AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, MARCH 05, 2020
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 FEBRUARY 20, 2020

Documents:

2020.02.20 PC MINUTES.PDF

IV. BUSINESS

1. TUP 20-42: Request by TNT Fireworks for a Temporary Use Permit for retail sale of consumer fireworks General Location: 802 W Main St

Documents:

PC STAFF REPORT TUP 20-42.PDF
APPLICATION PACKET.PDF
SITE PLAN.PDF

2. ROW-UEC 20-72: Request by Bell Land Use LLC to close an unused detention and utility easement located in the Kirk Crossing Plat. General Location: HWY 75 & W 114th St S

Documents:

PC STAFF REPORT UEC 20-72.PDF
LOCATION MAP.PDF
JENKS LANDING II PLAT.PDF
KIRK CROSSING PLAT.PDF
JENKS LANDING PLAT.PDF
JENKS LANDING CONCEPT UTILITY PLAN.PDF
DETENTION AND UTILITY EASEMENT DEDICATION.PDF

V. OTHER BUSINESS

1. Planning Updates

VI. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, FEBRUARY 20, 2020
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 February 20, 2020, at Jenks City Hall by Chair Carol Minden. A roll call vote of members was taken as follows:

Present	**Absent**
Scott West	Craig Bowman
Leon Davis	Travis Fulkerson
David Randolph	
John Brown	
Chair Carol Minden	

Request to approve minutes of February 06, 2020. Scott West made note of a spelling error. Scott West made a motion to approve the minutes with the error being corrected. John Brown seconded the motion. A roll call vote of members was taken as follows:

YEA: West, Davis, Randolph, Brown, Minden
NAY: None

Motion carried.

Business

1. ROW-UEC 20-71: Request by Erik Enyart to close a 15-foot Utility Easement in Polly-T 2nd Addition for creation of new residential lots in Hickory Creek of Jenks.

   Robert Carr presented the staff report and recommended approval. John Cato [11402 S Nandina Ave] spoke about excess drainage from Hickory Creek into his backyard causing major issues. David Hixson [308 W 112th St S] was also worried about drainage and flooding issues from the subdivision. John Brown made a motion to approve Item 1. Leon Davis seconded the motion. A roll call vote was taken as follows:

   YEA: West, Davis, Randolph, Brown, Minden
   NAY: None

   Motion carried.

2. JZ 20-650 PUD 83B1: Request to approve minor amendment for PUD 83 Amended and PUD 83B to allow for a Bank and a new parking lot at Gateway Plaza

Robert Carr presented the staff report and recommended approval. David Randolph recused himself due to a conflict of interest. *David Randolph left the room at 6:46 p.m.* Scott West made a motion to approve Item 2. John Brown seconded the motion. A roll call vote was taken as follows:

YEA: West, Davis, Brown, Minden
NAY: None

Motion carried. *David Randolph returned at 6:47.*

Other Business

1. Planning Update

Robert Carr gave an update on the search for a new City Planner.

Adjournment. Carol Minden made a motion to adjourn. Scott West seconded the motion. A roll call vote of members was taken as follows:

YEA: West, Davis, Randolph, Brown, Minden
NAY: None

Motion carried. The Jenks Planning Commission adjourned at 6:54 p.m.

City of Jenks • 211 N. Elm • P.O. Box 2007 • Jenks, Oklahoma 74037-2007 • (918) 299-5883 • Fax (918) 299-4489 • city@jenks.com

Staff Report

To: Planning Commissioners

From: F. Robert Carr, Jr., P.E., Assistant City Manager

Hearing Date: March 5, 2020

Subject: **TUP 20-42**

Location: 802 West Main Street (Ward 6)

Attachments:
1. Application, Insurance Certificate, Letter of Agreement with Property Owner
2. Site plan

Applicant:	TNT Fireworks
Action Requested:	Temporary Use Permit - Intensive to allow fireworks sales from June 19, 2020 to July 6, 2020
Applicable Regulations:	Jenks Zoning Code, Chapter 19 Temporary Use Permits, Section 1902. Use Conditions
Current Zoning:	CG Commercial General
Lot Size:	Approximately 100' x 100' area of larger parcel

BACKGROUND

This fireworks stand was approved in 2019 and operated in the same location previous years. The site at 802 W. Main Street is owned by Sharp Oil Distributers, Inc. TNT Fireworks plans to sell fireworks from June 19 through July 6, 2020. The hours of operation will be 10am-10pm. The proposed tent will be put up and removed in a timely manner in accordance with the TUP dates.

STAFF EVALUATION

The Site Plan for this application has been reviewed for conformance with Chapter 19 of the Zoning Code that states certain safeguards and conditions as to setbacks, ingress and egress, off-street parking and loading, and location of the operations on the site. The application and site plan are the same as last year. The applicant intends to comply with the following conditions that were established in previous years and remain applicable to this request:

1. Temporary or portable structures used for such sales or services shall meet the applicable provision as specified by the City of Jenks building and all Fire Safety Codes and comply with the Appearance Review District Guidelines.

2. Customer Parking shall be on an improved surface recognized as a dust free all-weather surface such as asphalt or concrete.

3. Temporary use and associated activities shall not be conducted within the required minimum setback areas or within unobstructed open space areas adjacent to public rights of way.

4. Adequate sanitary facilities for customers and employees shall be provided.

5. Storage areas and trash containers shall be screened from view from adjacent residential property and public rights of way.

6. A cash bond shall be deposited with the City by the operator of the proposed temporary use in the amount of two thousand five hundred dollars ($2,500.00). Said bond shall be for ensuring the prompt repair, by the operator, of any damage to public improvements, including, but not limited to, streets, sidewalks, curbs, gutters, and landscaping which may occur as a result of the operation of the temporary use. This cash bond may be applied if the operator fails to promptly repair damage to adjacent property caused by the temporary use, or to remove debris, litter, trash, mud or dirt permitted to remain on the site or on public property by the operator of such temporary use for any unreasonable amount of time. Such bond shall be released or returned to the operator upon certification by the Zoning Official that all the requirements of this Code have been met. This bond was provided with their application.

7. All temporary uses providing the sale of merchandise must have a Sales Tax Permit with the State of Oklahoma specifying the City of Jenks as the point of sale.

RECOMMENDATION

Staff recommends approval of the Temporary Use Permit – Intensive, subject to the conditions described above.

STATEMENT OF PURPOSE

American Promotional Events dba TNT Fireworks is submitting for approval for the attached application.

Location address: 802 West Main Street, Jenks, OK 74037

The purpose is to sell Fireworks in a temporary Facility from June 19th through July 6th. The tent will be erected prior to the sale and removed in a timely manner after completion of the sale. The hours of operation will be from 10am-10pm, or as permitted by local location ordinances.

There will be fire extinguishers readily accessible. "No Smoking" and age limit signs will be posted and enforced. Oklahoma state permits will be obtained prior to the sale date and will be posted on-site along with a Sales Tax Certificate and any Local required permit, once received.

