

**AGENDA
JENKS PLANNING COMMISSION
THURSDAY, JUNE 4, 2026, 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 May 07, 2026.
 - B. Approve Preliminary Plat for Lahoma Family North. General Location: 121st St & HWY 75.
 - C. Approve Preliminary Plat for The Summit at Pine Ridge. General Location: E of NE Corner of 141st ST & Elm St
 - D. Approve JL 26-419, a minor subdivision (lot split and combination) near 458 E 113th St.
 - E. Approve JZ 26 PUD 153.mil, a Minor Amendment to Bentley Ranch to decrease the minimum lot width from 80' to 75' for a maximum of 2 lots and to relocate a pocket park south by around 160' while adding a drainage reserve area along the south property line.
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. Election of Chair
4. Election of Vice Chair

OTHER BUSINESS

1. Planning Updates

ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
THURSDAY, MAY 7, 2026, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM

CALL TO ORDER

The Agenda for the Jenks Planning Commission was posted on the City's website at 4:10 PM on May 04, 2026. The meeting was called to order at 06:03 PM on the above date with Chair Scott West presiding at Jenks City Hall.

ROLL CALL

Present

Gina Wilson
Amy Bors
Craig Bowman
Rob Sellers
Greg Nixon
Dakota Williams
Chair Scott West

Absent

INVOCATION

Invocation was given by Josh Mosteller from BattleCreek Church.

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 April 09, 2026
 - B. Approve JL 26-418, a request for a lot split near 12901 S 27th St E. [Frazier Lake Estates]
 - C. Approve JZ 26 PUD 104.mi1 - a request for a minor amendment to amend lot lines. [Frazier Lake Estates]
 - D. Approve JZ 26 PUD 106.mi1 - a request for a Minor Amendment to PUD 106 to amend the requirements for Permitted Yard Obstructions on Lot 9 Block 5 to allow for a pool. General Location: 723 E 129th Pl S. [Estates at Forest Hills]

Rob Sellers made a motion to approve Item 1. Amy Bors seconded the motion. A roll call vote of members was taken as follows:
Yes: Amy Bors, Craig Bowman, Gina Wilson, Greg Nixon, Rob Sellers, Scott West, Dakota Williams
No: None
Motion Carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn.
3. JZ 26 PUD 156 - a request for a rezoning from AG (Agriculture) to CS (Commercial Shopping) and RM2 (Residential Multifamily) with PUD 156 (Planned Unit Development 156) overlay and amend the Comprehensive Plan Future Land Use Map from Business Park to High Intensity Single Family and Regional Commercial.
General Location: N of 121st St, E of 33rd W Ave.

Planning Director Marcae Hilton introduced Item 3 and answered questions. Mark Grubbs (Grubbs Consulting, applicant) addressed the Commission and answered questions. *Planning Commission took a recess at 6:53 PM and returned at 6:59 PM.* The following individuals gave public comments on Item 3:

- Rick Wilson - 3100 W 115th Pl S
- Erin Bush - 2812 W 114th St S
- Jennifer Sixkiller - 11816 S 31 W Ave
- Ryan Bedrosian - 2920 W 118th Pl
- Michael Such - 11643 S 30th Ave
- David Daugherty - 2817 W 114th St
- Chresten Tomlin - 3008 W 118th St S
- Charlotte Montgomery - 10612 S Fir Ave
- Nick Knocke - 3109 W 118th St
- John Graddy - 3203 W 118th St

Mark Grubbs addressed the Commission again and answered questions brought by the public and Commission. Rob Sellers made a motion to approve Item 3, with the following conditions: height and offset setback requirements for units next to Timber Creek; burm and green space around Timber Creek; and, the connection with Timber Creek will be gated for Emergency Access only. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

Yes: Amy Bors, Craig Bowman, Gina Wilson, Greg Nixon, Rob Sellers, Scott West, Dakota Williams

No: None

Motion Carried.

4. Recommend approval of the Downtown Master Plan to Jenks City Council
Anthony Meave from Beck Design introduced item 4. He and Planning Director Marcae Hilton answered questions. Charlotte Montgomery (10612 S Fir Ave) made a comment. Rob Sellers made a motion to recommend approval of the Jenks Downtown Master Plan to Jenks City Council. Greg Nixon seconded the motion. A roll call vote of members was taken as follows:

Yes: Amy Bors, Craig Bowman, Gina Wilson, Greg Nixon, Rob Sellers, Scott West, Dakota Williams

No: None

Motion Carried.

OTHER BUSINESS

1. Planning Updates
None.

ADJOURNMENT

Jenks Planning Commission adjourned at 08:20 PM.

To	Dr. Scott West, Chair and Planning Commission
Hearing Date	June 04, 2026
Case	JZ 26-22 LAHOMA FAMILY NORTH PRELIMINARY PLAT
Request	<i>Approval of Preliminary Plat Consent Agenda</i>
Location	West of Highway 75 and North of 121 st Street

Staff Report

Preparer | Marcaé Hilton

Attachments
Plat Documents

Preparer
Steven Cooksey, Kimley-Horn

Background Information

Summary of Entitlements:

JZ 23 PUD 141 | CS (Commercial Shopping) Zoning and PUD 141 Overlay

CC SUMMARY | **July 18, 2023**, Approved | Ordinance 1619

PC SUMMARY | **June 22, 2023**, *Approved 6-0-1 (One PC seat was vacant at the time of the hearing).*

PC SUMMARY | **May 18, 2023**, *This item was continued to the June 22, 2023 PC meeting.*

PC SUMMARY | **April 20, 2023**, *This item was continued to the May 18, 2023 PC meeting.*

STAFF COMMENTARY | The City of Jenks has been working with Sooner Development for several years on a development with a mix of uses, located near the NW (northwest) corner of 121st and HWY 75, just north of the Glenpool Walmart commercial corner. This is a desirable area for a Regional Commercial lifestyle center allowing for the highest intensity commercial and residential development. This area of Jenks has not developed primarily due to infrastructure deficiencies. The City of Jenks has amended TIF No. 4 to provide the needed funds and process to remedy the lack of infrastructure for the general area.

Account W	R98234823451210
Account E	R98234823457280
Owner	LAHOMA FAMILY LLC
Address	2209 W 121 ST S
Zoning	CS, Commercial (Ordinance 1619)
Development	JZ 23 PUD-141

The “Mixed-Use Village”. The northern forty (40) acres+- permits the development of a mixture of uses including multifamily, senior housing, townhome, office, medical office, lodging, business park, commercial animal boarding and personal storage.

Nonresidential District. The southern fifty (50) acres+- permits the development of retail, entertainment, restaurant, lodging, office, medical office, and compatible ancillary uses consistent with the terms set forth herein (the “Commercial District”).

Request Approval of Preliminary Plat for the northern 40 Acres

Public Comment None | Not Advertised

General Location West of HWY 75 and north of 121st Street

STR Section: 34, Township: 18N, Range: 12E

Comprehensive Plan Regional Commercial on southern 50 acres.

Gross Acres 93 +-

Plat Preliminary Plat under review

2 Lots, 1 Block

Gross Acres: 40.16

Lot 1, Block1: 14.52 Acres

Lot 1, Block 2: 20.63 Acres

Reserve “A” 10.8 Acres

ROW 3.93 Acres (South James Avenue)

Oil Wells 3 identified with 50 ft. radius

Current Zoning CS and PUD 141 Overlay

Signage Comprehensive sign Plan (Exhibit C) & UDO Article 7

Amenities 2 Water features

Access and Circulation 4 (four) public streets

(E) Major Subdivisions.

- (1) Purpose. A Major Subdivision is a subdivision which does not meet the criteria for a Minor Subdivision as detailed in section 16-8-4(D)(1).
- (2) Major Subdivision Review Criteria.
 - (a) Comprehensive Plan Alignment. The Major 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 Major Subdivision is consistent with the provisions of the UDO and the governing district.
- (3) Platting Requirement. For any land which has been rezoned upon application, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the Planning Commission for their review and recommendation, approved by the City Council, and filed of record in the office of the County Clerk where the property is situated.
- (4) Preplatting Conference. The purpose of the preplatting conference is two-fold, as described in this subsection.
 - (a) The conference provides the City the opportunity to describe the community's vision to the applicant.
 - (b) The conference gives the applicant an opportunity to discuss their development plans, explain how the plans will further the community's vision, and obtain input and direction from staff. The Planning Commission and City Council may be involved early in the process. The ultimate goal of this process is to help the applicant develop a plan that fosters the community's vision, while minimizing the cost to the applicant.
 - (c) Preplatting Conference. The mandatory discussion is for following:
 - Lot dimensions and area conform with UDO requirements and Comprehensive Plan,
 - General topography of the tract,
 - Existing adjoining developments,
 - Existing streams, floodplains, and storm drainage (if any),
 - Existing public and private utilities and easements,
 - Proposed land use (i.e. residential, commercial, parks, schools, drainage detention facilities).
 - Proposed layout of streets, lots and blocks,
 - Proposed subdivision name,
 - Name, address and telephone of tract landowner and subdivider,
 - Any other pertinent information, including a statement or a layout describing or depicting how proposed utilities are to be handled.
- (5) Preliminary Plat. The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.
 - (a) Preliminary Plat Review Requirements. The preliminary plat shall show or be accompanied by the following:
 - The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,
 - The date of preparation of the plat, north arrow, and scale (written and graphic presentation),

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

- Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street?
 - Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street?
 - Are all lots serviced with water and are adequate easements dedicated for water?
 - Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer?
 - Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area.
 - Does the plat provide an accessway at least 20 feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area.
 - If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?
 - Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.
- (c) Recommendation by the Planning Commission. The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to approve, approve with modifications, or deny the Major Subdivision preliminary plat based on the applicable review criteria. The Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Major Subdivision preliminary plat to the City Council.
- (d) Action by City Council. The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may approve, approve with modifications, or deny the Major Subdivision preliminary plat in accordance with applicable state law.

TAC May 14, 2026

No significant comments to date.

Hi Marcae!

No additional comments on Lahoma Family North plat. Let me know if you need an updated letter. Thank you!!

Angela Hughes | Land Use Agent

11811 E. 51st, Tulsa, OK 74146

Surrounding Zoning

North | PUD 97, PUD 57 & CS, CG (Commercial Shopping/General)

East | AG (Agriculture) & CS (Commercial Shopping)

South (Glenpool) | CG (Commercial General)

West | CS (Commercial Shopping) and AG (Agriculture) with an application for RM2

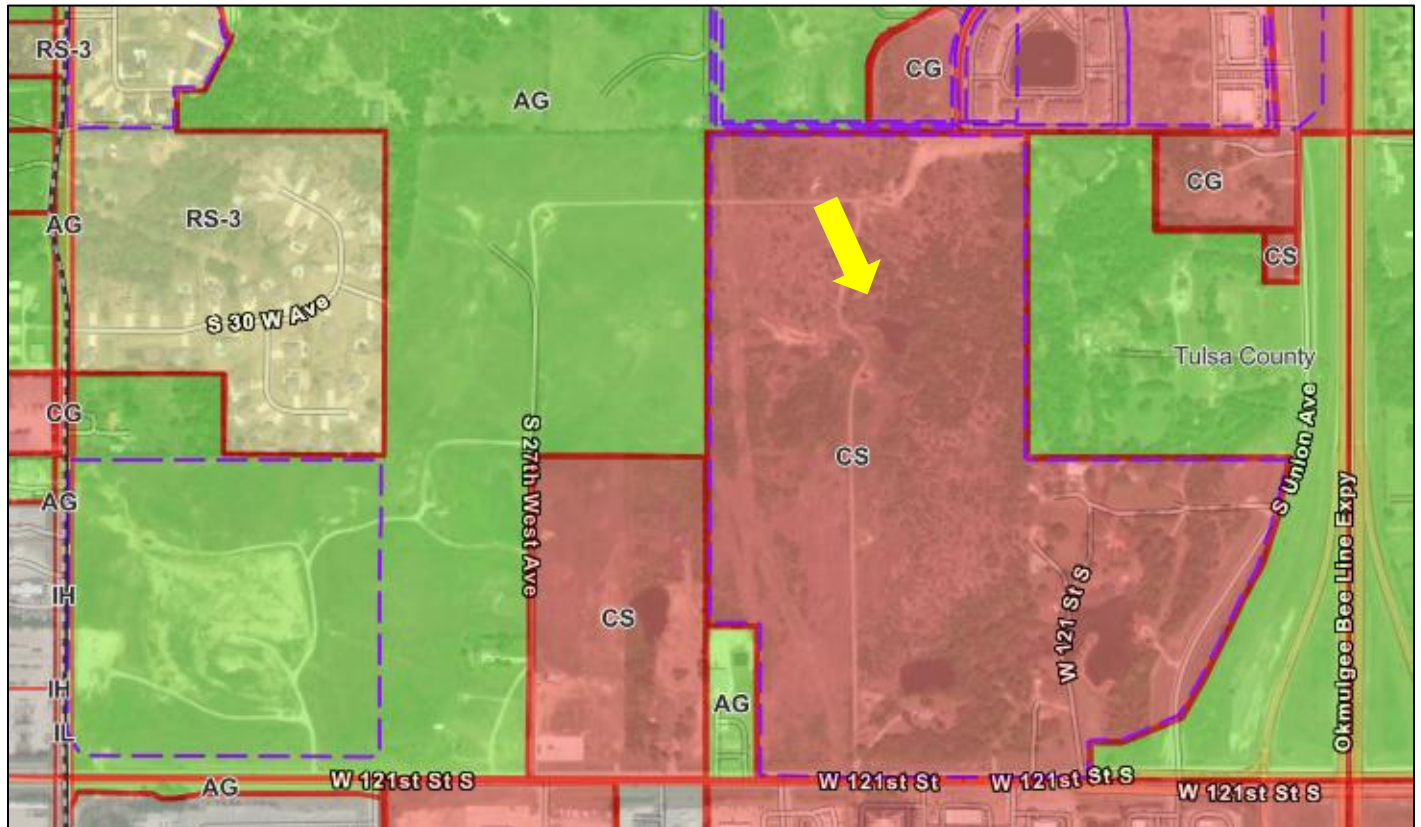


Figure 1: Zoning Map | GIS

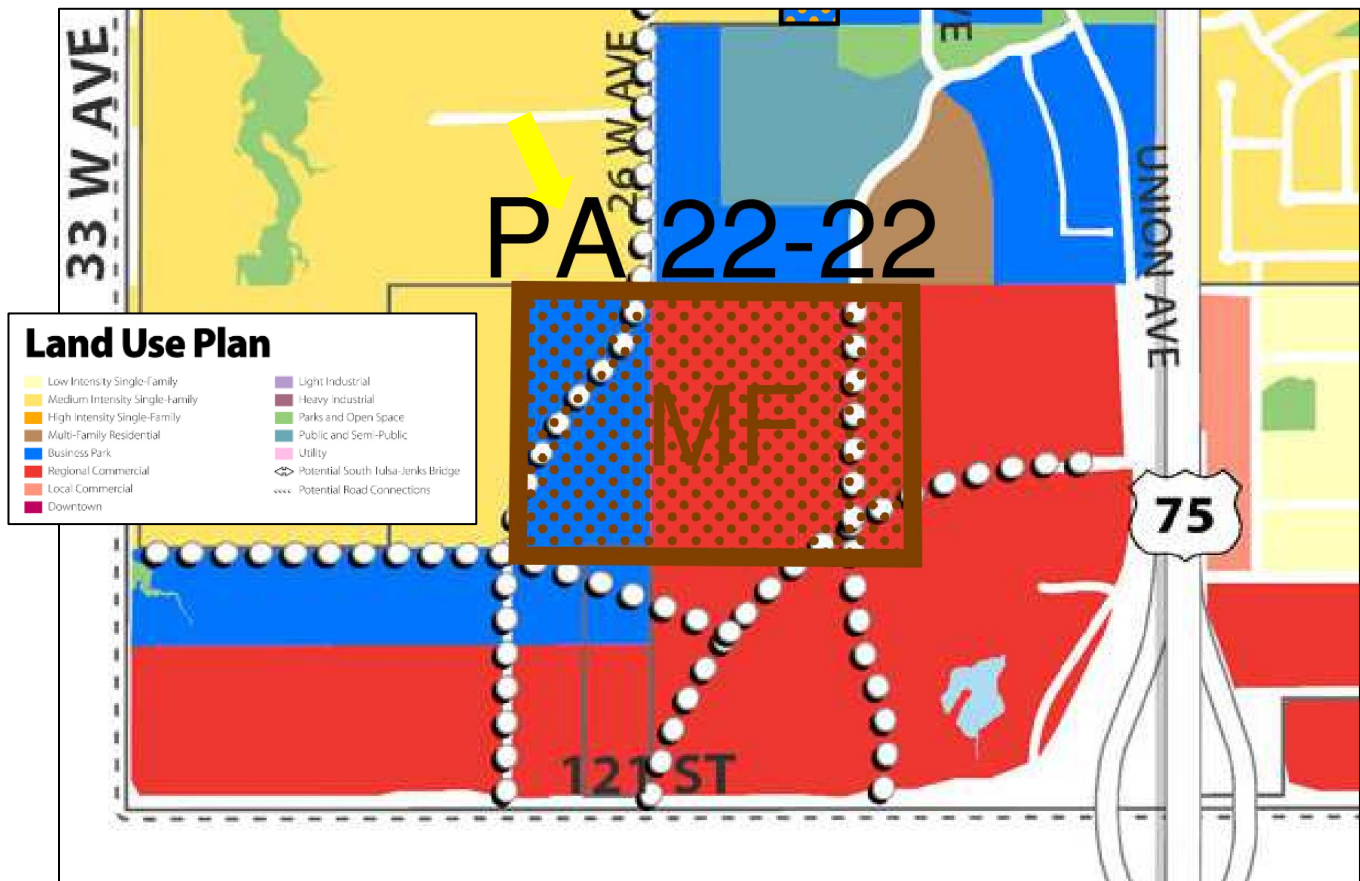


Figure 2: Current Land Use Map

Table 16-3-1(A): Residential District Bulk and Dimensional Standards	
Standard	RM2 & PUD (page 4)
Lot Standards (Minimum)	
Lot Area (sqft)	6,000
Lot Area/DU (sqft)	1,500
Lot Width (ft)	50
Yard Setbacks (Minimum)	
Front (ft)	10
Exterior Side (ft)	10
Interior Side (ft)	10 (2)
Rear (ft)	10
Building Standards (Maximum)	
Height (ft)	45
Impervious Surface Coverage	70%
Notes	
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.	
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.	
(3) Garages shall be setback a minimum of 25 feet from the front property line.	

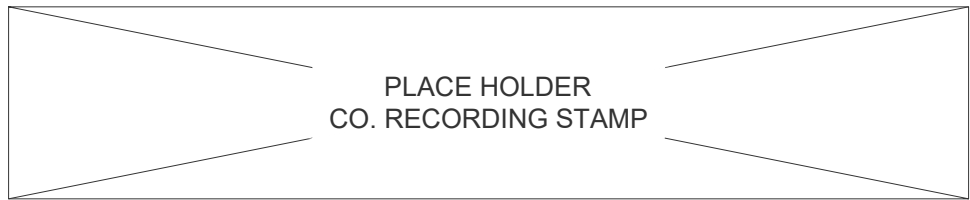
Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards	
Standard	CS PUD (nonresidential district)
Off Street Parking	
Lots within CS District shall be permitted to share parking	Per "Use" 1/200
Lot Standards (Minimum)	
Lot Area (acres)	n/a
Lot Width (ft)	n/a
Yard Setbacks (Minimum, unless otherwise stated)	
Front (ft)	0
Front, maximum (ft)	n/a
Exterior Side (ft) (3)	0
Exterior Side, maximum (ft)	n/a
Interior Side (ft) (3) (<i>No required interior side yard setback for multitenant shopping center</i>)	10 (1)
Rear (ft) (3)	10 (1)
Building Standards (Maximum)	
Height (ft)	60
Impervious Surface Coverage	70% 85%
Notes	
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.	
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.	
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	

Staff Evaluation & Recommendation

EVALUATION This site passes the "but for" test. But for a TIF and a large development it may never be more than single family residential on large agriculture lots. The developer has brought the City of Jenks a robust mix of uses including but not limited to big box development with retail, restaurant, office, entertainment and local commercial. In addition, a mix of housing options will create a master-planned village with multi-family, senior living, medical office, lodging, and office.

The applicant has their entitlements in place, they are asking for PC and CC to approve the subdivision procedure of Preliminary Plat and allow the developer to continue to move forward in the development process on the subject property, the Planned Unit Development provides the zoning specifics.

