

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, NOVEMBER 07, 2019
COUNCIL CHAMBERS, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. REQUEST TO APPROVE MINUTES OF OCTOBER 24, 2019

Documents:

[2019.10.24 PC MINUTES.PDF](#)

IV. BUSINESS

1. JZ 19-645 PUD 118: Request by Alan Betchan, AAB Engineering, for a zone change from AG to RS-3 and a Planned Unit Development for a single-family residential subdivision. General Location: 11358 S Elwood Ave W - STAFF REQUESTS TABLING UNTIL FURTHER NOTICE

Documents:

[CASE MAP.PDF](#)
[PERRYMAN RANCH PUD.PDF](#)
[PERRYMAN RANCH - PREPLAT.PDF](#)

2. JZ 19-646: Request by Carla Hoelting Harris for a zone change from RS to CS. General Location: 421 W Main St

Documents:

[PC STAFF REPORT JZ 19-646.PDF](#)
[CASE MAP.PDF](#)

3. Plat: Request by Mike Thedford of Wallace Engineering for approval of a Preliminary Plat for Aquarium Place Apartments. General Location 203 E Main St

Documents:

[PC STAFF REPORT AQ PL APTS.PDF](#)
[AQUARIUM PLACE APARTMENTS PRELIMINARY PLAT 2019.11.04.PDF](#)
[AQUARIUM PLACE DOD 8.5X11.PDF](#)
[CONCEPTUAL IMPROVEMENT PLANS AND PRELIMINARY SITE PLAN.PDF](#)

V. OTHER BUSINESS

1. Horizon Jenks - Comprehensive Plan Project Update

Documents:

[ANTICIPATED COMPLETION SCHEDULE.PDF](#)

VI. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, OCTOBER 24, 2019
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET
JENKS, OKLAHOMA

The Jenks Planning Commission was called to order at 6:00 p.m. on October 24, 2019, at Jenks City Hall by Chair Carol Minden. A roll call vote of members was taken as follows:

Present

Craig Bowman
David Randolph
Travis Fulkerson
John Brown
Chair Carol Minden

Absent

Scott West
Leon Davis

Request to approve minutes of October 10, 2019. John Brown made a motion to approve the minutes. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Bowman, Randolph, Fulkerson, Brown, Minden

NAY: None

Motion carried.

New Business

1. **JZ 19-645 PUD 118:** Request by Alan Betchan, AAB Engineering, for a zone change from AG to RS-3 and a Planned Unit Development for a single-family residential subdivision. **General Location:** 11358 S Elwood Ave W – staff requests continuance until November 7th, 2019 meeting.

Jim Beach presented his reasoning for requesting a continuance until the next meeting. David Randolph made a motion to continue Item 1 till the November 7th, 2019 meeting. Travis Fulkerson seconded the motion. A roll call vote of members was taken as follows:

YEA: Bowman, Randolph, Fulkerson, Brown, Minden

NAY: None

Motion carried.

Other Business.

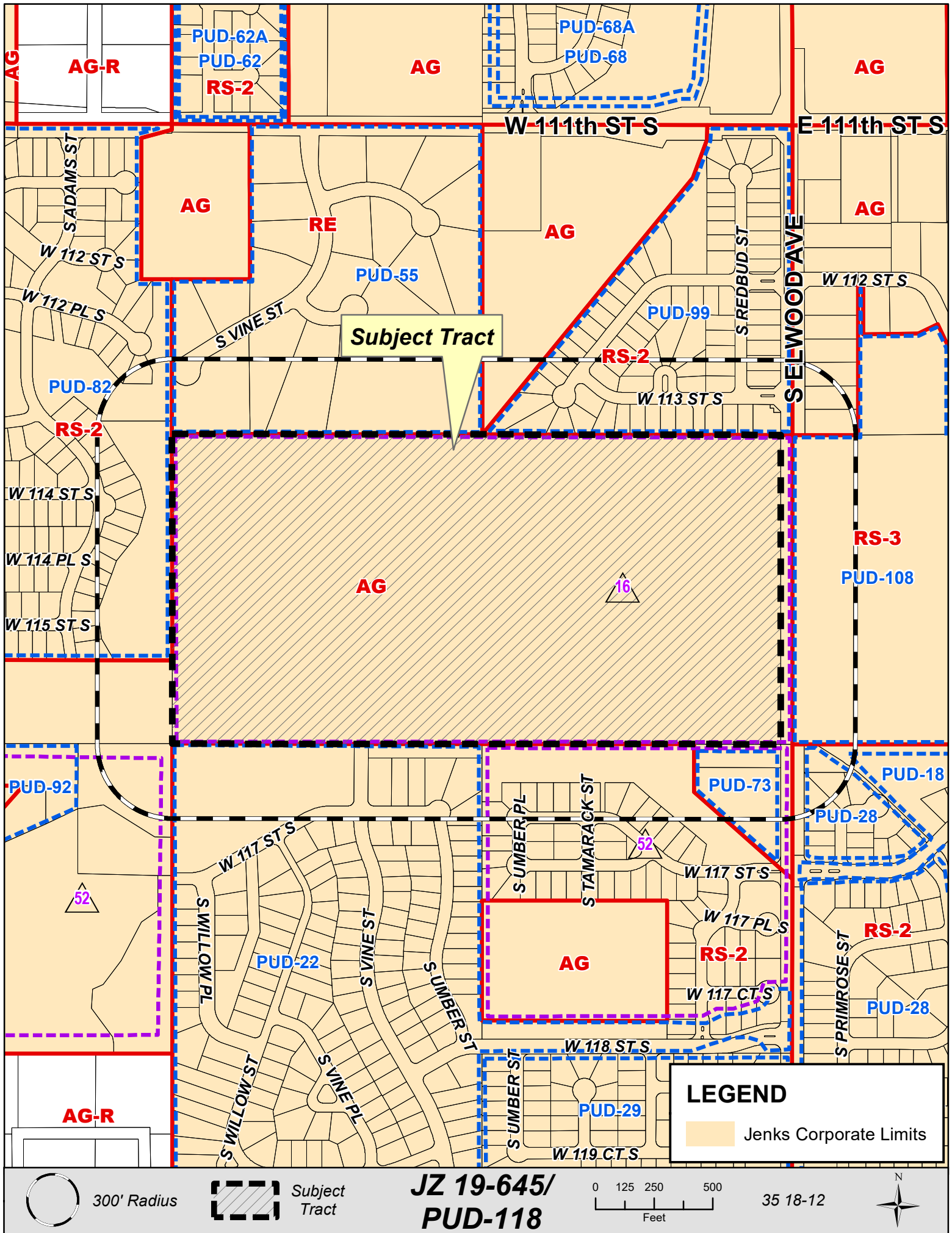
- Horizon Jenks – Comprehensive Plan project update Jim Beach presented the Planning Commission with an update about the Horizon Jenks - Comprehensive Plan.

Adjournment. Travis Fulkerson made a motion to adjourn. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Brown, West, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried. The Jenks Planning Commission adjourned at 6:03 p.m.



Perryman Ranch

Planned Unit Development #XXX

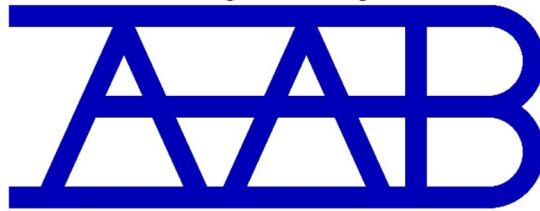
Prepared
9/16/2019

Location

The south half of the northeast quarter of Section 35 Township
18 North Range 12 East in Jenks, Oklahoma.

Owner

Prepared By:
AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
Office: (918) 514-4283 Fax: (918) 514-4288

Development Concept

The Perryman Ranch project is a proposed 80 acre residential subdivision located south of 111th Street on the west side of Elwood Avenue. The property contains a significant floodplain area generated by Coal Creek as well as multiple large ponds and well maintained green spaces. The development contemplates maintaining many of these natural features and using them as a public amenity for the homeowners within the subdivision. This concept significantly reduces the developable area within the property but creates a unique project that provides significant open space and greenbelts. The development contemplates a minimum lot size of 60 feet which closely mirrors the lot sizes of surrounding developments in the area.

Development Area A-Residential: The general purpose of this section of the project is to provide an attractive detached single family residential neighborhood. The developer proposes 60 feet lots and ample open space and community areas. All homes will require 75% masonry exterior cladding to the first floor top plat with 100% of the rear and both sides being constructed of masonry exterior cladding.

Development Area B-Floodplain: This area is contained within the 100 year floodplain of Coal creek and will remain in a relatively natural state. The area may be improved with walking trails and open space amenities provided all such amenities conform to all City of Jenks floodplain ordinances.

The public street and utility systems within the project will be constructed to public standards and dedicated to the City upon completion. The project proposes two entrances from Elwood Avenue as well as connections to the stub streets provided in the neighborhoods to the south and north. Exhibit G depicts the conceptual infrastructure improvements for this project.

Development Standards (Development Area A)

The intended use for this project is to establish single family detached housing which shall be governed by the Jenks Zoning Ordinance and use and dimensional standards of the current RS-3 zoning district except as hereinafter modified:

Permitted uses: Single Family Detached Dwellings

Gross Development Area	51.33 acres
Maximum Dwelling Units	155
Proposed gross land area per dwelling unit: (DU)	14,426 square feet
Minimum Lot Width	60 feet
Minimum Lot Size	7,200 square feet
Minimum Livability Space per Lot	3,000 square feet*
Minimum Side Yard	5 feet
Minimum Corner Lot Side Yard Abutting a Public Street	15 feet
Minimum Rear Yard	20 feet

- * The proposed layout includes ample opens space, parks, and community areas. When these areas are included the minimum livability space per dwelling unit far exceeds to the 4,000 square feet required by the code.

Floodplain (Development Area B)

Gross Development Area 29.03 acres

The intended use for this portion of the project will remain natural floodplain area except as allowed by the City Engineering department for infrastructure improvements.

The developer may also include improvements such as trails, picnic areas and playground areas at their discretion.

Street Design and Access Limitations

All streets shall be constructed as required to meet public street standards of the City of Jenks. Sidewalks shall be constructed by the developer along Elwood and all internal streets that abut a reserve or open space. No lots shall be allowed to have direct access to Elwood Avenue. Connections will be made to the existing stub streets from Oak Ridge of Jenks to the north and Eddington Place to the South which will further improve connectivity in the area.

Utilities

Water and sewer service will be publicly maintained utilities provided by the Jenks and installed by the developer. Stormwater detention will be provided in facilities located within the reserve areas along the western edge of the site. All detention and open space areas will be maintained by the homeowners association.

Franchise utilities will also serve the project with communications, natural gas, and electricity. We anticipate underground services throughout the development.

Landscape and Screening Standards

A wood screening fence with masonry columns spaced no less than every 100 feet shall be constructed along those portions of the subdivision abutting Elwood Avenue. Fencing abutting the proposed greenbelt along Elwood may consist of three rail fencing or ornamental iron fencing instead of privacy fence with masonry columns. Entry features will be constructed at both entrances providing neighborhood identification and improved entry aesthetics.

All open space reserve areas shall be owned and maintained by the homeowners association. All traffic islands surrounded by street right of way shall include appropriate landscaping and berms to add visual character to the community and aid in slowing traffic patterns through the project site.

Building Architectural Standards

All homes will be constructed with masonry exterior cladding covering 75% of the exposed areas below the first flood top plate. All building walls not facing a street ROW shall be constructed with 100% masonry exterior cladding to the first floor top plate. This design standard maintains a high quality but allows architectural freedom to provide alternative design elevations for the front of the homes.

Platting

Prior to issuance of a building permit for any habitable structure, the area within the PUD shall have a subdivision plat approved by the Planning Commission and City Council and filed of record at the Tulsa County Courthouse. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Jenks, setting forth the development standards of the approved Planned Unit Development.

Anticipated Schedule of Development

Phase I development construction is anticipated to begin in summer of 2020 with home construction beginning in late 2021. Phase II will development is anticipated to begin within 2 years of phase I completion.

Legal Description

Exhibit A

(Overall Area)

A TRACT OF LAND THAT IS THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

LESS AND EXCEPT THE EAST FIFTY (50) FEET THEREOF FOR ROAD PURPOSES.

SAID TRACT CONTAINS 3,500,832 SQUARE FEET OR 80.368 ACRES.

PLOT DATE: Tue, 17 Sep 2019 FILE: P:\181235-PERRYMAN RANCH\PERRYMAN RANCH - PUD

Legal Description

Exhibit A

(Development Area A)

A TRACT OF LAND IN THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, COUNTY OF TULSA, STATE OF OKLAHOMA AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4); THENCE SOUTH 88°59'35" WEST ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4), A DISTANCE OF 1989.14 FEET; THENCE NORTH 01°00'59" WEST, A DISTANCE OF 147.44 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING OF NORTH 08°55'13" EAST, A CHORD LENGTH OF 86.28 FEET, FOR AN ARC DISTANCE OF 86.71 FEET; THENCE NORTH 18°51'25" EAST, A DISTANCE OF 569.15 FEET; THENCE NORTH 81°06'31" EAST, A DISTANCE OF 147.20 FEET; THENCE NORTH 65°29'31" EAST, A DISTANCE OF 225.38 FEET; THENCE NORTH 17°31'38" EAST, A DISTANCE OF 268.71 FEET; THENCE NORTH 24°50'10" EAST, A DISTANCE OF 211.09 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4); THENCE NORTH 88°59'53" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1247.43 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4); THENCE SOUTH 01°09'39" EAST ALONG THE EAST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4), A DISTANCE OF 1322.42 FEET TO THE POINT OF BEGINNING. CONTAINING 2,236,135.74 SQUARE FEET OR 51.33 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) BEING SOUTH 88°59'35" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON SEPTEMBER 17, 2019 BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

PLOT DATE: Tue, 17 Sep 2019 FILE: P:\1812\35-PERRYMAN RANCH\PERRYMAN RANCH - PUD

Legal Description

Exhibit A

(Development Area B)

A TRACT OF LAND IN THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, COUNTY OF TULSA, STATE OF OKLAHOMA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4); THENCE SOUTH 88°59'35" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1989.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°59'35" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 657.90 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4); THENCE NORTH 01°09'55" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 1322.66 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4); THENCE NORTH 88°59'53" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1399.71 FEET; THENCE SOUTH 24°50'10" WEST, A DISTANCE OF 211.09 FEET; THENCE SOUTH 17°31'38" WEST, A DISTANCE OF 268.71 FEET; THENCE SOUTH 65°29'31" WEST, A DISTANCE OF 225.38 FEET; THENCE SOUTH 81°06'31" WEST, A DISTANCE OF 147.20 FEET; THENCE SOUTH 18°51'25" WEST, A DISTANCE OF 569.15 FEET; THENCE THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING OF SOUTH 08°55'13" WEST, A CHORD LENGTH OF 86.28 FEET, FOR AN ARC DISTANCE OF 86.71 FEET; THENCE SOUTH 01°00'59" EAST, A DISTANCE OF 147.44 FEET TO THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) AND THE POINT OF BEGINNING. CONTAINING 1,264,724.45 SQUARE FEET OR 29.03 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) BEING SOUTH 88°59'35" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON SEPTEMBER 17, 2019 BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

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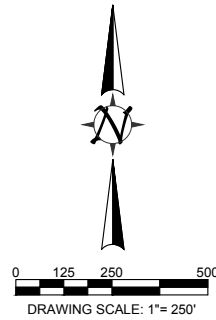
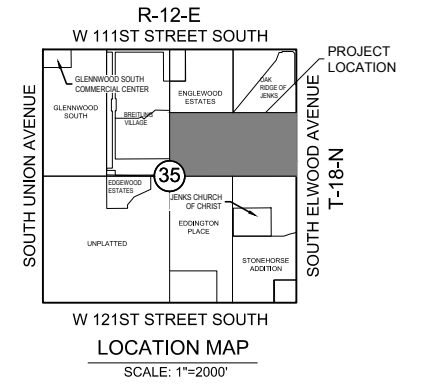


Exhibit B

Surrounding Areas
for

Perryman Ranch



PLOT DATE: Tue, 17 Sep 2019 FILE: P118 0235 PERRYMAN RANCH PERRYMAN RANCH- AND



AAB Engineering, LLC

AAB

Engineering • Surveying • Land Planning

P.O. Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2020
KS CA#2292 Exp: Dec. 31, 2020
Office: (918) 514-4283 Fax: (918) 514-4288

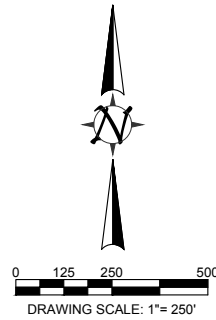
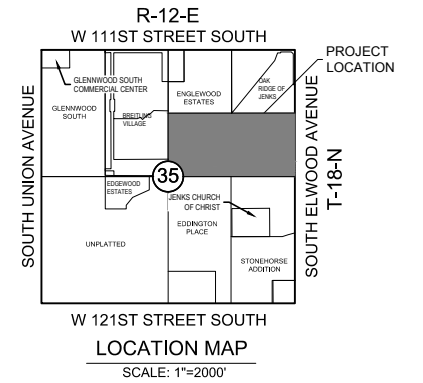