If you have any questions, please do not hesitate to call me at 256-740-6158.
Sincerely,

Virginia Hightower

Virginia Hightower
Permitting Coordinator
hightowerv@tntfireworks.com

City of Jenks

Temporary Use Permit Application

TUP 20-42

Note: See Jenks Zoning Code: Chapter 19 at Jenks.com/Ordinances for Temporary Use Permit Specifications

Date of Application: 01.02.2020

Project Name: TNT FIREWORKS Proposed Use: RETAIL SALE OF CONSUMER FIREWORKS

Name of Applicant (Print): TNT FIREWORKS Phone: 256.764.6131

Address: 4003 HELTON DRIVE, FLORENCE, AL Zip Code: 35630

Email: HIGHTOWERV@TNTFIREWORKS.COM FAX: _____

Property Owner: SHARP OIL DISTRIBUTORS, INC Phone: _____

Property Owners Address: 802 WEST MAIN STREET, JENKS, OK Zip Code: 74037

Email: _____ FAX: _____

If applicant is other than owner, please indicate interest (purchaser, lessee, agent for, other) and provide signed authorization from the owner: LESSEE

Are there any private or deed restrictions controlling use of tract (If yes, explain.): _____

A. GENERAL DESCRIPTION OF PROPERTY

1. Legal Description of tract under application: (If described by metes and bounds, attach plat of survey.): _____
2. County Parcel Number: LOT 3 Township: 18N Range: 12E Section: 24
2. Size in acres or square feet: _____
3. Current Use: VACANT LOT
4. Identify structures and improvements on the property: _____
5. Topography (Flat, Rolling Hills, Levee, etc): FLAT
6. Frontage Road: MAIN STREET
7. City Water: ☐ Yes ☑ No
8. City Sewer: ☐ Yes ☑ No

B. PROPOSED TEMOPORY USE

1. Proposed use of subject property (Identify the use(s) intended for the subject property): RETAIL SALE OF CONSUMER FIREWORKS

3. The application shall be submitted with a development text outlining all aspects of the proposed use.
4. Site plans and elevation drawings shall be submitted and must be drawn to scale and noted on plans.
5. Please provide an electronic copy of all drawings in PDF format.

Bill advertising and sign charges to:

Name: N/A Phone:

Address:

I do hereby certify that the information herein submitted is complete, true and accurate.

Signed: Virginia Hightower Date: 01.02.2020

Print name: VIRGINIA HIGHTOWER Phone: 256.764.6131

Address: 4003 HELTON DRIVE, FLORENCE, AL 35630

DO NOT WRITE IN THIS AREA.

Application Received By: Date:

Tract Acreage: Public Hearing Date:

Application No. TUP- Section Township Range

Present Zoning: Proposed Use:

Fee Receipt No.:

PC Recommendation:

Recommendation:

Vote:

Date:

Provisions:

City Council Action:

Action:

Vote:

Date:

Provisions:

Staff Recommendation:

Recommendation: Date:

Subdivision Name: Ordinance No:

AMERICAN PROMOTIONAL EVENTS, INC.
LETTER OF AGREEMENT

DATE: 4-22-2013

RE: vacant area fronting W. Main St., on the west side of Lessor's property at 802 W. Main St., Jenks, OK

TO: Sharp Oil Distributors, Inc (hereafter, Lessor)

Please allow this letter to confirm the following:

1) AMERICAN PROMOTIONAL EVENTS, INC., (hereafter, A.P.E.) will lease a 100' frontage by 100' depth along W. Main St.out of the above referenced parcel. This 100' by100'parcel will be located approximately vacant area fronting W. Main on the west side of lessor's driveway, at 802 W. Main St., Jenks, OK.

2) The lease payment will be [redacted] per year for years 1-5 & [redacted] per years 6-10. Each year shall be considered renewed provided the rent is paid/postmarked on or before the 20th of May each year.

3) A.P.E.'s sole use of the property will be for the sale of fireworks. The current prescribed legal selling periods are June 15th through July 6th of each year.

4) Lessor will have the right to void/cancel this lease for any reason other than the sale of fireworks. Upon Lessee's vacating of the property, Lessor agrees to not allow or permit the sale of fireworks from any portion of the above referenced properties and refund advance rental (if any) for the option periods that Lessee is prohibited from exercising.

5) A.P.E. will have 90 days written notice from Lessor to void/cancel this agreement.

6) A.P.E. will be solely responsible for the payment of all improvements installed by Lessee on the leased premises.

7) A.P.E. will provide Lessor [redacted] premises liability insurance on the above described property. Furthermore, A.P.E. agrees to hold Lessor free and harmless of any and all damages that may occur by reason of A.P.E.'s occupancy.

8) A.P.E. will have the exclusive right to sell fireworks from all of the above referenced properties and Lessor agrees not to lease or sell any other tracts within one mile to any other person(s) or corporation for the purpose of selling fireworks.

9) This letter contains the entire agreement between Lessor and Lessee and there are no representations or promises which have been relied upon by either party other than as stated herein. The covenants and agreements of the Lease shall extend to and be binding upon the heirs, executors, assigns and transferees of the parties hereto.

10) Lessor agrees to provide electric for Lessee's use and Lessee agrees to pay for any connections needed for Lessee's use.

Accepted

Lessor: SHARP OIL DISTRIBUTORS, INC.
802 W. MAIN ST.
JENKS, OK 74037

Phone: 918-381-3018
SS/TAX ID #: [redacted]

918 299 0082

Accepted

Lessee: AMERICAN PROMOTIONAL EVENTS, INC.
D.B.A. TNT FIREWORKS
5401 WEST SKELLY DRIVE
TULSA, OK 74107

Phone: (918) 446-4441

CERTIFICATE OF LIABILITY INSURANCE

11/1/2020 | DATE (MM/DD/YYYY) 12/16/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 3280 Peachtree Road NE, Suite #250 Atlanta GA 30305 (404) 460-3600	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Everest Indemnity Insurance Company — 10851
INSURED 1359629 American Promotional Events, Inc. DBA TNT Fireworks, Inc. P.O. Box 1318 4511 Helton Drive Florence AL 35630	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 12314375 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [ ] PRO-JECT [X] LOC OTHER:	Y	N	SI8GL00242-191	11/1/2019	11/1/2020	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
	UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [ ] RETENTION $			NOT APPLICABLE			EACH OCCURRENCE AGGREGATE	$ XXXXXXX $ XXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		NOT APPLICABLE			PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ XXXXXXX $ XXXXXXX $ XXXXXXX

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.
Additional Insured; property located at 802 West Main Street in Jenks, OK 74037 (FOK0802) Certificate holder is an additional insured on the General Liability as required by written contract subject to policy terms, conditions, and exclusions.

