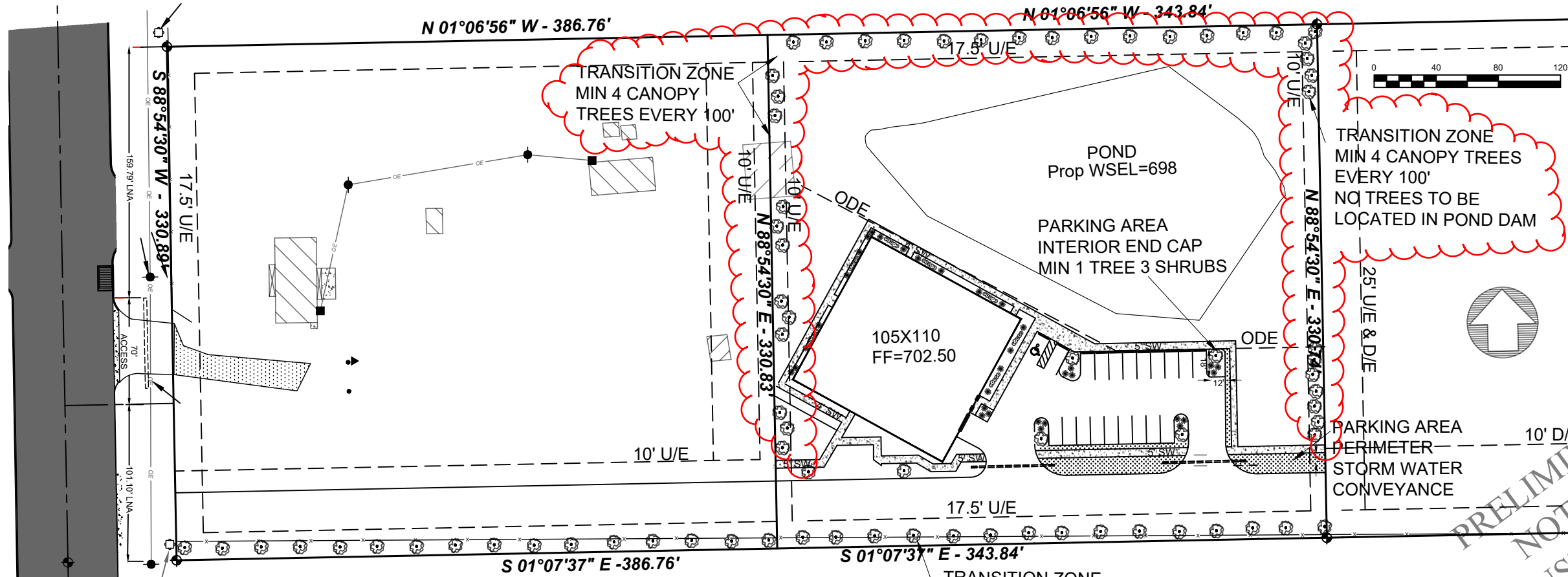
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PLANTING DETAILS

LANDSCAPING NOTES

-  Proposed 1 1/2" Caliper Pin Oak, or Leyland Cypress
-  Dwarf Fountain Grass, Monkey Grass, or Dwarf Purple Nandina

1. All beds will receive organic material per performance specifications.
2. All material will be handled and planted according to established horticultural practices.
3. Container stock will be planted at any time when selection is available.
4. Seasonal flowers to be placed throughout all landscape beds as available.
5. Irrigation shall be provided in all landscape areas by an underground sprinkler system if it is greater than 50' from a potable water source and is greater than 150 SF.
6. All landscape requirements as set forth in City of Jenks Zoning Code Section 16-6-3 shall be met.
7. Minimum 60% of landscaping shall be drought tolerant native species.
8. Existing high quality trees shall be preserved to the extent possible.
9. All transition areas are Type A - minimum 5' in width



PRELIMINARY
NOT FOR
CONSTRUCTION

TRIPLE H DEVELOPMENT
2517 W 121ST ST
JENKS, OKLAHOMA

Shogers Construction, Inc.
Engineering & Construction, Inc.
PHONE: (918) 789-6039 CA# 4389

Drawn by: EML
Checked by: VRR
7/22/2015
Plan Number: JENKS DEV

Contents
LANDSCAPE PLAN

Sheet Number
C1.3

To Chair Dr. Scott West and Planning Commission
 Hearing Date December 04, 2025
 Case Number JZ 25-PUD 97 Minor Amendment No. 2
 Request "Jenks Landing" Comprehensive Sign Plan
 Location West of South Union Avenue and south of W. 111th Street S.
 Applicant Robert Bell, Bell Land Use

Staff Report Preparer | Marcaé Hilton

Attachments

- PUD 97 Amendment Doc
- Filed Plat
- Exhibit A & B
- Other relevant documents

Preparer
 Robert Bell, Bell Land Use
 Tulsa County
 Bell, Staff
 Bell, Staff

Background Information

STAFF COMMENTARY | Jenks Landing has been under development for nearly a decade. Currently most of the lots facing Highway 75 are developed or under development. Staff has worked with the developer to amend the PUD to allow for a more satisfactory sign plan.

PLANNING DATA

Public Comment: None | Minor Subdivisions do not require a public notice
 Request: Allow for larger signs along the Union Frontage road through the Comprehensive Sign Plan process.
 Zoning CS, Commercial (Ordinance 1393, 1505)
 Development Plan PUD-97
 Subdivision JENKS LANDING AMENDED (REPLAT LOT 1 & PART OF LOT 3 BLOCK 1 JENKS LANDING)

Sec. 16-7-3. Sign Measurement.

(A) *Sign Height. Sign height shall be measured by the total distance between the highest point on the sign to the average elevation of the ground upon which the sign supports are placed, except when the sign supports rest upon a berm or other area elevated above the surrounding ground or when the sign supports rest upon a ditch or other area lower than the surrounding ground. In such cases, the elevation of the centerline of the adjacent roadway shall be considered as the ground level.*

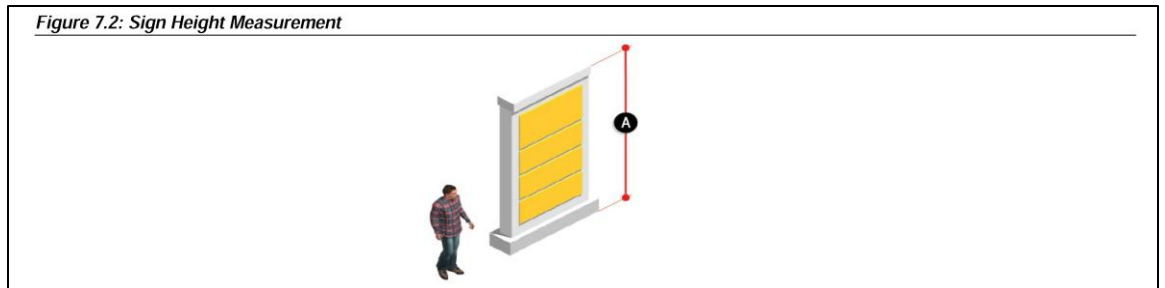


Figure 1: Figure 7-2: Sign Height Measurement.

Figure 7.3: Sign Area Measurement



Figure 2: Figure 7-3: Sign Area Measurement

Staff Evaluation & Recommendation

EVALUATION Staff recommends approval of the Comprehensive Sign Plan for Jenks Landing PUD 97.

Sec. 16-7-9. Comprehensive Sign Plan.

- (A) *Intent.* The intent of the comprehensive sign program is to set forth a theme as to the placement, lettering style, color, materials, mounting method, and other related design considerations of signs.
- (B) *Applicability.* Any building or development on an irregularly shaped lot may elect to submit a comprehensive sign plan to receive additional aggregate sign area beyond the maximum established in section 16-7-2. After the approval of a comprehensive sign plan, no permanent sign shall be erected, placed, or maintained except in conformance with the Comprehensive Sign Plan.
- (C) *Conditions.* The City Planner may attach conditions, requirements, or standards necessary to assure that the signs covered by the Comprehensive Sign Plan will not be materially detrimental to persons or property in the vicinity. In making its determination, the City Planner shall not base any condition on the content of a sign.
- (D) *Evaluation Criteria.*
 - (1) *Placement.* All signs shall be placed where they are visible and legible. Factors to be considered include the location of a sign relative to traffic movement and access points, site features, other structures, and orientation relative to viewing distances and viewing angles. Wall Signs may be approved on building walls other than the wall of a unit of a multi-tenant building in which some units have little or no visibility from the street.
 - (2) *Quantity.* The number of signs that may be approved within any development shall be sufficient to provide necessary facilitation of internal circulation of vehicular and pedestrian traffic and wayfinding for safety of the occupants of vehicles and pedestrians. Factors to be considered shall be those that impact safety considerations such as the size of the development and the number of development sub-areas.
 - (3) *Size.* All signs shall be no larger than necessary for visibility and legibility but in no instance shall the sign area or sign height exceed the maximum established per sign type per district. Factors to be considered in determining

appropriate size include topography, volume, and speed of traffic, viewing distances and angles, proximity to adjacent uses, and placement of display.

- (E) *Application. A comprehensive sign plan shall be submitted on a form established by the City Planner. The application shall contain the following information as well as all other information required by the City Planner to ensure compliance with the comprehensive sign plan evaluation criteria.*
 - (1) *Name, address, and telephone number of the applicant.*
 - (2) *Location of building, structure, or lot to which or upon which the comprehensive sign plan shall apply.*
 - (3) *Name of person, firm, corporation, or association developing the comprehensive sign plan.*
 - (4) *Written consent of the owner or lessee of the building, structure, or land to which the proposed comprehensive sign plan is applicable.*
 - (5) *Scale drawing of all signs included in the comprehensive sign plan indicating the dimensions, the materials to be used, the type of illumination, if any, and the method of construction and attachment. Said drawings shall be drawn at a scale no smaller than one-eighth inch equals one foot and shall be prepared, signed, and sealed by a registered professional engineer when required by the City Engineer.*
 - (6) *A scale drawing indicating the location and position of all signs included in the comprehensive sign plan in relation to nearby buildings or structures. Said drawing shall be at a scale no smaller than one inch equals 50 feet.*
- (F) *Review and Action. The City Planner shall review the comprehensive sign plan application and approve, approve with conditions, or deny the application based on the evaluation criteria. A written decision including the findings on the evaluation criteria shall be rendered to the applicant.*
- (G) *Appeals. Any applicant who receives a notice of denial from the City Planner may, within 30 days after receipt of such decision, appeal such decision to the Board of Adjustment by filing a written notice of appeal with the City Planner with an explanation as to why said decision was not warranted according to the applicant.*
 - (1) *Criteria. The Board of Adjustment shall find that the City Planner misapplied or erroneously interpreted one of the evaluation criteria in item (D) of this section to determine that the denial decision was not warranted. A written decision including the findings on the evaluation criteria shall be rendered to the applicant.*
- (H) *Amendments to Comprehensive Sign Plans.*
 - (1) *Minor Amendments. Minor amendments may be approved by the City Planner and shall include any change in the site plan or design details of an approved Comprehensive Sign Plan which is consistent with the standards and conditions applied to the Plan. A minor amendment shall not:*
 - (a) *Increase the sign area or sign height of any sign,*
 - (b) *Allow for additional signs to be erected, constructed, and/or displayed,*
 - (c) *Replace an approved sign type with another sign type, including electronic message boards, and*
 - (d) *Alter the square footage of associated landscape areas.*
 - (2) *Major Amendments. Major amendments shall require the resubmittal of a Comprehensive Sign Plan application and shall include any change in the site plan or design details of an approved Comprehensive Sign Plan which is not consistent with the standards and conditions applied to the Plan and not considered a minor amendment.*

RECOMMENDATION: *Staff recommends conditional approval.*

CONDITIONS:

- 1. Limit on signage as seen below:
 - a. Single-Tenant Sign:
 - i. Style: Monument only
 - 1. Definition of Monument Sign, the sign base shall be greater than 25% of the width of the sign face to be considered a monument.
 - ii. Height:
 - 1. 25 feet max along Union Ave (HWY 7 5),
 - 2. 35 feet max along Union St. (Interior Street),
 - 3. measured according to the UDO.
 - iii. Area: One (1) square foot of linear street frontage
 - 1. Max of 200 sq ft.
 - iv. Exceptions: Office/Warehouse shall be subject to UDO code requirements.
 - b. Multi-Tenant signs:
 - i. Style: Monument Sign:

- ii. Height:
 - 1. 50 feet max monument sign,
 - 2. measured according to the UDO.
- iii. Area: 1 square foot of linear street frontage along Union,
 - 1. Max of 275 sq ft for monument signs.
- 2. Exhibit A, [R60678823407510](#) Jenks Landing Development Sign, approve as submitted.
- 3. Exhibit B, [R60679823407560](#) OCCU single-tenant, approve as submitted.
- 4. Additional signage along Union will follow the standards established for the sign type:
 - i. Monument
 - 1. Single-tenant
 - 2. Multi-tenant
 - ii. Pylon/Pole signs are not permitted
 - iii. Office/Warehouse uses shall be subject to UDO sign code requirements.