RECOMMENDATION | Staff and TAC recommend conditional approval of this Preliminary Plat "Lahoma Family North."



PRELIMINARY PLAT

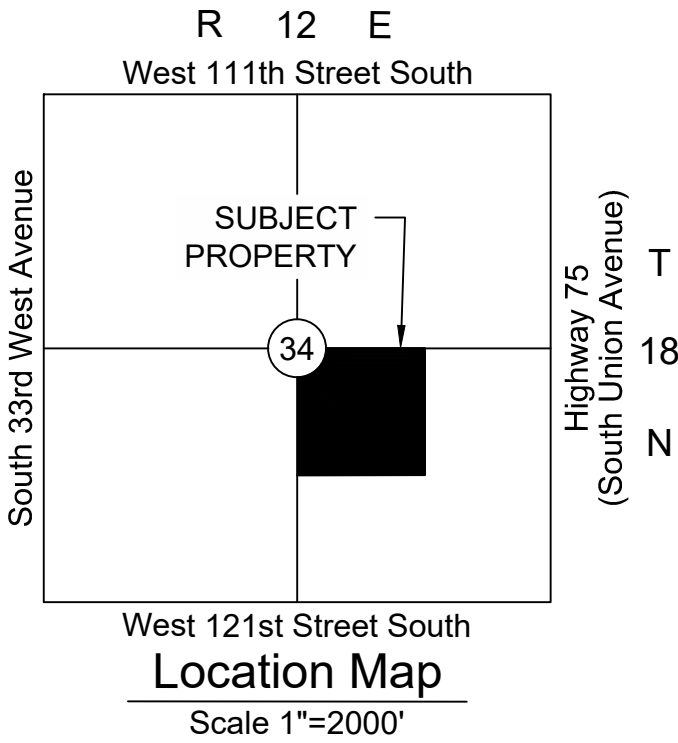
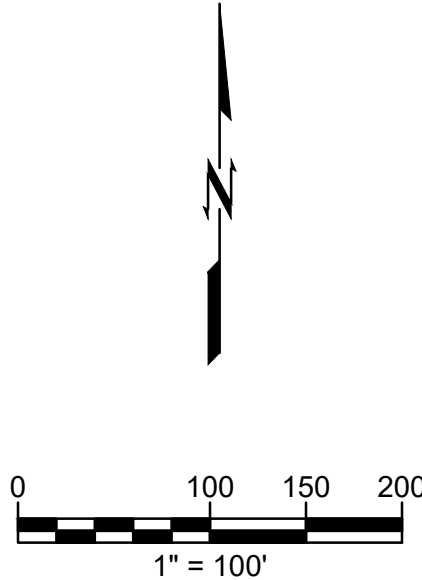
LAHOMA FAMILY NORTH

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
Lahoma Family LLC
8555 S. Lewis Ave Unit 21AB
Tulsa, OK 74137
(918) 706-8809
Richard A. Langston, Manager
rlangston00@gmail.com

ENGINEER:
Kimley-Horn and Associates Inc.
4727 Gailardia Parkway Suite 250,
Oklahoma City, Oklahoma, 73142
Phone: (405) 241-5423
OK CA NO. 2740, EXPIRES 6/30/2027
Steven Cooksey, P.E.
Steven.Cooksey@kimley-horn.com

SURVEYOR:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2027
AARON BURNS, PLS 11923
aaron.burns@wallace.design



LEGEND
B/L = BUILDING SETBACK
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
R/W = RIGHT-OF-WAY
U/E = UTILITY EASEMENT
ESMT. = EASEMENT
BK/PG. = BOOK/PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
—WL— = PROPOSED WATERLINE
—SS— = PROPOSED SANITARY SEWER LINE

XXXX ADDRESS
① BLOCK NUMBER
2 LOT NUMBER
● IRON PIN SET
○ IRON PIN FOUND

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS TWO (2) LOTS IN ONE(1) BLOCK.
SUBDIVISION CONTAINS 1,749,863 SF (40.16 ACRES)
LOT 1, BLOCK 1 CONTAINS 632,603 SF (14.52 ACRES)
LOT 1, BLOCK 2 CONTAINS 898,847 SF (20.63 ACRES)
RESERVE "A" CONTAINS 47,217 SF (1.08 ACRES)

RIGHT OF WAY CONTAINS 171,196 SF (3.93 ACRES)

PROPERTY ZONED COMMERCIAL

MONUMENTATION
MONUMENTATION FOUND AS NOTED.
3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS.
1/2" IRON PINS TO BE SET AT MAIN EXTERIOR CORNERS.

BENCHMARK 1
SET 3/8" IRON PIN W/WDC CONTROL CAP
NORTHING=368162.96
EASTING=2554837.82
ELEVATION=676.82
NAVD 1988 DATUM

BENCHMARK 2
SET 3/8" IRON PIN W/WDC CONTROL CAP
NORTHING=367381.85
EASTING=2554598.76
ELEVATION=672.13
NAVD 1988 DATUM

BASIS OF BEARINGS
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE
COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.

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

FLOODPLAIN NOTE
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA
COUNTY, CITY OF JENKS, MAP NO. 40143C047L, WITH A
REVISION DATE OF OCTOBER 16, 2012, WHICH INDICATES ALL
OF THE SUBJECT PROPERTY TO BE WITHIN ZONE X NOT
SHADED OR AREAS DETERMINED TO BE OUTSIDE OF THE 0.2%
ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S LAST SITE VISIT:
DECEMBER 10, 2025

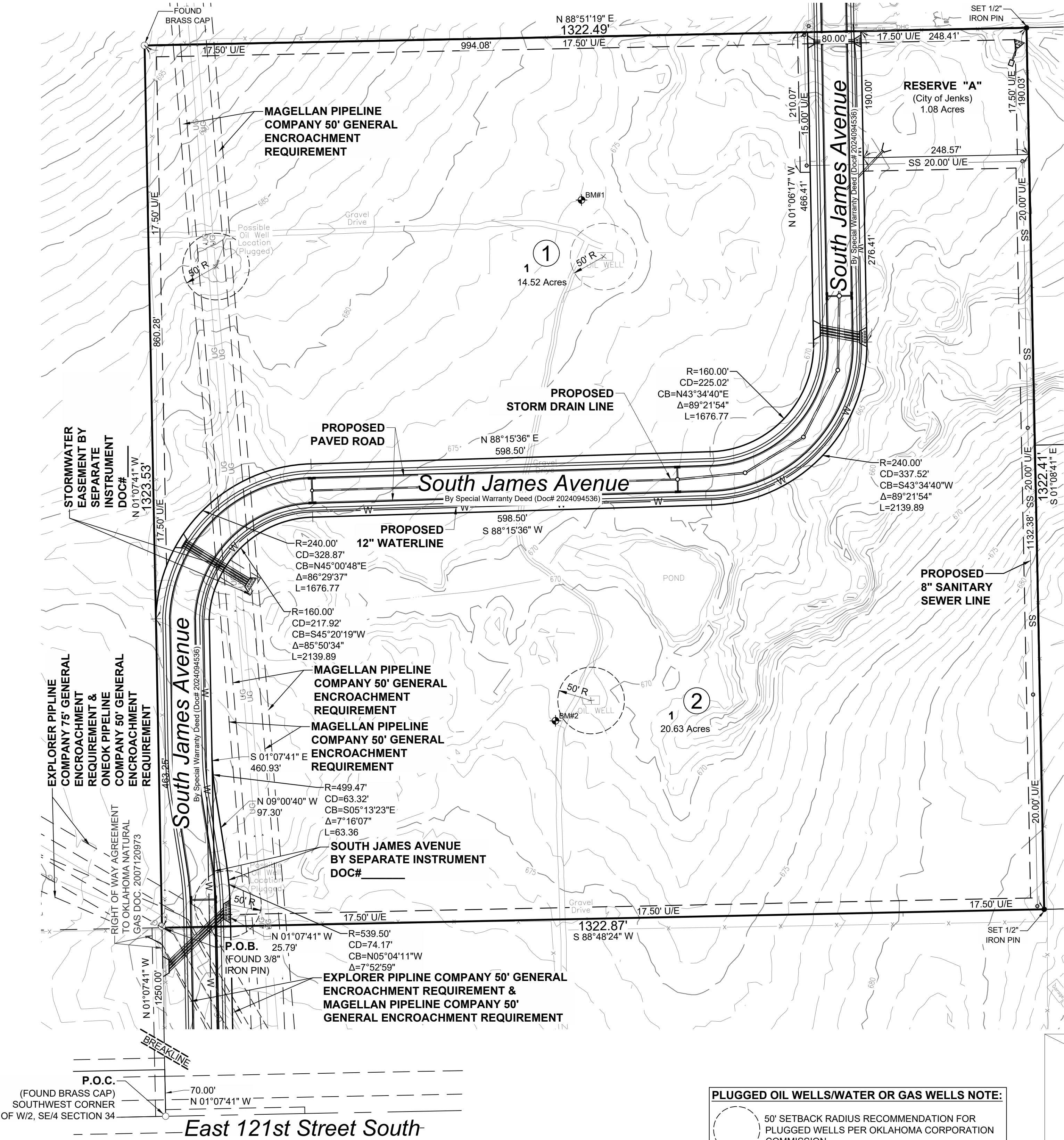
FINAL PLAT
CERTIFICATE OF APPROVAL

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

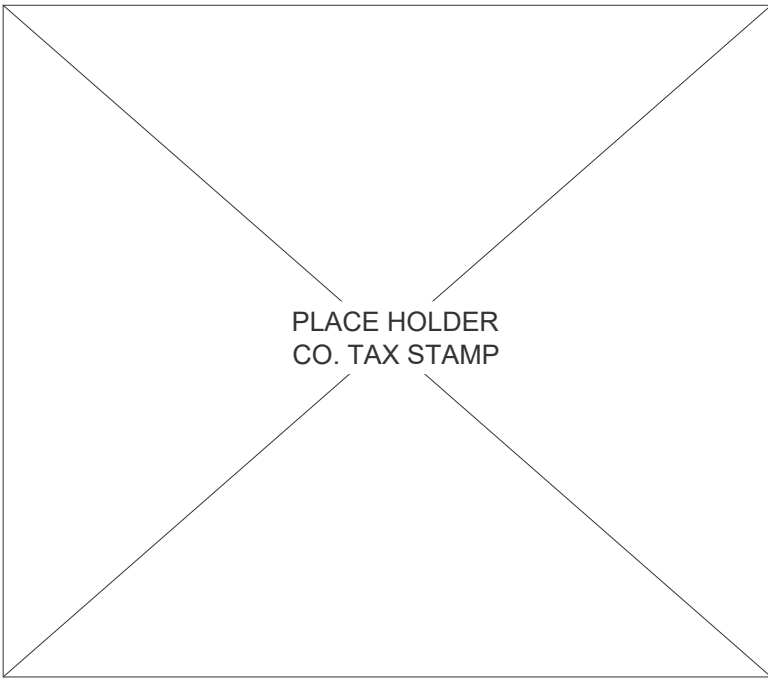
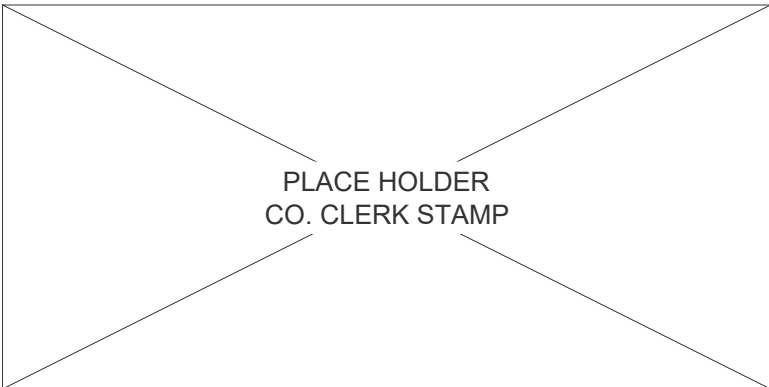
MAYOR-VICE MAYOR

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

CITY MANAGER



PLUGGED OIL WELLS/WATER OR GAS WELLS NOTE:
50' SETBACK RADIUS RECOMMENDATION FOR
PLUGGED WELLS PER OKLAHOMA CORPORATION
COMMISSION.



PLACE HOLDER
CO. RECORDING STAMP

PRELIMINARY PLAT

LAHOMA FAMILY NORTH

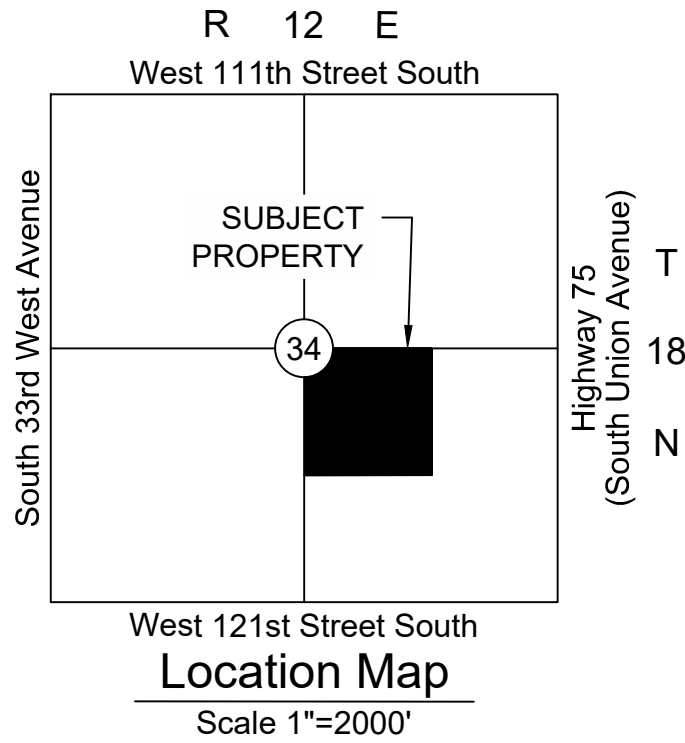
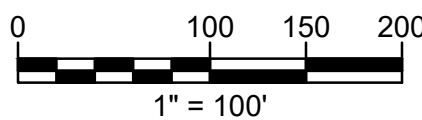
JZ 23 PUD 141

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Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2027
AARON BURNS, PLS 11923
aaron.burns@wallace.design



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NAVD 1988 DATUM

BENCHMARK 2
SET 3/8" IRON PIN W/WDC CONTROL CAP
NORTHING=367381.85
EASTING=2554598.76
ELEVATION=672.13
NAVD 1988 DATUM

BASIS OF BEARINGS
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE
COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.

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

FLOODPLAIN NOTE
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA
COUNTY, CITY OF JENKS, MAP NO. 40143C047L, WITH A
REVISION DATE OF OCTOBER 16, 2012, WHICH INDICATES ALL
OF THE SUBJECT PROPERTY TO BE WITHIN ZONE X NOT
SHADED OR AREAS DETERMINED TO BE OUTSIDE OF THE 0.2%
ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S LAST SITE VISIT:
DECEMBER 10, 2025

PLACE HOLDER
CO. CLERK STAMP

PLACE HOLDER
CO. TAX STAMP

PRELIMINARY PLAT

LAHOMA FAMILY NORTH

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

LAHOMA FAMILY, LLC, A LIMITED LIABILITY CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER (W/2, SE/4) OF SAID SECTION THIRTY-FOUR (34); THENCE N01°07'41"W AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION THIRTY-FOUR (34) FOR A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 121ST STREET SOUTH; THENCE CONTINUING N01°07'41"W AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION THIRTY-FOUR (34) FOR A DISTANCE OF 1250.00 FEET TO THE POINT OF BEGINNING; THENCE N01°07'41"W FOR A DISTANCE OF 1323.53 TO A FOUND BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE N88°51'19"E AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION THIRTY-FOUR(34) FOR A DISTANCE OF 1322.49 FEET; THENCE S01°08'41"E FOR A DISTANCE OF 1322.41 FEET; THENCE S88°48'24"W A DISTANCE OF 1322.87 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1,749,864 SQUARE FEET OR 40.17 ACRES MORE OR LESS.

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 2 LOTS, TWO BLOCKS, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "LAHOMA FAMILY NORTH", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "PLATTED AREA" OR "LAHOMA FAMILY NORTH").

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

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

B. UNDERGROUND SERVICE

- OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE PERIMETER UTILITY EASEMENT AND IN THE PERIMETER RIGHT-OF-WAYS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED UPON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL 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 RESERVES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.
- THE OWNER OF THE LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

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

- THE OWNER OF THE 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 GROUND ELEVATIONS 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 INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, SHALL BE PROHIBITED.
- CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS 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 "LAHOMA FAMILY NORTH", 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, TULSA COUNTY, 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, TULSA COUNTY, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. RESERVE "A" - STORMWATER DETENTION EASEMENT

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS RESERVE "A" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE RESERVE SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE RESERVE NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID RESERVE UNLESS APPROVED BY THE CITY OF JENKS, OKLAHOMA.
- DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OR PROPERTY OWNER'S ASSOCIATION TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION AND THE ASSOCIATION SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THE RESERVE IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- THE RESERVE SHALL BE KEPT FREE OF DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.
- LANDSCAPING, APPROVED BY THE CITY OF JENKS, OKLAHOMA, SHALL BE ALLOWED WITHIN THE RESERVE.
- IN THE EVENT THE HOMEOWNERS' ASSOCIATION OR PROPERTY OWNER'S ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE WITHIN THE RESERVE, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PAY THE COSTS OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISION, PROVIDED, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED THAT LOT'S PRO RATA PORTION OF THE COSTS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

J. RESERVE AREAS

ALL RESERVE AREAS SHALL BE MAINTAINED BY THE OWNER UNTIL SUCH TIME AS THE PROPERTY OWNERS' ASSOCIATION IS FORMED AND OWNERSHIP OF SUCH RESERVE AREA IS CONVEYED TO THE ASSOCIATION FROM AND AFTER SAID DATE. THE PROPERTY OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF SUCH RESERVE AREAS AND ALL COSTS AND EXPENSES ASSOCIATED THEREWITH, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES.

SECTION II - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "COAL CREEK VILLAGE" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (PUD 141) AS PROVIDED WITHIN THE UDO (UNIFIED DEVELOPMENT ORDINANCE), PUD 141 WAS APPROVED BY THE JENKS PLANNING COMMISSION ON JULY 20, 2023 AND BY THE JENKS CITY COUNCIL ON AUGUST 1, 2023; AND

WHEREAS, PUD 141 AND SUBSEQUENT PUD AMENDMENTS ESTABLISH THE ALLOWED USES AND DEVELOPMENT STANDARDS.

WHEREAS, THE DETAILS AND SUBSEQUENT PUD AMENDMENTS CAN BE FOUND AT THE CITY OF JENKS, OKLAHOMA.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS, AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF JENKS, TULSA COUNTY, 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 OR TO RECOVER DAMAGES.

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 AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS, AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE CITY OF JENKS CITY COUNCIL, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

D. SEVERABILITY

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

IN WITNESS WHEREOF:

LOHOMA FAMILY LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2026.

BY: _____

ACKNOWLEDGMENT

STATE OF OKLAHOMA)

) SS:

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2026,

BY _____, AS _____.

NOTARY PUBLIC

MY COMMISSION NO:

MY COMMISSION EXPIRES:

[SEAL]

CERTIFICATE OF SURVEY

I, AARON BURNS, OF WALLACE DESIGN COLLECTIVE, PC, A LICENSED 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 "LAHOMA FAMILY NORTH", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2026.

AARON BURNS, PLS

OK PLS 1923



ACKNOWLEDGMENT

STATE OF OKLAHOMA)

) SS:

COUNTY OF TULSA)

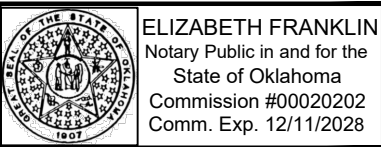
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2026, PERSONALLY APPEARED AARON BURNS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

[SEAL]



CITY OF JENKS | DOD | PLAT ADDENDUM (COVER PAGE)

6/1/2026

<i>Do NOT Remove to this cover page.</i>	
TO	Tulsa County Real Estate Services Division Planning Director, Marcae Hillton
SUBJECT	"FINAL PLAT"
PLAT NAME	"LAHOMA FAMILY NORTH"
FILED BY (NAME)	"_____"
FILED BY (ADDRESS)	"_____"

Document(s) Summary¹

PLAT DATA	Original Information	Amended Information (As Needed)
NAME	"LAHOMA FAMILY NORTH"	
PLAT DOC #	X	
RECORDED	X	
STR	3482	
LEGAL	As seen on the plat.	
PUD NAME	"PUD 141"	
CASE NUMBER	PUD APPROVAL DATE	APPROVING BODY
PUD 141 (ORDINANCE 1619)	July 18, 2023	City Council
PUD 141	June 22, 2023	Planning Commission
<i>See Related Attachments.</i>		

¹ This document serves as a cover page for addendums to Plats when approved PUD (Planned Unit Development) amendments change the language of a plat Deed of Dedication; and for new subdivision plats within the City of Jenks that are approved with a companion PUD. Complete cover page and provide copy of filed document to City of Jenks.