Exhibit C

Existing Zoning and Proposed Zoning
for

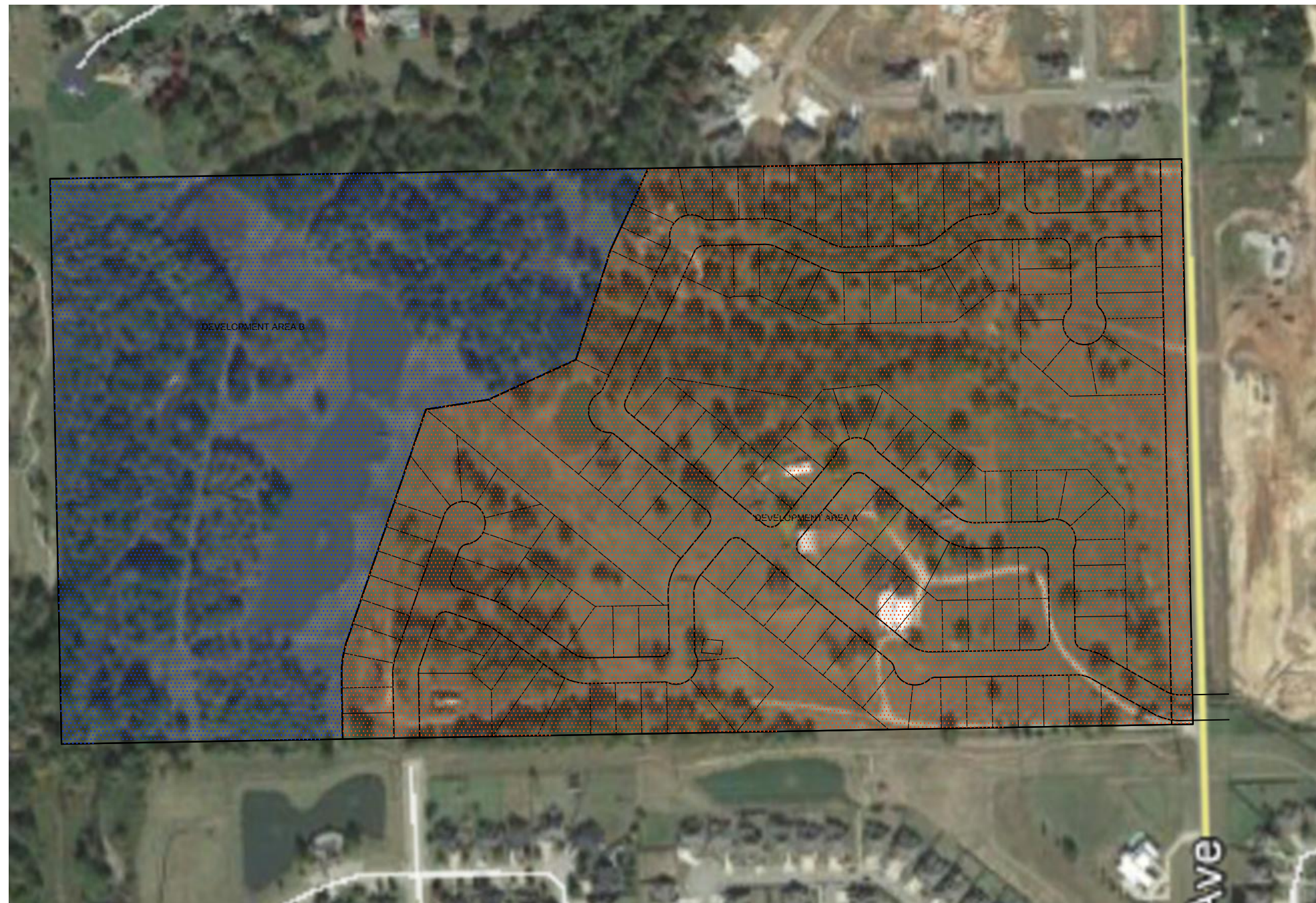
Perryman Ranch



LEGEND

-  ZONED AG (AGRICULTURE)
-  ZONED RS (RESIDENTIAL-SINGLE FAMILY)
-  ZONED RE (RESIDENTIAL SINGLE-FAMILY ESTATE)





DEVELOPMENT AREA A

DEVELOPMENT AREA B



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2020
KS CA#22292 Exp: Dec. 31, 2020
Office: (918) 514-4283 Fax: (918) 514-4288



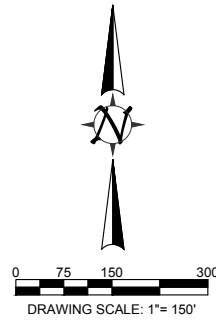
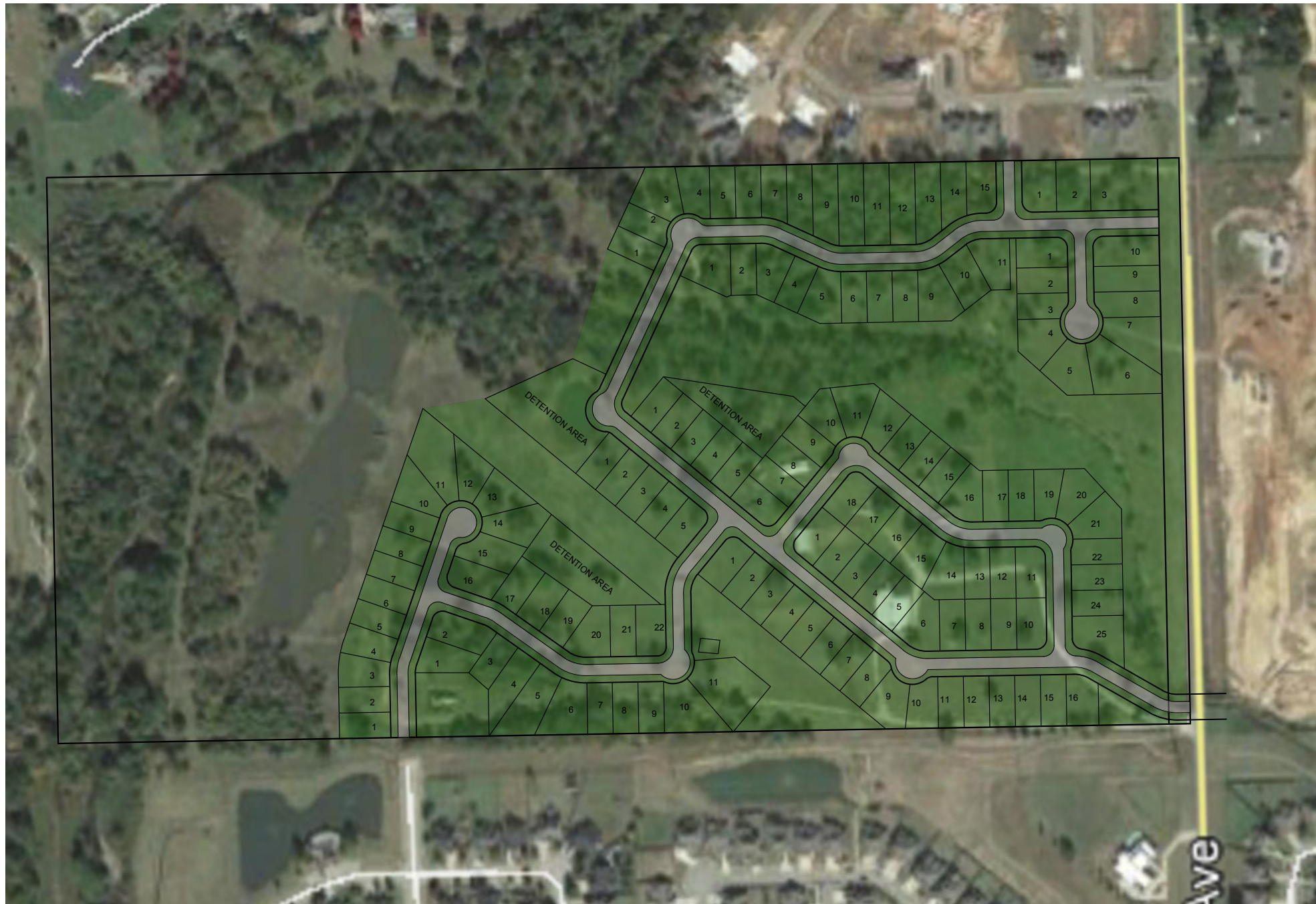
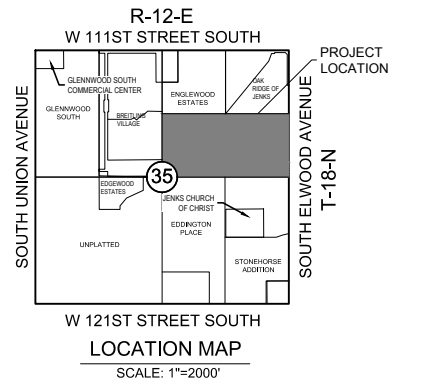


Exhibit E

Conceptual Development Plan
for

Perryman Ranch



LEGEND

 DEVELOPMENT AREA



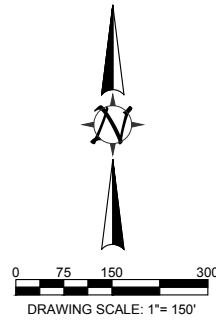
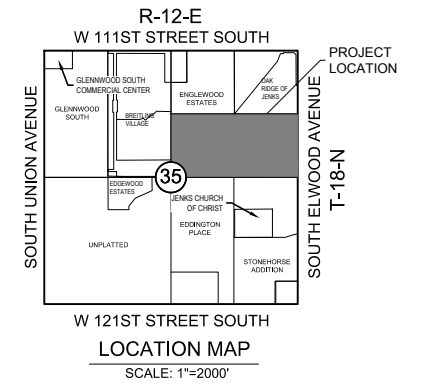


Exhibit F

Conceptual Improvement Plan
for

Perryman Ranch



FILE: P1181036-PERRYMAN RANCH-PERRYMAN RANCH - P.D



AAB Engineering, LLC

AAB

Engineering • Surveying • Land Planning

P.O. Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2020
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Office: (918) 514-4283 Fax: (918) 514-4288

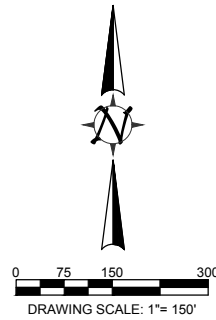
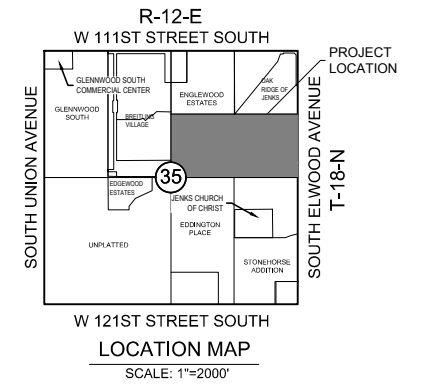


Exhibit G

Existing Topo and Aerial
for

Perryman Ranch



LEGEND

 FEMA FLOODPLAIN



PRELIMINARY PLAT

Perryman Ranch

PUD XXX

THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION THIRTY-FIVE (35),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND
MERIDIAN, CITY OF JENKS, COUNTY OF TULSA, STATE OF OKLAHOMA.

OWNER/DEVELOPER

SHAW HOMES
1420 W. KENOSHA ST.
BROKEN ARROW, OK
PHONE: 918-258-6161
ATTN: CHUCK RAMSAY

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2020
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

LEGEND

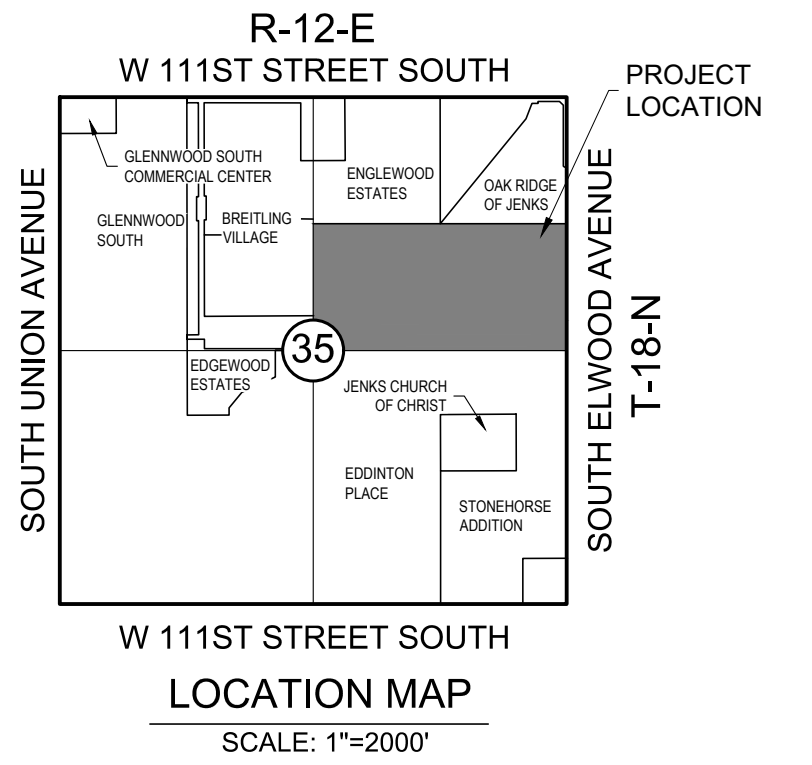
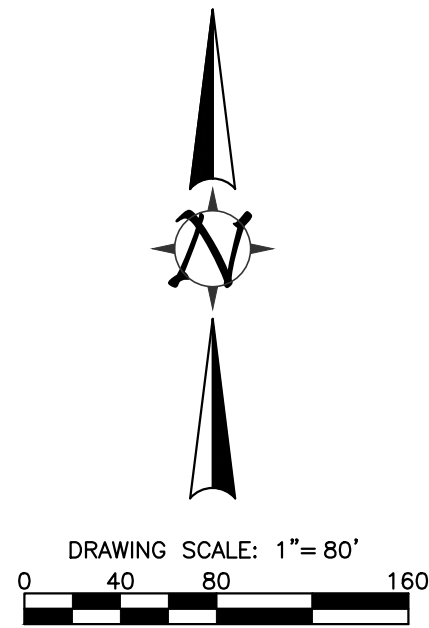
B/L.....	BUILDING LINE
B/U.....	BUILDING LINE & UTILITY EASEMENT
LNA.....	LIMITS OF NO ACCESS
R.A.....	RESTRICTED ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
U/E.....	UTILITY EASEMENT
OD/E.....	OVERLAND DRAINAGE EASEMENT
F/E & L/E.....	FENCE & LANDSCAPE EASEMENT
DOD.....	DEED OF DEDICATION
R.O.W.....	RIGHT OF WAY
XXXX	ADDRESSES

FLOODPLAIN

1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS
SHOWN ON FIRM PANELS "4014C0407L" AND
"4014C0426L" DATED OCTOBER 16, 2012.