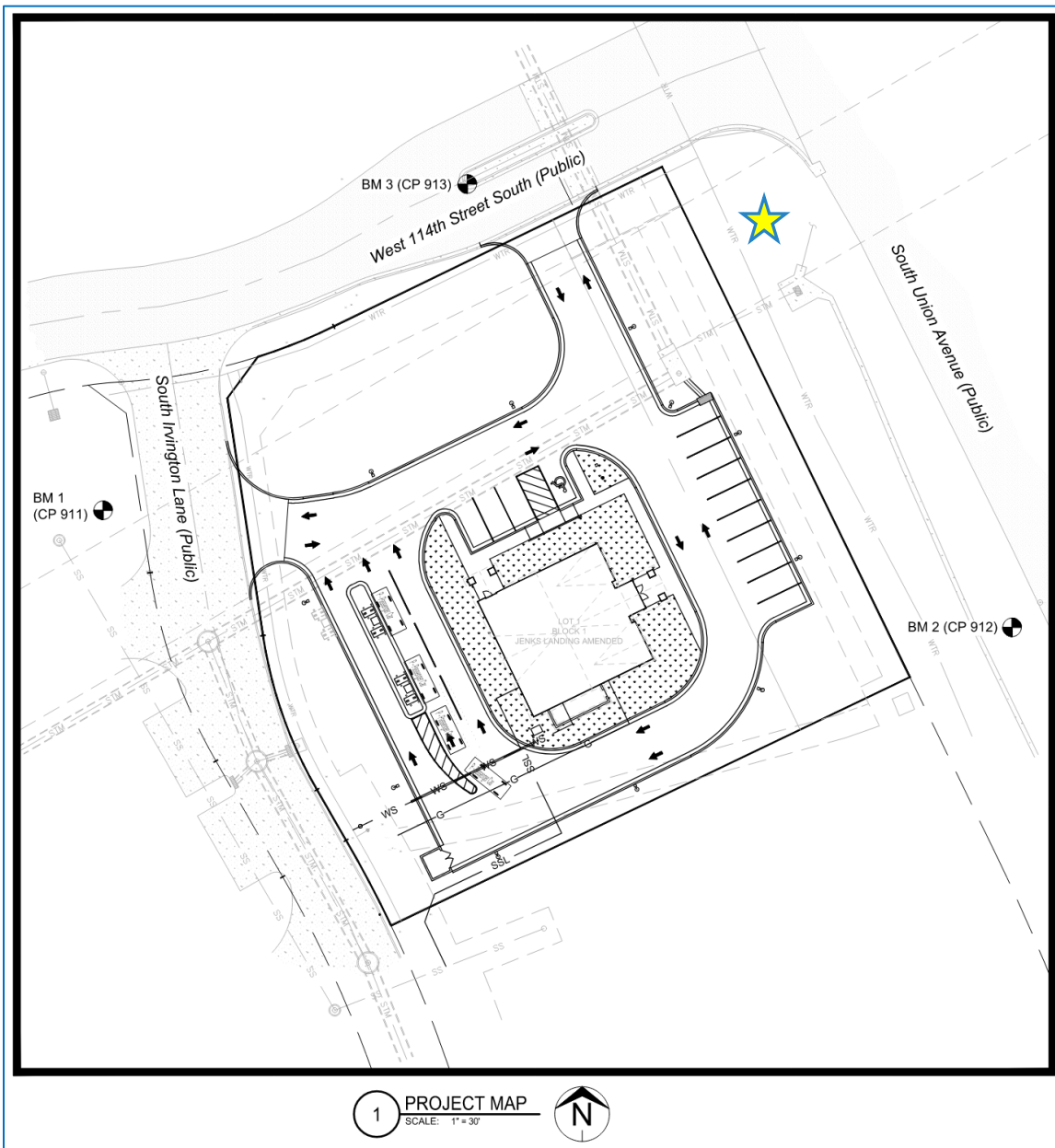


Figure 3: OCCU Site Plan before amended Access along north.

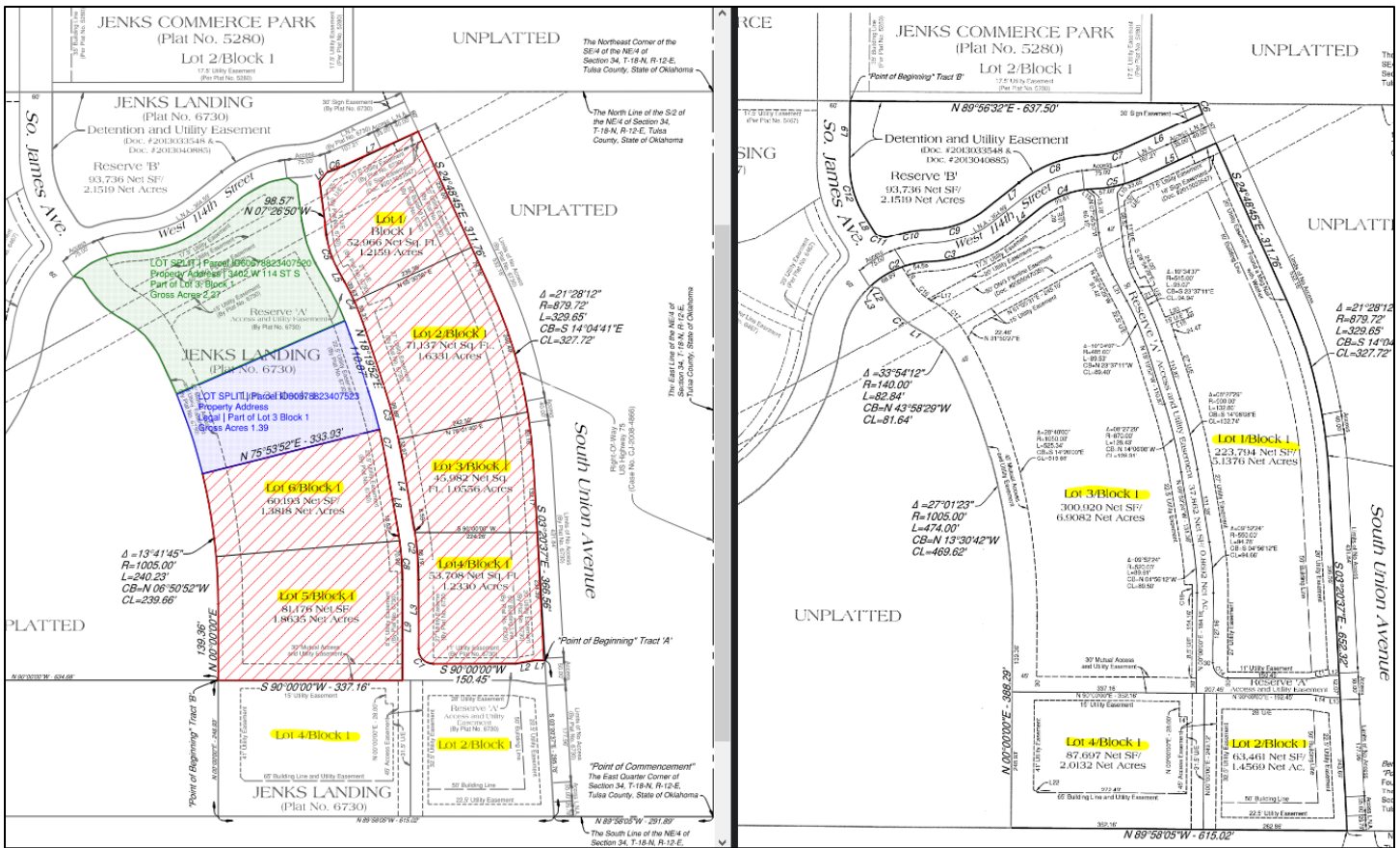


Figure 4: Jenks Landing Amended Preliminary/Final

Jenks Landing Final Plat

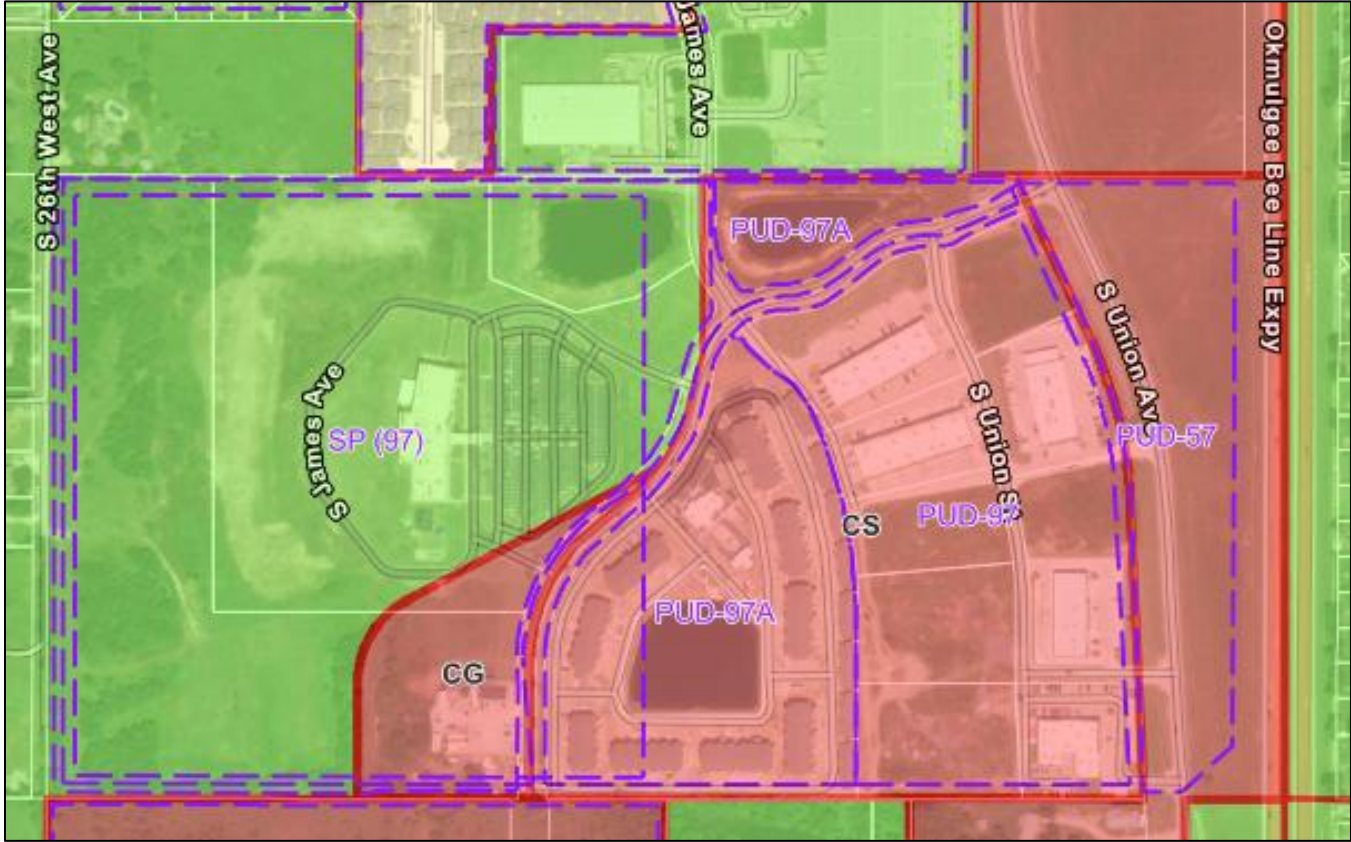


Figure 5: Zoning Map | INCOG

Findings of Fact
Signage Requirements
Jenks Landing PUD #97
~~Major~~ Minor Amendment – Development Text

The subject property has frontage to Union Avenue just south of 111th Street. Union Avenue traverses from 111th Street to 121st Street parallel to State Highway 75. The State Right of Way for Highway 75 incorporates Union Avenue from 111th Street to 121st Street. Union Avenue is a frontage road to and is a part of the State Highway 75 right of way. State Highway 75 right of way abuts the entire frontage of Planned Unit Development (PUD) # 97.

When Planned Unit Development # 97 was submitted to the City of Jenks for processing, several considerations were made based on the location of the property and its location adjacent to State Highway 75. The subject property was zoned General Commercial (CG). This zoning district gave the owner the right to develop the property for uses that were not considered in the best interest of the City of Jenks and would allow for signage that exceeded the needs of the development.

The first concession was to recognize that the City of Jenks did not want the ability for outside storage in the office warehouse park that was being requested.

There were other uses related to the CG Zoning that the City of Jenks determined would be detrimental if located on the subject property.

The developer of the property evaluated the suggestion to change the underlying zoning to CS (Commercial Shopping) with the authorization through the Planned Unit Development process to include the ability to have the office warehouse and contractor equipment yards with the restriction of no outside storage.

It was determined that the signage requirements that were in effect for the CS zone in 2016 would meet the needs of properties that were providing advertising to traffic on the State Highway, and it was stated in the PUD application that the sign criteria for PUD 97 would be in compliance with the Jenks Zoning Code.

In 2016 the signage requirements specified for the CS Zone were approved for Planned Unit Development #97 were as follows:

1021.8 CS District Use Conditions

- a. A ground sign shall not exceed 30 feet in height, measured from the mean curb level of the lot upon which it is erected, unless in addition to the minimum setback prescribed in subsection 1021.4 (f) the sign is setback one foot for each foot of height exceeding 30 feet provided the sign shall not exceed 50 feet regardless of setback.

Within 100 feet of the right-of-way of an abutting elevated street, a ground sign may be erected to a height of 15 feet above the elevation of the street if the sign is designed to be viewed primarily from the elevated street and the sign height does not exceed 60 feet.

- b. A roof sign shall be prohibited unless established as an integral part of the construction of a building and included within a Planned Unit Development.
- c. A projecting sign shall not extend more than 1 foot above the roof level of the structure to which it is affixed.
- d. A lot located in a CS district may utilize business signs and outdoor advertising.
 1. aggregate display area for wall or canopy signs of three-square feet per each lineal foot of the building wall to which the sign or signs are affixed.
 2. In addition to the wall or canopy signs permitted in (1) above, a lot containing one business establishment may utilize for business signs an aggregate display surface area of projecting or ground signs as follows:
 - a. If not more than one projecting or ground sign is erected, two square feet of display surface area per each lineal foot of street frontage.
 - b. If more than one projecting or ground sign is erected, one square foot of display surface area per each lineal foot of street frontage.
 3. In addition to the wall or canopy signs permitted in (1) above, a lot containing more than one business establishment may erect projecting or ground signs as follows:
 - a. One sign for each street frontage identifying the commercial complex and individual tenants therein, not exceeding in aggregate display surface area one square foot per each lineal foot of street frontage.