CERTIFICATE HOLDER

12314375
Sharp Oil Distributors, Inc.
802 West Main Street
Jenks OK 74037

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Google Maps

Map data ©2020 , Map data ©2020 20 ft

120 Willow Avenue Stratford, OK

Tanks FOR 0802

City of Jenks • 211 N. Elm • P.O. Box 2007 • Jenks, Oklahoma 74037-2007 • (918) 299-5883 • Fax (918) 299-4489 • city@jenks.com

Staff Report

To: Planning Commission

Hearing Date: March 5, 2020

Subject: **UEC 20-72**

Location: W. 111th Street and U.S. Highway 75

Attachments:

1. Location Map
2. Jenks Landing II Plat
3. Kirk Crossing Plat
4. Jenks Landing Plat
5. Jenks Crossing (Landing) Conceptual Utility Plan
6. Detention and Utility Easement Dedication

Applicant:	Bell Land Use, LLC
Action Requested:	Request to close an unused detention and utility easement in Kirk Crossing Plat
Current Zoning:	PUD 97A
Surrounding Zoning and Land Uses:	PUD 57, CS

BACKGROUND

The Jenks Landing II plat and PUD 83A were approved by the Planning Commission on January 9, 2020 and the City Council on January 21, 2020. Recently, when a land transaction was attempted based on the new plat/PUD, an underlying detention pond and utility easement dedicated to the City was discovered to still exist that was part of the original Kirk Crossing plat (dated 2012).

This action to close the referenced detention and utility easement on the Jenks Landing II plat is based on the following:

- The conceptual utility plans dated 2016 for Jenks Landing (previously called Jenks Crossing) included plans to use this detention pond.
- The lot where the detention pond was located remained unplatted and the plat for Jenks Landing did not include any mention of this particular easement.
- Plans for Jenks Landing II include detention at a different location in the center of the apartment complex.
- This detention pond has already been constructed.
- Reserve "A" is a detention and utility easement in the new plat.

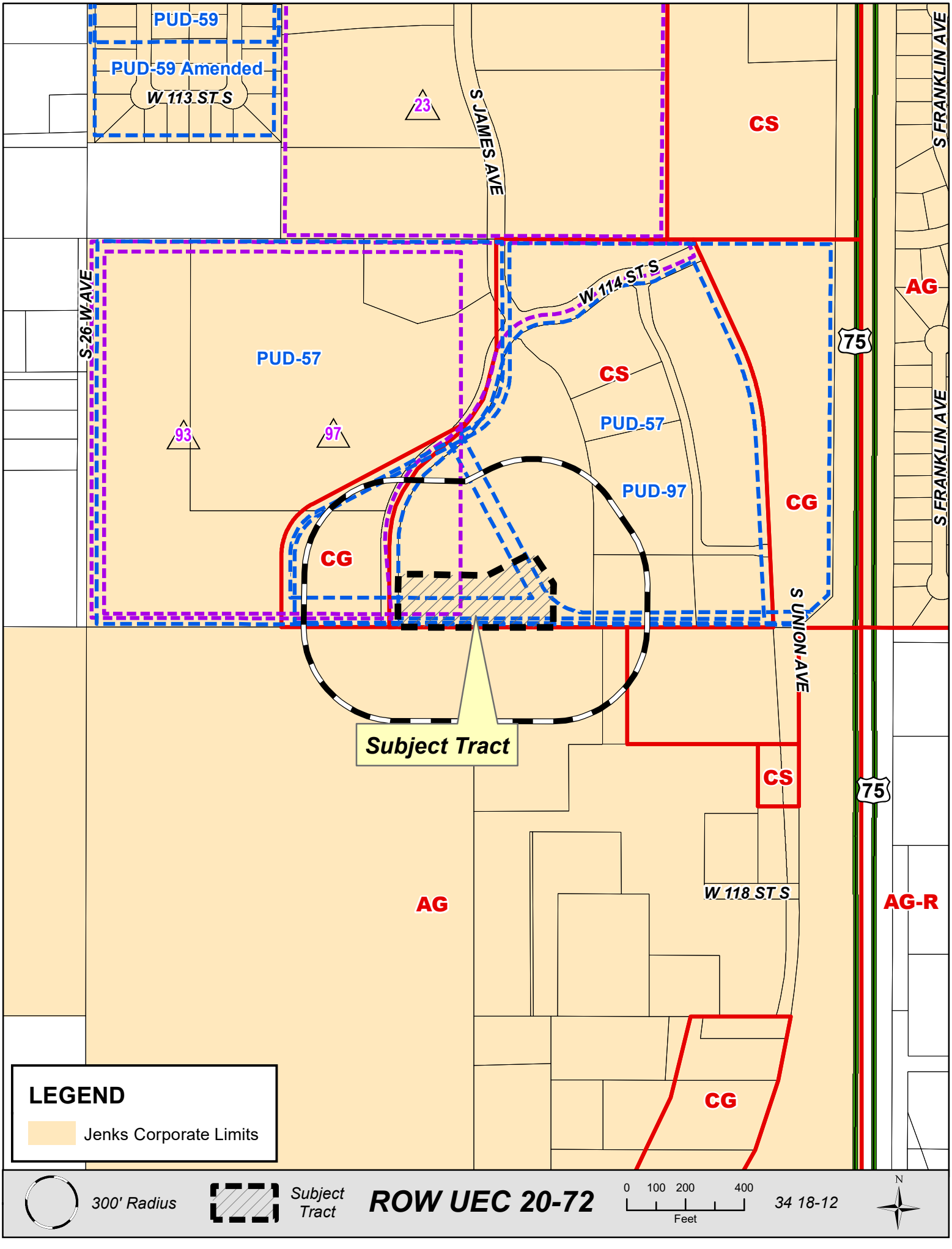
STAFF EVALUATION

A Technical Advisory Committee meeting was held on February 11, 2020 to discuss this closure. City Engineering and Fire Department staff and representatives from Oklahoma Natural Gas and Public Service Company of Oklahoma were present. The following was discussed:

- The need to construct detention at this location was changed.
- Both City staff and utility companies confirmed that there were no utilities constructed to and in the old easement.
- There were no objections to closing the easement.

RECOMMENDATION

Staff recommends approval of closing the unused detention and utility easement in the Kirk Crossing Plat subject to the applicant obtaining a Judicial Vacation of the easement.