CONTACTS

MUNICIPAL AUTHORITY	
CITY OF JENKS 211 N. ELM STREET JENKS, OK 74037 918-299-5883	
UTILITY	
OKLAHOMA NATURAL GAS COMPANY 2319 W. EDISON ST. TULSA, OK 74127 918-834-8000	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK 74119 1-888-216-3523
AT&T	
1403 S. LEWIS TULSA, OK 74104 918-712-1803	
COX COMMUNICATIONS	
11811 EAST 91ST STREET TULSA, OK 74145 918-286-4658	

**SUBDIVISION STATISTICS**

SUBDIVISION CONTAINS ONE-HUNDRED
THIRTY-SIX (136) LOTS IN TEN (10) BLOCKS
AND 5 RESERVES.
CONTAINING 78.85 ACRES

BLOCK 1.....	3.17 ACRES - 15 LOTS
BLOCK 2.....	0.88 ACRES - 3 LOTS
BLOCK 3.....	2.15 ACRES - 11 LOTS
BLOCK 4.....	2.31 ACRES - 10 LOTS
BLOCK 5.....	4.49 ACRES - 25 LOTS
BLOCK 6.....	3.30 ACRES - 18 LOTS
BLOCK 7.....	0.89 ACRES - 5 LOTS
BLOCK 8.....	2.83 ACRES - 16 LOTS
BLOCK 9.....	2.63 ACRES - 11 LOTS
BLOCK 10.....	4.28 ACRES - 22 LOTS

RESERVE A.....	8.10 ACRES
RESERVE B.....	32.88 ACRES
RESERVE C.....	1.43 ACRES
RESERVE D.....	0.22 ACRES
RESERVE E.....	0.56 ACRES

SUBDIVISION DATA

BENCHMARK (TEMPORARY)
TOP OF 3/8" IRON PIN W/CAP, 65' SOUTH AND 74' WEST OF
SOUTHWEST PROPERTY CORNER.
ELEV. = 660.48' (NAVD '88)

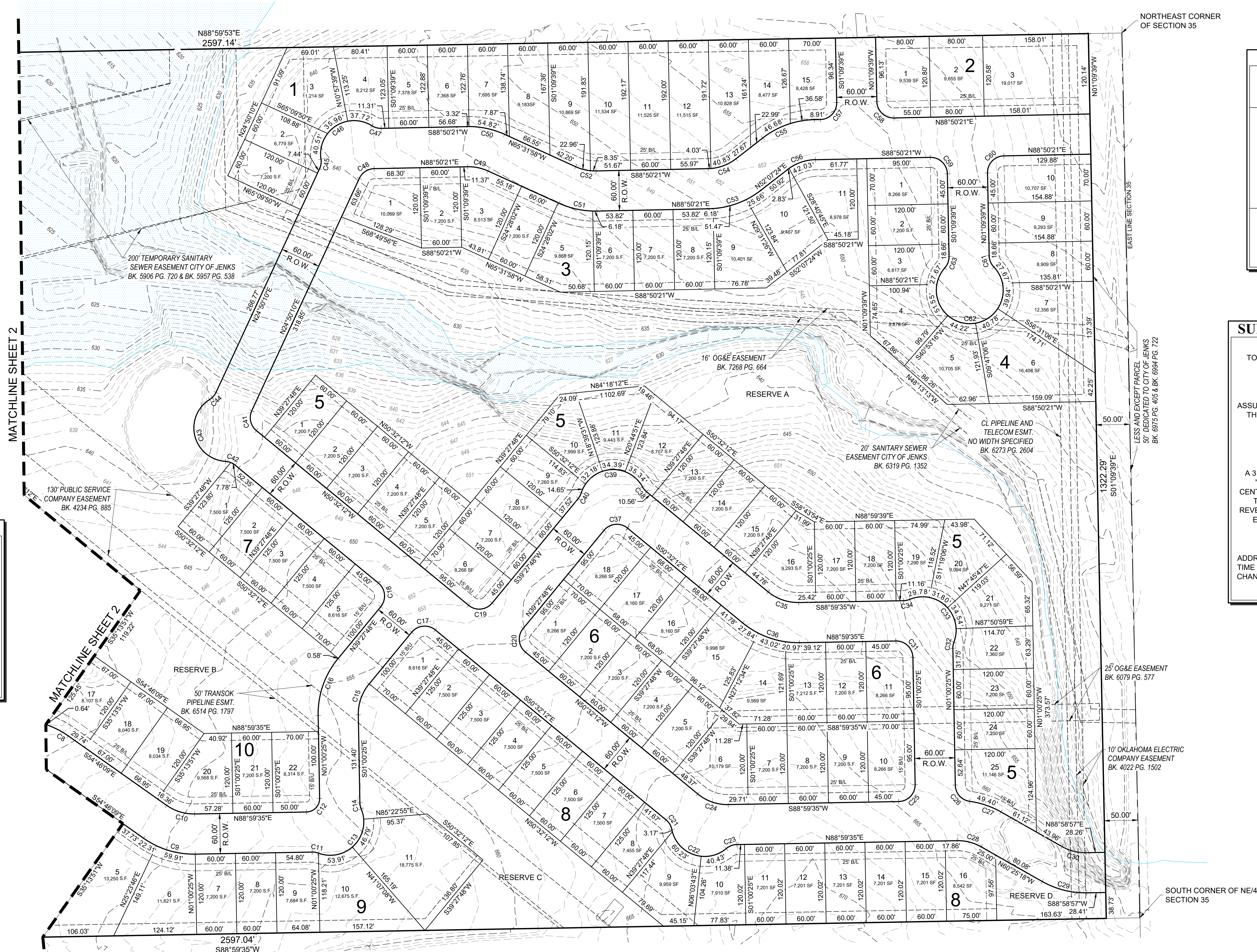
BASIS OF BEARINGS
ASSUMED BEARING OF S 01°09'39" E BEING THE EAST LINE OF
THE NORTHEAST QUARTER OF SECTION 35 T-18-N R-12-E.

LAND AREA
3,434,739 SF ± / 78.85 ACRES±

MONUMENTATION
A 3/8"x 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED
"6318" TO BE SET AT ALL LOT CORNERS, ALL STREET
CENTERLINE INTERSECTIONS, POINTS OF CURVE, POINTS OF
TANGENT, POINTS OF COMPOUND CURVE, POINTS OF
REVERSE CURVE, CENTER OF CUL-DE-SACS AND CENTER OF
EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS,
UNLESS NOTED OTHERWISE.

ADDRESSES

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.



PRELIMINARY PLAT

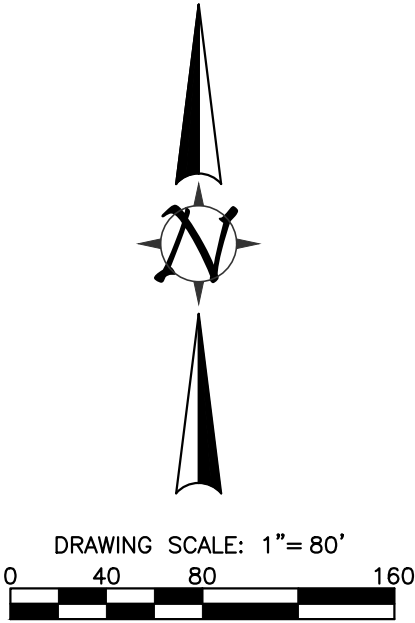
Perryman Ranch

PUD XXX

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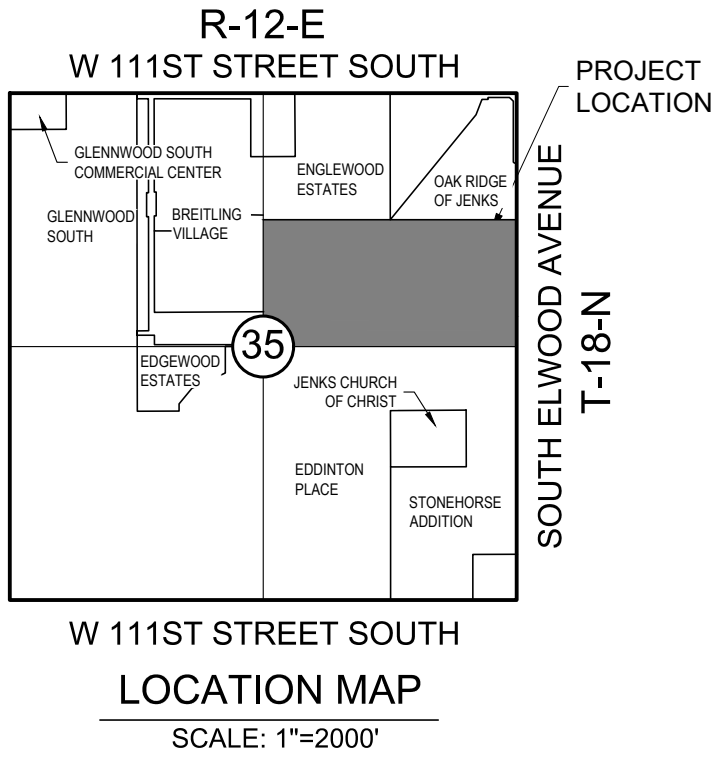


ENGINEER/SURVEYOR

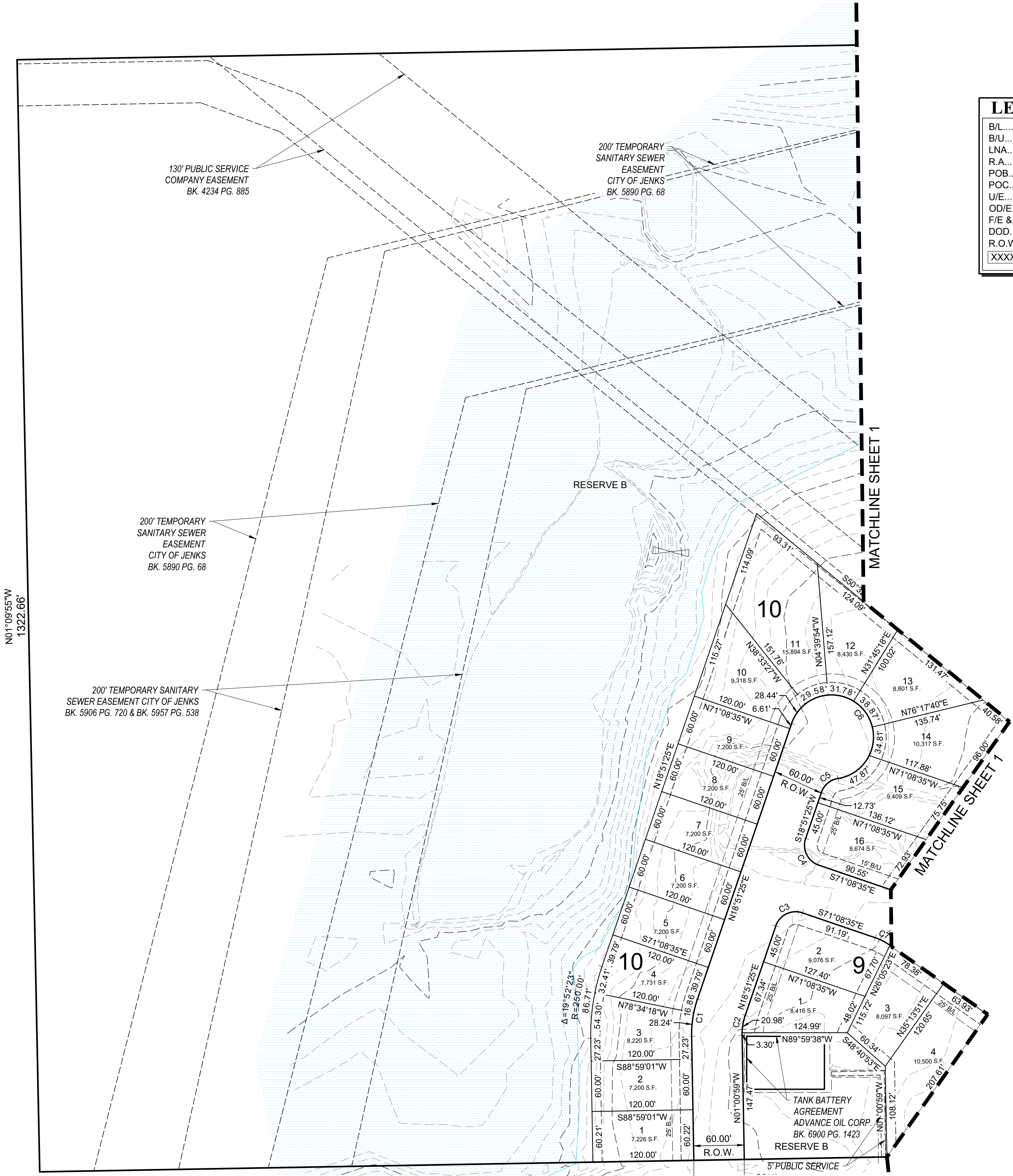
AAB ENGINEERING LLC
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PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

CURVE TABLE

Curve #	Length	Radius	Chord Length	Chord Bearing	Curve #	Length	Radius	Chord Length	Chord Bearing	Curve #	Length	Radius	Chord Length	Chord Bearing
C1	45.091	130.000	44.87	N8°55'13"E	C22	103.824	50.000	86.15	N70°46'52"W	C43	126.457	50.000	95.35	N14°20'33"W
C2	24.280	70.028	24.16	S8°55'13"W	C23	17.131	25.000	16.80	S69°21'45"W	C44	14.519	25.000	14.32	N41°28'26"E
C3	39.270	25.000	35.36	S63°51'25"W	C24	49.444	70.000	48.42	S70°46'18"E	C45	14.583	25.000	14.38	N8°07'32"E
C4	39.270	25.000	35.36	S26°08'35"E	C25	39.270	25.000	35.36	N43°59'35"E	C46	114.184	50.000	90.94	N56°50'16"E
C5	27.132	25.000	25.82	S49°56'52"W	C26	35.430	25.000	32.54	S41°36'22"E	C47	14.583	25.000	14.38	S74°27'01"E
C6	211.344	50.000	85.63	S40°03'08"E	C27	49.427	130.003	49.13	S71°18'49"E	C48	27.927	25.000	26.50	S56°50'16"W
C7	20.004	70.000	19.94	N62°57'22"W	C28	37.367	70.000	36.92	N75°42'51"W	C49	31.310	70.000	31.05	N78°20'48"W
C8	37.151	130.000	37.02	S62°57'22"E	C29	69.420	130.000	68.60	N75°43'10"W	C50	58.148	130.000	57.66	S78°20'48"E
C9	82.221	130.000	80.86	N72°53'17"W	C30	37.380	70.000	36.94	S75°43'10"E	C51	58.148	130.000	57.66	N78°20'48"W
C10	44.273	70.000	43.54	S72°53'17"E	C31	39.270	25.000	35.36	N46°00'25"W	C52	31.310	70.000	31.05	S78°20'48"E
C11	9.505	25.000	9.45	N80°06'55"W	C32	9.497	25.000	9.44	S9°52'34"W	C53	83.305	130.000	81.89	S70°28'53"W
C12	31.416	20.000	28.28	N43°59'35"E	C33	116.560	50.000	91.90	S46°01'31"E	C54	44.857	70.000	44.09	N70°28'53"E
C13	116.558	50.000	91.90	S43°59'35"W	C34	9.513	25.000	9.46	N78°05'31"E	C55	83.256	130.000	81.84	N70°28'14"E
C14	9.505	25.000	9.45	S11°53'55"E	C35	49.444	70.000	48.42	S70°46'18"E	C56	44.857	70.000	44.09	S70°28'53"W
C15	49.444	70.000	48.42	S19°13'42"W	C36	91.824	130.000	89.93	N70°46'18"W	C57	39.260	25.000	35.35	N43°49'42"E
C16	91.824	130.000	89.93	N19°13'42"E	C37	39.270	25.000	35.36	S84°27'48"W	C58	39.158	25.000	35.28	N46°17'20"W
C17	39.270	25.000	35.36	S84°27'48"W	C38	9.505	25.000	9.45	S39°38'42"E	C59	39.270	25.000	35.36	N46°09'39"W
C18	39.270	25.000	35.36	N5°32'12"W	C39	116.558	50.000	91.90	N84°27'48"E	C60	39.270	25.000	35.36	S43°50'21"W
C19	39.270	25.000	35.36	N84°27'48"E	C40	9.505	25.000	9.45	N28°34'19"E	C61	18.690	25.000	18.26	S22°34'39"E
C20	39.270	25.000	35.36	S5°32'12"E	C41	32.887	25.000	30.57	S12°51'01"E	C62	231.838	50.000	73.33	S88°50'21"W
C21	17.123	25.000	16.79	N30°54'56"W	C42	15.822	25.000	15.56	N68°40'00"W	C63	18.690	25.000	18.26	N20°15'21"E



LEGEND	
B/L.....	BUILDING LINE
B/U.....	BUILDING LINE & UTILITY EASEMENT
LNA.....	LIMITS OF NO ACCESS
R.A.....	RESTRICTED ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
U/E.....	UTILITY EASEMENT
OD/E.....	OVERLAND DRAINAGE EASEMENT
F/E & L/E.....	FENCE & LANDSCAPE EASEMENT
DOD.....	DEED OF DEDICATION
R.O.W.....	RIGHT OF WAY
XXXX	ADDRESSES



PRELIMINARY PLAT

OWNER/DEVELOPER

SHAW HOMES
1420 W. KENOSHA ST.
BROKEN ARROW, OK
PHONE: 918-258-6161
ATTN: CHUCK RAMSAY

Perryman Ranch

PUD XXX

THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION THIRTY-FIVE (35),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND
MERIDIAN, CITY OF JENKS, COUNTY OF TULSA, STATE OF OKLAHOMA.

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2020
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

KNOW ALL MEN BY THESE PRESENTS:

SHAW HOMES, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, COUNTY OF TULSA, STATE OF OKLAHOMA. LESS AND EXCEPT THE EAST 50 FEET THEREOF.

SAID TRACT CONTAINS 3,434,739 SQUARE FEET OR 78.85 ACRES, MORE OR LESS.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 136 LOTS IN 10 BLOCKS AND 5 RESERVES EACH ONE REFERRED TO HEREIN AS A "LOT" OR COLLECTIVELY AS "LOTS", IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "PERRYMAN RANCH", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "PERRYMAN RANCH" OR THE "SUBDIVISION").