In late ²⁰²²~~2024~~, the City of Jenks adopted the current zoning code that is called the Unified Development Ordinance (UDO). This new code was established with sign requirements that would be considered a lower profile signage than was previously intended for PUD #97 along the highway frontage.

There have been some new businesses within PUD #97 that have applied for signage and were told that they would have to comply with the UDO requirements. The signage requirements as specified in the UDO would make the advertising of uses located within PUD # 97 along State Highway ineffective, and would also be considered a safety concern for travelers on State Highway 75 trying to find services within the Development.

The UDO specifies that Planned Unit Developments approved with the wording to comply with the Jenks Zoning Code would be subject to the new criteria as written in the Unified Development Ordinance.

Jenks Landing PUD #97 is adjacent to State Highway 75 Right of Way. The right of way width includes a frontage road known as Union Avenue. This makes the distance from the north bound lanes of the state highway in excess of 350 feet.

PUD #97 is located such that the signage of the parcels must be designed to be effective to traffic associated with State Highway 75. The extra distance related to the right of way and the decreased height criteria associated with the Unified Development Ordinance create a situation where the signage will be ineffective. The poor signage visibility along the right of way will also have safety concerns related to traffic on the highway.

The Amendment Section of the subdivision plats of “Jenks Landing” and “Jenks Landing Amendment” read, “The Covenants contained within “Section I. Easements and Utilities” and “Section IV. Planned Unit Development Restrictions” may be amended or terminated at any time by a written instrument signed and acknowledged by the Jenks Planning Commission or successors with the approval of the City of Jenks.

The above considerations were evaluated with the processing and request of PUD #97. Planned Unit Development 97 was approved with the signage development criteria specified in the Jenks Zoning Code as written in 2016 and as shown above. In consideration of the Unified Development Ordinance and the conditions and character of Planned Unit Development #97 the following criteria are submitted as an amendment to the Signage requirements for PUD #97.

Development Text

Jenks Landing PUD # 97 Sign Standards

1. One Ground sign, located in the Northeast corner of Lot 2 Block 1 Jenks Landing, identifying the commercial complex and individual tenants therein, not exceeding 40 feet in height or exceeding 275 in aggregate display surface area. (See Exhibit A – Jenks Landing sign and site location. Multi-tenant Monument Sign or Pole Sign?
2. The following lots with frontage to Highway 75 Right of Way, Jenks Landing Amended (Replat Lot 1 and Part of Lot 3 Block 1 Jenks Landing) (60679) Legal: Lots 3 & 4 Block 1, Jenks Landing Amended (Replat Lot 1 & Part of Lot 3 Block 1 Jenks Landing) (60679) Legal: Lot 2 Block 1, and Jenks Landing Amended (Replat Lot 1 & Part of Lot 3 Block 1 Jenks Landing)(60679) Legal: Lot 1 Block 1. Will each be allowed 1 Ground Sign that shall not exceed 25 feet in height and is allowed two square feet of display surface area per each lineal foot of Highway 75 right of way frontage. Multi-tenant or Single-tenant Monument Sign?
 - a. All other signage allowed will comply with Article 7 of the Jenks Unified Development Ordinance.
3. The Lots developed for office warehouse uses shall comply with Article 7 of the Jenks Unified Development Ordinance.
4. The following lots identified as Jenks Landing Lot 4 Block 1, Jenks Landing Amended Lot 5 Block 1, and Jenks Landing Amended Lot 6 Block 1 shall be allowed signage using the following criteria. Multi-tenant or Single-tenant Monument Sign?

Each remaining lot has at least 200 linear feet. Each lot would be allowed a 400 square foot sign. I recommend allowing one square foot of display surface area with a maximum of 200 square feet in the style of a monument sign.

One ground sign that shall not exceed 30 feet in height, measured from the mean curb level of the lot upon which it is erected, unless in addition, the sign is setback one foot for each foot of height exceeding 30 feet provided the sign shall not exceed 50 feet regardless of setback and not to exceed two square feet of display surface area per each lineal foot of street frontage.

- a. All other signage allowed will comply with Article 7 of the Jenks Unified Development Ordinance.

Definitions For PUD #97 - Ground Sign. A sign which is attached to or is a part of a self supporting structure other than a building or portion of a building.

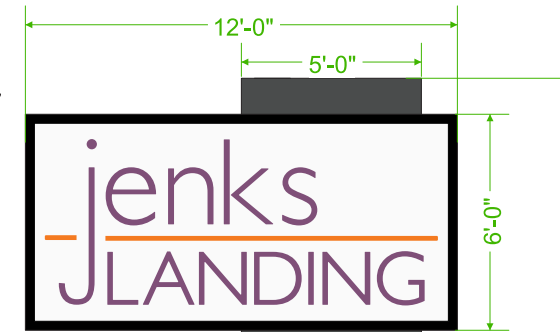
Exhibit "A"



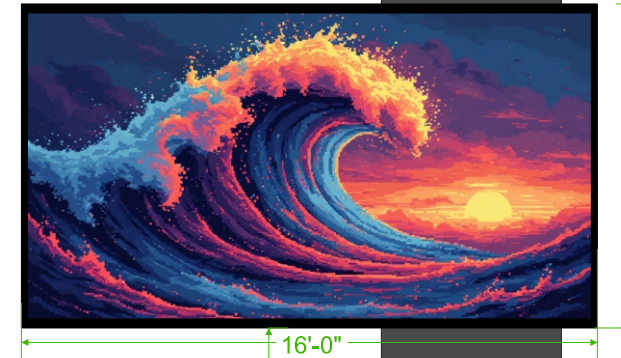
Front View

Side View

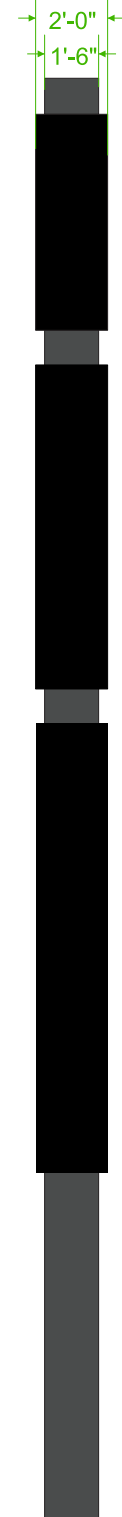
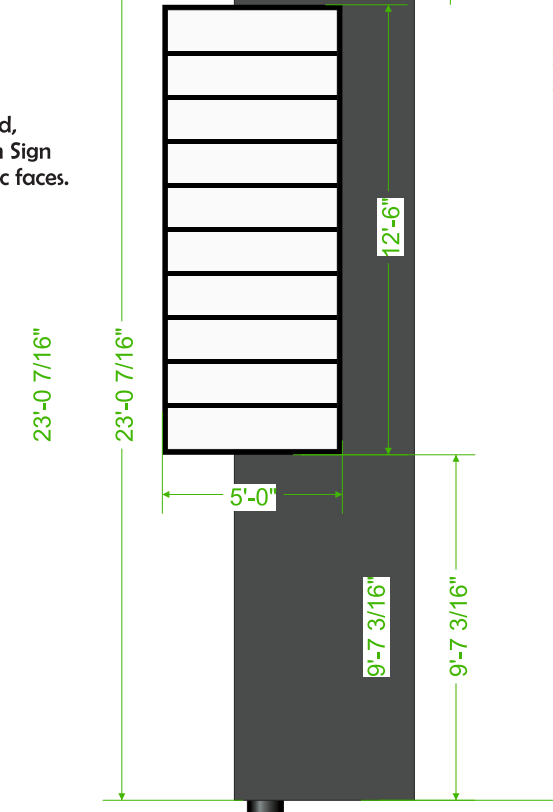
Double sided, Illuminated, Logo ID Aluminum Sign Cabinet with printed vinyl applied to 3/16" polycarbonate faces.



Double sided, Full color LED message board.



Double sided, Illuminated, Tenant Panel Aluminum Sign Cabinet with 3/16" Acrylic faces.



⚠ SURVEY BEFORE ENTERING PRODUCTION



TULSA, OK
(918) 286 8535

9810 E 58th St, Tulsa, OK 74146

This design is solely for reference only and become property of customer until agreement has been reached between the client and Encinos 3D Custom Products LLC

www.encinos3d.com

Please proof read all information carefully for accuracy before signing. Check names, numbers, spelling, punctuation as well as the general layout.

Revisions requested after second proof are not included in the original quoted price and will be charged accordingly.

Any typographical and or layout errors not found now will be the customers responsibility

Pylon Signs - Casino Signs - Monument Signs - Neon Signs - Blade Signs - Wall Signs - Channel Letters - Interior Signs - Way finding Signs - Post & Panel - LED Display - Commercial & Architectural Signs

Customer:
Jenks Landing Development

Job Location:
11476 S. Union Ave.
City and State:
Jenks, Ok.

Drawn By:
Jamon Glidewell
Sold By:
Roddy Murphy

Drawing Number:
250504-092225
Scale:
3-16" = 1'

Approved By:

Date Approved:



TULSA, OK
(918) 286 8535

9810 E 58th St, Tulsa, OK 74146

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 Development**

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Drawing Number:
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 Scale:
3-16" = 1'

Approved By:
 Date Approved:



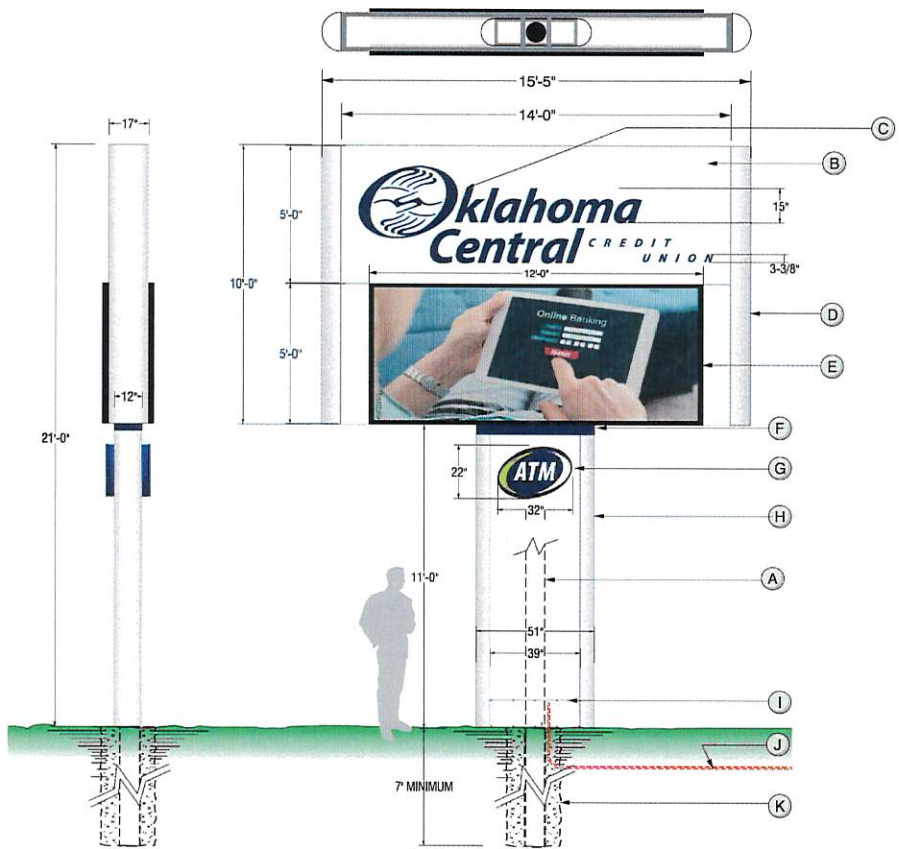
CITY OF JENKS PERMANENT SIGN PERMIT

P.O. Box 2007 • 211 N. Elm
Jenks, OK 74037 • (918) 556-7442

DATE: 07-01-2025		PERMIT NO.:	
SIGN ADDRESS AND/OR LOCATION: 11408 S UNION		OKLAHOMA STATE SALES TAX All building materials used on this project should indicate on the purchase order that material will be delivered within Jenks City Limits for proper crediting to the City of Jenks. Provide the vendor with Jenks sales tax reporting No. 7208. Provide the City of Jenks a list of all associated vendors with all associated vendor receipts upon request for review. <u>This requirement is a condition for the validity of this permit.</u> SEE ATTACHED CONDITIONS. Initials: _____	
NAME OF BUSINESS: OKLAHOMA CENTRAL CREDIT UNION			
NAME OF PROPERTY OWNER WHERE SIGN IS TO BE ERRECTED: OKLAHOMA CENTRAL CREDIT UNION			
PROPERTY OWNER ADDRESS: 4956 S PEORIA			
CITY: TULSA	STATE: OK		ZIP: 74105
LOT: 1	BLOCK: 1		ADDITION: JENKS LANDING
NAME OF APPLICANT: A-MAX SIGN CO., INC.			PHONE: 918-622-0651
ADDRESS: 9520 E 55 PLACE	CITY: TULSA		STATE: OK ZIP: 74145
SIGN CONTRACTOR: LORI WORTHINGTON			PHONE: 918-622-0651
ADDRESS: 9520 E 55 PLACE	CITY: TULSA		STATE: OK ZIP: 74145
LICENSED ELECTRICAL CONTRACTOR: <i>OE5CO</i>		PHONE: <i>918-585-1297</i>	
ADDRESS: <i>204 E. 15th</i>	CITY: <i>Tulsa</i>	STATE: <i>OK</i> ZIP: <i>74119</i>	
ZONING DISTRICT:	DISPLAY AREA SQUARE FOOTAGE: 159.86		
SIGN LIGHTED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	ELECTRONIC MESSAGE BOARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
ESTIMATED VALUE: 60,000.00			
NEW SIGN DIMENSIONS: 10' X 15.5', 1.83' X 2.66			
DIMENSIONS OF ANY REMAINING SIGNS ON THE PROPERTY: NEW BUILD			
SIGN LOCATION: <input type="checkbox"/> WALL, SINGLE-TENANT <input type="checkbox"/> MONUMENT, SINGLE-TENANT <input type="checkbox"/> POST <input checked="" type="checkbox"/> POLE/PYLON <input type="checkbox"/> WALL, MULTI-TENANT <input type="checkbox"/> MONUMENT, MULTI-TENANT <input type="checkbox"/> BILLBOARD <input type="checkbox"/> WINDOW <input type="checkbox"/> AWNING/CANOPY <input type="checkbox"/> PROECTING/BLADE			
PLEASE ATTACH: <input type="checkbox"/> Two (2) sets of plan drawings, specifications and survey plat with sign location. Provide signage materials, display area, landscape details and relevant lot/building dimensions. <input type="checkbox"/> Marked Clearly: Name, person, firm or corporation owning, erecting and maintaining operation of sign. Method and location of this identification shall appear on plans submitted. <input type="checkbox"/> Written consent of real estate owners or lessee of the premises upon which the sign is to be erected, if not the same.			