CITY OF JENKS | ACCEPTANCE FORM | PLAT ADDENDUM

6/1/2026

Lahoma Family North | Plat recordation

Location: north of West 121st St. S and east of Highway 75.

Official notice is hereby given of the decision of the Jenks City Council in the matter of Zoning Case JZ 23 PUD 141 for which action was completed on July 18, 2023, Per Ordinance No. 1619.

All Plat Addendums such as Planned Unit Development (PUD) documents, easements, right-of-way or other dedications must include the following for acceptance by the City of Jenks:

Accepted By: _____

Mayor, Cory Box
City of Jenks

Attest: _____

Brandon Macy
City Clerk, City of Jenks

Date: _____

Acknowledged By: _____

Marcae Hilton
Director of Planning, City of Jenks

Date: _____

Please include this information on the dedicating instrument. If it must be on a separate page, the page must include a header or footer with information making clear the connection with the instrument of dedication.

To	Chair Dr. Scott West, and Planning Commission
Hearing Date	June 4, 2026
Case Number	Plat 26-23
Request	Preliminary Plat Approval
Applicant	Tanner Consulting
Location	North of 141 st Street and east of Elm

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ PUD Document
- ☐ Legal Notice

Preparer

Tanner Consulting
City of Jenks

Background Information

SITE SUMMARY | This project is essentially Phase II of Pine Ridge to the west. This general area of south Jenks has been slowly developing for over 20 years, during that time the vision has changed dramatically. When the UDO was updated, staff and the consultant believed Local Commercial would be beneficial to residents. The presence of pipelines along Elm and the lack of availability of utilities is the primary reason the site has not been developed, there have been multiple meetings on this general area. However, there is no plan for the City of Jenks to extend public sanitary sewer which makes the land less viable for commercial development. The current concept continues to build an exclusive gated subdivision with estate size lots and private streets.

ENTITLEMENT SUMMARY | Rezoning Residential Estate (RE) and PUD 155 overlay

- Planning Commission (PC) Summary | April 09, 2026: Approved with no comments
- City Council (CC) | Approved | April 21, 2026

PUD 145 | Phase 1 | Pine Ridge | Sister Project to the west | Approval Summary:

- *City Council (CC) Summary: Approval | December 05, 2023*
- *Planning Commission (PC) Summary: Approval | November 15, 2023*

(E) *Major Subdivisions.*

(1) *Purpose. A Major Subdivision is a subdivision which does not meet the criteria for a Minor Subdivision as detailed in section 16-8-4(D)(1).*

(2) *Major Subdivision Review Criteria.*

- (a) *Comprehensive Plan Alignment. The Major 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 Major Subdivision is consistent with the provisions of the UDO and the governing district.
- (3) Platting Requirement. For any land which has been rezoned upon application, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the Planning Commission for their review and recommendation, approved by the City Council, and filed of record in the office of the County Clerk where the property is situated.
- (4) Preplatting Conference. The purpose of the preplatting conference is two-fold, as described in this subsection.
 - (a) The conference provides the City the opportunity to describe the community's vision to the applicant.
 - (b) The conference gives the applicant an opportunity to discuss their development plans, explain how the plans will further the community's vision, and obtain input and direction from staff. The Planning Commission and City Council may be involved early in the process. The ultimate goal of this process is to help the applicant develop a plan that fosters the community's vision, while minimizing the cost to the applicant.
 - (c) Preplatting Conference. The mandatory discussion is for following:
 - Lot dimensions and area conform with UDO requirements and Comprehensive Plan,
 - General topography of the tract,
 - Existing adjoining developments,
 - Existing streams, floodplains, and storm drainage (if any),
 - Existing public and private utilities and easements,
 - Proposed land use (i.e. residential, commercial, parks, schools, drainage detention facilities).
 - Proposed layout of streets, lots and blocks,
 - Proposed subdivision name,
 - Name, address and telephone of tract landowner and subdivider,
 - Any other pertinent information, including a statement or a layout describing or depicting how proposed utilities are to be handled.
- (5) Preliminary Plat. The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.
 - (a) Preliminary Plat Review Requirements. The preliminary plat shall show or be accompanied by the following:
 - The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,
 - The date of preparation of the plat, north arrow, and scale (written and graphic presentation),
 - Key or location map showing location of subdivisions within the mile section,
 - An accurate legal description of the property,
 - The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,
 - The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,
 - The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,
 - The location and description of all existing structures, water bodies and watercourses,
 - The areas subject to flooding based upon the regulatory flood plain boundary,
 - The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8,
 - The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,
 - All proposed lots progressively numbered and building setback lines,

- Blocks progressively numbered,
 - A topographic map of the subdivided area with contour lines having two-foot contour intervals based on United States Coastal and Geodetic Survey datum,
 - Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - Conforms to Subdivision Regulations for design and layout,
 - Connects with current and anticipated future abutting development(s),
 - Lot dimensions and shapes facilitate private use and infrastructure placement,
 - Takes advantage of existing environmental features of the property,
 - Underground Mines. The subdivider shall locate mines under a proposed subdivision and designate the location of the same on the subdivision plat. The location of the mines shall be based upon information and/or techniques which have been approved in advance by the City Engineer which are reasonably calculated to accurately locate mines and their depths.
- (i) The City Engineer may recommend that the City Council prohibit the erection of structures over the mine locations if the mines cannot be collapsed and the material compacted to City Engineer specifications or if, because of the shallow depth of the mine or its size, the mine would have the potential for cave-in. Appropriate building setbacks may be required upon the lots. The City Engineer may require other conditions to be met by the subdivider, based upon the location of the mines and any subsurface investigation reports, which would assist in preventing cave-ins under areas upon which structures may be erected.
- (ii) The City Engineer may require that any streets or utility easements which may be dedicated to the City of Jenks or the public, either not be located over mines, or the mines collapsed and compacted to City Engineer Specifications, or additional bonding requirements imposed upon the subdivider to repair or reroute streets or utility easements in the event of cave-ins under the same.
- (iii) All mine entrances shall be sealed and closed to the specifications of the City Engineer.
- (b) Additional Engineering Review Items:
- Are all lots serviced with public street access?
 - Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street?
 - Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street?
 - Are all lots serviced with water and are adequate easements dedicated for water?
 - Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer?
 - Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area.
 - Does the plat provide an accessway at least 20 feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area.
 - If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?
 - Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.
- (c) Recommendation by the Planning Commission. The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to approve, approve with modifications, or deny the Major Subdivision preliminary plat based on the applicable review criteria. The Planning Commission shall transmit a report containing its recommendation to

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

Elements of PUD 155

Acres	20.092
Lots	27 Estate Lots Conceptual Layout
Access	Private, gated
UDO 16-9-8	C.1.b C.2. Qualification and exception
	(1) Will preserve and enhance the existing landscape, trees, and natural features of the enlarged and enhanced pond at the south end of the property, by placing it in a common area reserve and providing for its perpetual care and maintenance, and
	(2) will be comprised of a mixture of single-family residential and private, neighborhood park uses, and
	(3) will have high quality building materials including masonry and wood, as will be specified within the highly restrictive covenants filed for the subdivision.
Sewer	Aerobic ODEQ Approval required

TAC May 14, 2026 No significant comments to date.

STAFF COMMENTS: See Mark ups on plat face.

Plat Data

- 27 Lots
- 2 Blocks
- 1 Reserve
- Gross Subdivision Area: 20.092 Acres

PUBLIC COMMENT | None, plats are not advertised

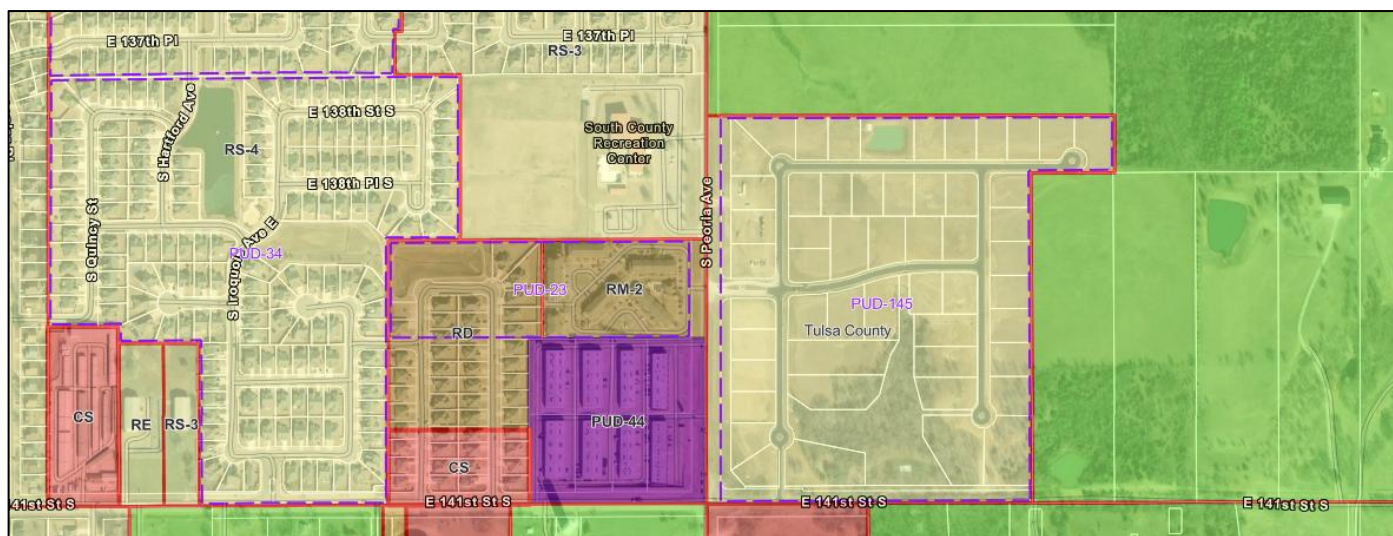


Figure 1: INCOG Map

Zoning:

North: (AG) Agriculture

South: (CS) Commercial Shopping and (AG) Agriculture

West: PUD 145 RE | (Glenpool) | (CS) Commercial Shopping, (RM-2) Multi-family, (RS-3) Residential Single-family, Tulsa County Recreation Facility

East: (AG) Agriculture

Staff Evaluation, Comments & Recommendations

RECOMMENDATION | The applicant will continue to work with staff throughout the process of platting and implementation of the subdivision. All regulations in the UDO will be met; any exceptions will require an approved amendment to the Planned Unit Development.

Staff and TAC recommend conditional approval of the requested Preliminary Plat for the Single-family private development, for JZ 26-PUD 155 "The Summit at Pine Ridge" providing a Phase II of Pine Ridge for south Jenks.

Change to:
Zoned RE / PUD 155

Preliminary Plat

PUD-155

THE SUMMIT AT
PINE RIDGE

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
141 Summit, LLC
MICHAEL LAMB
EMAIL: MICHAEL@LAMBHOMESOK.COM
114 South 3rd Street
Jenks, Oklahoma 74037
Phone: (918) 289-3595

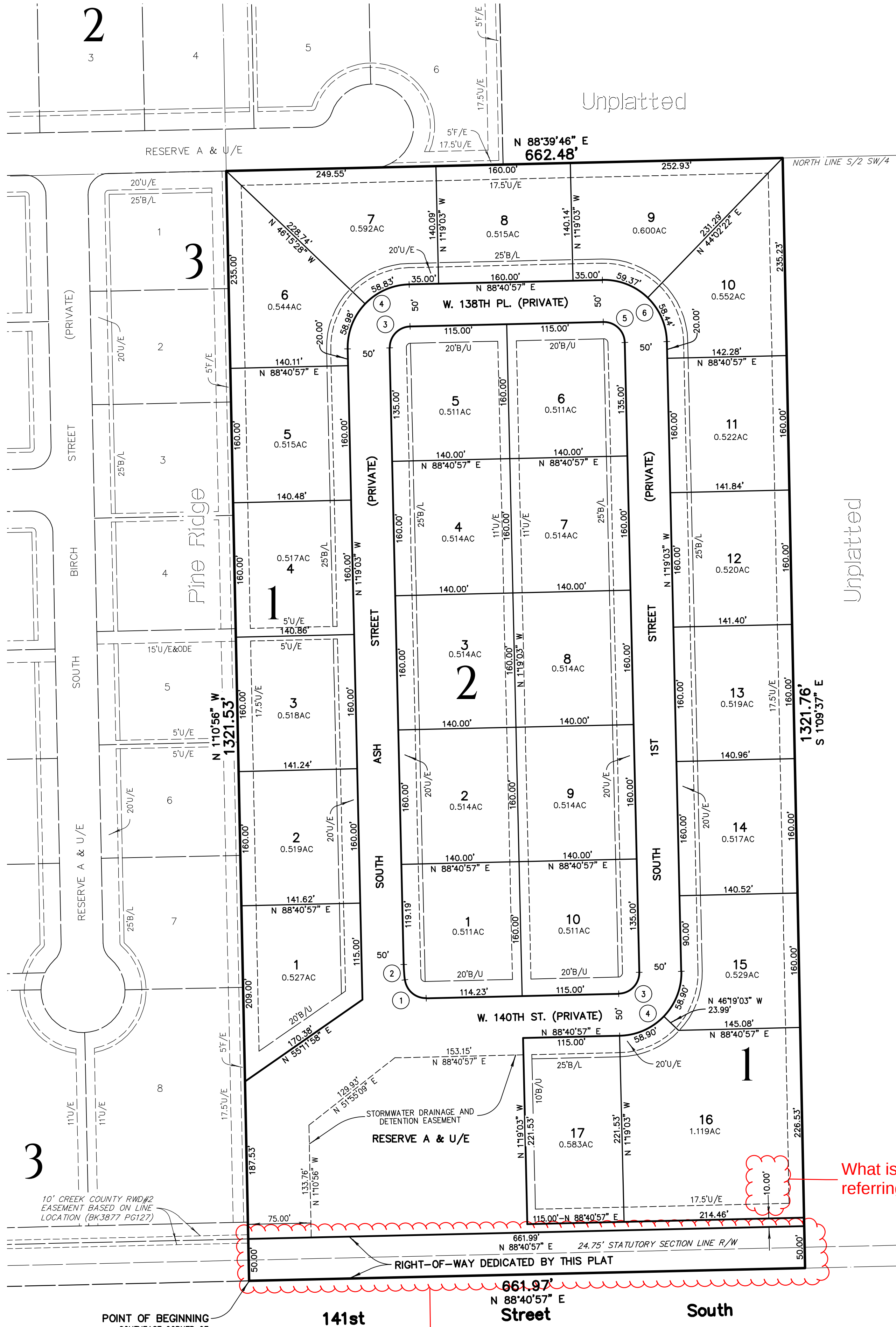
SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2027
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

Notes:

- THIS PLAT MEETS 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.
- ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- 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 LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (A) FOUND MAG SPIKE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;
 - (B) FOUND MAG NAIL AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°09'22" WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH ELM STREET (SOUTH PEORIA AVENUE) AND 141ST STREET SOUTH BY VIRTUE OF RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

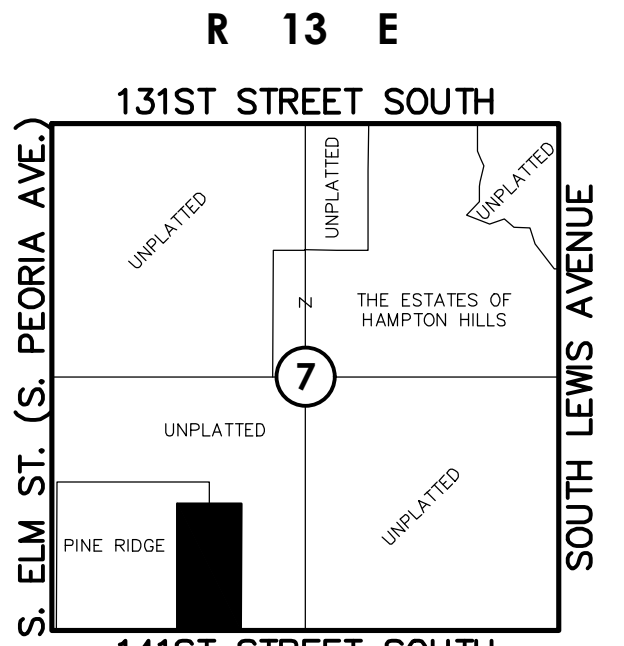
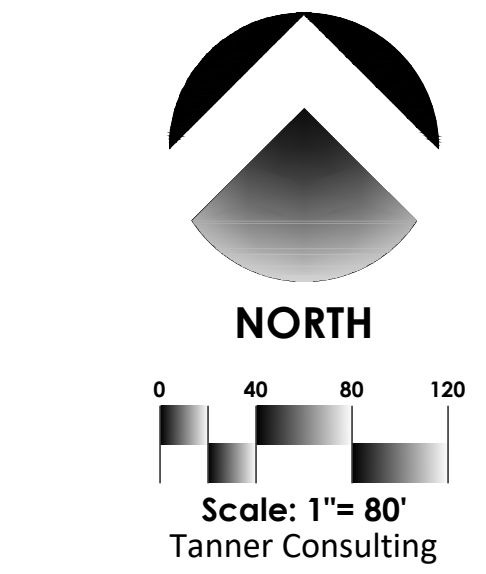
Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	36.84'	25.00'	84°26'04"	N49°06'01"W	33.60'
2	18.26'	188.00'	5°33'56"	N4°06'01"W	18.25'
3	39.27'	25.00'	90°00'00"	N43°40'57"E	35.36'
4	117.81'	75.00'	90°00'00"	N43°40'57"E	106.07'
5	39.27'	25.00'	90°00'00"	N46°19'03"W	35.36'
6	117.81'	75.00'	90°00'00"	N46°19'03"W	106.07'



Show two foot (2') topographic information extended beyond property boundaries a minimum distance of two hundred feet.

Letter from the Corp Commission regarding any wells on the property.



Location Map
Scale: 1"= 200'

SUBDIVISION CONTAINS:
TWENTY-SEVEN (27) LOTS
IN TWO (2) BLOCKS
WITH ONE (1) RESERVE

GROSS SUBDIVISION AREA: 20.092 ACRES

- LEGEND
- B/L BUILDING LINE
 - B/U BUILDING LINE & UTILITY EASEMENT
 - BK PG BOOK & PAGE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - CL CENTERLINE
 - Δ DELTA ANGLE
 - DOC DOCUMENT
 - ESMT EASEMENT
 - GOV'T GOVERNMENT
 - LNA LIMITS OF NO ACCESS
 - ODE OVERLAND DRAINAGE EASEMENT
 - RES. RESERVE
 - R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - /234/ ADDRESS ASSIGNED
 - FOUND MONUMENT
 - SET MONUMENT (SEE NOTE 2)

DATE OF PREPARATION: May 1, 2026

Denote the LNA and
LOA along the
frontage?

What is the dimension
referring to?

Preliminary Plat

PUD-155

THE SUMMIT AT
PINE RIDGE

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT 141 SUMMIT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND SITUATED IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS ALL OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (W/2 SE/4 SW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF SAID W/2 SE/4 SW/4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF "PINE RIDGE", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7177); THENCE NORTH 1°10'56" WEST AND ALONG THE WEST LINE OF THE W/2 SE/4 SW/4 AND THE EASTERLY LINE OF SAID "PINE RIDGE", FOR A DISTANCE OF 1321.53 FEET; THENCE NORTH 88°39'46" EAST AND CONTINUING ALONG SAID EASTERLY LINE AND ITS EXTENSION, AND ALONG THE NORTH LINE OF THE W/2 SE/4 SW/4, FOR A DISTANCE OF 662.48 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE W/2 SE/4 SW/4, FOR A DISTANCE OF 1321.76 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88°40'57" WEST AND ALONG THE SOUTH LINE OF THE W/2 SE/4 SW/4, FOR A DISTANCE OF 661.97 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 875,219 SQUARE FEET OR 20.092 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORR SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARING BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) MAG SPIKE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;

- (2) MAG NAIL FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°09'22" WEST.