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

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

B. UTILITY LINES AND SERVICE

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

C. WATER AND STORM SEWER SERVICE

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

D. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY INSTALLATION OR MAINTENANCE OF UNDERGROUND WATER,

SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED, HOWEVER, THE CITY OF JENKS, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

E. GAS SERVICE

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON THE LOT.
- WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY, WHICH MAY INTERFERE WITH THE UNDERGROUND GAS FACILITIES, SHALL BE PROHIBITED.
- THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE GAS FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL EASEMENT WAYS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND GAS FACILITIES.
- UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE 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 LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION E SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

F. RESERVES A, B, C, D & E

THE USE OF RESERVES A, B, C, D & E SHALL BE LIMITED TO OPEN SPACE, RECREATION, LANDSCAPING AND UTILITIES. THE RESERVE AREAS SHALL SUBSEQUENTLY BE CONVEYED TO THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION III FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF RESERVES AND OTHER COMMON AREAS OF THE SUBDIVISION.

G. SURFACE DRAINAGE AND LOT GRADING RESTRICTION

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

H. LIMITS OF NO ACCESS

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

I. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ELWOOD AND ALL INTERNAL STREETS THAT ABUT A RESERVE OR OPEN SPACE. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF JENKS ENGINEERING DESIGN STANDARDS.

J. MINIMUM BUILDING SETBACKS AND YARDS

- NO BUILDING SHALL BE LOCATED NEARER TO THE RIGHT OF WAY OF AN ADJOINING PUBLIC STREET THAN THE BUILDING LINE DEPICTED ON THE ACCOMPANYING PLAT.
- EACH LOT SHALL MAINTAIN SIDE YARDS WHICH IN THE AGGREGATE ARE NOT LESS THAN TEN (10) FEET IN WIDTH AND NO SIDE YARD SHALL BE LESS THAN FIVE (5) FEET IN WIDTH. SIDE YARDS ABUTTING A STREET SHALL NOT BE LESS THAN FIFTEEN (15) FEET, UNLESS THE GARAGE ENTRY IS LOCATED ON SUCH SIDE, WHERE IT WILL BE NO LESS THAN TWENTY-FIVE (25) FEET.
- THE MINIMUM REAR YARD SHALL BE TWENTY (20) FEET. CUSTOMARY ACCESSORY STRUCTURES MAY BE LOCATED IN THE REQUIRED REAR YARD, BUT NO BUILDING SHALL BE ERECTED NEARER THAN FIVE (5) FEET TO ANY LOT LINE.
- NO BUILDING, WHETHER PRINCIPAL OR ACCESSORY, SHALL ENCR OACH UPON ANY UTILITY EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT.

K. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BY THE CITY OF JENKS UNTIL COMPLETION OF THE ENTIRE DEVELOPMENT AND ITS FORMAL ACCEPTANCE BY THE CITY OF JENKS. ANY AND ALL CONSTRUCTION PURSUANT TO ANY BUILDING PERMIT, BUT PRIOR TO THE CITY OF JENKS'S FORMAL ACCEPTANCE OF THE ENTIRE DEVELOPMENT, SHALL BE AT THE OWNER/DEVELOPER'S, CONTRACTOR'S/BUILDER'S OR INVESTOR'S OWN RISK.

L. FENCE AND LANDSCAPE EASEMENT

THE OWNER HEREBY ESTABLISHES AND RESERVES FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNER'S ASSOCIATION AN EXCLUSIVE PERPETUAL EASEMENT TO ERECT AND MAINTAIN FENCING, WALLS AND LANDSCAPING ALONG THE NORTH BOUNDARY OF THE SUBDIVISION WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT AS "FENCE & LANDSCAPE EASEMENT" OR "FLE".

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS PERRYMAN RANCH WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT, DESIGNATED AS PUD XXX PURSUANT TO CHAPTER 9 OF THE ZONING ORDINANCE OF THE CITY OF JENKS, OKLAHOMA, (ORDINANCE NO. 1560) AS AMENDED AND EXISTED ON SEPTEMBER 19, 2019 (HEREINAFTER REFERRED TO AS THE "JENKS ZONING ORDINANCE"), WHICH PUD - XXX WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON _____, AND WAS APPROVED BY THE COUNCIL OF THE CITY OF JENKS, OKLAHOMA, ON _____; AND WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE JENKS ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, SUFFICIENT TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT, AND WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA; THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

PERMITTED USES:

SINGLE FAMILY DETACHED DWELLINGS

GROSS DEVELOPMENT AREA

51.33 ACRES

MAXIMUM NUMBER OF DWELLING UNITS

155

PROPOSED GROSS LAND AREA

PER DWELLING UNIT: (DU)

14,426 SQUARE FEET

MINIMUM LOT WIDTH

60 FEET

MINIMUM LOT SIZE

7,200 SQUARE FEET

MINIMUM LIVABILITY SPACE PER LOT

3,000 SQUARE FEET

MINIMUM SIDE YARD

5 FEET

MINIMUM CORNER LOT SIDE YARD

ABUTTING A PUBLIC STREET

15 FEET

MINIMUM REAR YARD

20 FEET

BUILDING ARCHITECTURAL STANDARDS:

ALL HOMES WILL BE CONSTRUCTED WITH MASONRY EXTERIOR CLADDING COVERING 75% OF THE EXPOSED AREAS BELOW THE FIRST FLOOD TOP PLATE. ALL BUILDING WALLS NOT FACING A STREET ROW SHALL BE CONSTRUCTED WITH 100% MASONRY EXTERIOR CLADDING TO THE FIRST FLOOR TOP PLATE. THIS DESIGN STANDARD MAINTAINS A HIGH QUALITY BUT ALLOWS ARCHITECTURAL FREEDOM TO PROVIDE ALTERNATIVE DESIGN ELEVATIONS FOR THE FRONT OF THE HOMES.

SECTION III. PRIVATE RESTRICTIONS

A. ARCHITECTURAL COMMITTEE

- PLAN REVIEW.** NO BUILDING, FENCE, WALL, OR EXTERIOR ANTENNA SHALL BE ERECTED, PLACED OR ALTERED (INCLUDING EXTERIOR PAINTING) ON ANY LOT UNTIL THE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED IN WRITING BY THE OWNER/DEVELOPER OR ITS AUTHORIZED REPRESENTATIVES OR SUCCESSORS, WHICH ARE HEREINAFTER REFERRED TO AS THE "ARCHITECTURAL COMMITTEE". FOR EACH BUILDING, THE REQUIRED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED IN DUPLICATE AND INCLUDE A SITE PLAN, FLOOR PLAN, EXTERIOR ELEVATIONS, DRAINAGE AND GRADING PLANS, EXTERIOR MATERIALS AND COLOR SCHEME. IN THE EVENT THE ARCHITECTURAL COMMITTEE FAILS TO APPROVE OR DISAPPROVE PLANS AND SPECIFICATIONS SUBMITTED TO IT AS HEREIN REQUIRED WITHIN THIRTY (30) DAYS AFTER SUBMISSION, THE PLANS SO SUBMITTED SHALL BE DEEMED APPROVED. THE DEVELOPMENT AND USE OF THE SUBJECT LOT SHALL THEREAFTER BE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS OR APPROVED AMENDMENTS THERETO. IN THE EVENT NO SUIT TO ENJOIN THE ERECTION OF THE BUILDING OR STRUCTURE OR THE MAKING OF AN ALTERATION HAS BEEN COMMENCED PRIOR TO THE 30TH DAY FOLLOWING COMPLETION THEREOF, APPROVAL OF THE ARCHITECTURAL COMMITTEE SHALL NOT BE REQUIRED AND THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.
- COMMITTEE PURPOSE.** THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF PLANS OR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE OR CODE VIOLATIONS. THE APPROVAL OR FAILURE TO APPROVE BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION. NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT ANY LOT OWNER IN THE SUBDIVISION FROM PROSECUTING ANY LEGAL ACTION RELATING TO IMPROVEMENTS WITHIN THE SUBDIVISION WHICH THEY WOULD OTHERWISE BE ENTITLED TO PROSECUTE.

B. USE

THE USE OF THE LOTS SHALL BE LIMITED TO DETACHED SINGLE-FAMILY RESIDENCES AND CUSTOMARY ACCESSORY USES. ONLY ONE RESIDENCE SHALL BE PERMITTED UPON A LOT.

C. FLOOR AREA

- A SINGLE STORY DWELLING SHALL HAVE AT LEAST 1,000 SQUARE FEET OF FINISHED HEATED LIVING AREA.
- IF A DWELLING HAS TWO LEVELS OR STORIES IMMEDIATELY ABOVE AND BELOW EACH OTHER MEASURED VERTICALLY AND ALL SUCH LEVELS OR STORIES ARE ABOVE THE FINISHED EXTERIOR GRADE OF SUCH DWELLING, THEN SUCH DWELLING SHALL HAVE AT LEAST 1,000 SQUARE FEET OF FINISHED HEATED LIVING AREA ON THE FIRST STORY OR LEVEL AND SHALL HAVE A TOTAL OF THE VARIOUS LEVELS OR STORIES OF AT LEAST 1,400 SQUARE FEET OF FINISHED HEATED LIVING AREA.
- THE COMPUTATION OF LIVING AREA SHALL NOT INCLUDE ANY BASEMENT, GARAGE, OR ATTIC AREA USED FOR STORAGE. ALL LIVING AREA MEASUREMENTS SHALL BE TAKEN HORIZONTALLY AT THE TOP PLATE LEVEL TO THE FACE OF THE OUTSIDE WALL. REQUIRED LIVING AREA MUST AVERAGE AT LEAST SEVEN (7) FEET SIX (6) INCHES IN HEIGHT, EXCEPT THAT IN THE COMPUTATION OF SECOND OR UPPER STORY LIVING AREAS, THE HEIGHT SHALL BE SEVEN (7) FEET SIX (6) INCHES FOR AT LEAST ONE HALF (1/2) OF THE REQUIRED LIVING AREAS, AND ANY AREA LESS THAN FIVE (5) FEET IN HEIGHT SHALL BE EXCLUDED.
- THE ARCHITECTURAL COMMITTEE MAY WAIVE, IN THE PARTICULAR INSTANCE, UPON WRITTEN REQUEST, THE FLOOR AREA REQUIREMENTS SET OUT IN PARAGRAPH 1 AND 2 OF THIS SUBSECTION C.

OWNER/DEVELOPER

SHAW HOMES
1420 W. KENOSHA ST.
BROKEN ARROW, OK
PHONE: 918-258-6161
ATTN: CHUCK RAMSAY

PRELIMINARY PLAT

Perryman Ranch

PUD XXX

THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION THIRTY-FIVE (35),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND
MERIDIAN, CITY OF JENKS, COUNTY OF TULSA, STATE OF OKLAHOMA.

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2020
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

J. DRIVEWAYS

DRIVEWAYS SHALL BE CONCRETE, SHALL BE THE SAME COLOR AS THE SIDEWALKS AND CURBS WITHIN THE SUBDIVISION, AND SHALL REQUIRE APPROVAL OF THE ARCHITECTURAL COMMITTEE.

K. FENCING

1. ALL FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF JENKS ZONING CODE. INTERIOR FENCING OR WALLS SHALL NOT EXTEND BEYOND THE BUILDING LINES OF THE LOT AND, IF A DWELLING IS BUILT BEHIND THE FRONT BUILDING LINE OF A LOT, NO FENCE MAY EXTEND BEYOND THE POINT NEAREST THE STREET AT EACH END CORNER OF THE DWELLING. PROVIDED, HOWEVER, ON CORNER LOTS, FENCING MAY EXTEND TO THE SIDE YARD LOT LINE. EXCEPT AS SPECIFIED IN SECTION I(2) IMMEDIATELY BELOW, (I) ALL FENCING SHALL BE 6" PRIVACY CONSTRUCTED OF STANDARD WOOD; AND (II) CHAIN LINK, BARBED WIRE, MESH AND OTHER METAL FENCING IS PROHIBITED. NO FENCE SHALL EXCEED 6 FEET IN HEIGHT. FENCES FACING THE STREET AND INSTALLED IN SIDE YARDS BETWEEN DWELLINGS SHALL BE ALIGNED WITH EXISTING FENCES ON ADJOINING LOTS WHERE POSSIBLE. THE GOOD SIDE OF EVERY FENCE SHALL FACE THE STREET AND WOOD FENCES SHALL BE STAINED WITH CLEAR STAIN UNLESS OTHERWISE APPROVED BY THE ARCHITECTURAL COMMITTEE. OTHER TYPES OF FENCING CONSTRUCTED OF WROUGHT IRON, BRICK, OR STONE MAY BE PERMITTED IF PREAPPROVED BY THE ARCHITECTURAL COMMITTEE. VINYL COATED CHAIN LINK FENCE, WITH WOODED POST AND TOP RAIL, IS RESTRICTED TO LOTS ADJACENT TO RESERVE AREAS ONLY IN ACCORDANCE WITH SECTION I(1)(2) IMMEDIATELY BELOW.
2. WITH RESPECT TO LOTS WHICH ARE CONTIGUOUS WITH LAKES, PONDS OR DETENTION FACILITIES IN RESERVE AREAS, THE SIDE YARD FENCES SHALL BE TAPERED IN HEIGHT TO FIVE FEET (5') WITHIN THIRTY FEET (30') OF THE PERIMETER FENCING THE LAKE, POND OR DETENTION AREA AND WITHIN SAID 30' AREA SHALL BE OF THE SAME SPECIFICATIONS AS THE PERIMETER FENCING DESCRIBED BELOW. PERIMETER FENCING SHALL BE REQUIRED ALONG AND PARALLEL TO THE COMMON BOUNDARY OF ALL LOTS WITH THE RESERVE AREAS WITH LAKES, PONDS OR DETENTION AREAS AND SAID PERIMETER FENCING SHALL BE CONSTRUCTED OF VINYL COATED CHAIN LINK RESIDENTIAL GRADE MATERIAL WITH WOODEN TOP RAILS AND POSTS. SUCH PERIMETER FENCING SHALL BE FOUR FEET (4') IN HEIGHT AND UNIFORM IN HEIGHT, DESIGN AND MATERIAL.

L. SEASONAL DECORATIONS

ALL SEASONAL DECORATIONS SHALL BE REMOVED NO LATER THAN THIRTY (30) CALENDAR DAYS FROM THE DAY OF THE ACTUAL HOLIDAY.

M. ON-SITE CONSTRUCTION

NO RESIDENCE OR BUILDING BUILT OFF-SITE SHALL BE MOVED TO, OR PLACED ON, ANY LOT.

N. OUTBUILDINGS

WITHIN EACH LOT, OUTBUILDINGS ARE PROHIBITED.

O. SWIMMING POOLS

ABOVE GROUND SWIMMING POOLS ARE PROHIBITED.

P. ANTENNAS

EXTERIOR TELEVISION, "CB" RADIO OR OTHER TYPE ANTENNAS INCLUDING SATELLITE DISHES SHALL BE PROHIBITED, EXCEPT SATELLITE DISHES NOT EXCEEDING 20" IN DIAMETER MAY BE AFFIXED TO A REAR BUILDING WALL OR DORMER IF BELOW THE EAVE, OR GROUND MOUNTED WITHIN A REAR YARD IF NOT EXCEEDING 6' IN HEIGHT, AND IN EACH INSTANCE THE SATELLITE DISH SHALL NOT BE VISIBLE FROM THE STREET VIEW OF THE DWELLING.

Q. LOT MAINTENANCE

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

R. RECREATIONAL VEHICLES

BOATS, TRAILERS, CAMPERS AND OTHER RECREATIONAL VEHICULAR EQUIPMENT SHALL NOT BE STORED ON ANY LOT EXCEPT WITHIN AN ENCLOSED GARAGE.

S. NON-RECREATIONAL TRAILERS, MACHINERY AND EQUIPMENT

NO NON-RECREATIONAL TRAILERS, MACHINERY OR EQUIPMENT SHALL BE STORED, PLACED OR PARKED ON ANY LOT, EXCEPT WITHIN AN ENCLOSED GARAGE, OR ON ANY STREET WITHIN THE SUBDIVISION; PROVIDED HOWEVER, NOTHING HEREIN SHALL PROHIBIT THE PARKING OF VEHICLES, MACHINERY AND EQUIPMENT WHEN BEING UTILIZED IN CONNECTION WITH SERVICES PERTAINING TO A RESIDENCE.

T. CLOTHESLINES AND GARBAGE RECEPTACLES

EXPOSED CLOTHESLINE POLES OR OTHER OUTSIDE DRYING APPARATUS ARE PROHIBITED, AND NO EXPOSED GARBAGE CAN, TRASH CAN OR ANY TRASH BURNING APPARATUS OR STRUCTURE SHALL BE PLACED ON ANY LOT OR ANY RESERVE AREA.

U. ANIMALS

NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND MAY BE MAINTAINED, BRED, SOLD OR KEPT EXCEPT THAT TWO DOGS, TWO CATS AND OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT USED FOR COMMERCIAL PURPOSES.