PERMIT COST	APPROVALS	
Plan Review:	*Applicant: <i>Lori Worthington</i>	Date: 07-01-2025
Sign:	Zoning:	Date:
Electrical:	Inspector:	Date:
OK State Fee:		
TOTAL SIGN PERMIT \$ -	*Applicant's signature acknowledges required compliance with Jenks City Code.	
<input type="checkbox"/> Foundation and/or Location Inspection	BY:	Date:
<input type="checkbox"/> Structural Framing Erection Inspection	BY:	Date:
<input type="checkbox"/> Electrical Inspection	BY:	Date:
<input type="checkbox"/> Final Inspection	BY:	Date:

P1 Satin Finish
MP11285 Inkspot- 2765c



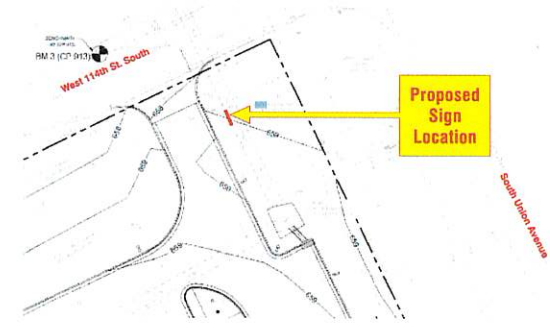
10' X 15.5'=155SQFT
1.83' X 2.66'=4.86SQFT
TOTAL=159.86SQFT



1.1

MAIN I.D. SIGN with TIME & TEMP DISPLAY
SCALE: 1/4"=1'-0"

- (A) 8 5/8" x .500" wall steel support pole
- (B) .125" aluminum faces throughout. Satin white painted finish.
- (C) Logo & text routed from .125" aluminum, backed w/ stud mount 2447 white acrylic with dual image vinyl printed to match pantone 2765c dark blue. Internal white LED illumination.
- (D) Signcomp 8 1/2" extruded aluminum radius ends. Satin white painted finish.
- (E) 16mm Watchfire full color LED display
- (F) 4" color band to match pantone 2765c dark blue.
- (G) ATM: 3" deep channel silhouette shape paint to match pantone 2765c blue w/ 7328 white acrylic face and digital print graphic, 1" solid blue trimcap, white LED illumination.
- (H) Pole Cover: .125" and Signcomp 6" radius extruded aluminum radius ends. Satin white painted finish.
- (I) Access panel.
- (J) TWO (2) 120v/20amp Circuits to sign by electrician. A-MAX will stub conduit below grade during pole setting.
- (K) Minimum 24" dia. pier x 7' depth. Concrete fill.



a
a-max
SIGN COMPANY, INC.
www.amaxsign.com
9520 E. 55th Place
Tulsa, Oklahoma 74145
ph. (918) 622-0651 ... fax. (918) 622-0659

QUALITY · VALUE · ASSURANCE

SCALE: AS NOTED WHEN PRINTED 11" x 17"
DATE: 01-07-25
FILE: 1.1 Main IDwEMC
SALES REP: BRUCE ANDERSON
DRAWN BY: BB

PROJECT: OKLAHOMA CENTRAL C.U.
LOCATION: Jenks, OK.
ADDRESS: W. 114th St. S. & Access Rd
CLIENT APPROVAL SIGNATURE & DATE:

UL LISTED
Signs will be built to meet UL specifications as required.
All signs and outline lighting must comply with Article 600 of the N.E.C. standards, including proper grounding and bonding.

REVISIONS:

1.	1
2.	2
3.	3
4.	4
5.	3

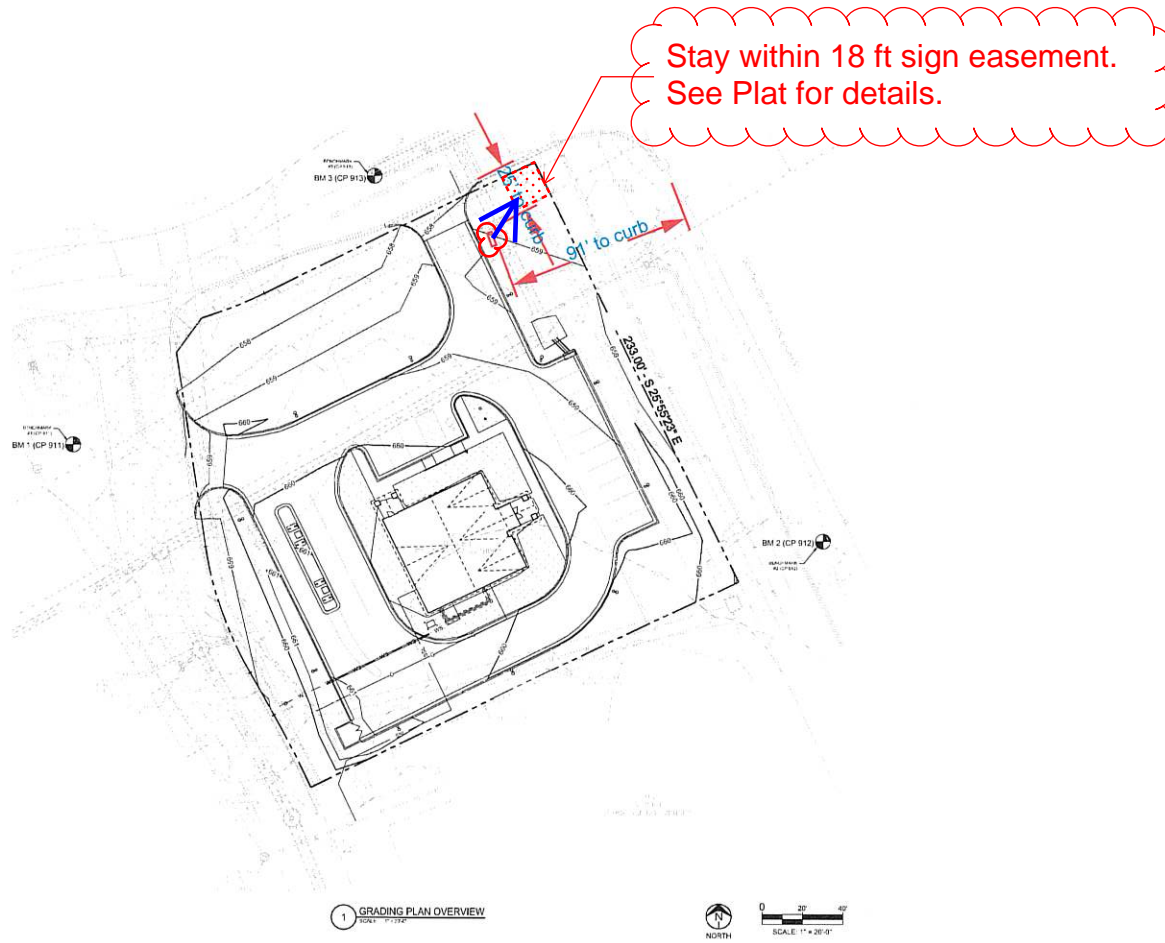
This drawing is the property of A-Max Sign Co. and should not be copied, reproduced, or displayed in any fashion other than for the purchase of the product(s) depicted here.
Distribution or violation of these drawings are strictly prohibited.
© A-Max Sign Company, 2025

Project Manager:

SHEET NUMBER
1
Page 1

DWG
010725-24

OKLAHOMA CENTRAL CREDIT UNION
11408 S UNION





Planned Unit Development No. 97

Jenks Landing Amended

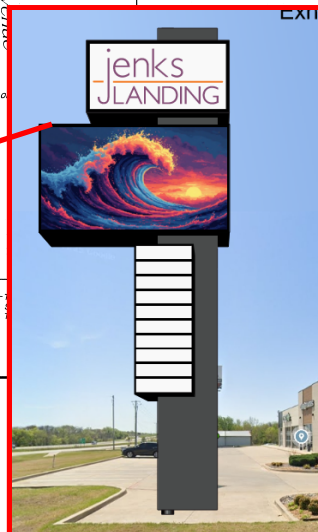
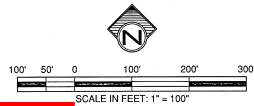
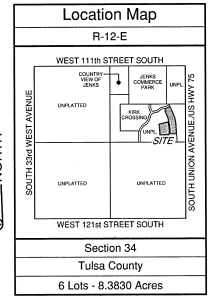
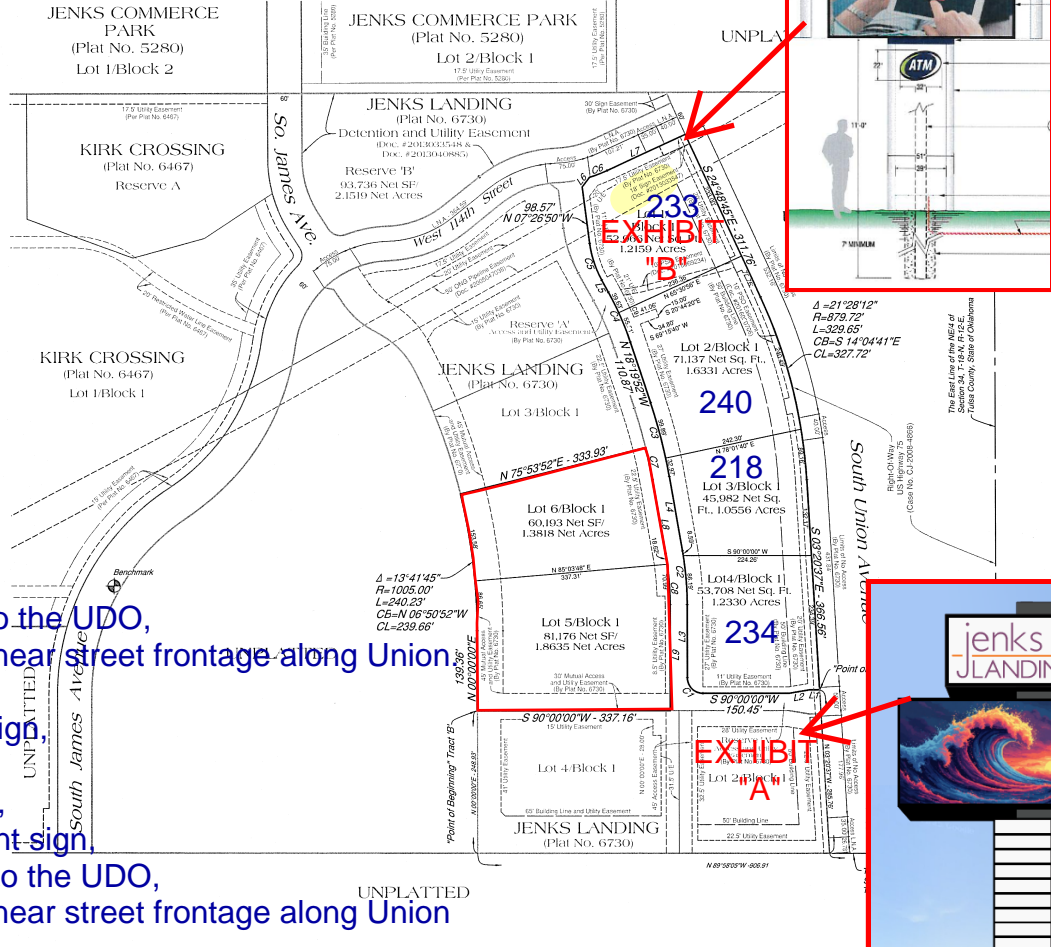
OWNER / DEVELOPER

Dash Ranch, L.L.C.
 an Oklahoma limited liability company
 8806 South 6200 West
 Payson, Utah 84651
 918.424.2038

A replat of Lot 1 and part of Lot 3, Block 1 of "Jenks Landing", a subdivision in the City of Jenks, Oklahoma, is a part of the NE/4 of Section 34, Township 18 North, Range 12 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma

SURVEYOR

Surveying Associates, Inc.
 1101 South, Suite 100
 Tulsa, Oklahoma 74146
 9621
 SURVEYOR NO. 551
 JUNE 30, 2023



- a. Single-Tenant Signs:
 - i. Style: Monument only,
 - ii. Height: 25 feet max,
 - 1. measured according to the UDO,
 - iii. Area: 1 square foot of linear street frontage along Union
- b. Multi-Tenant signs:
 - i. Monument sign or pole sign,
 - ii. Height:
 - 1. 40 feet max pole sign,
 - 2. 50 feet max monument sign,
 - 3. measured according to the UDO,
 - iii. Area: 1 square foot of linear street frontage along Union

Final Plat Certificate of Approval
 I hereby certify that this plat was approved by the Jenks City Council on June 15, 2021
 Mayor - VICE MAYOR
 City Manager