AND THAT 141 SUMMIT, LLC, HEREINAFTER REFERRED TO AS "OWNER", HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA; AND THE OWNER HAS GIVEN TO SAID PLAT THE NAME OF "THE SUMMIT AT PINE RIDGE", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION"; WHENEVER THE WORD "SUBDIVISION" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN "THE SUMMIT AT PINE RIDGE" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. LIKEWISE, WHENEVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE).

SECTION I. STREETS, EASEMENTS, AND UTILITIES

A. STREETS AND UTILITY EASEMENTS:

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHT-OF-WAY FOR 141ST STREET SOUTH AS DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATER LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES, 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 STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REPAIR, AND REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, AND REPLACING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE 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 STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE:

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE 141ST STREET SOUTH RIGHT-OF-WAY AS DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICE AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT OR RESERVE AREA, PROVIDED THAT, UPON 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 EASEMENT ON THE LOT OR RESERVE AREA, 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.

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

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

5. THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, COMMUNICATION, OR GAS SERVICE AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND BY THESE COVENANTS.

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

1. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT OR RESERVE AREA.

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

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

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

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND BY THESE COVENANTS.

D. LOT SURFACE DRAINAGE:

ALL LOTS AND RESERVE AREAS SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. EXCEPT AS OTHERWISE PROVIDED FOR STORMWATER DETENTION FUNCTIONS WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENT, NO LOT OR RESERVE AREA 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 SUCH OWNER'S LOT OR RESERVE AREA. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY EACH LOT AND RESERVE AREA OWNER, THE HOMEOWNERS' ASSOCIATION, AND THE CITY OF JENKS, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS:

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

F. LIMITS OF NO ACCESS:

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO 141ST STREET WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "LNA" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED UPON REVIEW AND RECOMMENDATION BY THE JENKS PLANNING COMMISSION AND APPROVAL BY THE JENKS CITY COUNCIL, OR THEIR RESPECTIVE SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO. THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF JENKS.

G. STORMWATER DRAINAGE AND DETENTION EASEMENT:

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL STORMWATER DRAINAGE AND DETENTION EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE AND DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS, STREETS, AND RESERVE AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

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

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE STORMWATER DRAINAGE AND DETENTION EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENT AREA UNLESS APPROVED BY THE CITY OF JENKS, OKLAHOMA; PROVIDED, HOWEVER, THAT THE PLANTING OF TURF OR SINGLE TRUNK TREES HAVING A CALIPER OF NOT MORE THAN TWO AND ONE-HALF (2

1/2) INCHES SHALL NOT REQUIRE THE APPROVAL OF THE CITY OF JENKS. ALL OTHER LANDSCAPING SHALL REQUIRE THE APPROVAL OF THE CITY OF JENKS. FENCES, WALLS, AND ENTRY FEATURES SHALL BE PERMITTED ALONG THE PERIMETERS OF THE STORMWATER DRAINAGE AND DETENTION EASEMENT, PROVIDED THAT THE SAME DO NOT CAUSE OBSTRUCTION OF THE FLOW, CONVEYANCE, OR DISCHARGE OF STORMWATER THROUGH THE STORMWATER DRAINAGE AND DETENTION EASEMENT AREA.

4. STORMWATER DETENTION, RETENTION, AND DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE RESPECTIVE OWNERS OF THE RESERVE AREA CONTAINING THE STORMWATER DRAINAGE AND DETENTION EASEMENT TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, RETENTION, AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND THE OWNER OF THE STORMWATER DRAINAGE AND DETENTION EASEMENT AREA SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THE AREA IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- THE STORMWATER DRAINAGE AND DETENTION EASEMENT AREA SHALL BE KEPT FREE OF DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. IN THE EVENT THE RESERVE AREA OWNER CONTAINING THE STORMWATER DRAINAGE AND DETENTION EASEMENT SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, THE FAILURE TO REMOVE SILTATION, OR THE ALTERATION OF GRADE WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENT AREA, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, DETENTION, OR RETENTION FUNCTIONS AND MAY REMOVE ANY ACCUMULATED SILTATION OR OTHER OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE RESERVE AREA OWNER CONTAINING THE STORMWATER DRAINAGE AND DETENTION EASEMENT, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION UPON CONVEYANCE OF RESERVE A CONTAINING THE EASEMENT, OR ASSIGNMENT OF THE STORMWATER DRAINAGE AND DETENTION EASEMENT MAINTENANCE TO THE ASSOCIATION. IN THE EVENT THE OWNER OF THE RESERVE AREA CONTAINING THE STORMWATER DRAINAGE AND DETENTION EASEMENT SHOULD FAIL TO PAY THE COSTS OF MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE RESERVE AREA. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

6. THE COVENANTS SET FORTH IN THIS SUBSECTION G. SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNERS OF EACH LOT AND RESERVE AREA AGREE TO BE BOUND BY THESE COVENANTS.

SECTION II. RESERVE AREAS

A. GENERAL

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, ALL RESERVE AREAS ARE HEREBY DESIGNATED AND CREATED TO PROVIDE FOR CERTAIN PUBLIC PURPOSES AND PRIVATE USES AND IMPROVEMENTS AS FURTHER SPECIFIED HEREIN AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION.

2. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE RESERVE AREA OWNER, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION UPON CONVEYANCE OF SUCH RESERVE AREA BY THE OWNER/DEVELOPER TO THE ASSOCIATION. FROM AND AFTER SAID DATE, SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE RESERVE AREAS AND ALL COSTS AND EXPENSES ASSOCIATED THEREWITH, INCLUDING MAINTENANCE OF THE PRIVATE STREETS AND VARIOUS OTHER IMPROVEMENTS AND RECREATIONAL FACILITIES. SEE SECTION IV. FOR ADDITIONAL DETAILS AND REQUIREMENTS.

3. IN THE EVENT THE OWNER OF ANY RESERVE AREA SHOULD FAIL TO PROPERLY MAINTAIN SUCH RESERVE AREA OR FACILITIES THEREIN LOCATED AS HEREIN PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER THEREOF.

4. IN THE EVENT THE OWNER OF ANY RESERVE AREA SHOULD FAIL 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 SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA; OR THE CITY OF JENKS OR THE JENKS PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNERS' WATER BILLS, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF JENKS.

5. THE CITY OF JENKS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PURCHASE ANY AND ALL RESERVE AREAS FROM THE OWNER THEREOF IN THE EVENT: (A) A COUNTY TREASURER'S CERTIFICATE OF TAX SALE BY ASSIGNMENT (THE TAX CERTIFICATE) IS ISSUED BY THE COUNTY TREASURER OF TULSA COUNTY, OKLAHOMA, AS THE RESULT OF UNPAID REAL PROPERTY TAXES COVERING ANY OR ALL SUCH RESERVE AREAS OF "THE SUMMIT AT PINE RIDGE"; AND (B) THE CITY OF JENKS BECOMES THE OWNER OF THE TAX CERTIFICATE OR REDEEMS THE TAX CERTIFICATE ACCORDING TO OKLAHOMA LAW.

6. THE CITY OF JENKS SHALL HAVE SIXTY (60) DAYS AFTER SATISFACTION OF I.L.A.5(A) AND I.L.A.5(B) ABOVE TO PURCHASE ANY CONCERNED RESERVE AREA OF "THE SUMMIT AT PINE RIDGE" FROM THE OWNER THEREOF FOR THE SUM OF TEN DOLLARS (\$10.00). THE CONCERNED RESERVE AREA OWNER SHALL DELIVER A CONVEYANCE TO THE CITY UPON RECEIPT OF SAID PURCHASE PRICE.

B. RESERVE A

1. RESERVE A, AS DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED BY GRANT OF THE OWNER/DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUMMIT AT PINE RIDGE, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF CONSTRUCTING PRIVATE STREETS PROVIDING ACCESS TO AND FROM PUBLIC STREETS,

FOR PROVIDING STORM SEWER AND STORMWATER DRAINAGE AND DETENTION AND NEIGHBORHOOD AMENITIES, FOR UTILITIES, AND FOR PROVIDING GATES AND RELATED ENTRANCE SECURITY FACILITIES, NEIGHBORHOOD PERIMETER LANDSCAPING, DECORATIVE FENCING, SIGNAGE AND ENTRY FEATURES, SHELTER BUILDINGS OR STRUCTURES, LANDSCAPING, IRRIGATION, AND LIGHTING, AND IS RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, TO BE FORMED PURSUANT TO SECTION IV. HEREOF FOR THE PURPOSES OF THE OWNERSHIP, ADMINISTRATION, AND MAINTENANCE OF THE PRIVATE STREETS, STORMWATER DETENTION, AND OTHER PRIVATE DRAINAGE FACILITIES, AND OTHER COMMON AREAS OF THE SUBDIVISION. RESERVE A, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ADDITIONALLY DEDICATED AS A UTILITY EASEMENT. SUCH NEIGHBORHOOD AMENITIES MAY INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO: OPEN SPACE, PRIVATE PARK AND OTHER PASSIVE AND ACTIVE RECREATION USES, PAVILION AND OTHER PROTECTIVE BUILDINGS OR STRUCTURES, PLAYGROUNDS, AND OTHER USES, BUILDINGS, STRUCTURES, AND IMPROVEMENTS AS DETERMINED BY THE OWNER/DEVELOPER, OR ITS SUCCESSORS, AND APPROVED BY THE CITY OF JENKS PUBLIC WORKS DEPARTMENT, PROVIDED SUCH BUILDINGS, STRUCTURES, OR IMPROVEMENTS DO NOT CAUSE AN OBSTRUCTION OR IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE RESERVE AREAS

2. THE OWNER/DEVELOPER HEREBY GRANTS TO THE CITY OF JENKS, OKLAHOMA, INCLUDING, WITHOUT LIMITATION, POLICE AND FIRE DEPARTMENTS, AND OTHER EMERGENCY RESPONSE AND GOVERNMENTAL AGENCIES HAVING JURISDICTION, THE UNITED STATES POSTAL SERVICE AND OTHER PARCEL DELIVERY SERVICES, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO THE REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS WITHIN RESERVE A AND TO OPERATE THEREON ALL NECESSARY VEHICLES AND EQUIPMENT.

3. THE OWNER, FOR ITSELF, ITS SUCCESSORS, AND THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION IV. HEREOF, HEREBY COVENANTS WITH THE CITY OF JENKS, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND, INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, TO:

- CONSTRUCT AND MAINTAIN PRIVATE STREET SURFACING EXTENDING THE FULL LENGTH OF RESERVE A AND MEETING OR EXCEEDING CITY OF JENKS DESIGN STANDARDS FOR A RESIDENTIAL PUBLIC STREET.
- PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER A PRIVATE STREET DEPICTED WITHIN RESERVE A WHICH WOULD INHIBIT ANY GOVERNMENTAL VEHICLE, INCLUDING BUT NOT LIMITED TO FIRE DEPARTMENT VEHICLES, FROM FREE USAGE OF THE PRIVATE STREETS.
- SECURE INSPECTION OF THE PRIVATE STREETS AND SECURE CERTIFICATION BY THE CITY OF JENKS, OKLAHOMA, THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF JENKS, OKLAHOMA, DECLINES TO INSPECT THE PRIVATE STREETS, SECURE CERTIFICATION FROM A LICENSED PROFESSIONAL ENGINEER THAT THE PRIVATE STREETS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, AND THE REQUIRED CERTIFICATION SHALL BE FILED WITH THE JENKS PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.

4. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, THE OWNER/DEVELOPER HEREBY ESTABLISHES AND GRANTS A PERPETUAL, NON-EXCLUSIVE STORMWATER DRAINAGE AND DETENTION EASEMENT ON, OVER, AND ACROSS THAT PORTION OF RESERVE A AS DEPICTED ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE AND DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND AREAS WITHIN THE SUBDIVISION, AND FROM PROPERTIES OUTSIDE OF THE SUBDIVISION.

C. INDEMNIFICATION OF OWNER AND CITY

1. EACH LOT AND RESERVE AREA OWNER AND RESIDENT AND MEMBER OF THE HOMEOWNERS' ASSOCIATION AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER/DEVELOPER AND THE CITY OF JENKS, OKLAHOMA, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, LIABILITIES, AND DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP AND USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS.

2. EACH LOT AND RESERVE AREA OWNER AND RESIDENT AND MEMBER OF THE HOMEOWNERS' ASSOCIATION AGREES THAT NEITHER THE OWNER/DEVELOPER NOR THE CITY OF JENKS, OKLAHOMA, SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

Preliminary Plat

PUD-155

THE SUMMIT AT
PINE RIDGE

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS
(CONTINUED)

Please note the
underlying zoning

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. APPROVAL

"THE SUMMIT AT PINE RIDGE" WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (PUD) NO. 155 ("THE SUMMIT AT PINE RIDGE") (HEREINAFTER, "PUD-155") AS PROVIDED WITHIN SECTION 16-9-8 OF THE JENKS, OKLAHOMA UNIFIED DEVELOPMENT ORDINANCE (UDO).

THE PUD OVERLAY DISTRICT WAS CREATED TO VISUALLY REPRESENT AREAS OF THE COMMUNITY THAT ARE GOVERNED BY AN APPROVED PLANNED UNIT DEVELOPMENT AS DETAILED IN SECTION 16-9-8 OF THE UDO. UPON APPROVAL OF A PLANNED UNIT DEVELOPMENT BY THE CITY COUNCIL, THE ZONING MAP SHALL BE AMENDED TO REFLECT THE PUD OVERLAY.

PUD-155 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF JENKS PLANNING COMMISSION ON APRIL 9 2026, AND APPROVED BY THE JENKS CITY COUNCIL ON APRIL 21, 2026, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 1686) APPROVED APRIL 21, 2026.

PUD-155 REQUIRES THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF JENKS, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY AMENDMENTS THERETO, AND THE OWNER DESIRES TO ESTABLISH THE RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA.

B. AMENDMENT(S)

ANY PUD OVERLAY DISTRICT AMENDMENTS TRANSPIRING HEREAFTER SHALL BE AS PROCESSED AS PROVIDED WITHIN SECTION 16-9-8 (J) AMENDMENTS TO APPROVED PLANNED UNIT DEVELOPMENT OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) OF THE CITY OF JENKS.

THE PUD PROVISIONS OF THE UDO ORDINANCE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE OFFICE OF CODE ENFORCEMENT, CITY OF JENKS, OKLAHOMA, SUFFICIENT TO INSURE THE IMPLEMENTATION OF AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY FUTURE AMENDMENTS.

C. FILING OF A NEW PUD AND/OR AMENDMENT(S)

THE CITY OF JENKS, IN ORDER TO PROVIDE AN ACCURATE RECORD OF THE APPROVED ESTABLISHED COVENANTS IDENTIFIED IN THE APPROVED ORDINANCE AND DETAILED IN THE DEVELOPMENT CRITERIA AND STANDARDS OF THE PUD OVERLAY DISTRICT DOES REQUIRE THAT ALL APPROVED PUD DOCUMENTS (MINOR OR MAJOR) BE FILED BY "SEPARATE INSTRUMENT" AS AN ADDENDUM TO THE DEED OF DEDICATION OF THE PLAT OF RECORD WITH THE TULSA COUNTY CLERK AND SEPARATE INSTRUMENT DOCUMENT SHALL BE AVAILABLE TO THE PUBLIC AT THE CITY OF JENKS PLANNING DEPARTMENT PER CITY OF JENKS POLICY.

D. PUD OVERLAY DISTRICT DOCUMENT ACCESS

REGARDING DEVELOPMENTS GOVERNED BY A PUD OVERLAY DISTRICT, PRIOR TO ANY SITE DEVELOPMENT OR DESIGN, CONTACT THE CITY OF JENKS OR PERFORM A TITLE SEARCH FOR THE APPROVED PLAT ADDENDUM DOCUMENT.

SECTION IV. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION:

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN THE SUMMIT AT PINE RIDGE (THE "HOMEOWNERS' ASSOCIATION" OR THE "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING PROPERTY AND FACILITIES INCLUDING BUT NOT LIMITED TO PRIVATE STREETS, RESERVE AREAS, STORMWATER DRAINAGE, DETENTION, AND RETENTION FACILITIES AND EASEMENT AREAS, PRIVATE PARKS AND OTHER RECREATIONAL FACILITIES, ENTRY FEATURES, AND LANDSCAPING THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND FOR ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE HOMEOWNERS' ASSOCIATION BY THE OWNER OR ITS SUCCESSORS OR ASSIGNS AS FURTHER OUTLINED IN SECTION IV.F. THE OWNER MAY DISCHARGE MANAGEMENT CONTROL OF THE HOMEOWNERS' ASSOCIATION UPON OCCUPANCY OF 51% OF THE LOTS IN THE SUBDIVISION.

B. MEMBERSHIP:

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

C. COVENANT FOR ASSESSMENTS:

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

D. SPECIAL ASSESSMENTS:

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

E. ENFORCEMENT RIGHTS OF THE ASSOCIATION:

THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY, AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE SUBDIVISION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

F. EXPANSION RIGHTS OF THE ASSOCIATION:

THE OWNER HEREBY RESERVES THE RIGHT TO ADD ADDITIONAL LAND TO THE HOMEOWNERS' ASSOCIATION TO SHARE IN BOTH USE AND COSTS OF RESERVE AREAS, OTHER COMMON AREAS, AND STORMWATER DRAINAGE, DETENTION, AND RETENTION FACILITIES LOCATED WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS. ADDITIONAL LAND CAN ONLY BE ADDED BY THE EXPRESS CONSENT OF THE ORIGINAL OWNER, UNTIL SUCH TIME AS THE OWNER RELINQUISHES THIS RIGHT TO THE HOMEOWNERS' ASSOCIATION BY INSTRUMENT DULY FILED OF RECORD. UPON ADDITION OF LAND AS PROVIDED HEREIN, THE OWNERS OF SUCH LAND SHALL BE PERMITTED ALL RIGHTS, PRIVILEGES, AND RESPONSIBILITIES OF THE HOMEOWNERS' ASSOCIATION.

G. REQUIRED MOWING OF VACANT LOTS:

THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE DEVELOPMENT 10 DAYS AFTER THE LOT OWNER HAS RECEIVED NOTICE FROM THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT SAID LOT IS IN VIOLATION OF JENKS CITY CODE SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH. THE 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 PARAGRAPH C. COVENANT FOR ASSESSMENTS.

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

A. ENFORCEMENT:

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. STREETS, EASEMENTS, AND UTILITIES, SECTION II. RESERVE AREAS, SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS, AND SECTION IV.G. REQUIRED MOWING OF VACANT LOTS ARE CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I., II., III., AND IV.G., WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION IV. HOMEOWNERS' ASSOCIATION (EXCLUSIVE OF SUBSECTION IV.G.) SHALL INURE ONLY TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION AND THE HOMEOWNERS' ASSOCIATION PROVIDED FOR IN SECTION IV. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, OR OWNERS OF ANY LOT WITHIN THE SUMMIT AT PINE RIDGE SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE BENEFICIARIES AS SPECIFICALLY OUTLINED HEREIN TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING, OR TO COMPEL COMPLIANCE WITH THE COVENANT. IN ANY JUDICIAL ACTION BROUGHT BY THE 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 ATTORNEY'S FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION:

THE COVENANTS CONTAINED HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED OWNER, ITS GRANTEES, SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF THE RECORDING HEREOF, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREINAFTER PROVIDED.

C. AMENDMENT OR TERMINATION:

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS, AND UTILITIES, SECTION II. RESERVE AREAS, SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS, SUBSECTION IV.G., AND THIS SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY 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, AND THE CITY OF JENKS, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION IV. HOMEOWNERS' ASSOCIATION (EXCLUSIVE OF SUBSECTION IV.G.) AND ANY OTHER PROVISION OF THIS DEED OF DEDICATION WHICH DID NOT INITIALLY REQUIRE THE APPROVAL OF THE JENKS PLANNING COMMISSION OR THE CITY OF JENKS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER, WITHOUT THE APPROVAL OF THE CITY OF JENKS, UNTIL THE ASSOCIATION IS TURNED OVER TO THE LOT OWNERS, AFTER WHICH TIME SUCH AMENDMENT OR TERMINATION SHALL REQUIRE A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 60% OF THE LOTS WITHIN THE SUBDIVISION; PROVIDED THAT, DURING SUCH PERIOD THAT THE OWNER IS THE RECORD OWNER OF AT LEAST ONE (1) LOT WITHIN THE SUBDIVISION, ANY CONFLICT OF AMENDING OR TERMINATING INSTRUMENTS SHALL BE CONTROLLED BY THAT INSTRUMENT EXECUTED BY THE OWNER. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT 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, 141 SUMMIT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2027.