PUD-59
PUD-59 Amended
W 113 ST S
23
S JAMES AVE
CS
S FRANKLIN AVE
AG
S 26 W AVE
W 114 ST S
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PUD-57
CS
PUD-57
93
97
PUD-97
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S UNION AVE
Subject Tract
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LEGEND
Jenks Corporate Limits
300' Radius
Subject Tract
ROW UEC 20-72
0 100 200 400
Feet
34 18-12
N

Planned Unit Development No. 97-A

Jenks Landing II

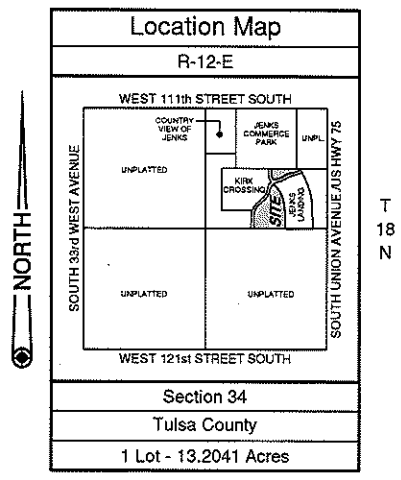
A subdivision in the City of Jenks, being a part of the NE/4 of Section 34, Township 18 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma, and also being a Re-Subdivision of Reserve "B" , Jenks Landing, a subdivision of the City of Jenks, Tulsa County, State of Oklahoma, according to Recorded Plat No. 6730

OWNER / DEVELOPER

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

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9820 East 41st Street South, Suite 102
Tulsa, Oklahoma 74146
918.252.9621
CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2021



Legend

Ac.	= Acres	L.N.A.	= Limits of No Access
CB	= Chord Bearing	SF	= Square Feet
CL	= Chord Length	U/E	= Utility Easement
Doc.	= Document		

Monument Notes

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

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

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

Basis of Bearings

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

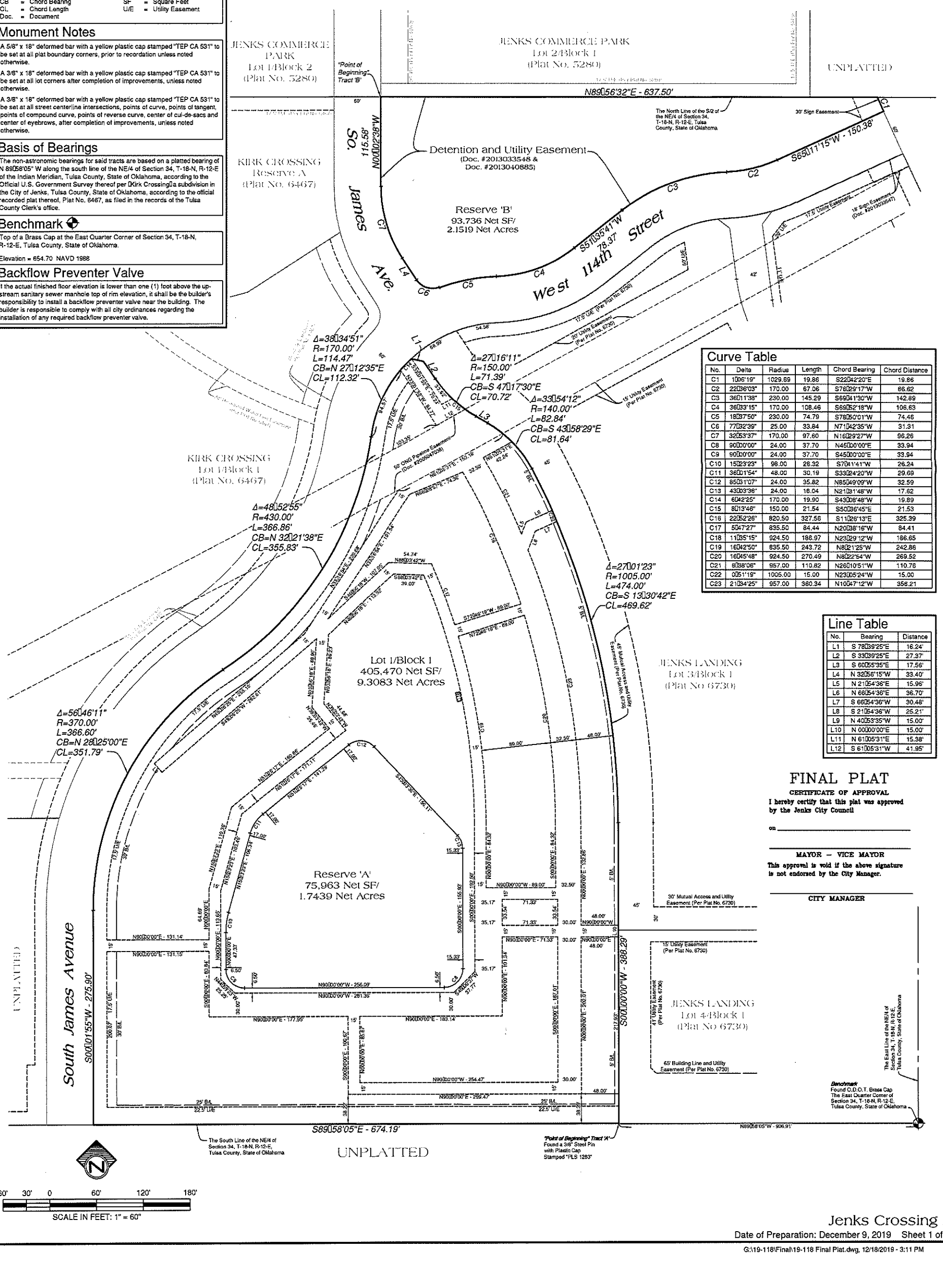
Benchmark

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

Elevation = 654.70 NAVD 1988

Backflow Preventer Valve

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



Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	1°06'19"	1029.69	19.86	S22°42'20"E	19.86
C2	22°36'03"	170.00	67.06	S76°29'17"W	66.62
C3	36°11'38"	230.00	145.29	S69°41'30"W	142.89
C4	36°33'15"	170.00	108.46	S69°52'18"W	106.63
C5	18°37'50"	230.00	74.79	S78°50'01"W	74.46
C6	77°32'39"	25.00	33.84	N71°42'35"W	31.31
C7	32°53'37"	170.00	97.60	N16°29'27"W	96.26
C8	90°00'00"	24.00	37.70	N45°00'00"E	33.94
C9	90°00'00"	24.00	37.70	S45°00'00"E	33.94
C10	15°23'23"	98.00	26.32	S7°41'41"W	26.24
C11	36°01'54"	48.00	30.19	S33°24'20"W	29.69
C12	85°31'07"	24.00	35.82	N85°49'09"W	32.59
C13	43°03'36"	24.00	18.04	N21°31'48"W	17.62
C14	6°42'25"	170.00	19.90	S43°08'48"W	19.89
C15	8°13'46"	150.00	21.54	S50°36'45"E	21.53
C16	22°52'26"	820.50	327.56	S11°26'13"E	325.39
C17	5°47'27"	835.50	84.44	N20°38'16"W	84.41
C18	11°35'15"	924.50	186.97	N23°29'12"W	186.65
C19	16°42'50"	835.50	243.72	N8°21'25"W	242.86
C20	16°45'48"	924.50	270.49	N8°22'54"W	269.52
C21	8°38'06"	957.00	110.82	N26°10'51"W	110.76
C22	0°51'19"	1005.00	15.00	N23°05'24"W	15.00
C23	21°34'25"	957.00	360.34	N10°47'12"W	358.21