Jenks Landing Amended
 Date of Preparation: May 7, 2021 Sheet 1 of 3

121-020/Final/21-020 Amended Pre-Final Plat.dwg, 6/10/2021 - 3:10 PM

**Deed of Dedication
and
Restrictive Covenants
P.U.D. 97
JENKS LANDING AMENDED**

KNOW ALL MEN BY THESE PRESENTS:

DASH RANCH, L.L.C., an Oklahoma corporation, 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 located in the S/2 of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

TRACT "A"

A tract of land being Lot 1, Block 1, "Jenks Landing", a subdivision in the City of Jenks, located within the S/2 of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, Plat No. 6730, as filed in the office of the Tulsa County Clerk, said tract being more particularly described as follows:

Commencing at the east quarter corner of Section 34, T-18-N, R-12-E of the Indian Base and Meridian;

Thence N 89°58'05" W, along the south line of said NE/4, a distance of 291.89 feet to a point, said point being the southeast corner of Lot 2, Block 1 of said "Jenks Landing";

Thence along the east line of said Jenks Landing, N 03°20'37" W a distance of 285.76 feet to the "Point of Beginning", said point being the southeast corner of said Lot 1;

The remaining courses described herein are along the south, west, north and east lines of said Lot 1;

Thence S 90°00'00" W a distance of 17.59 feet;

Thence S 80°34'35" W a distance of 36.65 feet;

Thence S 90°00'00" W a distance of 150.45 feet;

Thence along a tangent curve to the right with a central angle of 90°00'00", a radius of 27.00 feet, an arc length of 42.41 feet, a chord bearing of N 45°00'00" W for a chord length of 38.18 feet;

Thence N 00°00'00" E a distance of 127.16 feet;

Thence along a tangent curve to the left with a central angle of 09°52'24", a radius of 550.00 feet, an arc length of 94.78 feet, a chord bearing of N 04°56'12" W for a chord length of 94.66 feet;

Thence N 09°52'24" W a distance of 131.38 feet;

Thence along a tangent curve to the left with a central angle of 08°27'29", a radius of 900.00 feet, an arc length of 132.86 feet, a chord bearing of N 14°06'08" W for a chord length of 132.74 feet;

Thence N 18°19'52" W a distance of 110.87 feet;

Thence along a tangent curve to the left with a central angle of 10°34'37", a radius of 515.00 feet, an arc length of 95.07 feet, a chord bearing of N 23°37'11" W for a chord length of 94.94 feet;

Thence N 28°54'29" W a distance of 24.00 feet;

Thence along a tangent curve to the right with a central angle of 21°27'39", a radius of 180.00 feet, an arc length of 67.42 feet, a chord bearing of N 18°10'40" W for a chord length of 67.03 feet;

Thence N 07°26'50" W a distance of 98.57 feet;

Thence N 37°33'10" E a distance of 21.09 feet;

Thence along a non-tangent curve to the left with a central angle of 08°22'57", a radius of 230.00 feet, an arc length of 33.65 feet, a chord bearing of N 69°22'43" E for a chord length of 33.62 feet;

Thence N 65°11'15" E a distance of 150.00 feet;

Thence S 24°48'45" E a distance of 311.76 feet;

Thence along a tangent curve to the right with a central angle of 21°28'12", a radius of 879.72 feet, an arc length of 329.65 feet, a chord bearing of S 14°04'41" E for a chord length of 327.72 feet;

Thence S 03°20'37" E a distance of 366.56 feet to the "Point of Beginning".

Said tract contains 223,794 square feet or 5.1376 acres.

AND

TRACT "B"

A tract of land being a part of Lot 3, Block 1, "Jenks Landing", a subdivision in the City of Jenks, located within the S/2 of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, Plat No. 6730, as filed in the office of the Tulsa County Clerk, said tract being more particularly described as follows:

Commencing at the east quarter corner of Section 34, T-18-N, R-12-E of the Indian Base and Meridian;

Thence N 89°58'05" W, along the south line of said NE/4 and the south line of said Jenks Landing, a distance of 906.91 feet to the southwest corner of Lot 4, Block 1 of said Jenks Landing;

Thence N 00°00'00" E, along the west line of said Lot 4, a distance of 248.93 feet to the "Point of Beginning", said point being the southwest corner of said Lot 3;

Thence continuing along the west line of said Lot 3, N 00°00'00" E a distance of 139.36 feet;

Thence continuing along said west line, along a tangent curve to the left with a central angle of 13°41'45", a radius of 1005.00 feet, an arc length of 240.23 feet, a chord bearing of N 06°50'52" W for a chord length of 239.66 feet;

Thence N 75°53'52" E a distance of 333.93 feet, to a point on the east line of said Lot 3;

Thence along said east line, on a non-tangent curve to the right with a central angle of 03°45'44", a radius of 870.00 feet, an arc length of 57.13 feet, a chord bearing of S 11°45'16" E for a chord length of 57.12 feet;

Thence continuing along said east line, S 09°52'24" E a distance of 101.38 feet;

Thence continuing along said east line, along a tangent curve to the right with a central angle of 03°52'24", a radius of 520.00 feet, an arc length of 89.61 feet, a chord bearing of S 04°56'12" E for a chord length of 89.50 feet;

Thence continuing along said east line, S 00°00'00" W a distance of 184.16 feet to the southeast corner of said Lot 3;

Thence S 90°00'00" W, along the south line of said Lot 3, a distance of 337.16 feet to the "Point of Beginning".

Said tract contains 141,369 square feet or 3.2454 acres.

Said combined Tracts 'A' and 'B' contain 365,163 square feet or 8.3830 acres.

The non-astronomical basis of bearings for said contained herein is the south line of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

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

SECTION I. EASEMENTS AND UTILITIES

1.1. General 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 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 to itself, and to its assigns, the right to use or delegate to others the right to use the designated easements and rights of way to provide any of the services set forth herein, including, but not limited to the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along the streets and 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 covenants 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 streets and utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes of a street or easement shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit ditches, parking areas, curbing, landscaping and customary screening fences and walls.

1.2. Underground Service

1.2.1 Street light poles or standards may be served by overhead line or underground cable and elsewhere throughout the subdivision. All supply lines including electric, telephone, cable television and gas lines shall be located underground in the easement ways dedicated for general utility services and in the rights-of-way of the public streets as depicted on the accompanying plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in the easement ways.

1.2.2 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 definite, 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.

1.2.3 The suppliers 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.

1.2.4 The owner of the lot shall be responsible for the protection of the underground service facilities located on the 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 the owner's agents or contractors.

1.2.5 The foregoing covenants set forth in this subsection 1.2 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.

1.3. Water and Sewer Service

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

sewer main, or any construction activity which would interfere with public water and sewer mains, shall be prohibited.

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

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

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

1.4. Gas Service

1.4.1 The supplier of gas service, through its agents and employees, shall at all times have the right of access to all such easements shown on the plat or as provided for in this Deed of Dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service.

1.4.2 The owner of the lot shall be responsible for the protection of the underground gas facilities located in their lot and shall prevent the alteration, grade, or any other construction activity which would interfere with the gas service. The supplier of the gas service shall be responsible for the ordinary maintenance of said facilities, but the owner shall pay for damage or relocation of facilities caused or necessitated by acts of the owner or the its agents or contractors.

1.4.3 The foregoing covenants set forth in this paragraph shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound hereby.

1.5. Surface Drainage

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. 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 "Section 1.5. Surface Drainage" shall be enforceable by any affected lot owner and by the City of Jenks.

1.6. Paving and Landscaping Within Easements

The owner of the lot shall be responsible for repair of damage to the landscaping and paving occasioned by the necessary installation of or maintenance to the underground water, sewer, storm water, gas, communication, cable television, or electric facilities within the easements depicted on the accompanying plat, provided however, that the City of Jenks or the supplier of the utility service shall use reasonable care in the performance of such activities.

1.7. Storm Sewer

1.7.1 The City of Jenks, or its successors, through its proper agents and employees shall at all times have right of access with their equipment to all storm sewer easements for the purpose of installing, maintaining, removing or replacing any portion of the underground storm sewer system.

1.7.2 No permanent fence, permanent wall, permanent building, or permanent structure which would cause an obstruction shall be placed or maintained in the storm sewer easement area, and any construction activity which would interfere with the storm sewer system shall be prohibited.

1.7.3 The City of Jenks, or its successors, shall be responsible for ordinary maintenance of the public storm sewer system, but the owner of each lot will pay for damage or relocation of such system caused or necessitated by acts of the owner of each lot or its agents or contractors.

1.7.4 The foregoing covenants concerning the public storm sewer system shall be enforceable by the City of Jenks, or its successor, and the owner of each lot agrees to be bound hereby.

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

1.8. Limits of No Access

The undersigned owner hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to South Union Avenue and West 114th Street within the boundaries designated "Limits of No Access" (L.N.A.) on the accompanying plat, which "Limits of No Access" may be amended or retossed by the City of Jenks or its successors, 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.

SECTION II. RESERVE AREAS

2.1. Reserve Areas

Every person or entity who is a record owner of the fee interest of a lot within "JENKS LANDING AMENDED" shall be subject to the requirements and responsibilities as described in "Section II. Reserve Areas" of the Deed of Dedication and Restrictive Covenants of Jenks Landing, Plat No. 6730.

SECTION III. CORRIDOR APPEARANCE DISTRICT

3.1. Appearance Design

3.1.1 Building design and site plan details should be so designed to provide building exterior walls and structural facades of a complementary style in order to minimize the impact of proposed new buildings and uses on adjacent and nearby properties. Exterior walls of buildings visible from the fronting street(s) must provide a complementary appearance utilizing design features, landscaping, color schemes and other architectural treatments to eliminate monotone or monolithic exterior walls or structural facades in order to be compatible and complementary to adjacent and nearby properties within the Corridor Appearance District.

3.1.2 In addition to complementary exterior wall design and building materials, the use of building setbacks, screening fences, landscaping, signage, lighting, and other site-specific amenities should be used to increase compatibility of the building with adjacent and nearby properties.

3.1.3 All roof-mounted heating and air conditioning equipment (HVAC) shall be screened.

3.2. Building Materials

3.2.1 The design of new structures and of additions to existing structures, including new site improvements, should take into account the architectural style, general design, arrangement, texture, material and color of other structures and premises in the adjacent neighborhood. Contemporary designs for new structures, additions to existing structures or remodels may be allowed so long as such construction is compatible with the essential form and integrity of other structures in the adjacent neighborhood.

3.2.2 All new structures and all reconstruction or remodeling of existing structures within the Corridor Appearance District should utilize exterior materials such as masonry, face brick, stone, or wood.

3.2.3 Traditional color schemes and combinations of those colors that are complementary to the adjacent neighborhood should be used for all exterior wall coverings. Fluorescent or luminescent colors shall be prohibited.

JENKS LANDING AMENDED

Date Prepared: May 7, 2021 Sheet 2 of 3

3.3 Parking and Landscaping

3.3.1 Parking

- a. Off-street parking areas/off-street loading areas should conform to the design, lighting, and improvements as required by the Jenks zoning code.
- b. Lighting used to illuminate off-street parking areas shall be by constant light and shall be so arranged as to direct the light away from abutting properties within a residential zoning district.
- c. Unenclosed off-street parking areas shall be surfaced with a dust-free all-weather material
- d. Parking and internal traffic circulation should be established within each separate development in a way that will result in a substantial reduction in the number of existing and new public street and private drive access points to major arterial street frontages.

3.3.2 Landscaping

- a. Street frontages within the Corridor Appearance District should provide a sense of open space and should be buffered from the streets by landscaped drives, lawns, or parking.
- b. Trees and shrubbery utilized for landscaping purposes should conform to the species recommended and approved by the City of Jenks.
- c. Locations along or near to the proposed routes of the Jenks Trail System should be encouraged to provide for pedestrian and bicycle access to the system.
- d. Commercial and other office uses within the Corridor Appearance District should provide minimum landscaped open space as follows:
 - i. Commercial Use 12.5% of Lot Area
 - ii. Office Use 12.5% of Lot Area

3.4 Fencing

- 3.4.1 Development and re-development within the Corridor Appearance District should include adequate screening and buffering to avoid negative impacts on adjacent residential areas.
- 3.4.2 Screening fencing, where required by the Jenks Zoning Code and else where on a lot within a Corridor Appearance District, should be wooden fencing, faux fencing, masonry, or brick walls or combinations thereof, providing visual barriers.
- 3.4.3 Screening walls or fences shall be maintained by the owner or occupant of the lot containing the use required to construct the screening.
- 3.5 Signage
 - 3.5.1 All signs as defined in the Jenks City Code should be designed to be compatible with and complementary to the adjacent neighborhood. All signs should be designed and erected in compliance with the Jenks City Code, Zoning Code, and Sign Code without the necessity of variances. Variances of height, size, setback, and other code requirements should not be supported within the Corridor Appearance District.

3.6 Lighting

- 3.6.1 All lighting, including exterior and parking lot lighting should be so designed to complement the building structures constructed and those located in adjacent areas.
 - a. Lighting used to illuminate off-street parking areas shall be by constant light and shall be so arranged as to direct the light away from abutting properties or road right-of-way.
 - b. Lighting incorporating period lighting fixtures similar to special theme district and conforming to approved City street lighting studies are encouraged.

SECTION IV. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "JENKS LANDING AMENDED" was submitted as part of a planned unit development (designated as PUD No. 97) pursuant to Chapter 9 of the City of Jenks Zoning Ordinance.

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, 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.

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.

4.1 Permitted Uses:

Uses permitted by right or special exception in the CS Zone District, Use Unit 15 (Other Trades and Services), Warehousing with no outside storage permitted.

4.2 Floor Area Ratio: 0.40

4.3 Minimum Building Setbacks:

- from South Union Avenue ROW 50 feet
- from West 114th Street ROW 50 feet
- from West Development Line 5 feet
- from South Development Line 50 feet

4.4 Maximum Building Height: 35 feet*

Architectural elements may exceed the maximum building height with Site Plan approval.