BY:

MICHAEL K. LAMB, MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2027, PERSONALLY APPEARED MICHAEL K. LAMB, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AS MANAGER OF 141 SUMMIT, LLC, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF 141 SUMMIT, LLC FOR THE USES AND PURPOSES THEREIN SET FORTH, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY

CERTIFICATE OF SURVEY

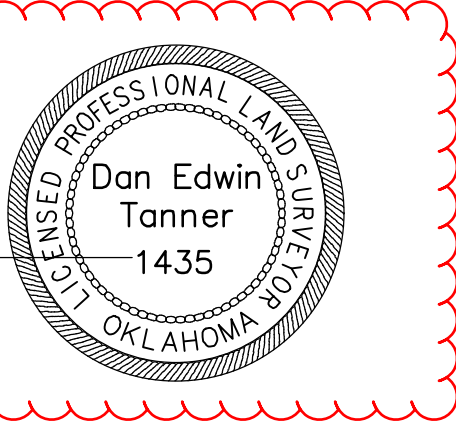
I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2027.

move seal
away from the
signature line

BY:

DAN E. TANNER
LICENSED LAND SURVEYOR
OKLAHOMA NO. 1435



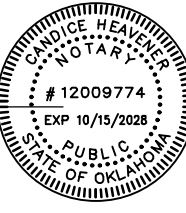
STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2027, BY DAN E. TANNER, AS A LICENSED LAND SURVEYOR.

10/15/2028

MY COMMISSION EXPIRES:

CANDICE HEAVENBER, NOTARY



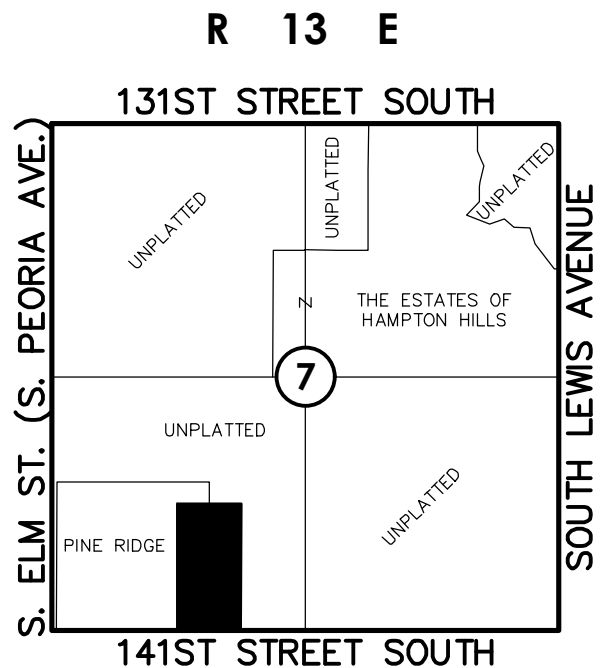
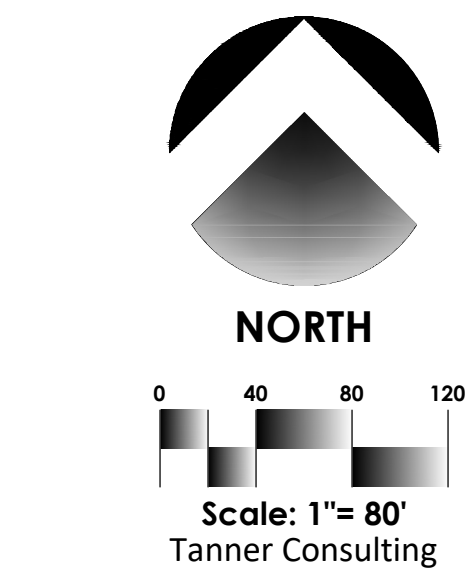
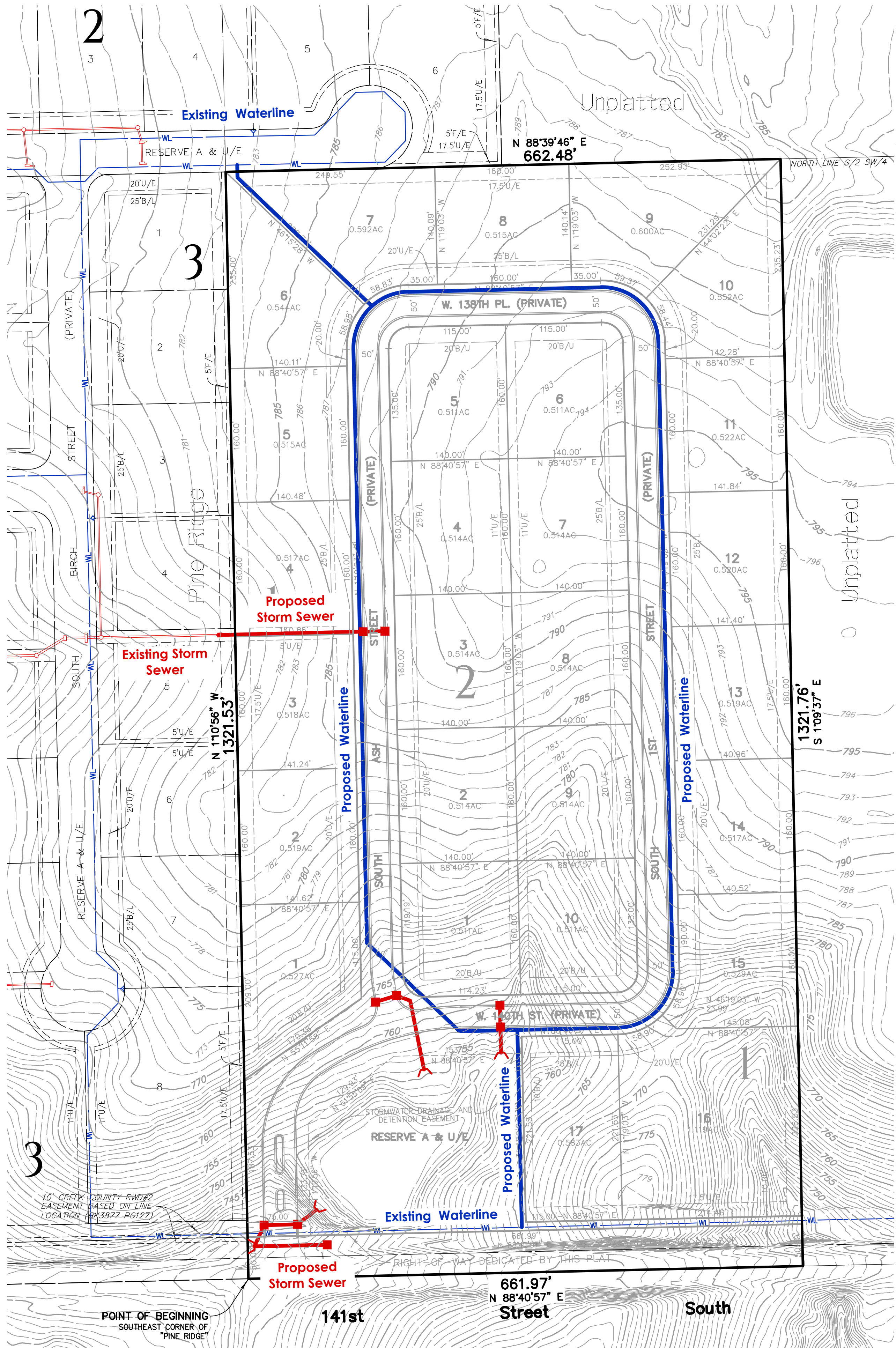
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away from the
signature line

Conceptual Utility Plan

PUD-155
**THE SUMMIT AT
PINE RIDGE**
PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
141 Summit, LLC
MICHAEL LAMB
EMAIL: MICHAEL@LAMBHOMESOK.COM
114 South 3rd Street
Jenks, Oklahoma 74037
Phone: (918) 289-3595

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2027
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:
TWENTY-SEVEN (27) LOTS
IN TWO (2) BLOCKS
WITH ONE (1) RESERVE

GROSS SUBDIVISION AREA: 20.092 ACRES

- LEGEND**
- B/L BUILDING LINE
 - B/U BUILDING LINE & UTILITY EASEMENT
 - BK PG BOOK & PAGE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - CL CENTERLINE
 - Δ DELTA ANGLE
 - DOC DOCUMENT
 - ESMT EASEMENT
 - GOV'T GOVERNMENT
 - LNA LIMITS OF NO ACCESS
 - ODE OVERLAND DRAINAGE EASEMENT
 - RES. RESERVE
 - R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - 1234 ADDRESS ASSIGNED
 - FOUND MONUMENT
 - SET MONUMENT (SEE NOTE 2)
 - STORM SEWER INLET

To	Chair, Dr. Scott West and Planning Commission
Hearing Date	June 04, 2026
Case Number	JL 26-419 Timbercrest View
Request	Lot Combination Lot 2 and the East ½ of Lot 3, Block 2
Location	458 E 113 ST S, 446 E 113 ST S, 11493 S 4TH ST
Applicant	Ashley Fernandez

Staff Report

Preparer | Karl Fritschen/MH

Attachments

☐ Lot Split Exhibit and Legal Description

Preparer

American Eagle land Surveying

Background Information

STAFF COMMENTARY | The applicant is seeking approval of a two lot combinations for two properties in Timbercrest View subdivision.

PLANNING DATA

Public Comment	None no notice is given to public for Lot Split cases
Zoning	RS-2 Residential Single Family Medium Density District
General Location	458 E 113 ST S and 446 E 113 ST S
Plat	Timbercrest View No. 5709 July 09, 2003
Lot Data	Lot Two (2), Block Two (2), Timbercrest View, 17,535 SF, 0.40 Acres Lot One (1), Block Two (2), Timbercrest View, 19,340 SF, 0.44 Acres AND Lot Three (3), Block Two (2), Timbercrest View, 18,387 SF, 0.42 Acres

Assessor Data Lot Two (2), Block Two (2)

Account #:	R60968833100680
Owner:	WILLIAMSON, BRENT & STEPHANIE REV TRUS
Address:	458 E 113TH ST S
Zoning:	RS-2, Residential Single Family Medium Density District
PUD:	None

Assessor Data Lot One (1), Block Two (2)

Account #: R60968833100670
Owner: SELLERS, JAMES B & ANITA B
Address: 446 E 113TH ST S
Zoning: RS-2, Residential Single Family Medium Density District
PUD: None

Assessor Data Lot Three (3), Block Two (2)

Account #: R60968833100690
Owner: FERNANDEZ, ASHLEY ELIZABETH & ESTEBAN III
Address: 11493 S 4TH ST
Zoning: RS-2, Residential Single Family Medium Density District
PUD: None

EVALUATION This lot split case, which is also a lot combination, involves the 3 platted parcels referenced above as part of the Timbercrest View Subdivision. The request involves splitting Lot 3, Block 2 and then combining the east and west portions with Lots 1 and 2, Block 2. This action will essentially make Lots 1 and 2 larger and eliminate Lot 3. The property is zoned RS-2 and the proposed action will not create any non-conforming issues with respect to the bulk and area requirements of the RS-2 zoning. Access to a public street will still be available to each lot. There is a sanitary sewer line and easement running along southern portions of current Lots 1 and 2, which will have to remain in place and no structures will be permitted within this easement. Staff believes the Lot Split complies with all City requirements with respect to lot split and lot combination requirements.

Sec. 16-8-4. Subdivision Procedures.

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

(1) Lot Split Review Requirements.

- ☐ *Lot split application is complete.*
- ☐ *Lot split fees paid.*
- ☐ *Scaled drawing of lot split(s) provided.*
- ☐ *Drawing shows all existing and proposed lot lines.*
- ☐ *Drawing shows adjacent streets and street widths.*
- ☐ *Drawing shows existing access limitations.*
- ☐ *Drawing shows a north arrow and map scale.*
- ☐ *Lot dimensions and area conform with UDO requirements of Variance of zoning code requirements have been obtained by Jenks Board of Adjustment.*

- *If 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. The Lot dimensions do conform.*
- *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. Confirmed on the site plan where the new lot is located, which side are the utilities located and are they adequate and substantially meet the requirements.*

(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. Each lot has access to a public street.*
- *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.*

CONDITIONS

- 1) Submit Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
- 2) Provide City Planner with copy of recorded Deeds