V. NOXIOUS ACTIVITY

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

W. SIGNAGE

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT. SIGNS USED BY THE OWNER/DEVELOPER OR A BUILDER TO ADVERTISE ANY PROPERTY WITHIN THE ADDITION DURING THE CONSTRUCTION AND LOT SALES PERIOD MAY BE UP TO TWELVE (12) SQUARE FEET. OWNER/DEVELOPER MAY MAINTAIN SIGNAGE AND PROMOTIONAL DISPLAYS FOR AS LONG AS IT OWNS A LOT IN THE ADDITION.

X. MATERIALS AND STORAGE

NO LOT SHALL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS PRIOR TO THE START OF CONSTRUCTION AND THE CONSTRUCTION SHALL BE COMPLETED WITHIN SIX (6) MONTHS THEREAFTER. EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION.

Y. GARAGE SALES/YARD SALES

GARAGE SALES/YARD SALES WILL BE ALLOWED ONCE EACH CALENDAR YEAR. THE DATE WILL BE SET BY THE BOARD OF DIRECTORS OF THE PINES AT PERRYMAN RANCH HOMEOWNER'S ASSOCIATION.

Z. TEMPORARY TRASH RECEPTACLES

A TEMPORARY TRASH RECEPTACLE IS REQUIRED ON EACH LOT DURING THE CONSTRUCTION OF ANY DWELLING IN THE SUBDIVISION. THE TEMPORARY TRASH RECEPTACLE SHALL BE MAINTAINED BY THE LOT OWNER AND SHALL BE EMPTIED ON A REGULAR BASIS OR AS NEEDED.

AA. BASKETBALL GOALS

NO BASKETBALL GOAL OR STRUCTURES ARE ALLOWED IN ANY OF THE STREET RIGHTS OF WAY.

SECTION IV. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER/DEVELOPER HAS FORMED AN ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN PERRYMAN RANCH (HEREINAFTER AND HERETOFORE REFERRED TO AS THE "HOMEOWNERS' ASSOCIATION") TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, INCLUDING BUT WITHOUT LIMITATION THE RESERVE AREAS AND PERIMETER FENCING, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF ALL PHASES OF PERRYMAN RANCH.

B. MEMBERSHIP

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

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE STORM WATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I, 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 II, PRIVATE RESTRICTIONS, AND SECTION III, HOMEOWNERS' ASSOCIATION, SHALL INURE TO THE BENEFIT OF ANY OWNER OF A LOT AND THE HOMEOWNERS' ASSOCIATION. IF THE OWNER OF ANY LOT SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION III, IT SHALL BE LAWFUL FOR ANY OWNER OF A LOT OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED. IN ANY JUDICIAL ACTION BROUGHT BY ANY OWNER OF A LOT OR THE ASSOCIATION, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS CONTAINED IN THE RESTRICTIVE COVENANTS HEREIN AND/OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECEIVE REASONABLE ATTORNEY FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

THE RESTRICTIVE COVENANTS HEREIN, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT 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, PUBLIC STREETS, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE CITY OF JENKS PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF JENKS, OKLAHOMA. THE COVENANTS AND RESTRICTIONS CONTAINED WITHIN SECTION II, PRIVATE RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE OWNER OF AT LEAST 1 LOT, OR ALTERNATIVELY THE COVENANTS AND RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF 60% OF THE LOTS WITHIN THE SUBDIVISION. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF AT LEAST 60% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL DURING ITS OWNERSHIP OF AT LEAST 1 LOT. THE PROVISIONS CONTAINED WITHIN SECTION III, HOMEOWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE OWNER OF AT LEAST 1 LOT, OR ALTERNATIVELY THE COVENANTS AND RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A MAJORITY VOTE OF THE MEMBERS OF THE HOMEOWNER' ASSOCIATION AS EVIDENCED BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE PRESIDENT OF THE HOMEOWNERS' ASSOCIATION. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION EVIDENCED BY AN INSTRUMENT PROPERLY EXECUTED BY THE PRESIDENT OF THE HOMEOWNERS' ASSOCIATION, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL DURING ITS OWNERSHIP OF AT LEAST 1 LOT. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE, IT IS PROPERLY RECORDED.

D. SEVERABILITY

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

IN WITNESS WHEREOF: SHAW HOMES, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF ____, 2019.

SHAW HOMES,

BY: _____
CHUCK RAMSAY, MANAGER

STATE OF OKLAHOMA)

) SS

COUNTY OF WAGONER)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THIS ____ DAY OF ____, 2019, BY CHUCK RAMSAY, MANAGER OF SHAW HOMES.

NOTARY PUBLIC
MY COMMISSION EXPIRES: NOVEMBER 20, 2019
COMMISSION NUMBER: 11010522

CERTIFICATE OF SURVEY

I, JAY P. BISSELL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "PERRYMAN RANCH" AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND 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.

JAY P. BISSELL
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1318

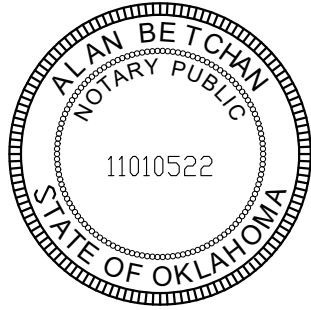
STATE OF OKLAHOMA)

) SS

COUNTY OF WAGONER)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS ____ DAY OF ____, 2019, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES: NOVEMBER 20, 2019
COMMISSION NUMBER: 11010522



CONCEPTUAL IMPROVEMENTS

Perryman Ranch

PUD XXX

THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION THIRTY-FIVE (35),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND
MERIDIAN, CITY OF JENKS, COUNTY OF TULSA, STATE OF OKLAHOMA.

OWNER/DEVELOPER

SHAW HOMES
1420 W. KENOSHA ST.
BROKEN ARROW, OK
PHONE: 918-258-6161
ATTN: CHUCK RAMSAY

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2020
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

FLOODPLAIN

1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS
SHOWN ON FIRM PANELS "4014C0407L" AND
"4014C0426L" DATED OCTOBER 16, 2012.

CONTACTS

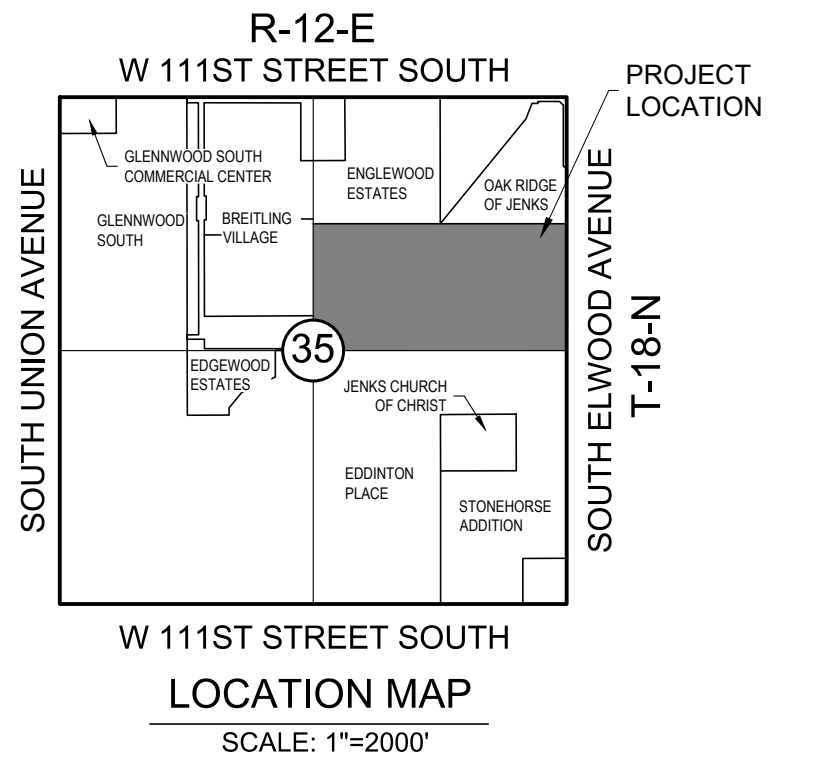
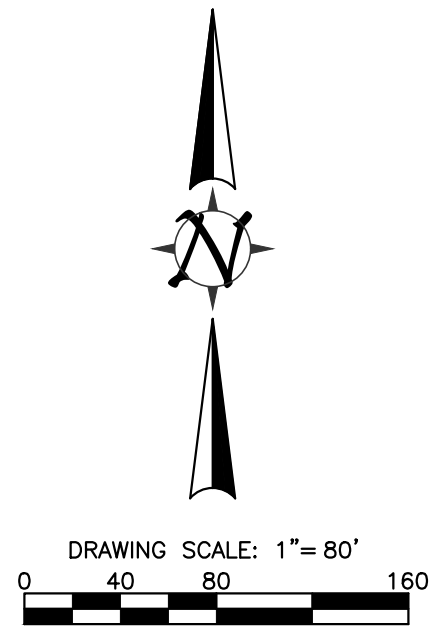
MUNICIPAL AUTHORITY
CITY OF JENKS
211 N. ELM STREET
JENKS, OK 74037
918-299-5883

UTILITY
OKLAHOMA NATURAL GAS COMPANY
2319 W. EDISON ST.
TULSA, OK 74127
918-834-8000

PUBLIC SERVICE COMPANY
OF OKLAHOMA
212 E. 6TH ST.
TULSA, OK 74119
1-888-216-3523

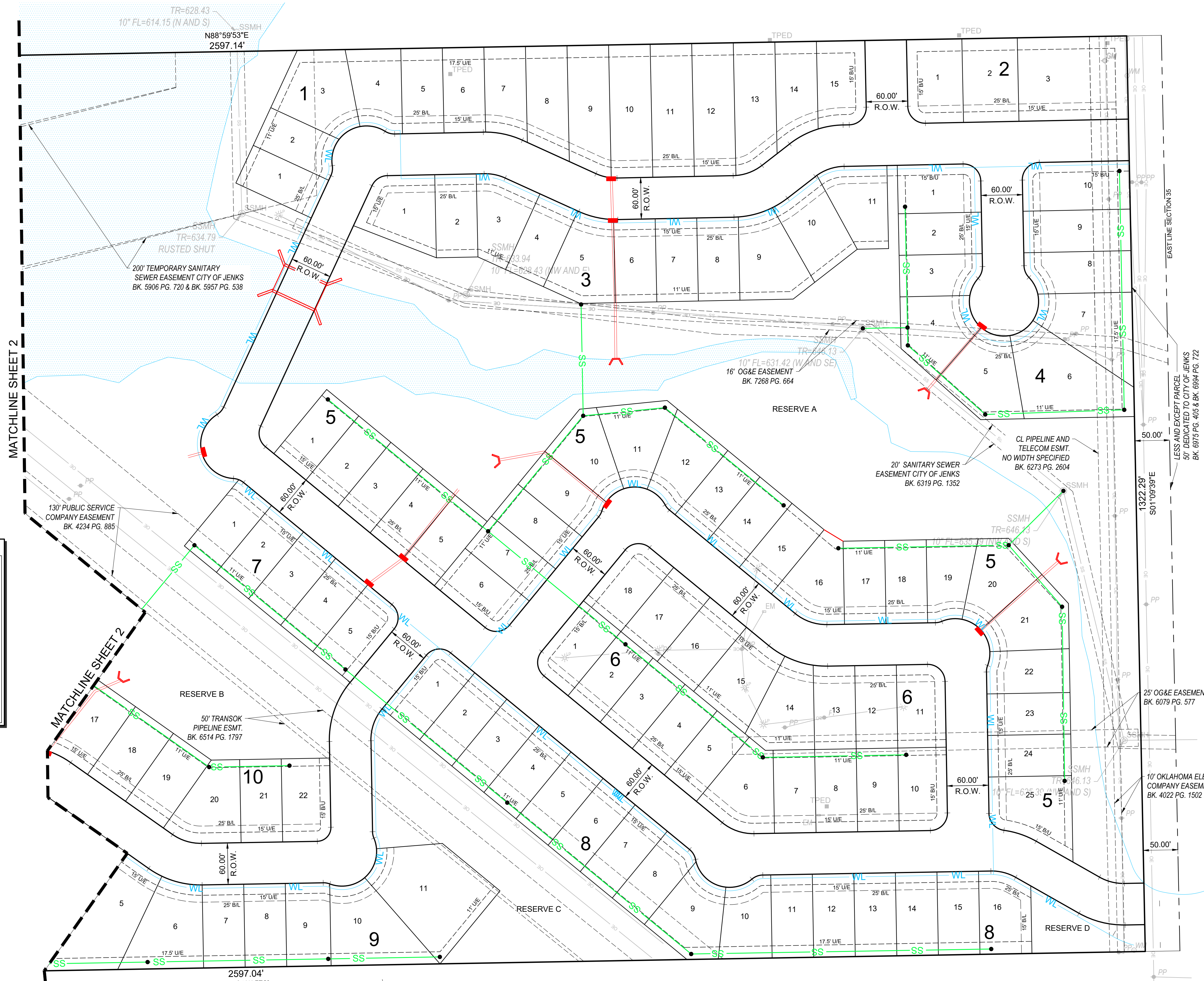
AT&T
1403 S. LEWIS
TULSA, OK 74104
918-712-1803

COX COMMUNICATIONS
11811 EAST 91ST STREET
TULSA, OK 74145
918-286-4658



LEGEND

B/L.....	BUILDING LINE
LNA.....	LIMITS OF NO ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
U/E.....	UTILITY EASEMENT
DOD.....	DEED OF DEDICATION
WL.....	PROPOSED WATER LINE
SS.....	PROPOSED SANITARY SEWER LINE
.....	PROPOSED STORM SEWER LINE
WL.....	EXISTING WATER LINE
SS.....	EXISTING SANITARY SEWER LINE
.....	EXISTING STORM SEWER LINE