* Plus 2 feet of setback for each one foot building height exceeding 15 feet, if the property abuts an RE, RS or RD District.

4.5 Minimum Off-Street Parking:

- Retail As required by the City of Jenks Zoning Code for the applicable Use Unit
- Service Center
 - Office 1 space/300 s.f.
 - Warehouse 1 space/600 s.f.

4.6 Minimum Landscaped Area: 12.5%

4.7 Landscaping and Open Space:

Unless modified herein, landscaping and open space will be provided in accordance with the City of Jenks Zoning Code.

4.8 Signage:

Signs shall be installed in accordance with the City of Jenks Zoning Code.

4.9 Lighting:

Lighting will be installed in accordance with the City of Jenks Zoning Code.

V. PROPERTY OWNERS' ASSOCIATION

5.1 Formation

The Owner/Developer has formed or shall cause to be formed in accordance with the status of the State of Oklahoma, JENKS LANDING AMENDED PROPERTY OWNERS' ASSOCIATION, INC., a nonprofit corporate entity (herein referred to as the 'Association'). The Association shall be formed for the general purposes of maintaining Reserves "A" and "B", as described in "Section II, Reserve Areas" of the Deed of Dedication and Restrictive Covenants of Jenks Landing, Plat No. 6730.

5.2 Membership

Every person or entity who is a record owner of the fee interest of a lot within 'JENKS LANDING AMENDED' shall be a member of the 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 Association as of the date of incorporation, or as of the date of recording of the deed, whichever occurs last.

5.3 Covenant for Assessments

The owner and each subsequent owner of a lot, by acceptance of a deed thereto, are deemed to covenant and agree to pay the 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 Reserves "A" and "B" as designated on the plat of Jenks Landing, Plat No. 6730. Said assessments will be established by the Board of Directors in accordance with the declaration and the bylaws of the 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

5.4 Enforcement Rights of the Association

Without limitation of such other powers and rights as the Association may have, the Association shall be deemed a beneficiary, to the same extent as a lot owner, of the various covenants set forth within this Deed of Dedication, and shall have the right to enforce all the covenants to the same extent as a lot owner.

SECTION VI. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

6.1 Enforcement and Duration

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

6.2 Amendment

The Covenants contained herein within "Section I. Easements and Utilities" and "Section IV. Planned Unit Development Restrictions" may be amended or terminated at any time by a written instrument signed and acknowledged by the Jenks Planning Commission or its successors with the approval of the City of Jenks.

6.3 Severability

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

6.4 Definitions

In the event of ambiguity of any word or term set forth herein, the meaning thereof shall be deemed to be defined as set forth within the City of Jenks Zoning Code as the same existed on January 1, 2000 or as subsequently amended.

IN WITNESS WHEREOF: DASH RANCH, L.L.C., an Oklahoma limited liability company, executed this instrument this 11 day of June, 2021.

DASH RANCH, L.L.C.
an Oklahoma limited liability company

Troy Akir
Troy Akir, Managing Member

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

Before me, the undersigned, a notary public in and for said County and State on this 11th day of June, 2021, personally appeared Troy Akir, to me known to be the identical person and Managing Member who subscribed the name of the maker thereof and acknowledged to me that he executed the same as his free and voluntary act and deed of DASH RANCH, L.L.C., an Oklahoma limited liability company, for the uses and purposes therein set forth.

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



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

CERTIFICATE OF SURVEY

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

Executed this 11th day of June, 2021



Bobby D. Long
Bobby D. Long
Registered Professional Land Surveyor
Oklahoma No. 1886

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

The foregoing Certificate of Survey was acknowledged before me this 11th day of June, 2021, by Bobby D. Long.



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

JENKS LANDING AMENDED
Date Prepared: May 7, 2021 Sheet 3 of 3



Planned Unit Development No. 97

Jenks Landing

A subdivision in the City of Jenks, being a part of the NE/4 of Section 34, Township 18 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma

OWNER / DEVELOPER

Dash Ranch, L.L.C.
 an Oklahoma limited liability company
 Attn: Donny Williamson
 10132 South Yale Avenue
 Tulsa, Oklahoma 74137
 918.630.0422

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
 an Oklahoma corporation
 9820 East 41st Street South, Suite 102
 Tulsa, Oklahoma 74146
 918.252.9621
 JPatMurphy@tusaengineering.com
 CERTIFICATE OF AUTHORIZATION NO. 531
 RENEWAL DATE: JUNE 30, 2017

Legend

Ac. = Acres
 CB = Chord Bearing
 CL = Chord Length
 Doc. = Document

L.N.A. = Limits of No Access
 SF = Square Feet
 U/E = Utility Easement

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for said tracts are based on a platted bearing of N 89°58'05" W along the south line of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof per "Kirk Crossing" a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 6467, as filed in the records of the Tulsa County Clerk's office.

Benchmark

Top of a Brass Cap at the East Quarter Corner of Section 34, T-18-N, R-12-E, Tulsa County, State of Oklahoma.
 Elevation = 654.70 NAVD 1988

Backflow Preventer Valve

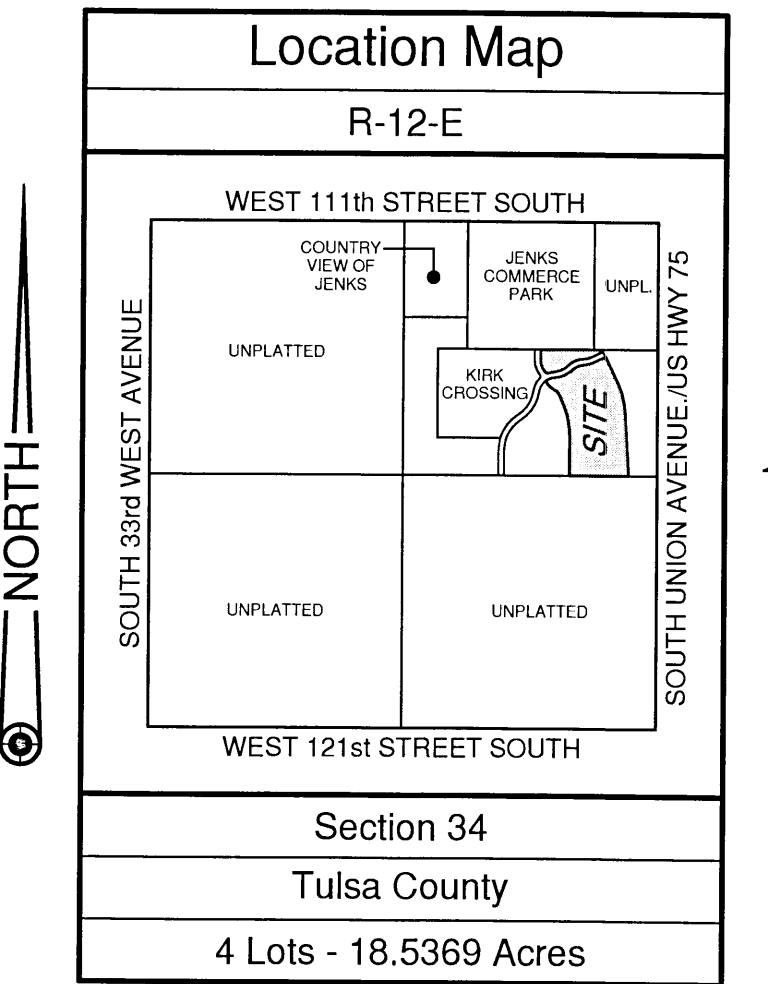
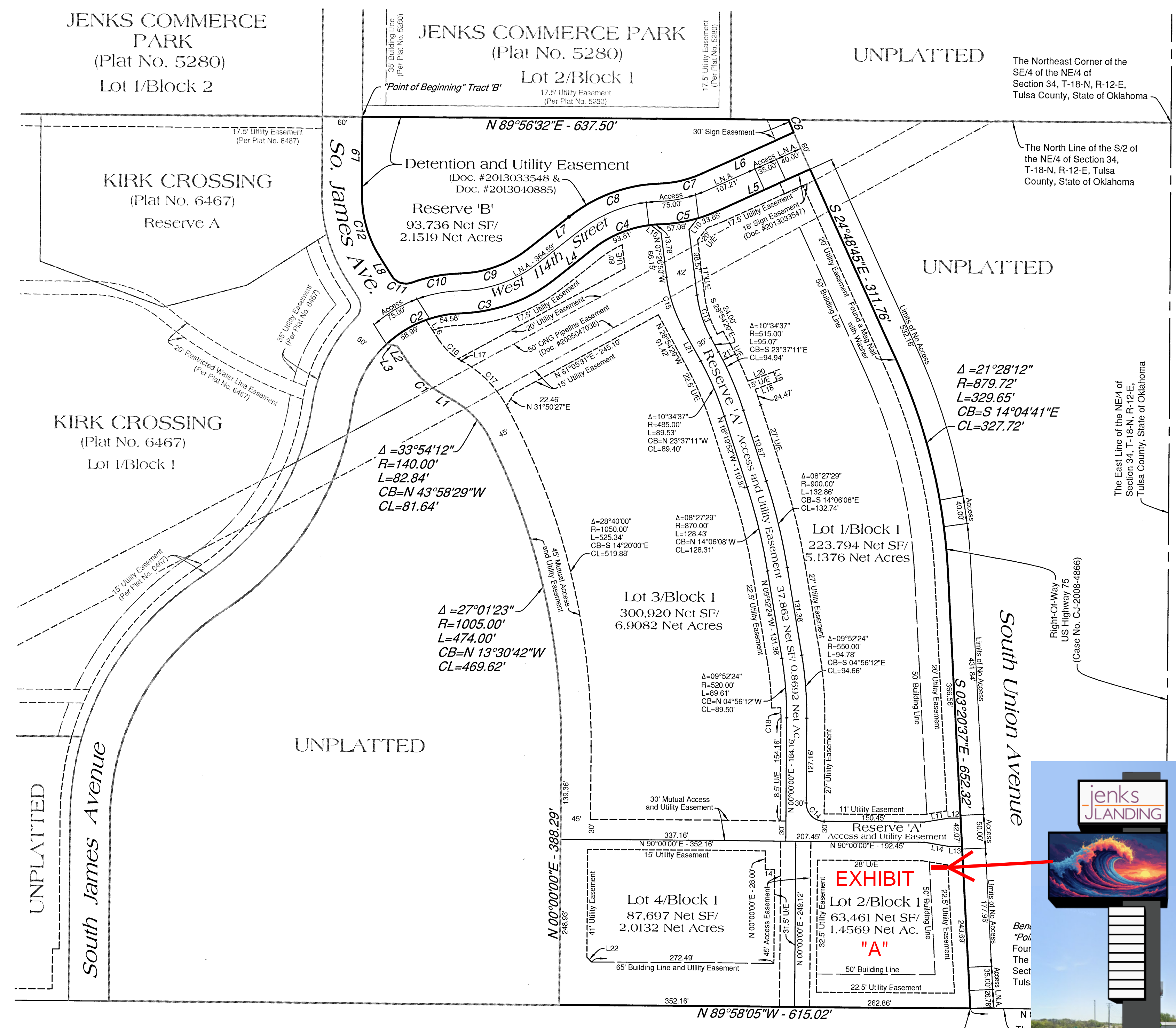
If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer manhole top of rim elevation, it shall be the builder's responsibility to install a backflow preventer valve near the building. The builder is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.

Line Table

No.	Bearing	Distance	No.	Bearing	Distance
L1	N 60°55'35"W	17.56'	L12	N 90°00'00"W	17.59'
L2	N 33°39'25"W	27.37'	L13	N 90°00'00"E	20.04'
L3	N 78°39'25"W	16.24'	L14	S 80°34'35"E	36.65'
L4	N 51°35'41"E	78.37'	L15	N 52°26'50"W	19.45'
L5	N 65°11'15"E	150.00'	L16	S 33°39'25"E	36.72'
L6	S 65°11'15"W	150.38'	L17	S 60°55'35"E	2.11'
L7	S 51°35'41"W	78.37'	L18	N 69°15'40"E	34.80'
L8	N 32°56'15"W	33.40'	L19	N 20°44'20"W	15.00'
L9	N 00°02'38"W	115.58'	L20	S 69°15'40"W	41.06'
L10	S 37°33'10"W	21.09'	L21	N 28°54'29"W	54.90'
L11	N 80°34'35"E	36.65'	L22	N 45°00'00"W	10.14'

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	27°16'11"	150.00'	71.39'	N 47°17'30"W	70.72'
C2	41°38'55"	170.00'	123.57'	N 67°19'28"E	120.87'
C3	36°33'15"	230.00'	146.74'	N 69°52'18"E	144.26'
C4	36°11'38"	170.00'	107.39'	N 69°41'30"E	105.61'
C5	22°36'03"	230.00'	90.73'	N 76°29'17"E	90.14'
C6	01°06'19"	1029.69'	19.86'	S 22°42'20"E	19.86'
C7	22°36'03"	170.00'	67.06'	S 76°29'17"W	66.62'
C8	36°11'38"	230.00'	145.29'	S 69°41'30"W	142.89'
C9	36°33'15"	170.00'	108.46'	S 69°52'18"W	106.63'
C10	18°37'50"	230.00'	74.79'	S 78°50'01"W	74.46'
C11	77°32'39"	25.00'	33.84'	N 71°42'35"W	31.31'
C12	32°53'37"	170.00'	97.60'	N 16°29'27"W	96.26'
C13	21°27'39"	180.00'	67.42'	S 18°10'40"E	67.03'
C14	90°00'00"	27.00'	42.41'	S 45°00'00"E	38.18'
C15	21°27'39"	220.00'	82.40'	N 18°10'40"W	81.92'
C16	27°16'11"	93.00'	44.26'	S 47°17'30"E	43.85'
C17	32°15'35"	175.00'	98.53'	S 44°47'48"E	97.24'
C18	01°40'49"	511.50'	15.00'	S 00°50'24"E	15.00'



CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current rolls. Security as required has been provided in amount of \$51,393.00 per trust receipt no. 14829 applied to 2017 taxes. This certificate is NOT construed as payment of 2017 taxes in full but is given in order that this plat may be recorded. 2017 taxes may exceed the amount of security deposit.