Line Table

No.	Bearing	Distance
L1	S 78°39'25"E	16.24'
L2	S 33°39'25"E	27.37'
L3	S 60°55'35"E	17.56'
L4	N 32°56'15"W	39.40'
L5	N 21°54'36"E	15.96'
L6	N 66°54'36"E	36.70'
L7	S 66°54'36"W	30.48'
L8	S 21°54'36"W	25.21'
L9	N 40°53'35"W	15.00'
L10	N 00°00'00"E	15.00'
L11	N 61°05'31"E	15.38'
L12	S 61°05'31"W	41.95'

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

Jenks Crossing II
Date of Preparation: December 9, 2019 Sheet 1 of 3

G:\19-118\Final\19-118 Final Plat.dwg, 12/18/2019 - 3:11 PM

Tulsa County Clerk - PAT KEY
Doc # 6467 Page(s): 2 Recorded 04/15/2013 at 01:40 PM
Receipt # 398839 Fee $15.00

Final Plat

Kirk Crossing

A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA BEING A PART OF THE S/2 NE/4 OF SECTION THIRTY-FOUR (34), TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN.

Land Summary

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK, ONE (1) RESERVE AREA AND 60' ROAD RIGHT OF WAY.

LOT 1 BLOCK 1 CONTAINS 17.31 ACRES

RESERVE "A" CONTAINS 2.40 ACRES

SUBDIVISION CONTAINS 22.66 ACRES

Legend

B/L	BUILDING LINE
Chd Brg	CHORD BEARING
Chd Dist	CHORD DISTANCE
U/E	UTILITY EASEMENT
R	RADIUS
Δ	DELTA ANGLE

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" X 18" STEEL PIN WITH A PLASTIC YELLOW CAP STAMPED "PLS 1580" AT ALL CORNERS.

Basis of Bearings

THE NON-ASTRONOMIC BEARINGS FOR SAID TRACT ARE BASED ON AN ASSUMED BEARING OF S 89°58'05" E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN MERIDIAN, JENKS COUNTY, STATE OF OKLAHOMA.

ADS Benchmark

5/8" REBAR - 2" ALUMINUM CAP-FLUSH-STAMPED "325", SET ON THE SOUTH SIDE OF WEST 111TH STREET SOUTH, APPROXIMATELY 0.10 MILE EAST OF SOUTH 33RD WEST AVENUE. ELEV=637.586 (NAVD 1988)

Owner / Developer

KIRK OF THE HILLS CORPORATION
4102 EAST 61ST STREET SOUTH
TULSA, OKLAHOMA 74136
PHONE: (918) 494-7088
CONTACT: GLENDA R. SUCHY

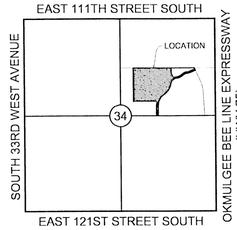
Engineer / Surveyor

HRAOK, INC.
1913 WEST TACOMA, SUITE A
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 258-3737
FAX: (918) 258-2544
C.A. #3643 EXPIRES JUNE 30, 2013
INFO@HRAOK.COM

BOUNDARY CURVE TABLE					
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S 16°29'26" E	96.26	170.00	97.60	32°53'37"
C2	S 71°42'34" E	31.31	25.00	33.84	77°32'39"
C3	N 78°50'01" E	74.46	230.00	74.79	18°37'50"
C4	N 69°52'18" E	106.63	170.00	108.46	36°33'15"
C5	N 69°41'30" E	142.89	230.00	145.29	36°11'38"
C6	N 76°29'17" E	66.62	170.00	67.06	22°36'03"

20' RESTRICTED WATER LINE EASEMENT CURVE TABLE					
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C7	N 61°03'26" W	234.25	677.62	235.43	19°54'23"
C8	N 70°33'04" W	123.20	185.00	125.60	38°53'52"
C9	S 65°15'26" W	79.52	95.00	82.05	49°29'08"
C10	S 20°15'26" E	100.18	144.67	102.30	40°30'52"
C11	S 20°15'26" E	100.18	144.67	102.30	40°30'52"
C12	S 65°17'25" E	79.42	94.76	81.95	49°33'08"
C13	N 23°54'19" E	21.88	445.00	21.88	02°49'01"
C14	N 65°17'25" W	62.66	74.76	64.66	49°33'08"
C15	N 20°15'26" W	86.33	124.67	88.15	40°30'52"
C16	N 20°15'26" E	86.33	124.67	88.15	40°30'52"
C17	N 65°15'26" E	62.78	75.00	64.78	49°29'08"
C18	S 70°33'04" E	109.88	165.00	112.02	38°53'52"
C19	S 61°09'47" E	243.74	697.62	245.00	20°07'16"
C20	N 11°31'41" E	20.17	245.00	20.17	04°43'02"