PLOT DATE: Thu, 13 Sep 2019 FILE: P:\181235-PERRYMAN RANCH\PERRYMAN RANCH.dwg

OWNER/DEVELOPER

SHAW HOMES
1420 W. KENOSHA ST.
BROKEN ARROW, OK
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CURVE TABLE

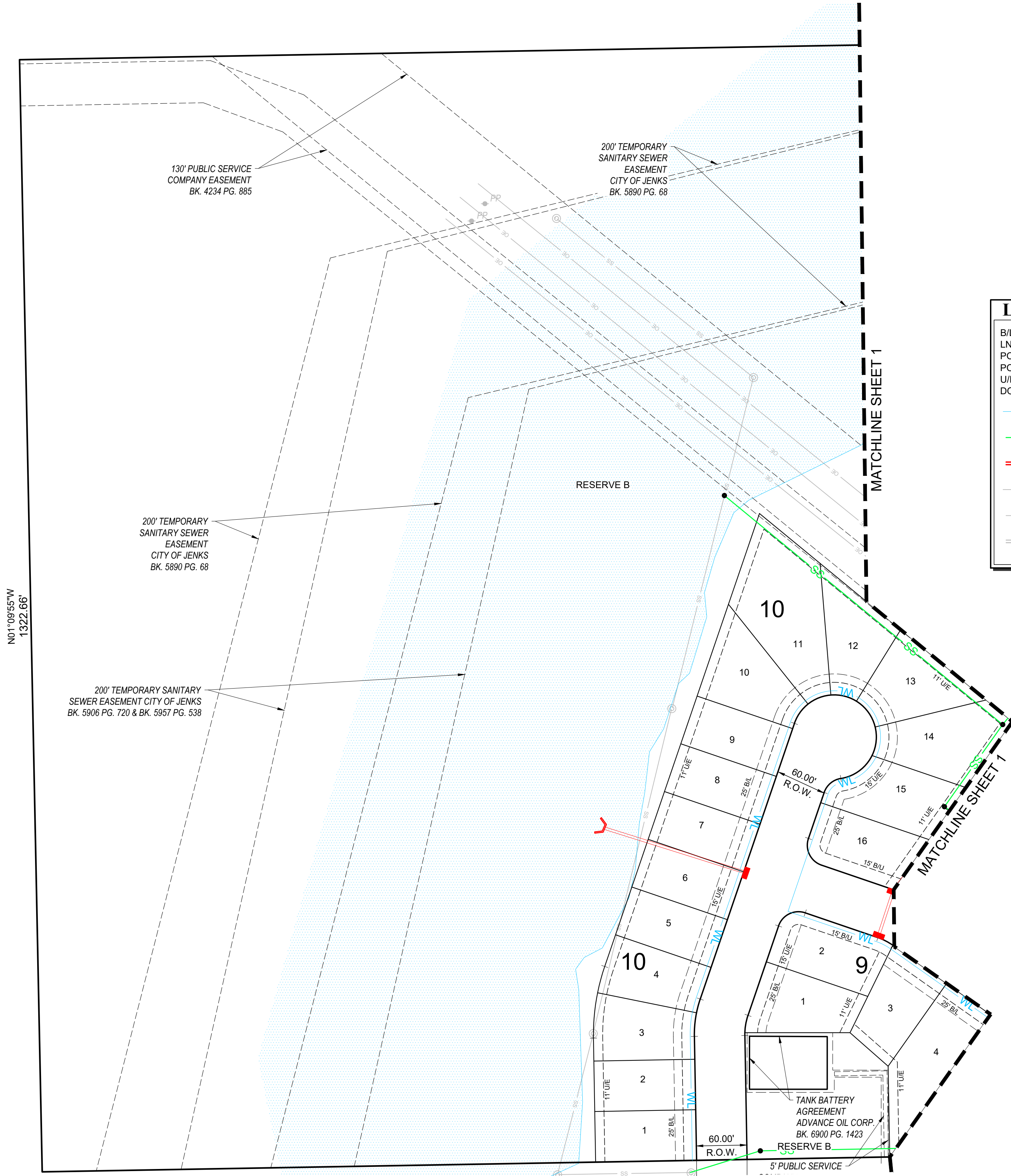
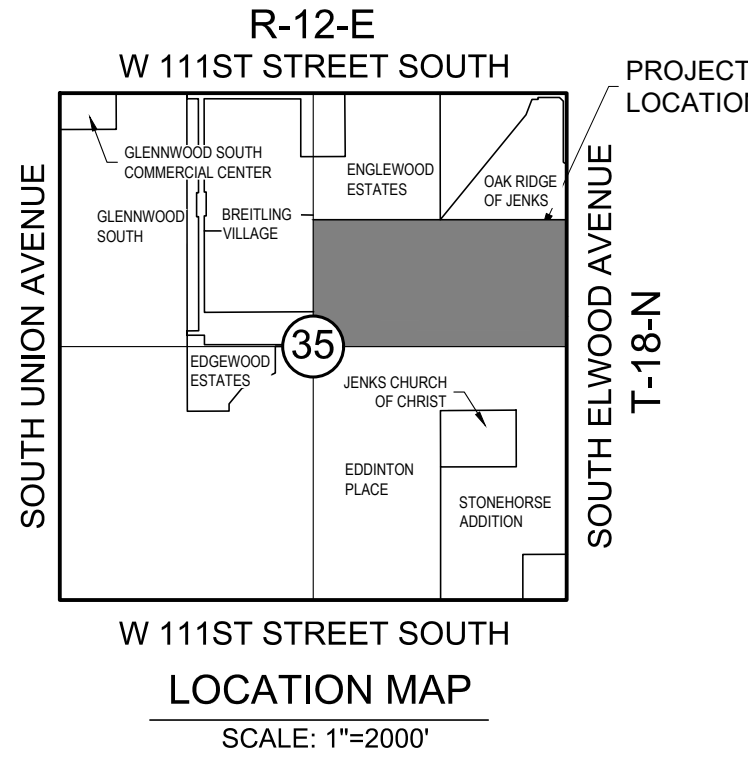
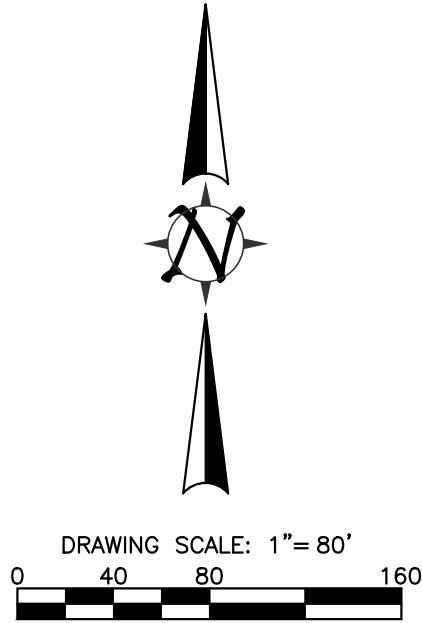
Curve #	Length	Radius	Chord Length	Chord Bearing	Curve #	Length	Radius	Chord Length	Chord Bearing	Curve #	Length	Radius	Chord Length	Chord Bearing
C1	45.091	130.000	44.87	N8°55'13"E	C22	103.824	50.000	86.15	N70°46'52"W	C43	126.457	50.000	95.35	N14°20'33"W
C2	24.280	70.028	24.16	S8°55'13"W	C23	17.131	25.000	16.80	S69°21'45"W	C44	14.519	25.000	14.32	N41°28'26"E
C3	39.270	25.000	35.36	S63°51'25"W	C24	49.444	70.000	48.42	S70°46'18"E	C45	14.583	25.000	14.38	N8°07'32"E
C4	39.270	25.000	35.36	S26°08'35"E	C25	39.270	25.000	35.36	N43°59'35"E	C46	114.184	50.000	90.94	N56°50'16"E
C5	27.132	25.000	25.82	S49°56'52"W	C26	35.430	25.000	32.54	S41°36'22"E	C47	14.583	25.000	14.38	S74°27'01"E
C6	211.344	50.000	85.63	S40°03'08"E	C27	49.427	130.003	49.13	S71°18'49"E	C48	27.927	25.000	26.50	S56°50'16"W
C7	20.004	70.000	19.94	N62°57'22"W	C28	37.367	70.000	36.92	N75°42'51"W	C49	31.310	70.000	31.05	N78°20'48"W
C8	37.151	130.000	37.02	S62°57'22"E	C29	69.420	130.000	68.60	N75°43'10"W	C50	58.148	130.000	57.66	S78°20'48"E
C9	82.221	130.000	80.86	N72°53'17"W	C30	37.380	70.000	36.94	S75°43'10"E	C51	58.148	130.000	57.66	N78°20'48"W
C10	44.273	70.000	43.54	S72°53'17"E	C31	39.270	25.000	35.36	N46°00'25"W	C52	31.310	70.000	31.05	S78°20'48"E
C11	9.505	25.000	9.45	N80°06'55"W	C32	9.497	25.000	9.44	S9°52'34"W	C53	83.305	130.000	81.89	S70°28'53"W
C12	31.416	20.000	28.28	N43°59'35"E	C33	116.560	50.000	91.90	S46°01'31"E	C54	44.857	70.000	44.09	N70°28'53"E
C13	116.558	50.000	91.90	S43°59'35"W	C34	9.513	25.000	9.46	N78°05'31"E	C55	83.256	130.000	81.84	N70°28'14"E
C14	9.505	25.000	9.45	S11°53'55"E	C35	49.444	70.000	48.42	S70°46'18"E	C56	44.857	70.000	44.09	S70°28'53"W
C15	49.444	70.000	48.42	S19°13'42"W	C36	91.824	130.000	89.93	N70°46'18"W	C57	39.260	25.000	35.35	N43°49'42"E
C16	91.824	130.000	89.93	N19°13'42"E	C37	39.270	25.000	35.36	S84°27'48"W	C58	39.158	25.000	35.28	N46°17'20"W
C17	39.270	25.000	35.36	S84°27'48"W	C38	9.505	25.000	9.45	S39°38'42"E	C59	39.270	25.000	35.36	N46°09'39"W
C18	39.270	25.000	35.36	N5°32'12"W	C39	116.558	50.000	91.90	N84°27'48"E	C60	39.270	25.000	35.36	S43°50'21"W
C19	39.270	25.000	35.36	N84°27'48"E	C40	9.505	25.000	9.45	N28°34'19"E	C61	18.690	25.000	18.26	S22°34'39"E
C20	39.270	25.000	35.36	S5°32'12"E	C41	32.887	25.000	30.57	S12°51'01"E	C62	231.838	50.000	73.33	S88°50'21"W
C21	17.123	25.000	16.79	N30°54'56"W	C42	15.822	25.000	15.56	N68°40'00"W	C63	18.690	25.000	18.26	N20°15'21"E

CONCEPTUAL IMPROVEMENTS

Perryman Ranch

PUD XXX

THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION THIRTY-FIVE (35),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND
MERIDIAN, CITY OF JENKS, COUNTY OF TULSA, STATE OF OKLAHOMA.



LEGEND	
B/L.....	BUILDING LINE
LNA.....	LIMITS OF NO ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
U/E.....	UTILITY EASEMENT
DOD.....	DEED OF DEDICATION
WL.....	PROPOSED WATER LINE
SS.....	PROPOSED SANITARY SEWER LINE
WL.....	PROPOSED STORM SEWER LINE
WL.....	EXISTING WATER LINE
SS.....	EXISTING SANITARY SEWER LINE
WL.....	EXISTING STORM SEWER LINE



Staff Report

To: Planning Commissioners
From: Jim Beach, City Planner
Hearing Date: November 7, 2019
Subject: JZ 19-646
Location: 421 West Main Street (Ward 1)
Exhibits:
1. Location Map with Existing Zoning

Applicant:	Carla Hoelting Harris
Action Requested:	Rezone to CS – Commercial Shopping Center
Current Zoning:	RS-3 – Residential Single-Family High Density
Lot Size:	Approximately 0.24 acres
Surrounding Zoning and Land Uses:	Primarily surrounded by commercial zoning and land uses

BACKGROUND

The applicant has owned and used this as a rental property for some time and now wishes to rezone it and establish her chiropractic office on the site. A chiropractic office is a use by right in the CS district. Her intent is to paint the building and make repairs to make it suitable for an office. She'll use it to build her practice until she can build a new building or move to a different location.

STAFF EVALUATION

The Comprehensive Plan designates the strip along Main Street to A Street, "High Intensity." CS Zoning is in accordance with the Plan and would be compatible with much of the surrounding zoning. The other uses permitted in CS would be compatible with the area. There is no redevelopment currently planned for the subject site but the property to the east is being marketed as a commercial site. Both sides of Main, west of the railroad, are expected to transition to more intense commercial and office uses in time.

RECOMMENDATION

Staff recommends approval of the zoning change from RS-3 to CS, and a waiver of the platting requirement until such time as the temporary use ceases and new development occurs.

CRITERIA and CONSIDERATIONS FOR ACTION

The only question for consideration is whether CS zoning with all its permitted uses would be appropriate on this parcel.

Comprehensive Plan: The plan designates this property *High Intensity, not reserved for any specific land uses*. The requested CS zoning is in accordance with the Comprehensive Plan.

Zoning Code: Section 600.2. Purposes of the CS Commercial Shopping District.

The CS District is designed to accommodate convenience, neighborhood, sub-community, community, and regional shopping, providing a wide range of retail and personal service uses.

Chapter 10 Use Units, Section 1000.1. General.

The use unit is a grouping of individual uses having similarities in characteristics of function and/or performance which enable systematic consideration of location and other regulation.

The uses permitted in any zoning district are listed in the Zoning Code by the Use Unit in which they are categorized. Individual uses within each Use Unit are too numerous to list. They are provided in the Zoning Code in Chapter 10. The Use Units allowed in CS zoning are:

Use Unit 1. Area-wide uses by right

Use Unit 2. Specific use permit uses

Use Unit 4. Public protection and utility and open-air facilities (temporary)

Use Unit 5. Community services and cultural facilities

Use Unit 8. Multifamily dwelling and similar uses

Use Unit 10. Off-street parking areas

Use Unit 11. Offices and studios

Use Unit 12. Eating places other than drive-ins

Use Unit 13. Convenience goods and services

Use Unit 14. Shopping goods and services

Use Unit 15. Other trades and services

Use Unit 17. Automotive allied activities

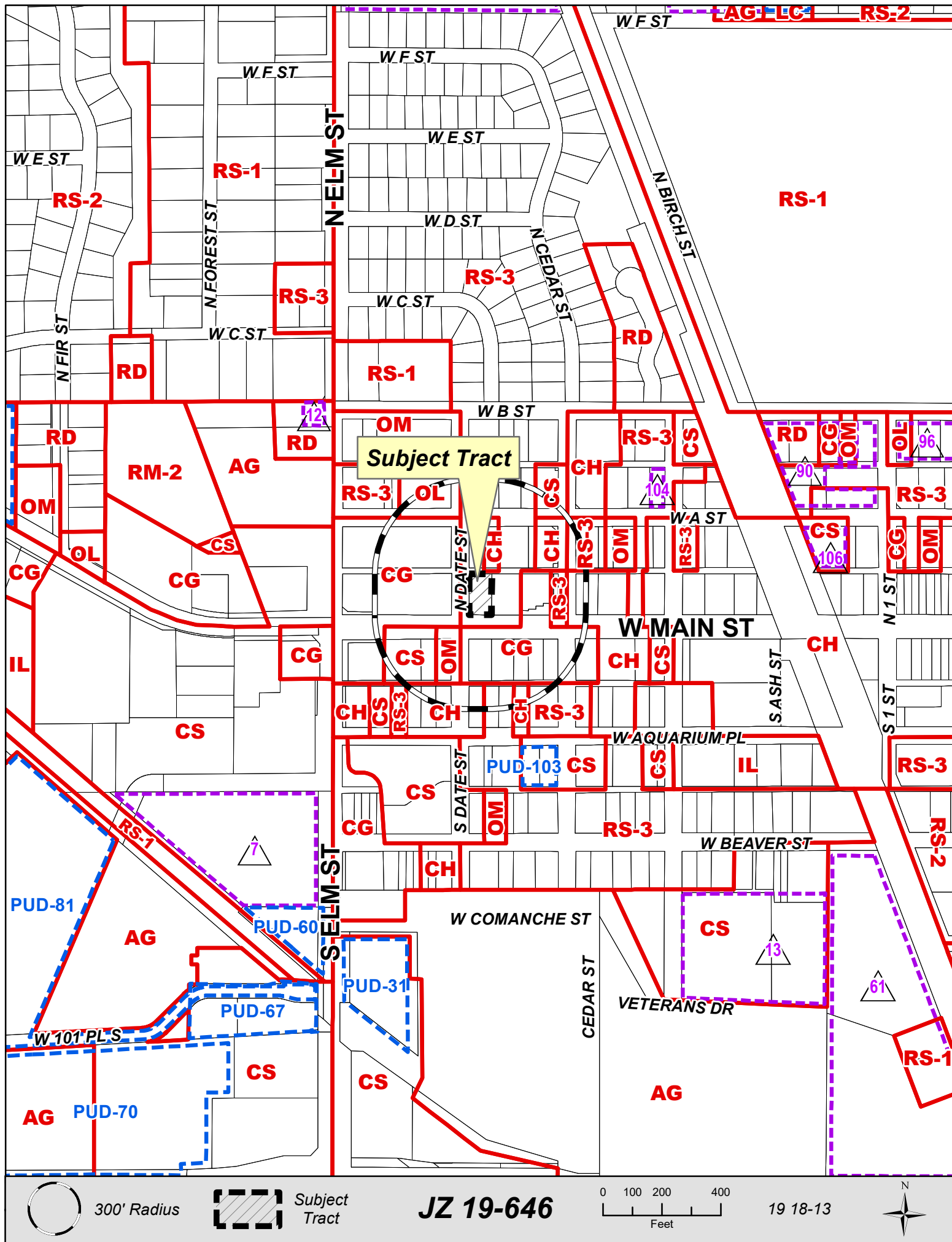
Use Unit 19. Hotel, motel, and recreation facilities

Use Unit 21. Business signs, outdoor advertising, and billboards

Section 260. Platting requirement.

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows:

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 on record in the office of the county clerk where the property is situated. Provided that City Council, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above-stated purposes have been achieved by previous platting or could not be achieved by a plat or a replat.



300' Radius



Subject
Tract

JZ 19-646

0 100 200 400
Feet

19 18-13





Staff Report

To: Planning Commissioners

From: Jim Beach, City Planner

Hearing Date: November 7, 2019

Subject: **Aquarium Place Apartments Preliminary Plat**

Location: SW corner East Aquarium Place and South Third Street (Ward 1)

Exhibits:

1. Subdivision Plat
2. Deed of Dedication and Restrictive Covenants (8 ½ x 11 format)
3. Conceptual Improvements Plan

Applicant: Wallace Engineering, Mike Thedford

Action Requested: Approval of Preliminary Plat for “Aquarium Place Apartments”

Current Zoning: CH – Commercial High Intensity District with PUD 114

Lot Size: 0.63 acres

Surrounding Zoning

and Land Uses: Commercial zoning and mixed uses to the north, residential uses to the south

BACKGROUND

In early 2019, this property was approved for CH zoning and PUD-114 for a 3-story mixed-use building containing 30 residential units on the top two floors and 5,000 square feet of commercial space on the ground floor. The Comprehensive Plan High Intensity designation along Main Street was extended south to the alley between Aquarium and Beaver and includes the subject property. The rezoning and PUD approval triggers the “platting requirement” in Section 260 of the Jenks Zoning Code.

This meeting is to determine if the preliminary plat is in accordance with the Subdivision Regulations and properly documents the PUD development standards and conditions as they were approved by the City Council. The Preliminary Plat checklist from the Subdivision Regulations is below.

The PUD has already been decided and its details may not be amended in this hearing. Plans will be checked during building permitting to ensure the developer complies with the conditions of PUD approval.

STAFF EVALUATION

This is a simple one-lot, one-block subdivision being processed in accordance with a condition of rezoning and PUD approval. The plat is complete per the preliminary plat checklist below. The deed of dedication and restrictive covenants is adequate for a preliminary plat. Items that need to be improved before approval of the final plat are listed as conditions of approval in staff’s recommendation below.

RECOMMENDATION

Staff recommends approval of the preliminary plat with the following corrections before presenting the final plat for approval. Additional correction/conditions may be required at final plat.