RECOMMENDATION: *Staff recommends approval of JL 26-417 pending TAC comments.*

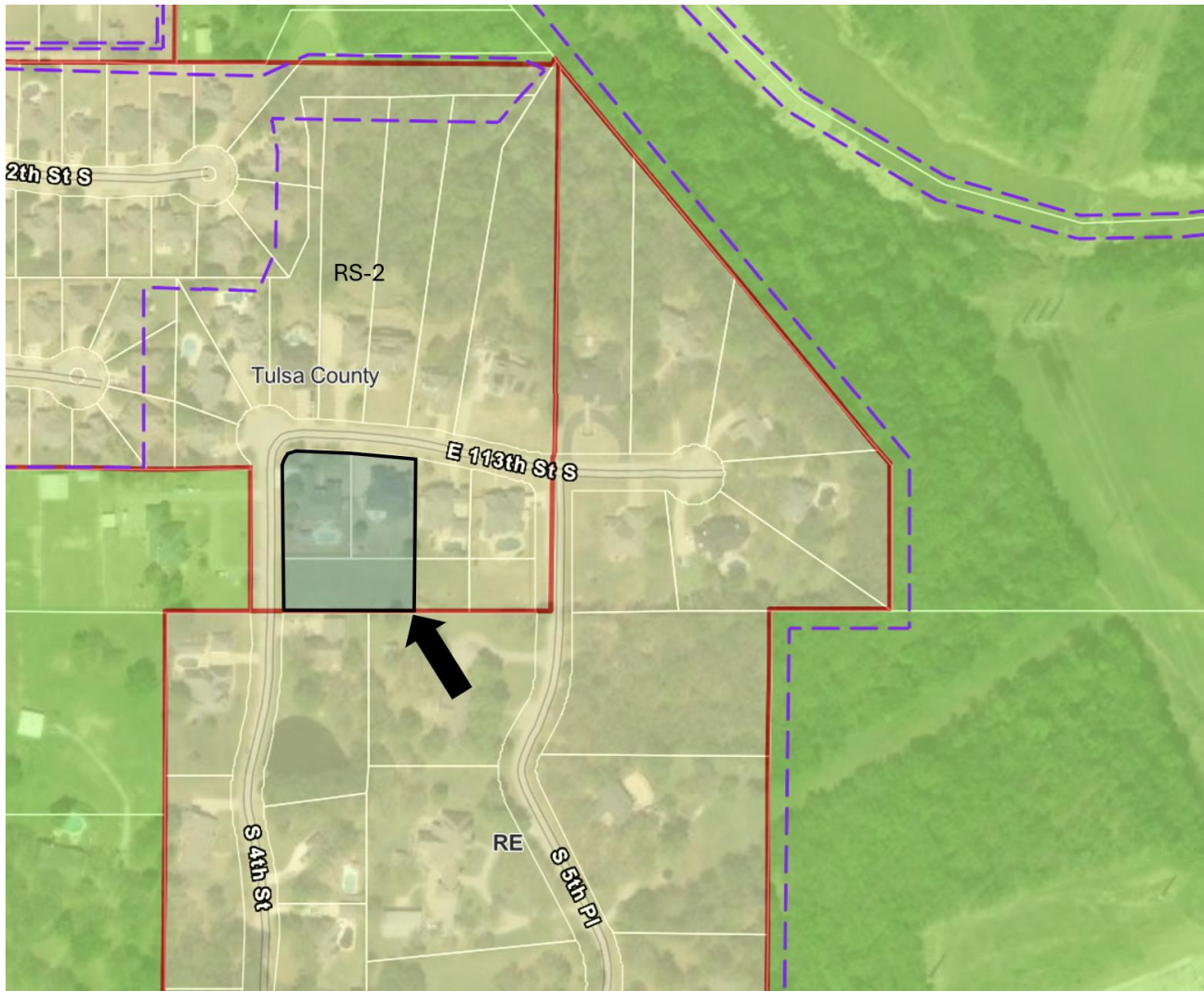


Figure 1: Zoning Map | INCOG

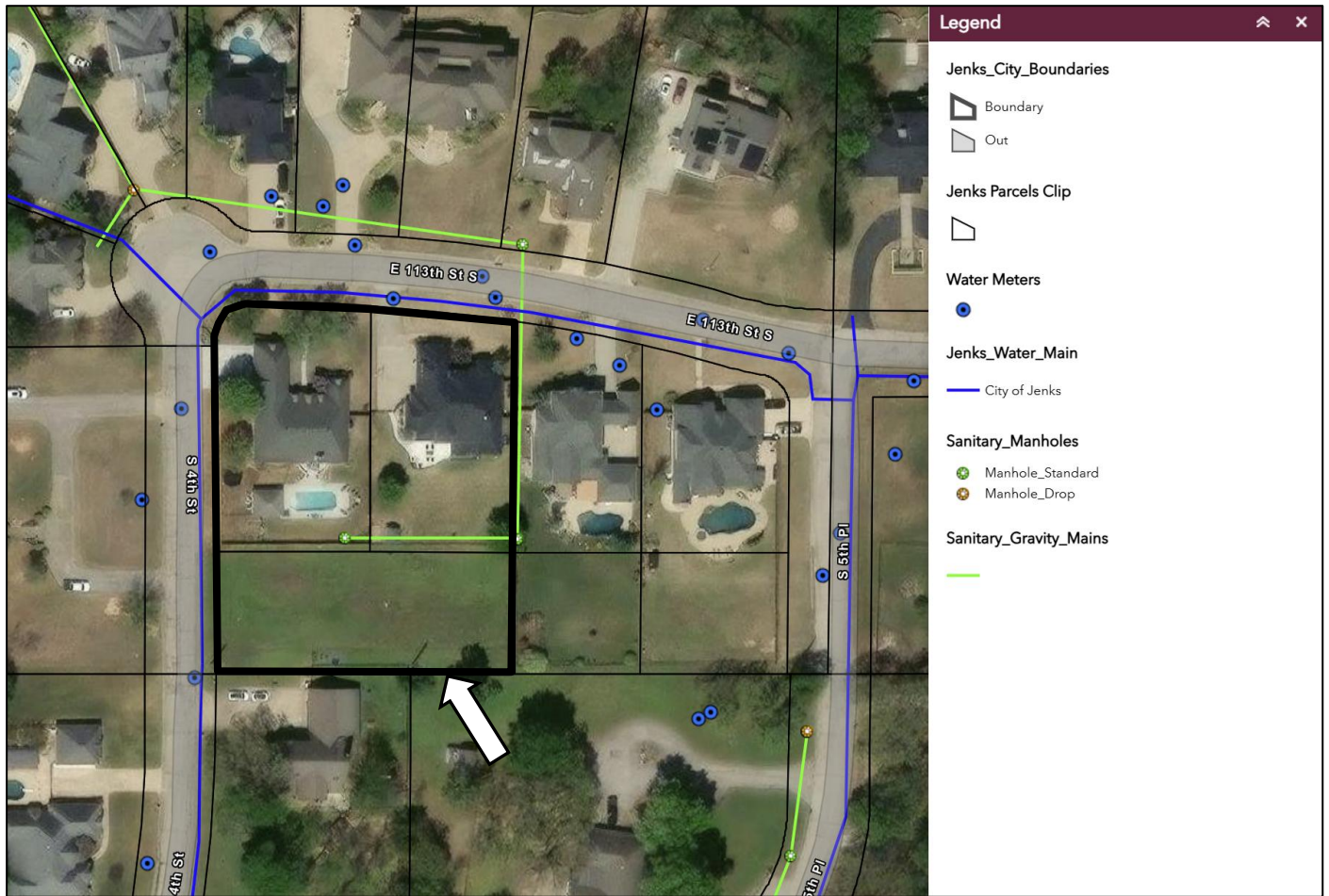


Figure 2: Aerial Map with Water and Sewer Lines

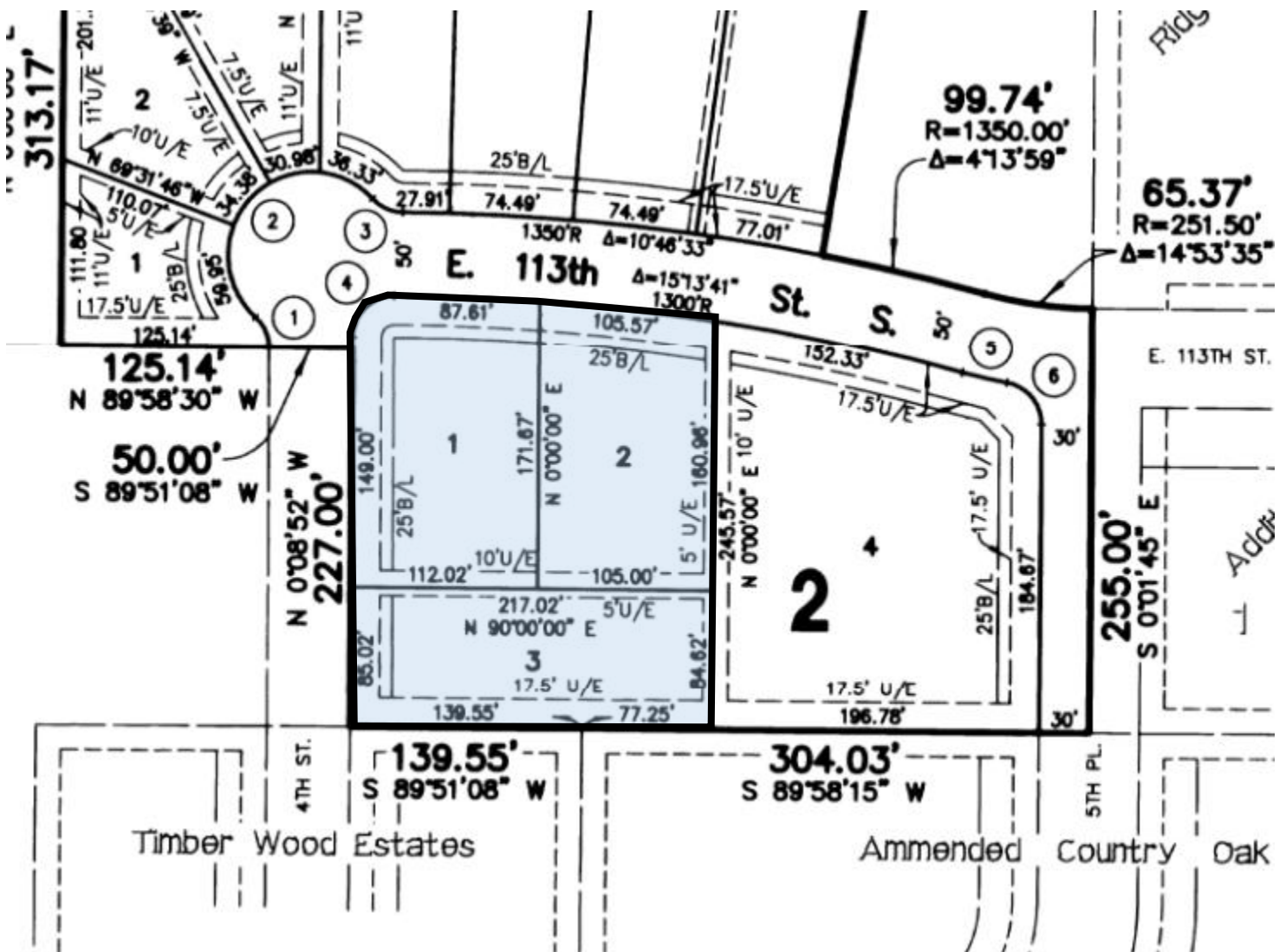


Figure 2: Plat Map, Timbercrest View



AMERICAN EAGLE
LAND SURVEYING, LLC

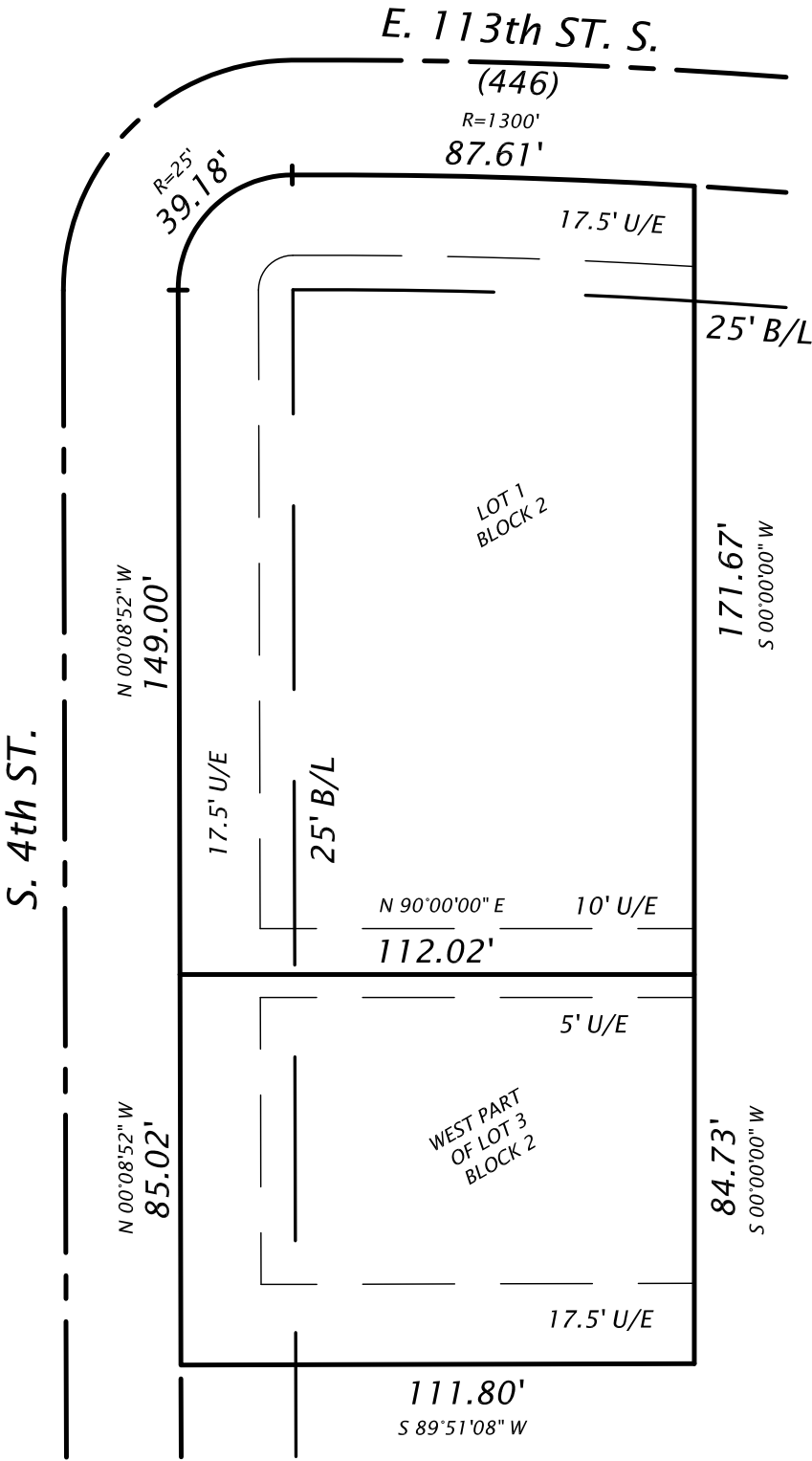
2023 West 111th Street Jenks, OK. 74037
OFFICE (918)640-4162 FAX (918)894-5248
darrellbible@gmail.com

PROFESSIONAL LAND SURVEYOR'S
PROPOSED LOT COMBINATION SKETCH

Order No. 2604300
Client: Esteban Fernandez III and Ashley Fernandez
Owner: James Sellar and Anita Sellers

SEE "ATTACHMENT"
FOR LEGAL DESCRIPTION

SCALE
1" = 30'
PLAT NO. 5709



CERTIFICATE
I DARRELL BIBLE, PROFESSIONAL LAND SURVEYOR #1731 IN AND FOR THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT AND LEGAL DESCRIPTION REPRESENTS A SKETCH FOR A LOT COMBINATION PERFORMED UNDER MY DIRECT SUPERVISION. THE ABOVE PLAT MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAYS OF RECORD. NO RESEARCH OF ABSTRACT OR RECORD OFFICES HAS BEEN CONDUCTED,

Darrell Bible

Darrell Bible
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1731
CA #6588 EXPIRES 6/30/2026
Final: 5/7/2026





AMERICAN EAGLE LAND SURVEYING, LLC

2023 West 111th Street, Jenks, Ok 74037

Ph 918-640-4162 Fax 918-894-5248

darrellbible@gmail.com

Order No. 2604300

“ATTACHMENT”

LEGAL DESCRIPTION

Lot One (1), Block Two (2), TIMBERCREST VIEW, an Addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

A Part of Lot Three (3), Block Two (2), TIMBERCREST VIEW, an Addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as follows, to-wit:

Beginning at the Northwest Corner for said Lot 3; Thence N 90°00'00" E along the North line of said Lot 3 a distance of 102.02 feet; Thence S 00°00'00" W a distance of 84.73 feet to a point on the South line of said Lot 3; Thence S 89°51'08" W along the South line of said Lot 3 a distance of 111.80 feet to the Southwest corner of said Lot 3; Thence N 00°08'52" W along the West line of said Lot 3 a distance of 85.02 feet to the Point of Beginning, containing 0.218 acres (9498.5 Sq Ft) of land more or less, This legal description provided May 7, 2026 by Darrell Bible, L.S. #1731 in and for the State of Oklahoma.



AMERICAN EAGLE
LAND SURVEYING, LLC

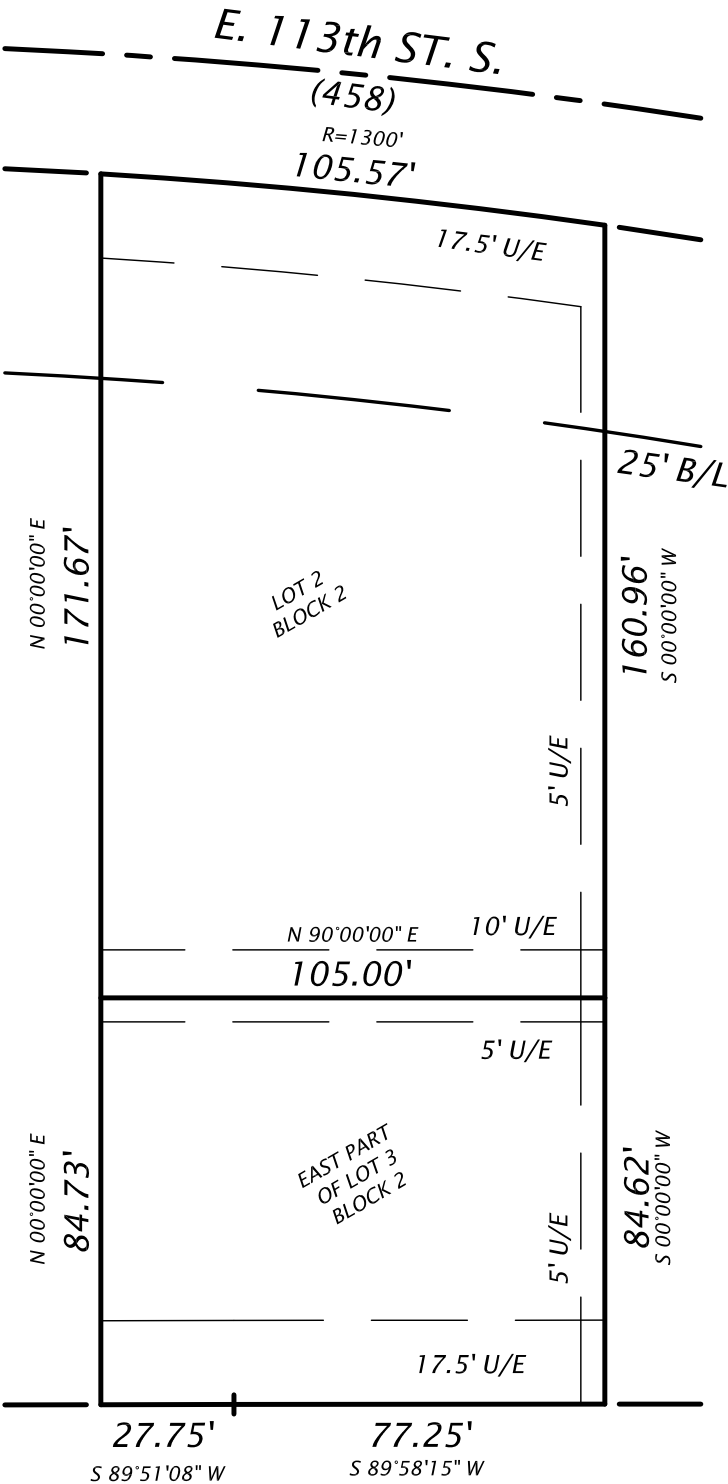
2023 West 111th Street Jenks, OK. 74037
OFFICE (918)640-4162 FAX (918)894-5248
darrellbible@gmail.com

PROFESSIONAL LAND SURVEYOR'S
PROPOSED LOT COMBINATION SKETCH

Order No. 2604300
Client: Esteban Fernandez III and Ashley Fernandez
Owner: Brent Williams & Stephanie Williams Trust

SEE "ATTACHMENT"
FOR LEGAL DESCRIPTION


SCALE
1" = 30'
PLAT NO. 5709



CERTIFICATE
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Darrell Bible
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1731
CA #6588 EXPIRES 6/30/2026
Final: 5/7/2026





AMERICAN EAGLE LAND SURVEYING, LLC

2023 West 111th Street, Jenks, Ok 74037

Ph 918-640-4162 Fax 918-894-5248

darrellbible@gmail.com

Order No. 2604300

“ATTACHMENT”

LEGAL DESCRIPTION

Lot Two (2), Block Two (2), TIMBERCREST VIEW, an Addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

AND

A Part of Lot Three (3), Block Two (2), TIMBERCREST VIEW, an Addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as follows, to-wit:

Commencing at the Northwest Corner for said Lot 3; Thence N 90°00'00" E along the North line of said lot 3 a distance of 102.02 feet to the Point of Beginning; Thence continuing N 90°00'00" E along the North line of said Lot 3 a distance of 105.00 feet to the Northeast corner of said Lot 3; Thence S 00°00'00" W along the East line of said Lot 3 a distance of 84.62 feet to the Southeast corner of said Lot 3; Thence S 89°58'15" W along the South line of said Lot 3 a distance of 77.25 feet; Thence S 89°51'08" W along the South line of said Lot 3 a distance of 27.75 feet; Thence N 00°00'00" E a distance of 84.73 feet to the Point of Beginning, containing 0.204 acres (8888.8 Sq Ft) of land more or less, This legal description provided May 7, 2026 by Darrell Bible, L.S. #1731 in and for the State of Oklahoma.

PROFESSIONAL LAND SURVEYOR'S
PROPOSED LOT SPLIT SKETCH



AMERICAN EAGLE
LAND SURVEYING, LLC

2023 West 111th Street Jenks, OK. 74037
OFFICE (918)640-4162 FAX (918)894-5248
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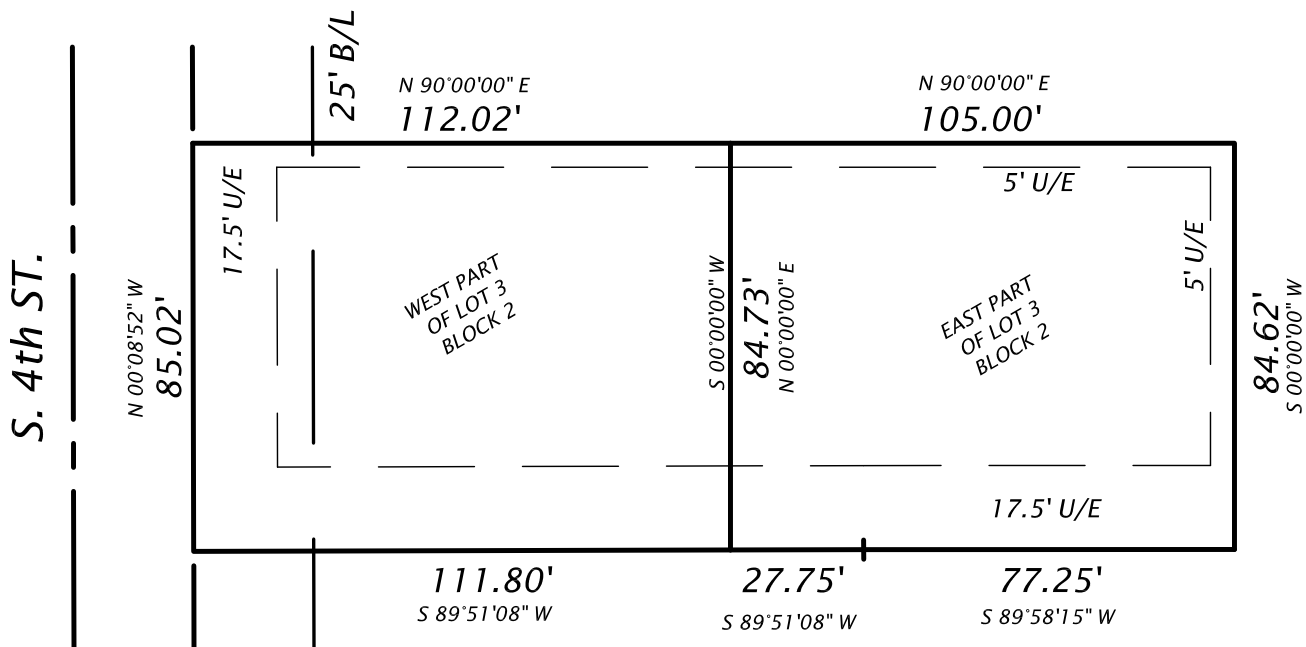
Order No. 2604300
Client: Esteban Fernandez III and Ashley Fernandez



SCALE
1" = 40'

PLAT NO. 5709

SEE "ATTACHMENT"
FOR LEGAL DESCRIPTION



CERTIFICATE

I DARRELL BIBLE, PROFESSIONAL LAND SURVEYOR #1731 IN AND FOR THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT AND LEGAL DESCRIPTION REPRESENTS A SKETCH FOR A LOT SPLIT PERFORMED UNDER MY DIRECT SUPERVISION. THE ABOVE PLAT MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAYS OF RECORD. NO RESEARCH OF ABSTRACT OR RECORD OFFICES HAS BEEN CONDUCTED,

Darrell Bible

Darrell Bible
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1731
CA #6588 EXPIRES 6/30/2026
Final: 5/7/2026





AMERICAN EAGLE LAND SURVEYING, LLC

2023 West 111th Street, Jenks, Ok 74037
Ph 918-640-4162 Fax 918-894-5248
darrellbible@gmail.com

Order No. 2604300

“ATTACHMENT”

LEGAL DESCRIPTION

Original legal

Lot Three (3), Block Two (2), TIMBERCREST VIEW, an Addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

LEGAL DESCRIPTION

West part of Lot 3

A Part of Lot Three (3), Block Two (2), TIMBERCREST VIEW, an Addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as follows, to-wit:

Beginning at the Northwest Corner for said Lot 3; Thence N 90°00'00" E along the North line of said Lot 3 a distance of 102.02 feet; Thence S 00°00'00" W a distance of 84.73 feet to a point on the South line of said Lot 3; Thence S 89°51'08" W along the South line of said Lot 3 a distance of 111.80 feet to the Southwest corner of said Lot 3; Thence N 00°08'52" W along the West line of said Lot 3 a distance of 85.02 feet to the Point of Beginning, containing 0.218 acres (9498.5 Sq Ft) of land more or less, This legal description provided May 7, 2026 by Darrell Bible, L.S. #1731 in and for the State of Oklahoma.

LEGAL DESCRIPTION

East part of Lot 3

A Part of Lot Three (3), Block Two (2), TIMBERCREST VIEW, an Addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as follows, to-wit:

Commencing at the Northwest Corner for said Lot 3; Thence N 90°00'00" E along the North line of said lot 3 a distance of 102.02 feet to the Point of Beginning; Thence continuing N 90°00'00" E along the North line of said Lot 3 a distance of 105.00 feet to the Northeast corner of said Lot 3; Thence S 00°00'00" W along the East line of said Lot 3 a distance of 84.62 feet to the Southeast corner of said Lot 3; Thence S 89°58'15" W along the South line of said Lot 3 a distance of 77.25 feet; Thence S 89°51'08" W along the South line of said Lot 3 a distance of 27.75 feet; Thence N 00°00'00" E a distance of 84.73 feet to the Point of Beginning, containing 0.204 acres (8888.8 Sq Ft) of land more or less, This legal description provided May 7, 2026 by Darrell Bible, L.S. #1731 in and for the State of Oklahoma.