R 12 E



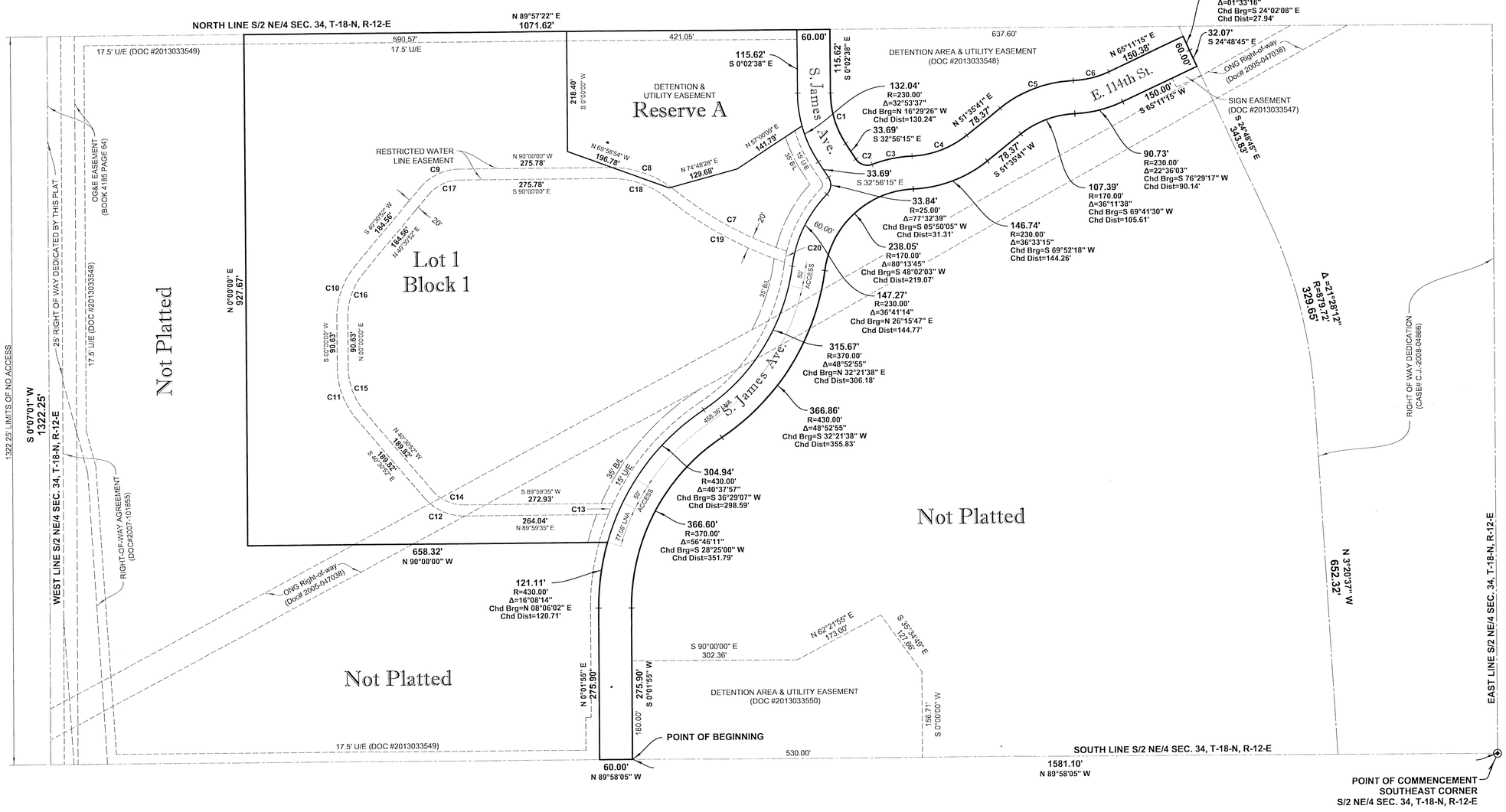
Location Map

SCALE: 1"=2000'

Notes

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.

ALL SANITARY SEWER AND WATER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF JENKS, OKLAHOMA.



FINAL PLAT

CERTIFICATE OF APPROVAL

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

ON August 6, 2012

MAYOR - VICE MAYOR

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

CITY MANAGER

COUNTY CLERK STAMP

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of $ 29,505.00 per trust receipt no. 12799 to be applied to 20 13 taxes. This certificate is NOT to be construed as payment of 20 13 taxes in full but is given in order that this plat may be filed on record. 20 13 taxes may exceed the amount of the security deposit.

Dated 15-Apr-13

Dennis Semler
Tulsa County Treasurer

By: Carol Ward
Deputy

Tulsa County Clerk - Michael Willis
Doc # 6730 Page(s): 3 Recorded 03/21/2017 04:42:37 PM
Receipt # 17-15586 Fees: $15.00

Planned Unit Development No. 97

Jenks Landing

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

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

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

Legend

Ac.	= Acres	L.N.A.	= Limits of No Access
CB	= Chord Bearing	SF	= Square Feet
CL	= Chord Length	U/E	= Utility Easement
Doc.	= Document		

Monument Notes

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

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

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

Basis of Bearings

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

Benchmark

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

Elevation = 654.70 NAVD 1988

Backflow Preventer Valve

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

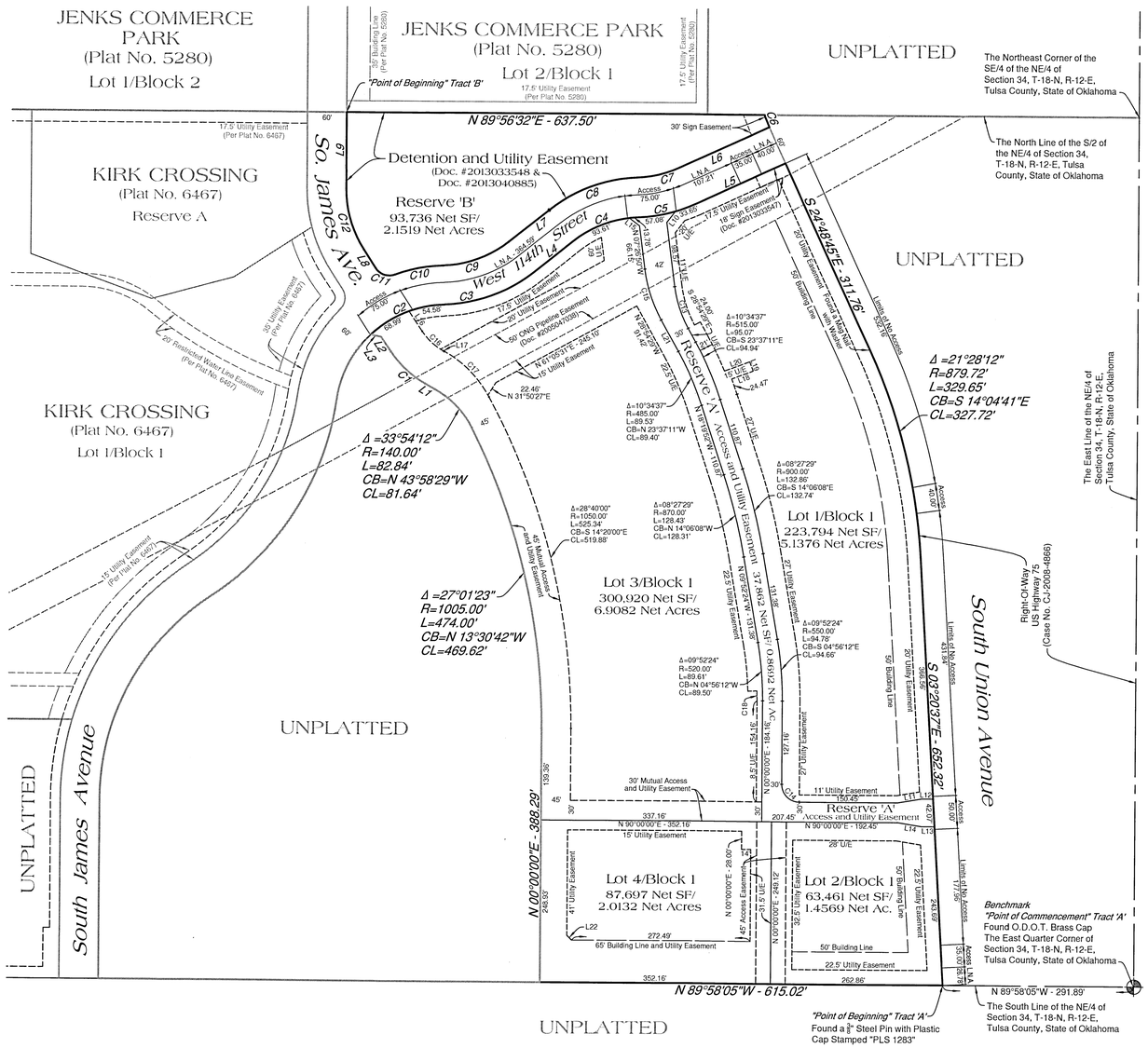
Line Table

No.	Bearing	Distance
L1	N 60°55'35"W	17.56'
L2	N 33°39'25"W	27.37'
L3	N 78°39'25"W	16.24'
L4	N 51°35'41"E	78.37'
L5	N 65°11'15"E	150.00'
L6	S 65°11'15"W	150.38'
L7	S 51°35'41"W	78.37'
L8	N 32°56'15"W	33.40'
L9	N 00°02'38"W	115.58'
L10	S 37°33'10"W	21.09'
L11	N 80°34'35"E	36.65'