1. Access limits are only needed along streets; remove from alley
2. Include right-of-way width dimensions on both streets and the alley
3. The property is shown to be 6'-7' west of a quarter section line. Confirm the relationship between the platted lots in Old Town and the quarter section line
4. In "Subdivision Statistics," second line, remove space between "sub" and "division."
5. Remove Legend from face of plat or use only the designations that will appear on the plat
6. Deed of Dedication and Restrictive Covenants, Paragraph 1.1, indicates right-of-way being dedicated for 106th Street; no right of way is being dedicated
7. Paragraph 1.8 Parking Area is not relevant to this project and should be removed
8. Section II Planned Unit Development Restrictions has unnecessary information and does not accurately state the PUD development standards. Recommend that a zoning attorney review and make corrections
9. Paragraph 2.3 – remove underline from "and to city standards;" and "code and design standards;"
10. Show public sidewalk easement on private property on face of plat per Paragraph 2.3, item 5
11. Delete paragraph 2.4
12. Add language about formation and duties of any expected owner's association
13. Add entire section, "Enforcement, Duration, Amendment, and Severability"

CRITERIA and CONSIDERATIONS FOR ACTION

Jenks Zoning Code, Section 260 - Platting Requirement. "For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established..."

Jenks Subdivision Regulations, Section 2.4 Preliminary Plat, Section 2.5 Final Plat; and Section 1.13 Definitions *Record Plat* – A map of land subdivision prepared in a form suitable for filing of record with necessary affidavits, dedications and acceptances, covenants, if any, and with complete bearings, angles, and dimensions of all lines defining blocks, lots, rights-of-way, easements, public areas, and other dimensions of land as required in these regulations.

Subdivision – The division of land into lots, parcels, tracts or areas, any one of which when divided has an area of less than two and one-half (2-1.2) acres, or any division of land involving the dedication of right-of-way or alignment of any existing or proposed street or highway, or the resubdivision of land heretofore divided into lots, sites, or parcels.

- a. Standard Subdivision – A subdivision other than a lot split.
- b. Lot Split Subdivision – A subdivision comprising three or fewer lots (see Lot Split).

Preliminary Plat Checklist – Subdivision Regulations Section 2.4.D.

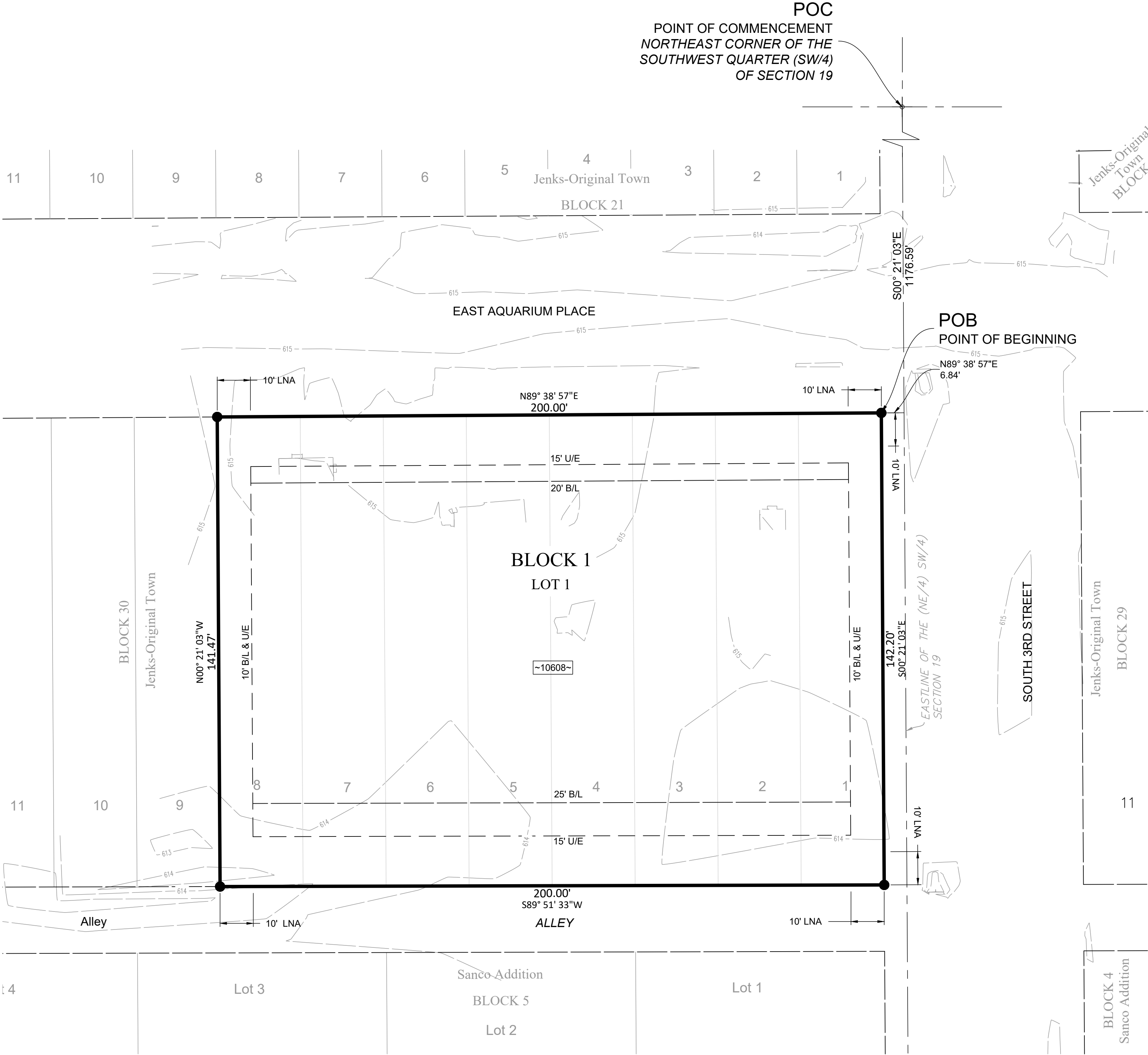
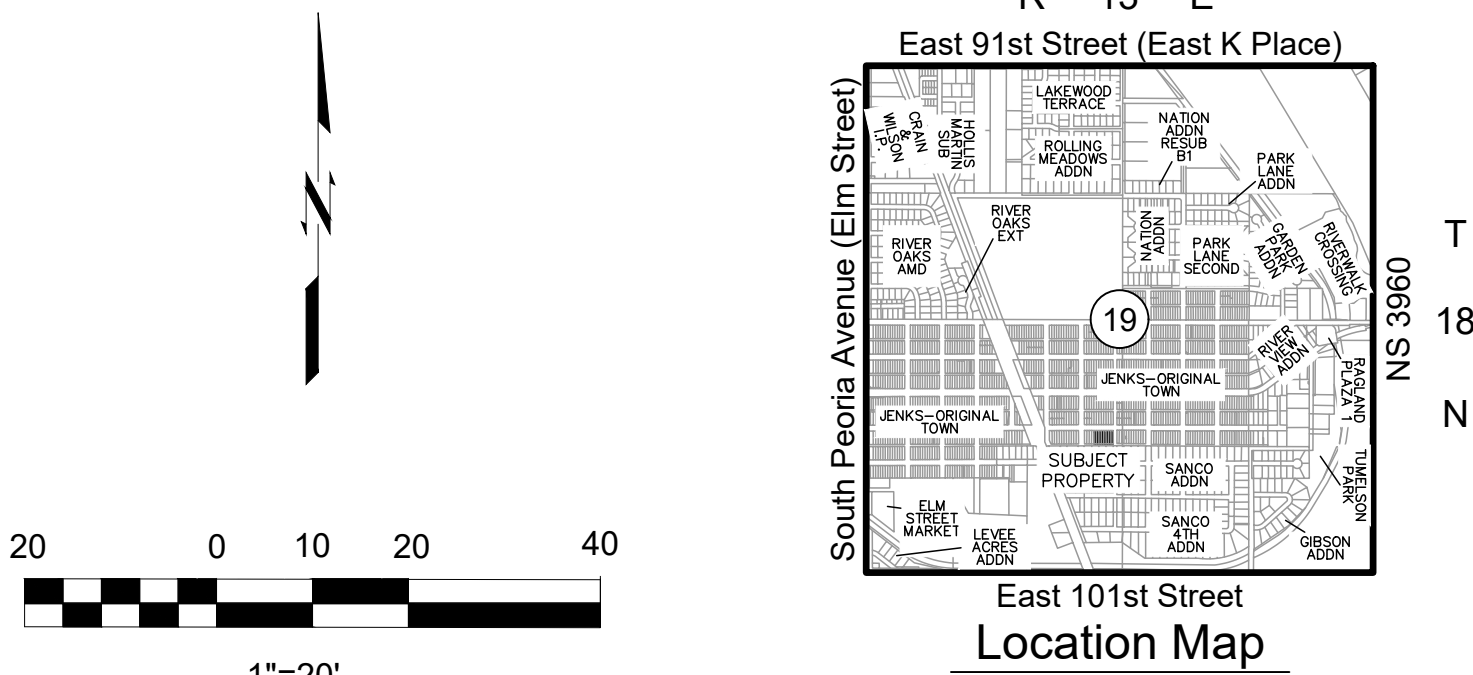
1. The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor.
2. The date of preparation of the plat, north arrow and scale (written and graphic presentation).
3. Key or location map showing location of subdivisions within the mile section.
4. An accurate legal description of the property.
5. The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot.

6. 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.
7. The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property.
8. The location and description of all existing structures, water bodies and watercourses.
9. The areas subject to flooding based upon the regulatory flood.
10. The names, locations and widths of all proposed streets.
11. The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations.
12. All proposed lots progressively numbered and building setback lines.
13. Blocks progressively numbered.
14. A topographic map of the subdivided area with contour lines having two (2) feet contour intervals based on United States Coastal and Geodetic Survey datum.
15. Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision.

PRELIMINARY PLAT

AQUARIUM PLACE APARTMENTS

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4), OF THE SOUTHWEST QUARTER (SW/4), OF SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA,



ENGINEER

WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC.
123 NORTH MARTIN LUTHER KING JR.
BOULEVARD
TULSA, OK 74103
(918) 584-5858
OKLAHOMA CA #1460
EXP DATE 6/30/2021
jmoore@wallacesc.com

SURVEYOR

BENNETT SURVEYING, INC.
210 CHOUTEAU AVENUE
CHOUTEAU, OK 74337
TEL: 918-476-7484
RPLS 1556, CA #4502
EXPIRES 6/30/2020
wade@bennettsurveying.com

DEVELOPER

OAK PROPERTIES, LLC.
203 E. MAIN STREET
JENKS, OKLAHOMA 74137
ATTN: DUANE PHILLIPS

SUBDIVISION STATISTICS

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

SUB DIVISION CONTAINS 28,367 SQUARE FEET OR 0.651 ACRES.

MONUMENTATION

3/8" IRON PIN TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

HORIZONTAL DATUM BASED UPON NAD 83 (1993) OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501 VERTICAL DATUM BASED UPON NAVD 88.

ADDRESS NOTE

ADDRESS 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.

BACKFLOW PREVENTER VALVE

IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE UPSTREAM SANITARY SEWER MANHOLE TOP OF RIM ELEVATION, IT SHALL BE THE BUILDERS RESPONSIBILITY TO INSTALL THE A BACKFLOW PREVENTER VALVE NEAR THE BUILDING. THE BUILDER IS RESPONSIBLE TO COMPLY WITH ALL CITY ORDINANCES REGARDING THE INSTALLATION OF ANY REQUIRED BACKFLOW PREVENTER VALVE.

FLOODPLAIN NOTE

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP TULSA COUNTY, OKLAHOMA, MAP NO. 40143C0364L, MAP REVISED: OCTOBER 16, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) NOT SHADED WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4), OF THE SOUTHEAST QUARTER (SE/4), OF SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), AND SIX, BLOCK THIRTY (30), IN THE TOWN OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

LOTS SEVEN (7) AND EIGHT (8), BLOCK THIRTY (30), IN THE TOWN OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

FINAL PLAT

CERTIFICATE OF APPROVAL

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

ON _____

MAYOR - VICE MAYOR

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

CITY MANAGER

Legend

EM	ELECTRIC METER
GM	GAS METER
GUY	GUY WIRE DOWN
GV	GAS VALVE
OC	OVERHEAD CABLE
OE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE
UC	UNDERGROUND CABLE
UE	UNDERGROUND ELECTRIC
UG	UNDERGROUND GAS
XFMR	TRANSFORMER
B/S	BUILDING SETBACK LINE
S/E	SCREENING EASEMENT (PRIVACY FENCE)
U/E	UTILITY EASEMENT

LEGEND

U/E	UTILITY EASEMENT
B/L	BUILDING SETBACK LINE
~560~	ADDRESS
LNA	LIMITS OF NO ACCESS

AQUARIUM PLACE APARTMENTS

DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS
PLANNED UNIT DEVELOPMENT NO. 114

KNOW ALL MEN BY THESE PRESENTS:

OAK PROPERTIES, LLC., HEREINAFTER REFERRED TO AS "GRANTOR", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4), OF THE SOUTHEAST QUARTER (SE/4), OF SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), AND SIX, BLOCK THIRTY (30), IN THE TOWN OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

LOTS SEVEN (7) AND EIGHT (8), BLOCK THIRTY (30), IN THE TOWN OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. AS OWNER OF THE ABOVE DESCRIBED LAND, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, COMBINED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS PRESENTED ON THE PLAT AND HAS DESIGNATED THE SUBDIVISION AS "AQUARIUM PLACE APARTMENTS", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION" OR "PLATTED AREA" OR "AQUARIUM PLACE APARTMENTS").

SECTION I. EASEMENTS AND UTILITIES

1.1 GENERAL UTILITY EASEMENTS

GRANTOR DOES HEREBY DEDICATE FOR PUBLIC USE THE RIGHT-OF-WAY OF WEST 106TH STREET SOUTH, AS DEPICTED ON THE ACCOMPANYING PLAT, AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, 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, GRANTOR HEREBY RESERVES TO ITSELF, AND TO ITS SUCCESSORS AND ASSIGNS (THE "LOT OWNER" OR "LOT OWNERS"), THE RIGHT TO USE OR DELEGATE TO OTHERS THE RIGHT TO USE THE DESIGNATED EASEMENTS AND RIGHTS OF WAY TO PROVIDE ANY OF THE SERVICES SET FORTH HEREIN, INCLUDING, BUT NOT LIMITED TO THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. GRANTOR HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH OF THE LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT

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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.

1.2 UNDERGROUND SERVICE

1.2.1 OVERHEAD POLES MAY BE LOCATED ALONG THE PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS, FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND, IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES, SHOWN ON THE ATTACHED PLAT. GRANTOR DOES HEREBY RESTRICT THE UTILITY EASEMENTS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT TO A SINGLE SUPPLIER OF ELECTRICAL SERVICE.

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

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

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

1.2.5 THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION

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OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SUCH LOT OWNER OR ITS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE.

1.3 WATER AND SEWER SERVICE

1.3.1 THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND OF THE PUBLIC SANITARY SEWER FACILITIES LOCATED ON ITS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN, PUBLIC SANITARY SEWER MAIN, OR STORM SEWER. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN OR SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER AND SEWER MAINS, SHALL BE PROHIBITED.

1.3.2 THE CITY OF JENKS, OR ITS SUCCESSORS, WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, OR PUBLIC SANITARY SEWER MAINS, BUT THE LOT OWNER OF EACH LOT WILL PAY FOR DAMAGE OR REPLACEMENT OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR ITS AGENTS OR CONTRACTORS.

1.3.3 THE CITY OF JENKS OR ITS SUCCESSORS THROUGH ITS PROPER AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL SUCH EASEMENT-WAYS SHOWN ON SAID PLAT, OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF SAID UNDERGROUND WATER AND SEWER FACILITIES.

1.3.4 THE FOREGOING COVENANTS CONCERNING WATER AND SEWER FACILITIES SHALL BE ENFORCEABLE BY THE CITY OF JENKS OR ITS SUCCESSORS, AND EACH OF THE LOT OWNERS AGREE TO BE BOUND HEREBY.

1.4 SURFACE DRAINAGE

THE LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM BUILDING FINISHED FLOOR ELEVATIONS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. THE LOT OWNER SHALL NOT CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

1.5 LIMITS OF NO ACCESS

GRANTOR HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION WITHIN 10' OF THE PROPERTY CORNERS AT THE PROPERTY CORNERS IN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (LNA) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE

AQUARIUM PLACE APARTMENTS

DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS
PLANNED UNIT DEVELOPMENT NO. 114

AMENDED OR RELEASED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO.