Jenks | PC Staff Report



To	Dr. Scott West and Planning Commission
Hearing Date	June 4, 2026
Case Number	JZ 26 PUD 153MI1
Request	Minor Amendment NO. 1 to PUD 153
Location	South of 131 st and east of Elm (Peoria)

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Legal Notice
- ☐ PUD 153 Exhibit

Preparer

INCOG
Select Design, Ryan McCarty

Background Information

SUMMARY OF ENTITLEMENTS:

CC SUMMARY | June 17, 2025 | Approved | Ordinance No. 1670

PC SUMMARY | June 05, 2025 | 5-0-2 Approved at regularly Scheduled Planning Commission hearing

Bentley Ranch is single-family development on a 30.21-acre tract of presently undeveloped land in the City of Jenks, Tulsa County, Oklahoma. The project is located on the south side of East 131st Street approximately a quarter mile east of the intersection of East 131st Street South and (Elm) South Peoria Avenue. This Planned Unit Development amendment will allow for a better engineering design and access for the rear yard of a few lots otherwise the subdivision does primarily follow RS-1 dimensional and density standards.

REQUESTS

Request(s)	Minor Amendment No. 1 to PUD 153 - Reduce lot width 2 lots from 80 ft. to 75 ft. lots - Due to future access to sanitary sewer - Relocate the pocket park shown on Exhibit "F" - Add additional drainage reserve area along south property line
Uses	Single-family Residential
Zoning	(RS1) Single-family Residential with a PUD Overlay (PUD 153)
Comprehensive Plan	Medium Intensity Single-family
Public Comment	None Minor Amendments are not advertised
Ward 5	Donna Ogez

Current Parcel Data

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

Parcel ID West lot 97307-73-07-16010

Legal W/2 NE NW LESS N35 THEREOF SEC 7 17 13 19.470ACS
 Gross Acres 19.47 acres / 848,113 sq ft

Parcel ID East lot 97307-73-07-17010

Legal W/2 E/2 NE NW LESS N35 FOR RD SEC 7 17 13 9.735ACS
 Gross Acres 9.74 acres / 424,274 sq ft

ZONING INFORMATION Table 16-3-1(A): Residential District Bulk and Dimensional Standards				
Standard	PUD 153	RS2	RS1	Minor Amd. No. 1
Lot Standards (Minimum)				
Lot Area (sqft) Average of 80 x 130	10,000	8,000	10,000	nc
Lot Area/DU (sqft)	Max Dwellings: 81 Lots Drawn	8,000	10,000	80 Lots Drawn
Lot Width (ft)	80	60	70	75 Lot Max (2)
Yard Setbacks (Minimum)				
Front (ft)	25	20 (3)	25	cc
Exterior Side (ft)	20 & 35 (131 st)	15 (3)	20	nc
Interior Side (ft)	5/5 (10)	5	15 (1)	nc
Rear (ft)	20	20	25	nc
Building Standards (Maximum)				
Height (ft)	35*	35	35	nc
Impervious Surface Coverage	45%	45%	45%	nc
Notes				
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.				
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.				
(3) Garages shall be setback a minimum of 25 feet from the front property line.				
* See PUD for Height exceptions				
UDO Highlights				
Amenities* * Sec. 16-8-11. Parkland Provision. Are amenities equivalent to what has been required for non- gated subdivisions? Do Amenities meet the code?	1. Lot size allows for large backyards for swimming pools 2. Passive Recreation / Green Space / Reserve Areas 3. 2 wet detention areas and fountains 4. Stocked Fishing pond with dock. 5. Wooden Bridge 6. Walking/Jogging trail- <i>all weather surface</i> 7. Brick/Stone Landscaped Entry Look and feel of private neighborhood. 8. Brick pony wall along arterial street adjacent to pond 9. New tree plantings			

	10. Landscaped green space Pocket Park
Zoning	RS1 (Residential Single-family) PUD 153 Overlay
Land Area / Dwelling Unit	131 Dwelling Units (DU) allowed/UDO 1,315,947.6 sq ft @ 30.21 Acres (RS1) 85 Dwelling Units allowed by PUD 153
Building Materials	100% Masonry/stone
Garages	3 enclosed off-street parking spaces per DU
Signage	64 Sq Ft \ Amenities (16 Sq Ft)
House Square Footage	Add to PUD Not UDO requirement

Zoning

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

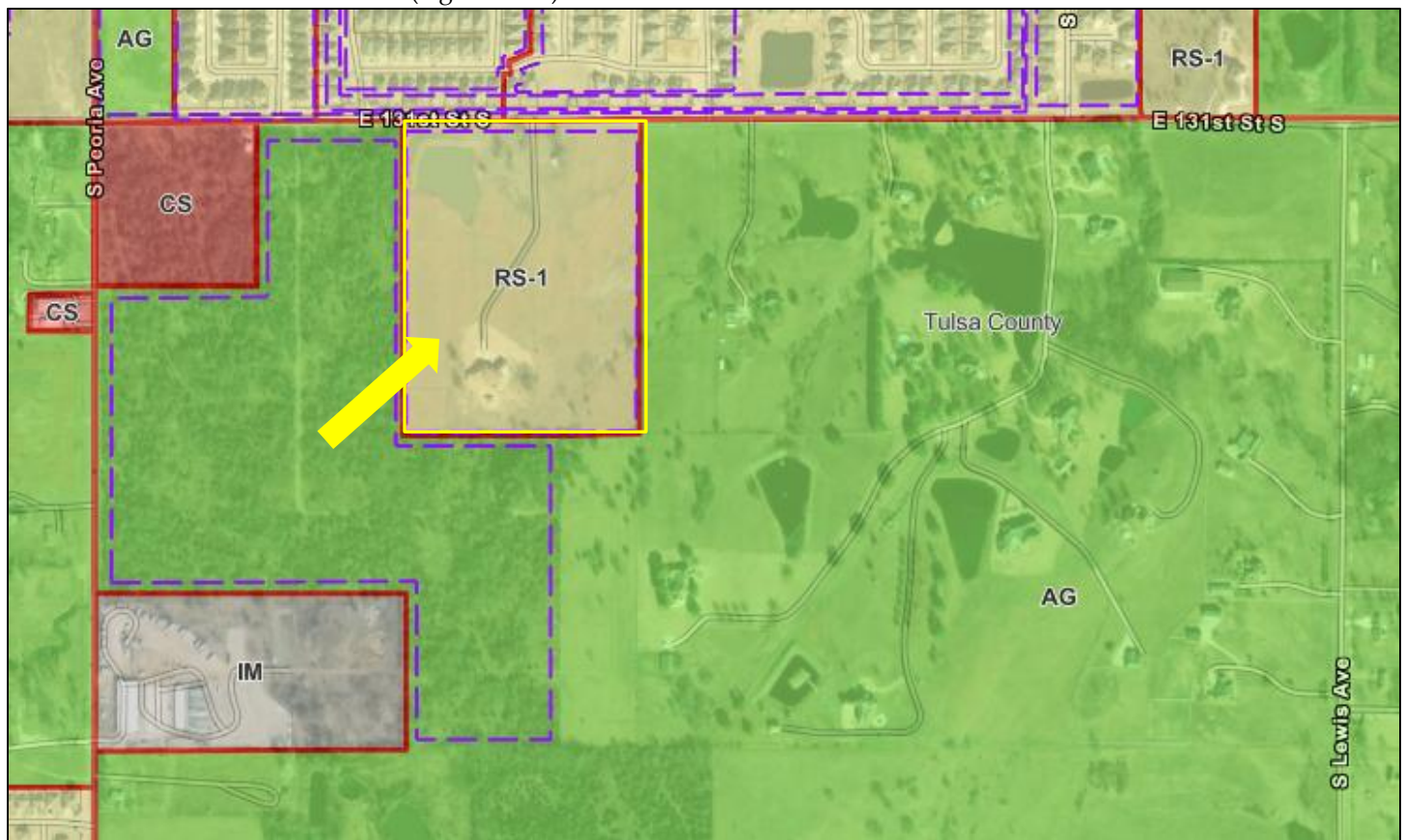


Figure 1: Zoning Map | INCOG

Comp Plan

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

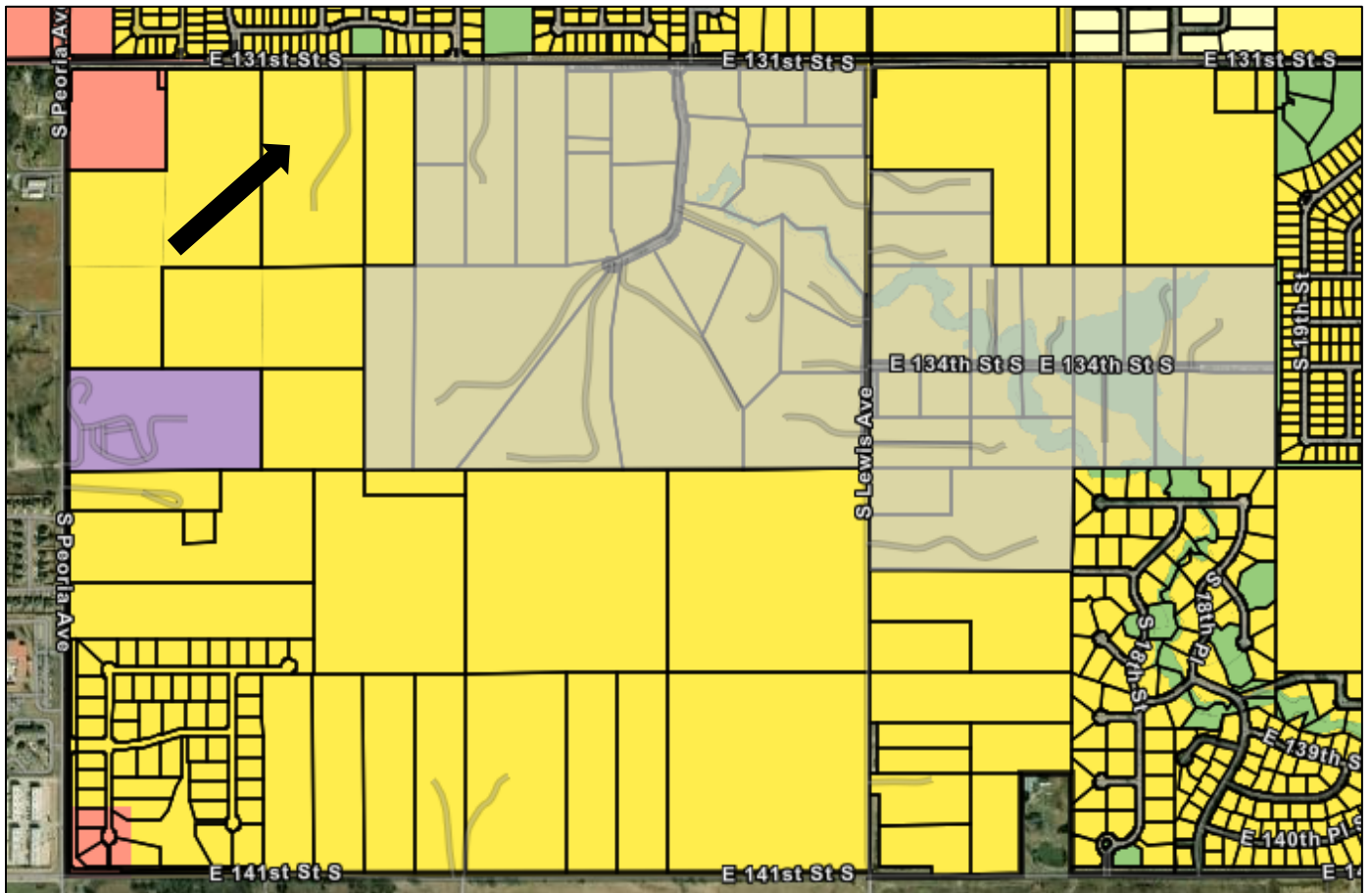


Figure 2: Horizon
Jenks Comp Plan

Land Use Plan

- | | |
|---|---|
| Low Intensity Single-Family | Light Industrial |
| Medium Intensity Single-Family | Heavy Industrial |
| High Intensity Single-Family | Parks and Open Space |
| Multi-Family Residential | Public and Semi-Public |
| Business Park | Utility |
| Regional Commercial | <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 10px;">↔</div> Potential South Tulsa-Jenks Bridge |
| Local Commercial | <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 10px;">----</div> Potential Road Connections |
| Downtown | |

Staff Evaluation & Recommendation

Evaluation | This application is a minor amendment to PUD 153 a single-family residential development.

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*

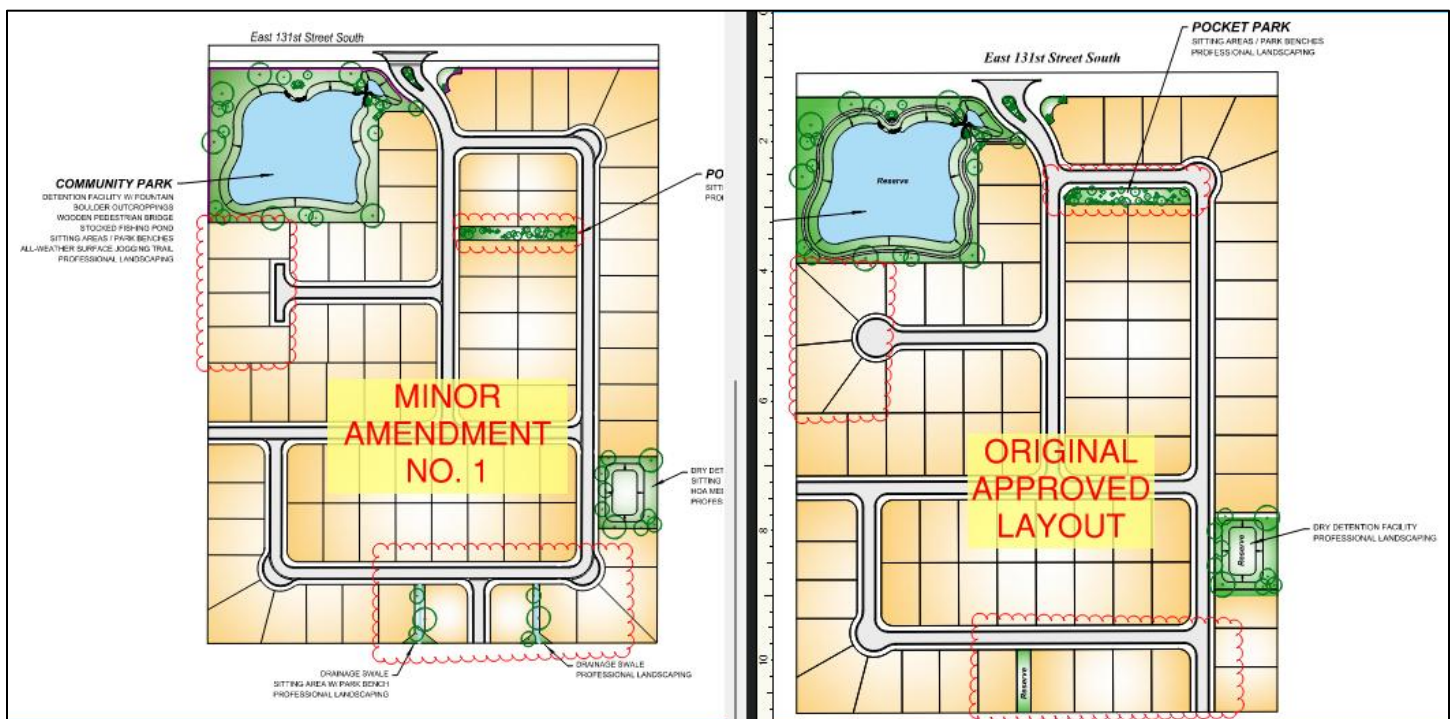
Development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.

- (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 recommend conditional approval:

1. Platting is required
2. PUD Comments (Not Complete list)
 - a. Comply with UDO Subdivision Standards or ask for relief.
3. Provide a clean copy of the PUD once it has been approved.
4. Full ROW to be dedicated during platting.
5. Add minimum square footage to the PUD.

Planned Unit Development 153
Minor Amendment #1

Bentley Ranch

30.21 ACRES

South of E. 131ST St. S. and east of S. Peoria Ave.

Jenks, Oklahoma

May 26, 2026



DEVELOPMENT ANALYSIS
PROJECT MANAGEMENT
DRAFTING & DESIGN

P.O. Box 548
Bixby, Oklahoma 74008
Phone: (918) 798-8356



**ENGINEERED BY
DESIGN**

Development Concept

Bentley Ranch is a previously approved single-family development on a 30.21-acre tract of presently undeveloped land in the City of Jenks, Tulsa County, Oklahoma. The project is located on the south side of East 131st Street South, approximately a quarter mile east of the intersection of East 131st Street South and South Peoria Avenue. PUD 153 is an overlay covering the RS-1 zoning district and follows RS-1 dimensional and density standards with a few notable exceptions.

Minor amendment objectives:

1. Decrease the minimum lot width from 80' to 75' for a maximum of 2 lots that abut a public street with a hammerhead-style turn-around.
2. Relocate the Pocket Park originally shown on Exhibit F - Conceptual Site Plan south approximately 160' and add an additional drainage reserve area along the south property line.

Amended Development Standard

Minimum lot width: 80 feet, except for 2 lots (SEE NOTE 1)

* Lots with cul-de-sac or radial "knuckle" frontage may have a minimum width of 40 feet at the right-of-way line but shall meet the minimum requirements for lot areas as specified in this PUD.

NOTE 1: A maximum of two (2) lots with hammerhead style turn-around frontage may have a minimum lot width of 75 feet at the right-of-way line but shall meet the minimum requirements for lot areas as specified in PUD 153.

Revised Conceptual Site Plan

Exhibit A: SEE ATTACHED

East 131st Street South

COMMUNITY PARK
 DETENTION FACILITY W/ FOUNTAIN
 BOULDER OUTCROPPINGS
 WOODEN PEDESTRIAN BRIDGE
 STOCKED FISHING POND
 SITTING AREAS / PARK BENCHES
 ALL-WEATHER SURFACE JOGGING TRAIL
 PROFESSIONAL LANDSCAPING

POCKET PARK
 SITTING AREAS / PARK BENCHES
 PROFESSIONAL LANDSCAPING

**MINOR
 AMENDMENT
 NO. 1**

DRY DETENTION FACILITY
 SITTING AREAS / PARK BENCHES
 HOA MEETING GATHERING PLACE
 PROFESSIONAL LANDSCAPING

DRAINAGE SWALE
 SITTING AREA W/ PARK BENCH
 PROFESSIONAL LANDSCAPING

DRAINAGE SWALE
 PROFESSIONAL LANDSCAPING

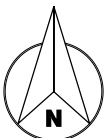


EXHIBIT A
 REVISED
 CONCEPTUAL SITE PLAN

NOTE: SITE GEOMETRY, STREET PATTERNS, LOT CONFIGURATIONS, ETC. SHOWN HEREON ARE SUBJECT TO CHANGE AND ARE SHOWN FOR REFERENCE ONLY IN ORDER TO CONVEY THE INTENT OF THE PROPOSED DEVELOPMENT. THE PUD TEXT CONTAINING DEVELOPMENT STANDARDS SHALL GOVERN FINAL SITE DESIGN. FOR THE PURPOSES OF SITE PLAN REVIEW REQUIREMENTS, THE APPROVED FINAL PLAT SHALL CONSTITUTE THE REQUIRED DETAILED SITE PLAN.

Planned Unit Development 153

Bentley Ranch

30.21 ACRES

South of E. 131ST St. S. and east of S. Peoria Ave.

Jenks, OKLAHOMA

June 5, 2025

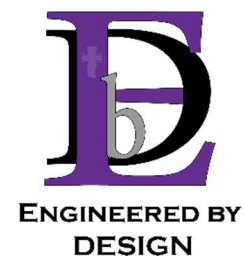


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I. Development Concept

Bentley Ranch is a public street, single-family development on a 30.21-acre tract of presently undeveloped land in the City of Jenks, Tulsa County, Oklahoma. There is currently a single family residence located on the property. The project is located on the south side of East 131st Street South approximately a quarter mile east of the intersection of East 131st Street South and South Peoria Avenue. The property is currently zoned AG for Agriculture use. This Planned Unit Development will follow RS-1 dimensional and density standards.