Dated: 03/21/2017
 Dennis Semiga
 By: *[Signature]*
 Deputy

FINAL PLAT
CERTIFICATE OF APPROVAL
 I hereby certify that this plat was approved by the Jenks City Council
 on 5/2/16
[Signature]
 MAYOR - VICE MAYOR
 This approval is void if the above signature is not endorsed by the City Manager.
 CITY MANAGER

Jenks Landing
 Date of Preparation: February 28, 2017 Sheet 1 of 3
 G:\15-065\Final\15-065 Final Plat - Phase 1.dwg, 3/01/2017 - 3:50 PM

Deed of Dedication and Restrictive Covenants

P.U.D. 97 JENKS LANDING

KNOW ALL MEN BY THESE PRESENTS:

DASH RANCH, L.L.C., an Oklahoma corporation, 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 located in the S/2 of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows:

TRACT "A"

Commencing at the east quarter corner of Section 34, T-18-N, R-12-E of the Indian Meridian;

Thence N 89°58'05" W along the south line of the NE/4 of Section 34, a distance of 291.89 feet to the westerly right of way for US Highway 75 per Case No. CJ-2008-4866 as filed with the District Court of Tulsa County, the "Point of Beginning";

Thence continuing N 89°58'05" W along the south line of the NE/4 of Section 34, a distance of 615.02 feet;

Thence N 00°00'00" E a distance of 388.29 feet to a tangent curve to the left;

Thence along a tangent curve to the left with a central angle of 27°01'23", a radius of 1005.00 feet, an arc length of 474.00 feet, a chord bearing of N 13°30'42" W and a chord length of 469.62 feet to a tangent compound curve to the left;

Thence along a tangent compound curve to the left with a central angle of 33°54'12", a radius of 140.00 feet, an arc length of 82.84 feet, a chord bearing of N 43°58'29" W and a chord length of 81.64 feet;

Thence N 60°55'35" W and tangent to the previous compound curve, a distance of 17.56 feet to a tangent curve to the right;

Thence along a tangent curve to the right with a central angle of 27°16'11", a radius of 150.00 feet, an arc length of 71.39 feet, a chord bearing of N 47°17'30" W and a chord length of 70.72 feet;

Thence N 33°39'25" W and tangent to the previous curve, a distance of 27.37 feet;

Thence N 78°39'25" W a distance of 16.24 feet to a non-tangent curve to the right and the southerly right of way for West 114th Street as platted in "Kirk Crossing", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 6467, as filed in the records of the Tulsa County Clerk's office;

Thence along the southerly right of way for West 114th Street and along a non-tangent curve to the right with a central angle of 41°38'55", a radius of 170.00 feet, an arc length of 123.57 feet, a chord bearing of N 67°19'28" E and a chord length of 120.87 feet to a tangent reverse curve to the left;

Thence along the southerly right of way for West 114th Street and along a tangent reverse curve to the left with a central angle of 36°33'15", a radius of 230.00 feet, an arc length of 146.74 feet, a chord bearing of N 69°52'18" E and a chord length of 144.26 feet;

Thence along the southerly right of way for West 114th Street and tangent to the previous curve N 51°35'41" E a distance of 78.37 feet to a tangent curve to the right;

Thence along the southerly right of way for West 114th Street and along a tangent curve to the right with a central angle of 36°11'38", a radius of 170.00 feet, an arc length of 107.39 feet, a chord bearing of N 69°41'30" E and a chord length of 105.61 feet to a tangent reverse curve to the left;

Thence along the southerly right of way for West 114th Street and along a tangent reverse curve to the left with a central angle of 22°36'03", a radius of 230.00 feet, an arc length of 90.73 feet, a chord bearing of N 76°29'17" E and a chord length of 90.14 feet;

Thence along the southerly right of way for West 114th Street and tangent to the previous curve N 65°11'15" E a distance of 150.00 feet to the westerly right of way for US Highway 75 per Case No. CJ-2008-4866;

Thence S 24°48'45" E along the westerly right of way for US highway 75, a distance of 311.76 feet to a non-tangent curve to the right;

Thence continuing along the westerly right of way for US Highway 75 and along a non-tangent curve to the right with a central angle of 21°28'12", a radius of 879.72 feet, an arc length of 329.65 feet, a chord bearing of S 14°04'41" E and a chord length of 327.72 feet;

Thence S 03°20'37" E and not tangent to the previous curve a distance of 652.32 feet to the "Point of Beginning".

AND

TRACT " B"

Beginning where the easterly right of way for South James Avenue per the Final Plat of "Kirk Crossing" intersects the north line of the S/2 of the NE/4 of Section 34;

Thence N 89°56'32" E along the north line of the S/2 of the NE/4 of Section 34 a distance of 637.50 feet to the westerly right of way for US Highway 75 per Case No. CJ-2008-4866 as filed with the District Court of Tulsa County;

Thence along the westerly right of way for US Highway 75 and along a non-tangent curve to the left with a central angle of 01°06'19", a radius of 1029.69 feet, an arc length of 19.86 feet, a chord bearing of S 22°42'20" E and a chord length of 19.86 feet to the northerly right of way for West 114th Street per the Final Plat of "Kirk Crossing";

Thence along the northerly right of way for West 114th Street and not tangent to the previous curve S 65°11'15" W a distance of 150.38 feet;

Thence along the northerly right of way for West 114th Street and along a tangent curve to the right with a central angle of 22°36'03", a radius of 170.00 feet, an arc length of 67.06 feet, a chord bearing of S 76°29'17" W and a chord length of 66.62 feet to a tangent reverse curve to the left;

Thence along the northerly right of way for West 114th Street and along a tangent reverse curve to the left with a central angle of 36°11'38", a radius of 230.00 feet, an arc length of 145.29 feet, a chord bearing of S 69°41'30" W and a chord length of 142.89 feet;

Thence along the northerly right of way for West 114th Street and tangent to the previous curve S 51°35'41" W a distance of 78.37 feet to a tangent curve to the right;

Thence along the northerly right of way for West 114th Street and along a tangent curve to the right with a central angle of 36°33'15", a radius of 170.00 feet, an arc length of 108.46 feet, a chord bearing of S 69°52'18" W and a chord length of 106.63 feet to a tangent reverse curve to the left;

Thence along the northerly right of way for West 114th Street and along a tangent reverse curve to the left with a central angle of 18°37'50", a radius of 230.00 feet, an arc length of 74.79 feet, a chord bearing of S 78°50'01" W and a chord length of 74.46 feet to a tangent reverse curve to the right;

Thence along a tangent reverse curve to the right with a central angle of 77°32'39", a radius of 25.00 feet, an arc length of 33.84 feet, a chord bearing of N 71°42'35" W and a chord length of 31.31 feet to the easterly right of way for South James Avenue;

Thence along the easterly right of way for South James Avenue and tangent to the previous curve N 32°56'15" W a distance of 33.40 feet to a tangent curve to the right;

Thence along the easterly right of way for South James Avenue and along a tangent curve to the right with a central angle of 32°53'37", a radius of 170.00 feet, an arc length of 97.60 feet, a chord bearing of N 16°29'27" W and a chord length of 96.26 feet;

Thence along the easterly right of way for South James Avenue and tangent to the previous curve N 00°02'38" W a distance of 115.58 feet to the "Point of Beginning".

Said tracts contain 807,469 square feet or 18.5369 acres.

The non-astronomic bearings for said tracts are based on a platted bearing of N 89°58'05" W along the south line of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof per "Kirk Crossing" a subdivision in the City of Jenks, Tulsa County, State of

Oklahoma, according to the official recorded plat thereof, Plat No. 6467, as filed in the records of the Tulsa County Clerk's office.

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

SECTION I. EASEMENTS AND UTILITIES

1.1. General 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 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 to itself, and to it's assigns, the right to use or delegate to others the right to use the designated easements and rights of way to provide any of the services set forth herein, including, but not limited to the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along the streets and 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 covenants 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 streets and utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes of a street or easement shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping and customary screening fences and walls.

1.2. Underground Service

1.2.1 Overhead lines for the supply of electric, telephone and cable television services may be located along the southerly perimeter easement of the subdivision. Street light poles or standards may be served by overhead line or underground cable and elsewhere throughout the subdivision. All supply lines including electric, telephone, cable television and gas lines shall be located underground in the easement ways dedicated for general utility services and in the rights-of-way of the public streets as depicted on the accompanying plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in the easement ways.

1.2.2 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, 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.

1.2.3 The suppliers 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.

1.2.4 The owner of the lot shall be responsible for the protection of the underground service facilities located on the 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 the owner's agents or contractors.

1.2.5 The foregoing covenants set forth in this subsection 1.2 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.

1.3. Water and Sewer Service

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

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

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

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

1.4 Gas Service

1.4.1 The supplier of gas service, through its agents and employees, shall at all times have the right of access to all such easements shown on the plat or as provided for in this Deed of Dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service.

1.4.2 The owner of the lot shall be responsible for the protection of the underground gas facilities located in their lot and shall prevent the alteration, grade, or any other construction activity which would interfere with the gas service. The supplier of the gas service shall be responsible for the ordinary maintenance of said facilities, but the owner shall pay for damage or relocation of facilities caused or necessitated by acts of the owner or the its agents or contractors.

1.4.3 The foregoing covenants set forth in this paragraph shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound hereby.

1.5 Surface Drainage

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. 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 "Section 1.5 Surface Drainage" shall be enforceable by any affected lot owner and by the City of Jenks, Oklahoma.

1.6 Paving and Landscaping Within Easements

The owner of the lot shall be responsible for repair of damage to the landscaping and paving occasioned by the necessary installation of or maintenance to the underground water, sewer, storm water, gas, communication, cable television, or electric facilities within the easements depicted on the accompanying plat, provided however, that the City of Jenks or the supplier of the utility service shall use reasonable care in the performance of such activities.

1.7 Storm Sewer

1.7.1 The City of Jenks, or its successors, through its proper agents and employees, shall at all times have right of access with their equipment to all storm sewer easements for the purpose of installing, maintaining, removing or replacing any portion of the underground storm sewer system.

1.7.2 No permanent fence, permanent wall, permanent building, or permanent structure which would cause an obstruction shall be placed or maintained in the storm sewer easement area, and any construction activity which would interfere with the storm sewer system shall be prohibited.

1.7.3 The City of Jenks, or its successors, shall be responsible for ordinary maintenance of the public storm sewer system, but the owner of each lot will pay for damage or relocation of such system caused or necessitated by acts of the owner of each lot or its agents or contractors.

1.7.4 The foregoing covenants concerning the public storm sewer system shall be enforceable by the City of Jenks, or its successor, and the owner of each lot agrees to be bound hereby.

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

1.8 Limits of No Access

The undersigned owner hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to South Union Avenue and West 114th Street within the boundaries designated "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 successors, 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.

SECTION II. RESERVE AREAS

2.1 Reserve Area "A"

Reserve Area "A" shall be used for ingress and egress, mutual access, parking, utilities, open space, signage, landscaping, walls, and fencing.

2.2 Reserve Area "B"

2.2.1 Reserve Area "B" shall be used for open space, signage, landscaping, walls, fencing, drainage, recreation, overland drainage, stormwater drainage, stormwater detention, utilities, and ingress and egress.

2.2.2 No construction or maintaining of improvements, landscaping, or other structures to a height in excess of four (4) feet within ten (10) feet of South James Avenue or West 114th Street.

2.2.3 Kirk Crossing (Plat No. 6467) will be allowed one sign to be located in Reserve Area "B" in the area designated on the face of the plat as "30' Sign Easement". Signage shall be installed in accordance with the City of Jenks Zoning Code.

2.3 All Reserves

2.3.1 All costs and expenses associated with all reserves, including maintenance of various improvements will be the responsibility of the Property Owners' Association.

Date Prepared: March 1, 2017

JENKS LANDING
Sheet 2 of 3

2.3.2 In the event the Property Owners' Association should fail to properly maintain the reserve areas and facilities thereon located as above provided, the City of Jenks, Oklahoma, or its designated contractor may enter the reserve areas and perform such maintenance, and the cost thereof shall be paid by the Property Owners' Association.

2.3.3 In the event the Property Owners' 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 development, provided however, the lien against each lot shall be limited to its pro rata share of the costs. This lien may be foreclosed by the City of Jenks, Oklahoma.

SECTION III. CORRIDOR APPEARANCE DISTRICT

3.1 Appearance Design

3.1.1 Building design and site plan details should be so designed to provide building exterior walls and structural facades of a complementary style in order to minimize the impact of proposed new buildings and uses on adjacent and nearby properties. Exterior walls of buildings visible from the fronting street(s) must provide a complementary appearance utilizing design features, landscaping, color schemes and other architectural treatments to eliminate monotone or monolithic exterior walls or structural facades in order to be compatible and complementary to adjacent and nearby properties within the Corridor Appearance District.

3.1.2 In addition to complementary exterior wall design and building materials, the use of building setbacks, screening fences, landscaping, signage, lighting, and other site-specific amenities should be used to increase compatibility of the building with adjacent and nearby properties.

3.1.3 All roof-mounted heating and air conditioning equipment (HVAC) shall be screened.

3.2 Building Materials

3.2.1 The design of new structures and of additions to existing structures, including new site improvements, should take into account the architectural style, general design, arrangement, texture, material and color of other structures and premises in the adjacent neighborhood. Contemporary designs for new structures, additions to existing structures or remodels may be allowed so long as such construction is compatible with the essential form and integrity of other structures in the adjacent neighborhood.

3.2.2 All new structures and all reconstruction or remodeling of existing structures within the Corridor Appearance District should utilize exterior materials such as masonry, face brick, stone, or wood.