No.	Bearing	Distance
L12	N 90°00'00"W	17.59'
L13	N 90°00'00"E	20.04'
L14	S 80°34'35"E	36.65'
L15	N 52°26'50"W	19.45'
L16	S 33°39'25"E	36.72'
L17	S 60°55'35"E	2.11'
L18	N 69°15'40"E	34.80'
L19	N 20°44'20"W	15.00'
L20	S 69°15'40"W	41.06'
L21	N 28°54'29"W	54.90'
L22	N 45°00'00"W	10.14'

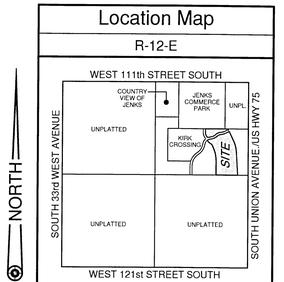
Curve Table

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



Location Map

R-12-E

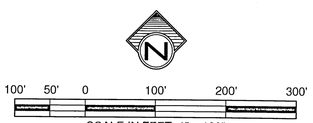


T 18 N

Section 34

Tulsa County

4 Lots - 18.5369 Acres



CERTIFICATE

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

Dated: 03/21/17
Dennis Semler
Tulsa County Treasurer
By: _____
Deputy

FINAL PLAT

CERTIFICATE OF APPROVAL

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

on 5/2/16

Kelly Colaw
MAYOR – VICE MAYOR

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

CITY MANAGER

Jenks Landing

Date of Preparation: February 28, 2017 Sheet 1 of 3

G:\15-065\Final\15-065 Final Plat - Phase 1.dwg, 3/01/2017 - 3:50 PM

Conceptual Utilities Plan

Jenks Crossing

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

OWNER / DEVELOPER

Haddington Development, LLC
an Oklahoma limited liability company
802 West Main
Jenks, Oklahoma 74037
918.299.0082

ENGINEER / SURVEYOR

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

Legend

L.N.A. = Limits of No Access

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

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

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

Basis of Bearings

The non-astronomic bearings for said tract are based on an assumed bearing of S 89°58'45" W along the south line of the SE/4 of Section 25, T-18-N, R-12-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

Top of a "Mag" Nail/Washer at the intersection of Elm Avenue and 111th Street South, aka, the southeast corner of Section 25, T-18-N, R-12-E, Tulsa County, State of Oklahoma.

Elevation = 638.13 NAVD 1988

Backflow Preventer Valve

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

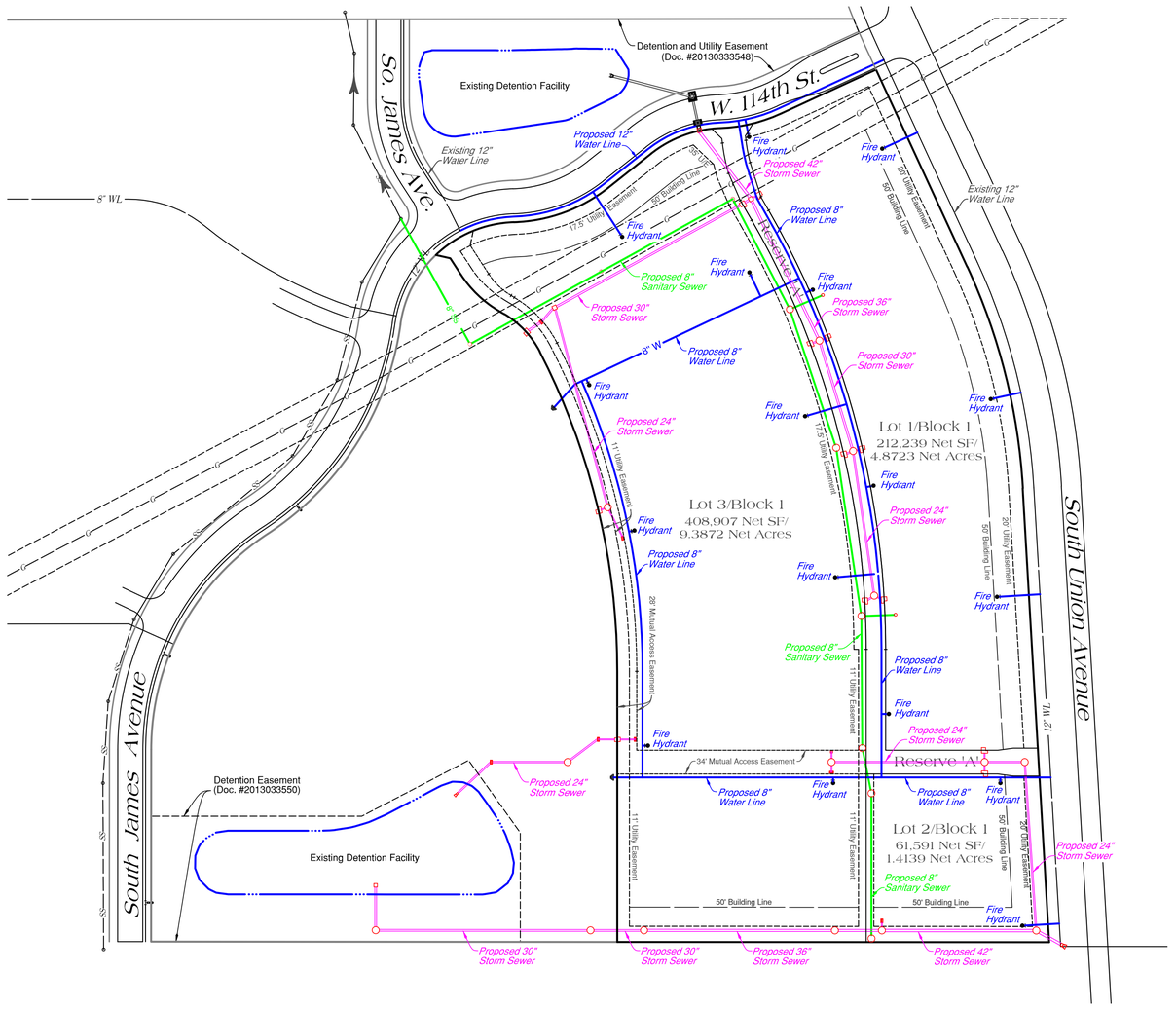
Line Table

No.	Bearing	Distance
L1	N 59°12'37"W	9.39'
L2	N 32°56'15"W	27.13'
L3	N 77°18'43"W	21.23'
L4	N 51°35'41"E	78.37'
L5	N 65°11'15"E	150.00'
L6	N 90°00'00"W	35.55'
L7	S 82°14'05"W	22.20'
L8	N 29°51'58"W	35.89'
L9	N 25°28'25"W	39.17'
L10	N 29°51'58"W	11.70'