Adjacent to the property are several different land uses and zoning classifications, as follows:

EAST:	AG: Agriculture
NORTH:	East 131 st Street South
WEST:	AG: Agriculture
SOUTH:	AG: Agriculture

Bentley Ranch is a professional planned neighborhood with a landscaped entry and recreational areas. Plans for the neighborhood include two detention facilities with fountain(s), all-weather surface walking trail, stocked fishing pond with wooden bridge, brick or stone entry feature, pocket park with sitting areas / park benches, new tree plantings and landscaped green space for the enjoyment of the residents in Bentley Ranch.

Legal Description

TRACT 1:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF.

AND

TRACT 2:

THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (W/2 E/2 NE/4 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

EXHIBIT A
VICINITY MAP

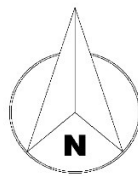


EXHIBIT B
AERIAL PHOTO

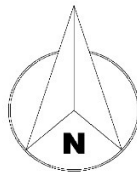


EXHIBIT C

SITE TOPOGRAPHY

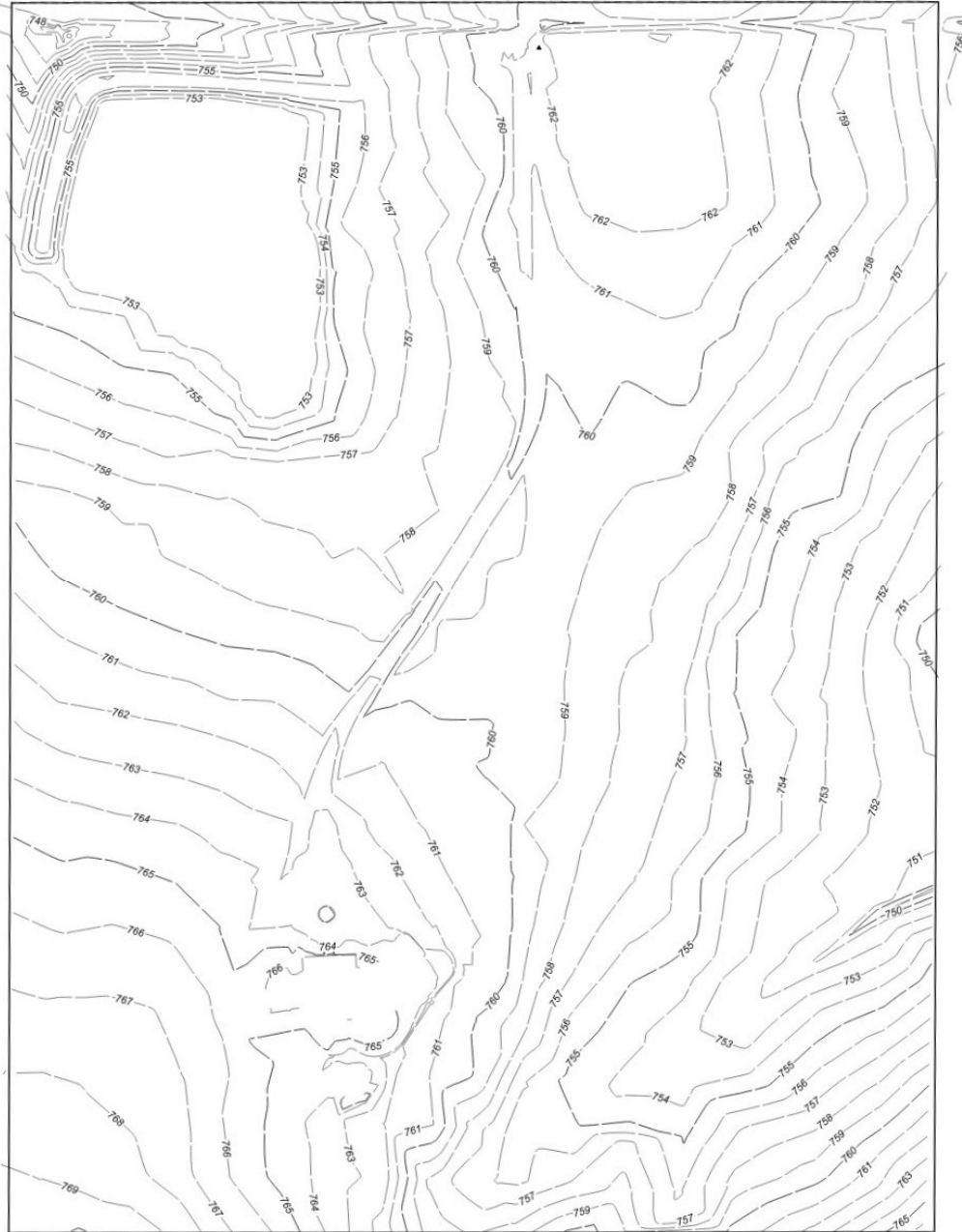


EXHIBIT D
CURRENT ZONING MAP

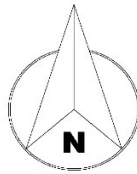
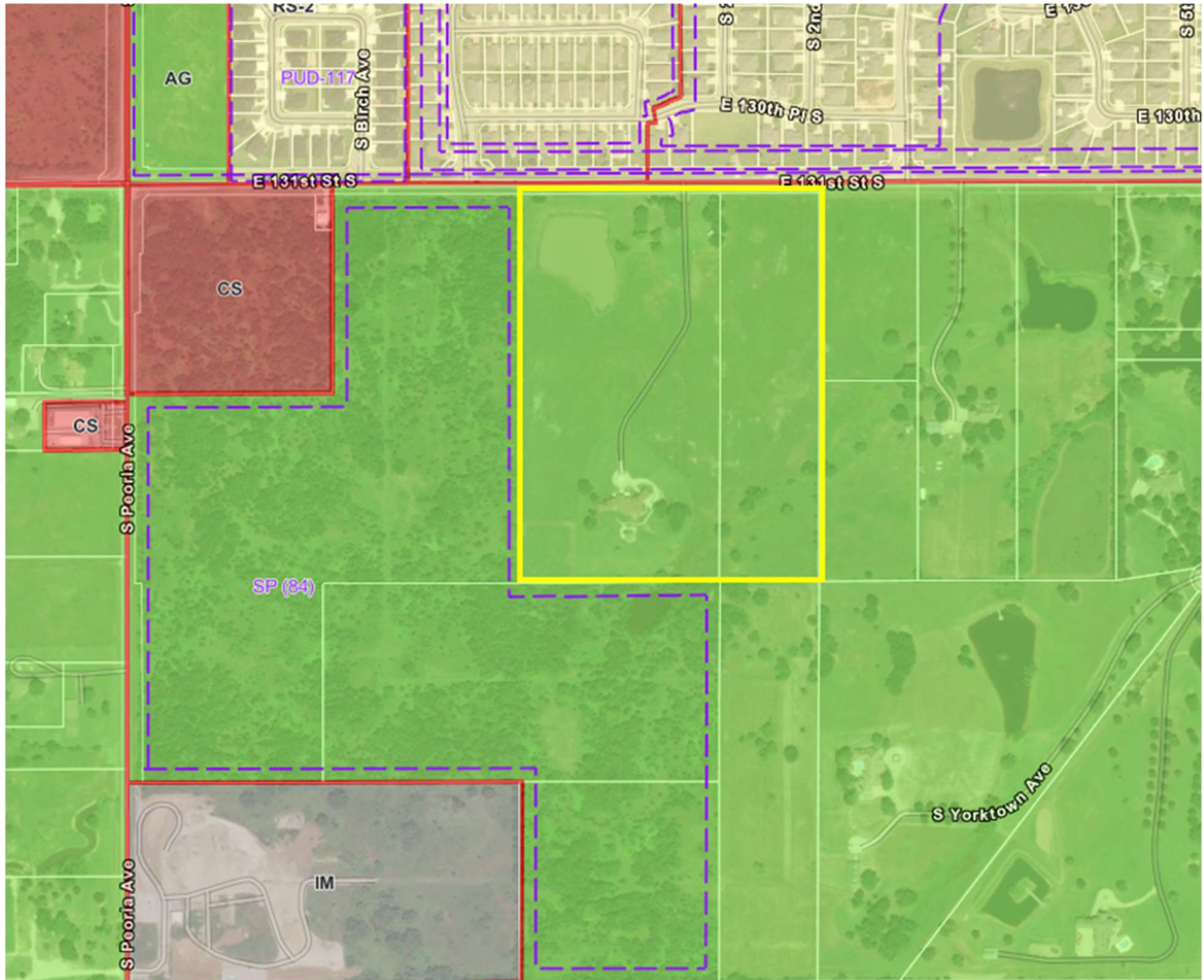
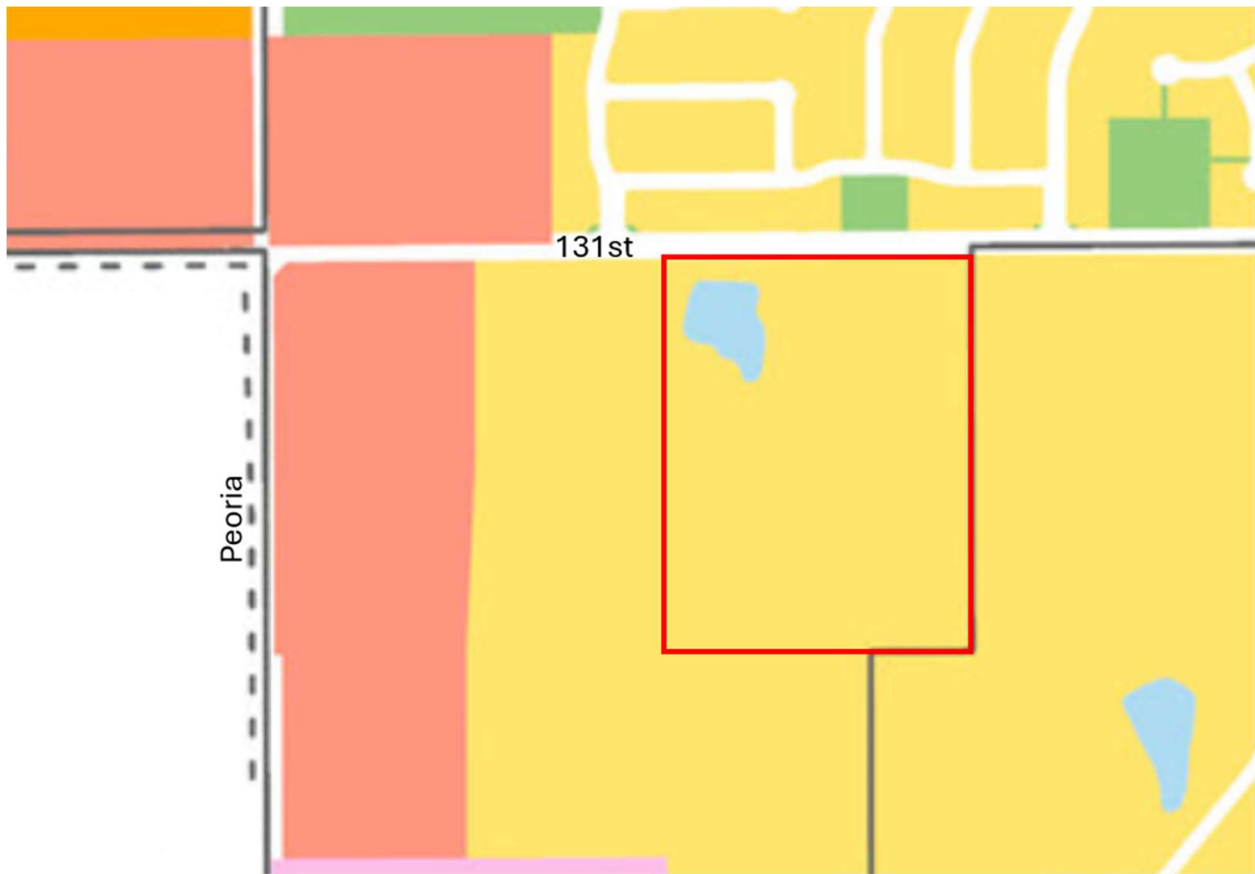


EXHIBIT E
COMPREHENSIVE PLAN MAP



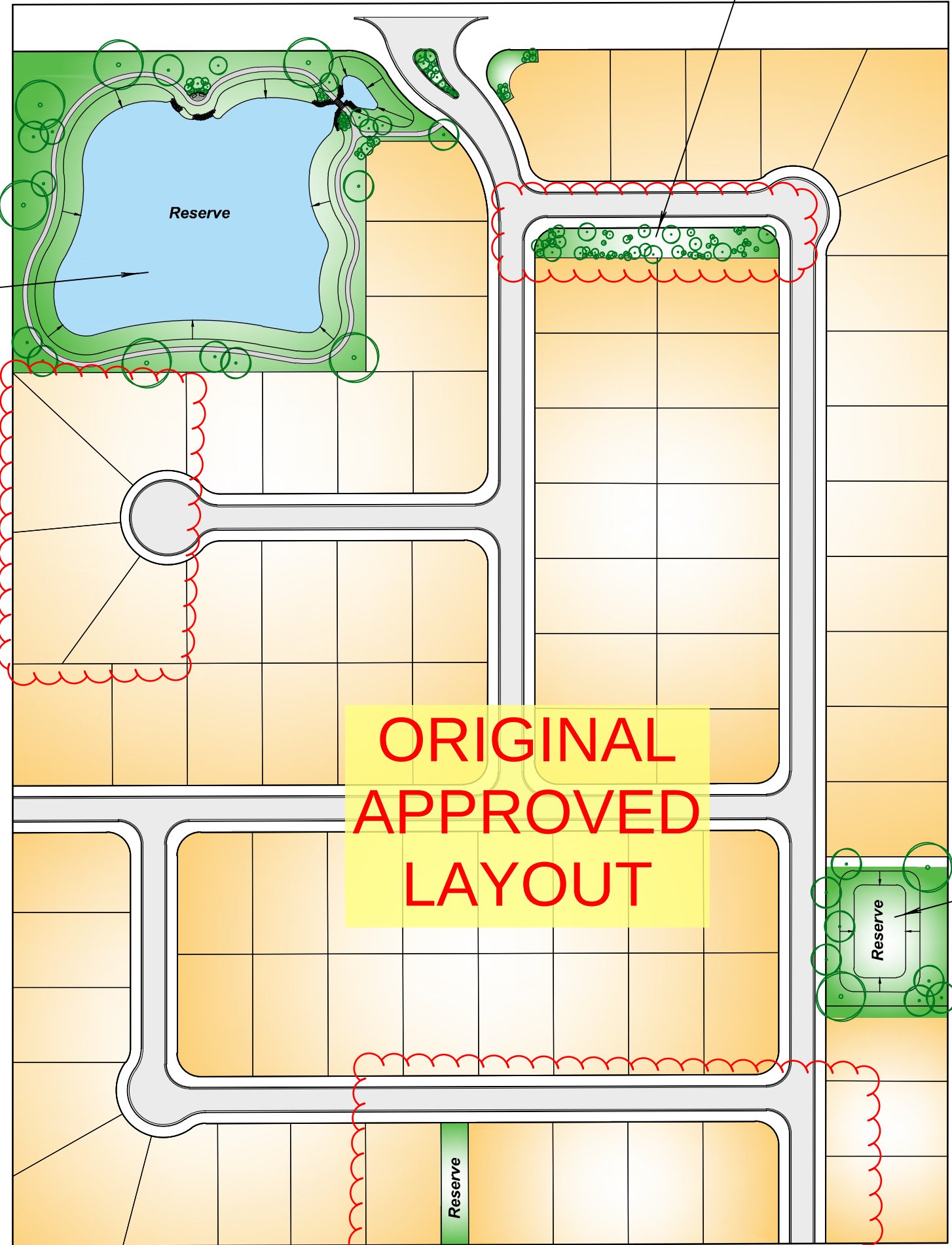
Land Use Plan

- | | |
|--------------------------------|------------------------------------|
| Low Intensity Single-Family | Light Industrial |
| Medium Intensity Single-Family | Heavy Industrial |
| High Intensity Single-Family | Parks and Open Space |
| Multi-Family Residential | Public and Semi-Public |
| Business Park | Utility |
| Regional Commercial | Potential South Tulsa-Jenks Bridge |
| Local Commercial | Potential Road Connections |
| Downtown | |

East 131st Street South

POCKET PARK
SITTING AREAS / PARK BENCHES
PROFESSIONAL LANDSCAPING

COMMUNITY PARK
DETENTION FACILITY W/ FOUNTAIN
BOULDER OUTCROPPINGS
WOODEN PEDESTRIAN BRIDGE
STOCKED FISHING POND
ALL-WEATHER SURFACE JOGGING TRAIL
PROFESSIONAL LANDSCAPING



DRY DETENTION FACILITY
PROFESSIONAL LANDSCAPING



EXHIBIT F
CONCEPTUAL SITE PLAN

NOTE: SITE GEOMETRY, STREET PATTERNS, LOT CONFIGURATIONS, ETC. SHOWN HEREON ARE SUBJECT TO CHANGE AND ARE SHOWN FOR REFERENCE ONLY IN ORDER TO CONVEY THE INTENT OF THE PROPOSED DEVELOPMENT. THE PUD TEXT CONTAINING DEVELOPMENT STANDARDS SHALL GOVERN FINAL SITE DESIGN. FOR THE PURPOSES OF SITE PLAN REVIEW REQUIREMENTS, THE APPROVED FINAL PLAT SHALL CONSTITUTE THE REQUIRED DETAILED SITE PLAN.

II. Development Standards

Land Area: 30.21 Acres

Zoning: RS-1

Permitted uses: All uses permitted by right within the RS-1 zoning district.

Residential lot density calculation:

Maximum dwelling units allowed in RS-1 zoning district (1,316,079.6 / 10,000 square feet): 131

Maximum dwelling units (residential lots) allowed by this PUD: 85

Minimum lot width: 80 feet

* Lots with cul-de-sac or radial “knuckle” frontage may have a minimum width of 40 feet at the right-of-way line but shall meet the minimum requirements for lot areas as specified in this PUD.

Minimum lot area: 10,000 square feet

Maximum structure height: 35 feet

* with the exception of chimneys, cupolas, or other architectural structures which may extended to a maximum of 45 feet.

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

Maximum Stories: 2

Front yard: 25 feet

Rear yard: 20 feet

Side yard adjacent to lot: 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 fifteen (10) feet between the residences.

Side yard adjacent to street: 20 feet

All other yards abutting on East 131st Street South: 35 feet

Maximum Impervious Surface Coverage: 45%

III. General Provisions

A. BUILDING MATERIALS

The exterior walls of the first floor (up to the top of the first-floor plate line) of a dwelling shall be 100% masonry or stone; provided that the area of all windows, doors, other openings, and covered porches located on said exterior walls shall be excluded in the determination of the area of the exterior walls.

B. SIGNAGE

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.

C. ACCESS & CIRCULATION

The subject tract shall be accessed from East 131st Street South along the north side of the property. Interior vehicular access shall be derived from a single entrance with a single curbed, asphalt public street. The public street shall be designed and constructed according to the specifications set forth by the City of Jenks Engineering Design Standards.

D. TOPOGRAPHY & EXISTING SOILS

The property consists of pastureland with elevations ranging from 753 feet to 770 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site.

Existing soils consist of the following:

- (4) Bates-Coweta complex
 - 3% to 5% slopes
- (12) Dennis silt loam
 - 1% to 3% slopes
- (14) Dennis silt loam
 - 3% to 5% slopes, eroded
- (16) Dennis-Radley complex
 - 0% to 12% slopes



E. UTILITIES & DRAINAGE

Utilities are either available at the development boundaries or will be provided by customary extension adjacent to the site. 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 will be provided by Creek County RWD #2 and sanitary sewer service will be provided by the City of Jenks.

F. AMENITIES

Neighborhood amenities will be maintained as common areas by a mandatory property owners' association to be formed by the Deed of Dedication and Restrictive Covenants of a subdivision plat. These amenities include, but are not limited to:

- Passive recreation / green space / reserve areas
- Pocket park with sitting areas / park benches
- Stocked fishing pond & wooden pedestrian bridge
- All-weather surface walking trail
- Large backyards to allow for swimming pools on individual lots
- Entrance with brick or stone screening walls
- 3-rail white vinyl ranch fence along arterial street adjacent to detention facility
- Brick pony wall and wood fence with brick pillars along arterial street adjacent to lots
- New tree plantings and professional landscaping
- Natural boulder outcroppings

G. SITE PLAN REVIEW

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

H. 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.