3.2.3 Traditional color schemes and combinations of those colors that are complementary to the adjacent neighborhood should be used for all exterior wall coverings. Fluorescent or luminescent colors shall be prohibited.

3.3 Parking and Landscaping

3.3.1 Parking

a. Off-street parking areas/off-street loading areas should conform to the design, lighting, and improvements as required by the Jenks zoning code.

b. Lighting used to illuminate off-street parking areas shall be by constant light and shall be so arranged as to direct the light away from abutting properties within a residential zoning district.

c. Unenclosed off-street parking areas shall be surfaced with a dust-free all-weather material

d. Parking and internal traffic circulation should be established within each separate development in a way that will result in a substantial reduction in the number of existing and new public street and private drive access points to major arterial street frontages.

3.3.2 Landscaping

a. Street frontages within the Corridor Appearance District should provide a sense of open space and should be

buffered from the streets by landscaped drives, lawns, or parking.

- b. Trees and shrubbery utilized for landscaping purposes should conform to the species recommended and approved by the City of Jenks.
- c. Locations along or near to the proposed routes of the Jenks Trail System should be encouraged to provide for pedestrian and bicycle access to the system.
- d. Commercial and other office uses within the Corridor Appearance District should provide minimum landscaped open space as follows:
 - i. Commercial Use 12.5% of Lot Area
 - ii. Office Use 12.5% of Lot Area

3.4 Fencing

3.4.1 Development and re-development within the Corridor Appearance District should include adequate screening and buffering to avoid negative impacts on adjacent residential areas.

3.4.2 Screening fencing, where required by the Jenks Zoning Code and else where on a lot within a Corridor Appearance District, should be wooden fencing, faux fencing, masonry, or brick walls or combinations thereof, providing visual barriers.

3.4.3 Screening walls or fences shall be maintained by the owner or occupant of the lot containing the use required to construct the screening.

3.5 Signage

3.5.1 All signs as defined in the Jenks City Code should be designed to be compatible with and complementary to the adjacent neighborhood. All signs should be designed and erected in compliance with the Jenks City Code, Zoning Code, and Sign Code without the necessity of variances. Variances of height, size, setback, and other code requirements should not be supported within the Corridor Appearance District.

3.6 Lighting

3.6.1 All lighting, including exterior and parking lot lighting should be so designed to complement the building structures constructed and those located in adjacent areas.

- a. Lighting used to illuminate off-street parking areas shall be by constant light and shall be so arranged as to direct the light away from abutting properties or road right-of-way.
- b. Lighting incorporating period lighting fixtures similar to special theme district and conforming to approved City street lighting studies are encouraged.

SECTION IV. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "JENKS LANDING" was submitted as part of a planned unit development (designated as PUD No. 97) pursuant to Chapter 9 of the City of Jenks Zoning Ordinance.

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.

4.1 Permitted Uses:

Uses permitted by right or special exception in the CS Zone District, Use Unit 15 (Other Trades and Services), Warehousing with no outside storage permitted.

4.2 **Maximum Floor Area:** 300,000 SF

4.3 **Floor Area Ratio:** 0.40

4.4 Minimum Building Setbacks:

from South Union Avenue ROW 50 feet
 from West 114th Street ROW 50 feet
 from West Development Line 5 feet
 from South Development Line 50 feet

4.5 Maximum Building Height: 35 feet*

Architectural elements may exceed the maximum building height with Site Plan approval.

* Plus 2 feet of setback for each one foot building height exceeding 15 feet, if the property abuts an RE, RS or RD District.

4.6 Minimum Off-Street Parking:

Retail As required by the City of Jenks Zoning Code for the applicable Use Unit

Service Center
 - Office 1 space/300 s.f.
 - Warehouse 1 space/600 s.f.

4.7 Minimum Landscaped Area: 12.5%

4.8 Landscaping and Open Space:

Unless modified herein, landscaping and open space will be provided in accordance with the City of Jenks Zoning Code.

4.9 Signage:

Signs shall be installed in accordance with the City of Jenks Zoning Code.

4.10 Lighting:

Lighting will be installed in accordance with the City of Jenks Zoning Code.

V. PROPERTY OWNERS' ASSOCIATION

5.1 Formation

The Owner/Developer has formed or shall cause to be formed in accordance with the statutes of the State of Oklahoma, JENKS LANDING PROPERTY OWNERS' ASSOCIATION, INC., a nonprofit corporate entity (herein referred to as the "Association"). The Association shall be formed for the general purposes of maintaining Reserves "A" and "B".

5.2 Membership

Every person or entity who is a record owner of the fee interest of a lot within "JENKS LANDING" shall be a member of the 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 Association as of the date of incorporation, or as of the date of recording of the deed, whichever occurs last.

5.3 Covenant for Assessments

The owner and each subsequent owner of a lot, by acceptance of a deed thereto, are deemed to covenant and agree to pay the 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 Reserves "A" and "B" as designated on the plat. Said assessments will be established by the Board of Directors in accordance with the declaration and the bylaws of the 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

5.4 Enforcement Rights of the Association

Without limitation of such other powers and rights as the Association may have, the Association shall be deemed a beneficiary, to the same extent as a lot owner, of the various covenants set forth within this Deed of Dedication, and shall have the right to enforce all the covenants to the same extent as a lot owner.

SECTION VI. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

6.1 Enforcement and Duration

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

6.2 Amendment

The Covenants contained herein within "Section I. Easements and Utilities" and "Section IV. Planned Unit Development Restrictions" may be amended or terminated at any time by a written instrument signed and acknowledged by the Jenks Planning Commission or its successors with the approval of the City of Jenks, Oklahoma.

6.3 Severability

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

6.4 Definitions

In the event of ambiguity of any word or term set forth herein, the meaning thereof shall be deemed to be defined as set forth within the City of Jenks Zoning Code as the same existed on January 1, 2000 or as subsequently amended.

IN WITNESS WHEREOF: DASH RANCH, L.L.C., an Oklahoma limited liability company, executed this instrument this 2nd day of March, 2017.

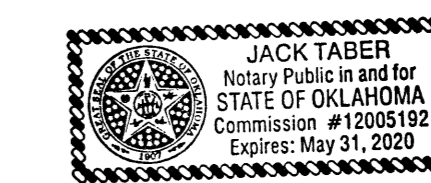
DASH RANCH, L.L.C.
 an Oklahoma limited liability company

Troy Atkin
 Troy Atkin, Managing Member

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

Before me, the undersigned, a notary public in and for said County and State on this 2nd day of March, 2017, personally appeared Troy Atkin, to me known to be the identical person and Managing Member who subscribed the name of the maker thereof and acknowledged to me that he executed the same as his free and voluntary act and deed of DASH RANCH, L.L.C., an Oklahoma limited liability company, for the uses and purposes therein set forth.

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



Jack Taber
 Jack Taber, Notary Public
 My commission No. is 12005192
 My commission expires May 31, 2020

CERTIFICATE OF SURVEY

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

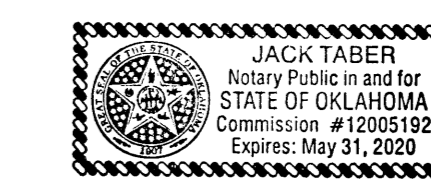
Executed this 2nd day of March, 2017.

J. Patrick Murphy
 J. Patrick Murphy
 Registered Professional Land Surveyor
 Oklahoma No. 1511



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

The foregoing Certificate of Survey was acknowledged before me this 2nd day of March, 2017, by J. Patrick Murphy.



Jack Taber
 Jack Taber, Notary Public
 My commission No. is 12005192
 My commission expires May 31, 2020

JENKS LANDING

Date Prepared: March 1, 2017 Sheet 3 of 3

1021.8 CS District Use Conditions

- a. A ground sign shall not exceed 30 feet in height, measured from the mean curb level of the lot upon which it is erected, unless in addition to the minimum setback prescribed in subsection 1021.4 (f) the sign is setback one foot for each foot of height exceeding 30 feet provided the sign shall not exceed 50 feet regardless of setback.

Within 100 feet of the right-of-way of an abutting elevated street, a ground sign may be erected to a height of 15 feet above the elevation of the street if the sign is designed to be viewed primarily from the elevated street and the sign height does not exceed 60 feet.

- b. A roof sign shall be prohibited unless established as an integral part of the construction of a building and included within a Planned Unit Development.
- c. A projecting sign shall not extend more than 1 foot above the roof level of the structure to which it is affixed.
- d. A lot located in a CS district may utilize for business signs and outdoor advertising.

1. aggregate display area for wall or canopy signs of three square feet per each lineal foot of the building wall to which the sign or signs are affixed.

120

2. In addition to the wall or canopy signs permitted in (1) above, a lot containing one business establishment may utilize for business signs an aggregate display surface area of projecting or ground signs as follows :

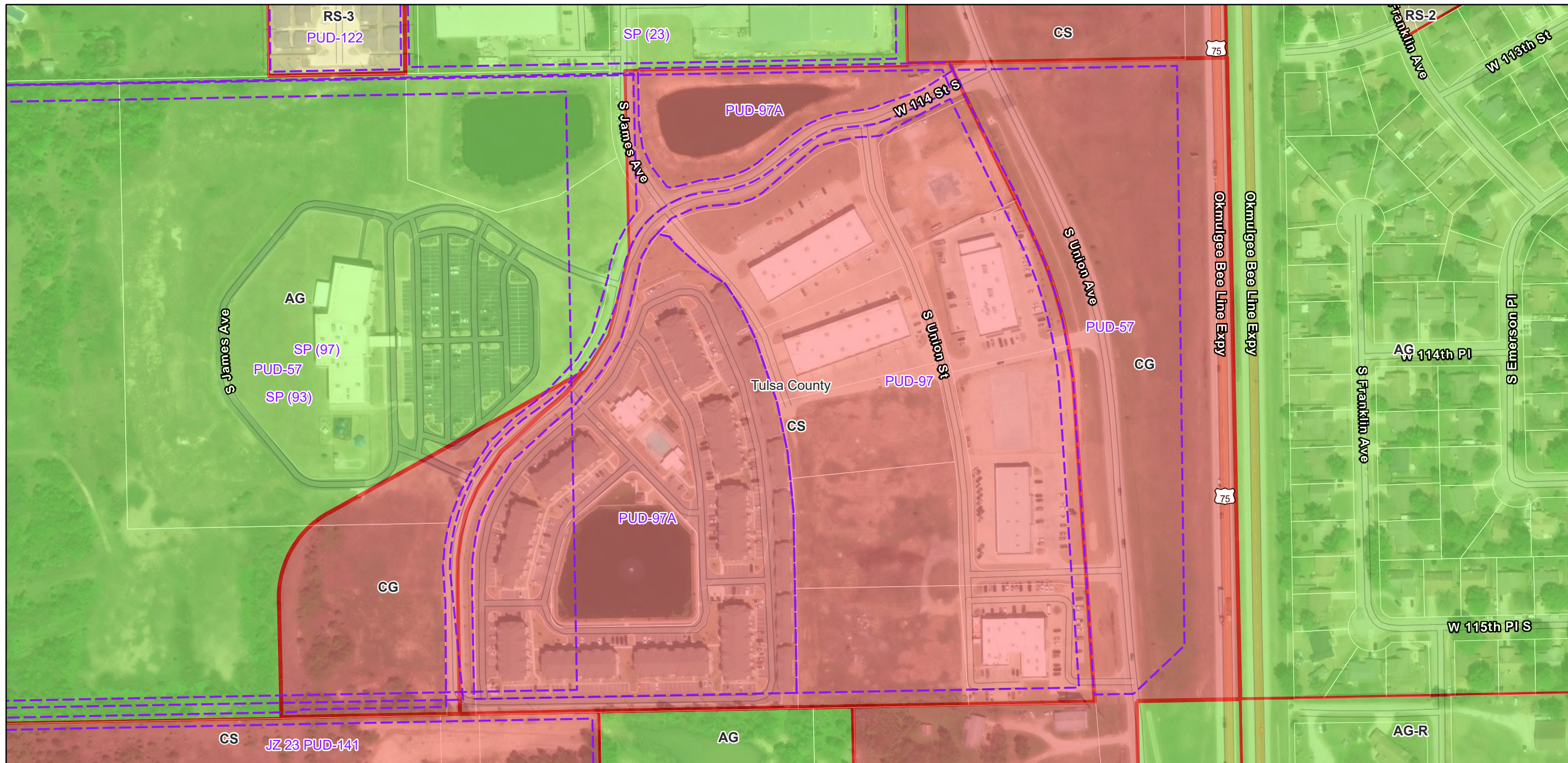
- a. If not more than one projecting or ground sign is erected, two square feet of display surface area per each lineal foot of street frontage.
- b. If more than one projecting or ground sign is erected, one square foot of display surface area per each lineal foot of street frontage.

3. In addition to the wall or canopy signs permitted in (1) above, a lot containing more than one business establishment may erect projecting or ground signs as follows:

- a. One sign for each street frontage identifying the commercial complex and individual tenants therein, not exceeding in aggregate display surface area one square foot per each lineal foot of street frontage.

- b. In addition to the sign or signs permitted in (a) above:
1. One sign for each tenant may be erected not exceeding 1 square foot of display surface area per each lineal foot of frontage building wall of the tenancy or 60 square feet, whichever is greater.
 2. If more than one sign is erected for a single tenant, the aggregate display surface area shall not exceed 1 square foot per each lineal foot of front building.

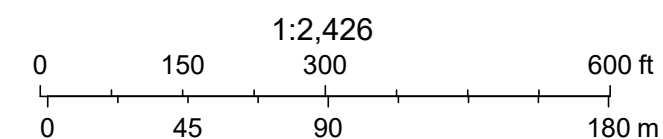
Tulsa Area Zoning Map



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- County Boundary
- Development Plans
- Zoning TulsaCo
- Agriculture
- Commercial
- Residential Single-Family
- Subdivisions TulsaCo
- Parcels TulsaCo
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



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