1.6 PAVING AND LANDSCAPING WITHIN EASEMENTS

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

1.7 PRIVATE STORM SEWER EASEMENT

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

1.7.2 THE PRIVATE STORM SEWER EASEMENT AND DRAINAGE FACILITIES LOCATED THEREON SHALL BE MAINTAINED BY THE OWNER. SUCH MAINTENANCE SHALL BE AT THE COST OF THE HOMEOWNERS' OWNER

1.7.3 IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE STORMWATER IMPROVEMENT AREAS AND FACILITIES THEREIN SITUATED, THE CITY OF JENKS, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE STORMWATER IMPROVEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS, AND THE COST THEREOF SHALL BE PAID BY THE OWNER.

1.7.4 IN THE EVENT THE OWNER FAILS TO PAY THE COST OF SUCH MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COST SHALL BE A LIEN AGAINST THE OWNER WITHIN THE PLATTED LOT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS OR THE JENKS PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF JENKS.

1.8 PARKING AREA

PARKING AREA (AS SHOWN ON THE ACCOMPANYING PLAT) SHALL BE LIMITED TO USE FOR PRIVATE PARKING, OPEN SPACE, LANDSCAPING, AND BENEFIT OF THE DESIGNATED APARTMENT RESIDENTS, GUESTS AND INVITEES. OWNER SHALL PROVIDE MAINTENANCE OF THE PRIVATE PARKING AND OTHER COMMON AREAS OF THE PLATTED AREA.

AQUARIUM PLACE APARTMENTS

DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS
PLANNED UNIT DEVELOPMENT NO. 114

GRANTOR HEREBY COVENANTS WITH THE CITY OF JENKS, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND AND INURE TO THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, TO:

1.9 SANITARY SEWER EASEMENT

GRANTOR DOES HEREBY DEDICATE FOR PUBLIC USE PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "SANITARY SEWER EASEMENT" OR "SS/E" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING SANITARY SEWER LINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, VALVES, METERS AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT FOR THE USES AND PURPOSES AFORESAID.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, AQUARIUM PLACE APARTMENTS WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 114) AS PROVIDED WITHIN SECTIONS 900 ET SEQ. OF THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON 7/03/2018, WHICH P.U.D. NO. 114 WAS APPROVED BY THE JENKS PLANNING COMMISSION ON JANUARY 10, 2019, AND BY THE JENKS CITY COUNCIL ON JANUARY 22, 2019

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

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

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

2.1 USE OF LAND

2.1.1 ALL OF LOT 1, BLOCK 1 SHALL BE GOVERNED BY THE USE AND DEVELOPMENT REGULATIONS OF THE CH DISTRICT EXCEPT AS HEREINAFTER MODIFIED.

2.2 DEVELOPMENT STANDARDS

PERMITTED USES	MULTI-FAMILY RESIDENTIAL
MAXIMUM NUMBER OF DWELLING UNITS ALLOWED	30
MINIMUM LOT SIZE	28,000SQ. FT.
MINIMUM LOT FRONTAGE	200 FEET
MINIMUM LOT WIDTH	140 FEET

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MINIMUM FRONT YARD	0 FEET
MINIMUM REAR YARD	0 FEET
MINIMUM SIDE YARD	0 FEET

2.3 CITY COUNCIL CONDITIONS:

1. APPROVAL OF A SUBDIVISION PLAT PRIOR TO RELEASE OF ANY BUILDING PERMITS;
2. PROVIDE PARKING SPACES TO MEET THE CURRENT JENKS ZONING CODE REQUIREMENTS FOR BOTH THE APARTMENTS AND COMMERCIAL OR OFFICE USES;
3. CONSTRUCT THE ALLEY BETWEEN SECOND AND THIRD STREETS TO ITS FULL INTENDED WIDTH AND TO CITY STANDARDS;
4. COMPLETE SIDEWALKS ON AQUARIUM PLACE AND THIRD STREET TO MEET ADA REQUIREMENTS AND OTHER CITY STANDARDS, OR GREATER, AND ENSURE THE BEGINNING AND END POINTS ARE AT A FINISHED ELEVATION AND LOCATION TO ALLOW FOR FUTURE CONTINUATION IN THE RIGHT-OF-WAY;
5. PROVIDE A SIDEWALK EASEMENT IN FAVOR OF THE CITY AT ALL LOCATIONS WHERE THE PUBLIC SIDEWALK IS ON THE PRIVATE PROPERTY OF THIS DEVELOPMENT;
6. RECONSTRUCT THIRD STREET GOING SOUTH FROM ITS INTERSECTION WITH AQUARIUM PLACE TO THE SOUTH SIDE OF THE ALLEY;
7. PROVIDE CONTINUOUS CURB AND GUTTER ALONG BOTH STREET FRONTAGES AND CONNECT STORM DRAINAGE TO THE NEAREST STORM SEWER. THE STORM WATER DESIGN FROM THE SITE MUST ADDRESS BOTH CONVEYANCE AND STORM WATER RETENTION IN CONFORMANCE WITH THE CITY CODE AND DESIGN STANDARDS;
8. IMPROVE PUBLIC WATERLINES IN ACCORDANCE WITH NEEDS AS DETERMINED BY THE CITY ENGINEER AND FIRE CHIEF
9. THE EXTERIOR DESIGN OF THE COMPLEX MUST BE 100% MASONRY ON ALL LEVELS
10. IF THE DEVELOPER CONSTRUCT AN AREA ON THE ROOF DEDICATED TO OUTDOOR USES AS SHOWN ON PAGE 14 OF PUD TEXT OR PAGE 74 OF THE CITY COUNCIL AGENDA, IT MUST BE CONSTRUCTED IN SUCH A WAY TO PREVENT VISIBILITY TO RESIDENTIAL AREAS TO THE SOUTH.

2.4 DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH HEREIN, THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE CITY OF JENKS ZONING CODE AS THE SAME EXISTED ON SEPTEMBER 4, 2018 OR AS SUBSEQUENTLY AMENDED.

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IN WITNESS WHEREOF: OAK PROPERTIES, LLC EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2019.

OAK PROPERTIES, LLC

BY:

NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF _____)

) SS:

COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS __ DAY OF _____, 2019, BY _____ AS _____ OF _____.

NOTARY PUBLIC

MY COMMISSION NO:

MY COMMISSION EXPIRES:

[SEAL]

AQUARIUM PLACE APARTMENTS

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CERTIFICATE OF SURVEY

I, R. WADE BENNETT, OF BENNETT SURVEYING, INC., A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "STONE BLUFF", 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 8TH DAY OF AUGUST, 2019.

R. WADE BENNETT

LICENCED PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF OKLAHOMA)

) SS:

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF AUGUST, 2019, BY R. WADE BENNETT.

NOTARY PUBLIC

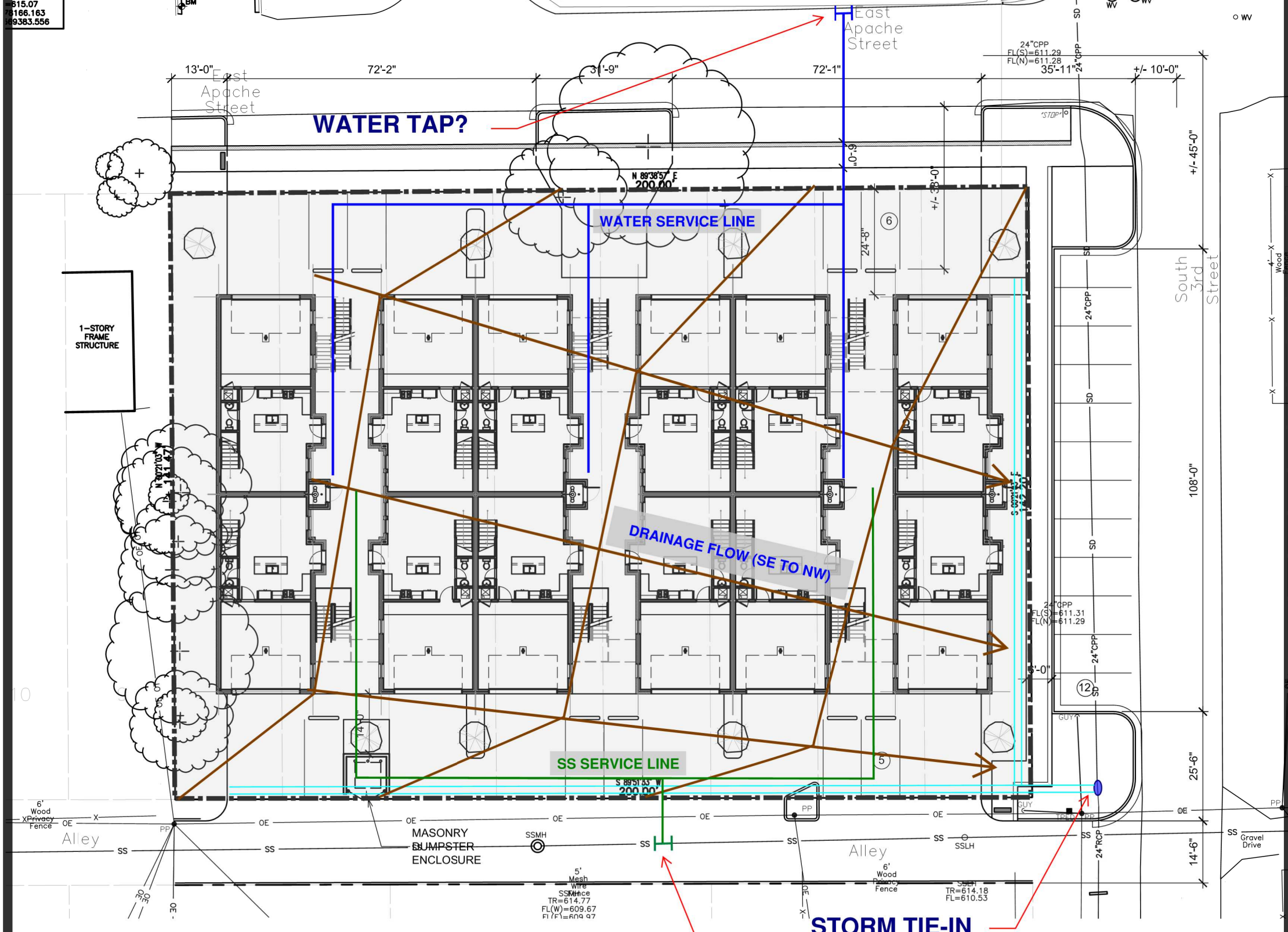
MY COMMISSION NO: #00020202

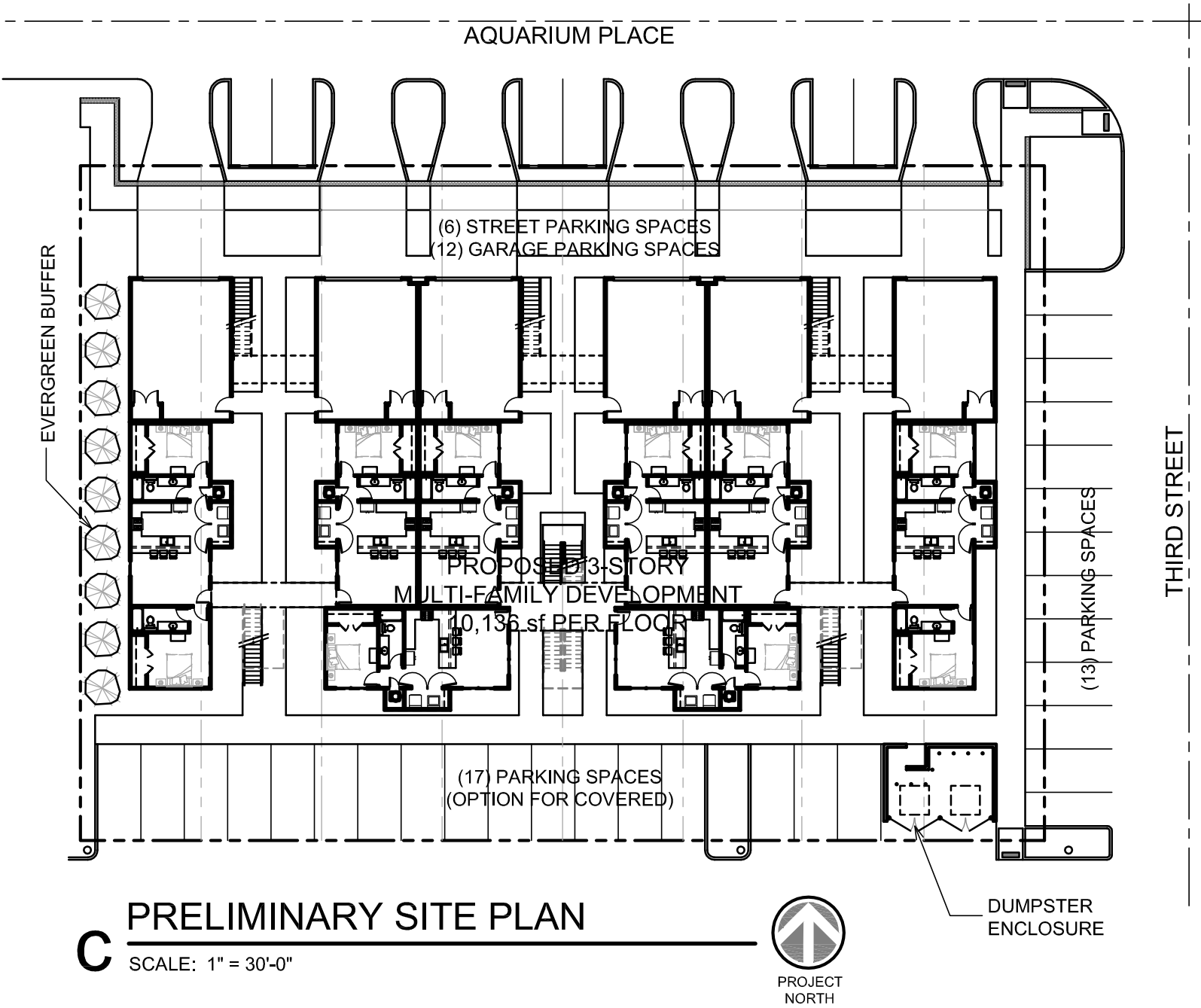
MY COMMISSION EXPIRES: 12-11-2020

[SEAL]

AQUARIUM PLACE APARTMENTS CONCEPTUAL IMPROVEMENTS PLAN

chmark
Nail
#615.07
78166.163
89383.556





3rd & AQUARIUM PLACE APARTMENTS

southwest corner 3rd st. & aquarium pl.

jenks, ok

SITE INFO:

LOT AREA =	0.64 ACRES	SET-BACK =	20 ft @ NORTH PROPERTY LINE
ZONING =	CS (COMMERCIAL SHOPPING)		10 ft @ EAST & WEST PROPERTY LINES
NUMBER OF UNITS =	(6) 2-BEDROOM UNITS (24) 1-BEDROOM UNITS		25 ft @ SOUTH PROPERTY LINE
OFFICE SPACE =	3,845 SF		
PARKING =	(2) PER 2-BEDROOM UNIT (1.5) PER 1-BEDROOM UNIT 48 REQ'D FOR APARTMENTS 48 PARKING SPACES PROVIDED		

Horizon Jenks Anticipated Completion Schedule

NOVEMBER

11/11 - Receive Draft Vision Statement and Future Land Use Plan; also, Goals and Objectives for staff

11/12 - Distribute Vision Statement and Future Land Use Plan to **CAC, PC, and CC members**;

11/19 - CAC meet in person with possible phone conference with HLA

11/26 - CAC notes/recommendations and staff comments/recommendations to HLA

DECEMBER

12/04 – Receive and distribute drafts of these plans:

- Land Use and Development;
- Commercial Areas;
- Transportation and Mobility;
- Parks, Open Space, and Environmental Features; Agricultural and Cultural Facilities;
- Housing and Neighborhoods;
- Economic Development - Commercial and Industrial Areas Framework;
- Community Facilities & Utilities;
- Implementation Strategy

12/05 - Distribute above plans to **CAC, PC, and CC members**

12/11 - CAC Meet - Working Session with HLA - Draft Plans Review

12/12 - Student/Youth Visioning Workshop – to inform Subarea Plans

12/12 - Community Visioning Workshop – to inform Subarea Plans

JANUARY – remaining schedule becomes tentative as each date hinges on the previous

01/06 – Receive Urban Design & Community Character Plan, and Subarea Plans; staff review and comment

01/09 - Distribute to **CAC, PC, and CC members**

01/14 – tentative date – CAC Meet - Working Session with HLA on Draft Comp Plan and Subarea Plans

01/15 – tentative date – PC and CC Members Meet - Working Session with HLA – Review draft of Full Plan in advance of public hearings

01/21 – tentative date - Community Open House

PUBLIC HEARINGS – All dates below are tentative. The number of public meetings needed is unknown until this phase begins. All will be Special Meetings with final dates TBD.

01/30 (special meeting) - First Planning Commission public hearing

02/06 (special meeting) - Second Planning Commission public hearing

02/10 (special meeting) - First City Council public hearing (and possible adoption)

02/24 (special meeting) - Second City Council public hearing (and possible adoption)