No.	Bearing	Distance
L11	N 35°18'25"E	20.70'
L12	N 90°00'00"E	37.88'
L13	S 82°14'05"E	22.20'
L14	S 29°51'58"E	35.89'
L15	S 34°15'31"E	39.17'
L16	S 29°51'58"E	11.70'
L17	S 47°24'29"E	18.59'
L18	N 11°26'12"E	21.23'
L19	N 59°12'37"W	5.40'

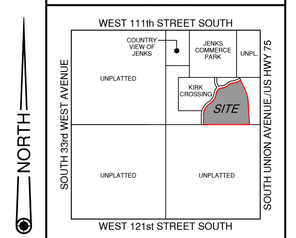
Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	26°12'22"	167.00'	76.58'	N 46°05'26"W	75.91'
C2	41°52'58"	170.00'	124.27'	N 67°12'27"E	121.52'
C3	36°33'15"	230.00'	146.74'	N 69°52'18"E	144.26'
C4	36°11'38"	170.00'	107.39'	N 69°41'30"E	105.61'
C5	22°36'03"	230.00'	90.73'	N 76°29'17"E	90.14'
C6	29°51'58"	1265.00'	659.40'	N 14°55'59"W	651.96'
C7	23°09'28"	73.00'	29.51'	N 18°17'14"W	29.30'
C8	29°51'58"	1237.00'	644.80'	S 14°55'59"E	637.53'
C9	23°56'25"	107.00'	44.71'	S 17°53'45"E	44.38'
C10	26°16'22"	98.00'	44.94'	N 46°04'26"W	44.54'
C11	31°55'38"	163.00'	90.83'	N 43°14'48"W	89.66'
C12	27°16'59"	1028.00'	489.51'	N 13°38'29"W	484.90'



Location Map

R-12-E



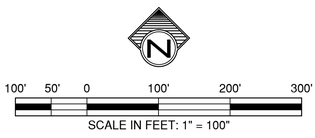
NORTH

T 18 N

Section 34

Tulsa County

27.44 Acres



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

Jenks Crossing

Date of Preparation: February 17, 2016 Sheet 1 of 3

G:\15-065\Final\15-065 Concept Utility Plan - Phase 1.dwg, 3/11/2016 - 1:36 PM

Tulsa County Clerk - PAT KEY
Doc # 2013040884 Page(s): 4 Recorded 04/29/2013 at 10:16 AM
Receipt # 401413 Fee $19.00

KNOW ALL MEN BY THESE PRESENTS:

That Kirk of the Hills Corporation hereinafter called Grantor(s), in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer, and convey to the City of Jenks, hereinafter called Grantee, its successors and assigns, a perpetual DETENTION & UTILITY EASEMENT described as:

SEE ATTACHED EXHIBITS

Conditions of this Easement:

1. The Grantor does hereby dedicate to the public the Detention & Utility Easements 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, waterline 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 easements for the uses and purposes aforesaid, provided however the owner hereby reserves the right to construct, maintain, operate, lay and relay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across and along said detention & utility easement subject to location and specifications approved by the Jenks City Engineer.

2. Drainage facilities constructed within the detention area & utility easement shall be in accordance with the standards and specifications approved by the City of Jenks, Oklahoma. Detention & Utility easements are hereby established by grant of the owner as a perpetual easement for the purpose of constructing and maintaining stormwater detention facilities designed to accommodate stormwater run off from Lot 1 Block 1, Kirk Crossing, the parent parcel of the Kirk Crossing subdivision plat and public streets and rights of way.

3. No fence, wall, building or other obstruction may be placed or maintained in the detention easement area nor shall there be any alteration of the grades or contours in the easement area unless approved by the City of Jenks, Oklahoma, provided, however, that the planting of turf shall not require the approval of the City of Jenks, Oklahoma.

4. The detention easement area and facilities shall be maintained by the owner of Lot 1 Block 1 Kirk Crossing, until such time that the detention easement areas are included within a subdivision plat that outlines the pro rata share of properties utilizing said detention areas is identified. At which time the owners of Lot 1 Block 1 Kirk Crossing shall be subject to maintenance requirements based upon their pro rata share of the properties authorized by future subdivision of the parent parcel. Maintenance shall be in accordance with standards prescribed by the City of Jenks, Oklahoma. In the event the detention easement areas are not properly maintained, or in the event of the placement of an obstruction within the easement area, or the alteration of the grade or contour therein, the City of Jenks, Oklahoma, or its designated contractor may enter the easement area and perform maintenance necessary to the achievement of the intended drainage functions and may remove any obstruction or correct any alteration of grade or contour, and the cost thereof shall be paid by the owners of the land as outlined by the Kirk Crossing subdivision plat or their pro rata share as outlined by subsequent divisions of the parent tract. In the event the owners fail to pay the cost of maintenance after completion of the maintenance and receipt of a statement of costs, the City of Jenks, Oklahoma, may file of record a copy of the statement of costs, and thereafter the costs shall be a lien against the land of the owners. A lien established as above provided may be foreclosed by the City of Jenks, Oklahoma or the City of Jenks or the Jenks Public Works Authority may add such billing prorated upon the lot owners water bill; the method of collection shall be determined by the City of Jenks.

5. The owner of Lot 1 Block 1 Kirk Crossing shall be responsible for detention easement area maintenance, including mowing and keeping structures free of debris until such time as said detention easement area maintenance is included within a subdivision plat and responsibility for maintenance is set forth in the subdivision plat.

Guaranty Abstract Company
P.O. Box 3048
Tulsa, Oklahoma 74101

(3)

FILED BY GUARANTY ABSTRACT COMPANY
and returned to 236813 AMP

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this 26 day of April, 2013.

Glenda Suchy President
Signature of Grantor (Title) Kirk of the Hills Corporation
Glenda Suchy, President

ACCEPTED BY:

City of Jenks 4/24/13
Date

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

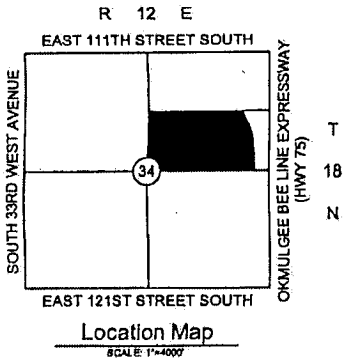
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 26 day of April 2013, personally appeared, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me to me that he/she/they executed the same as a free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and seal of office the day and year above written.

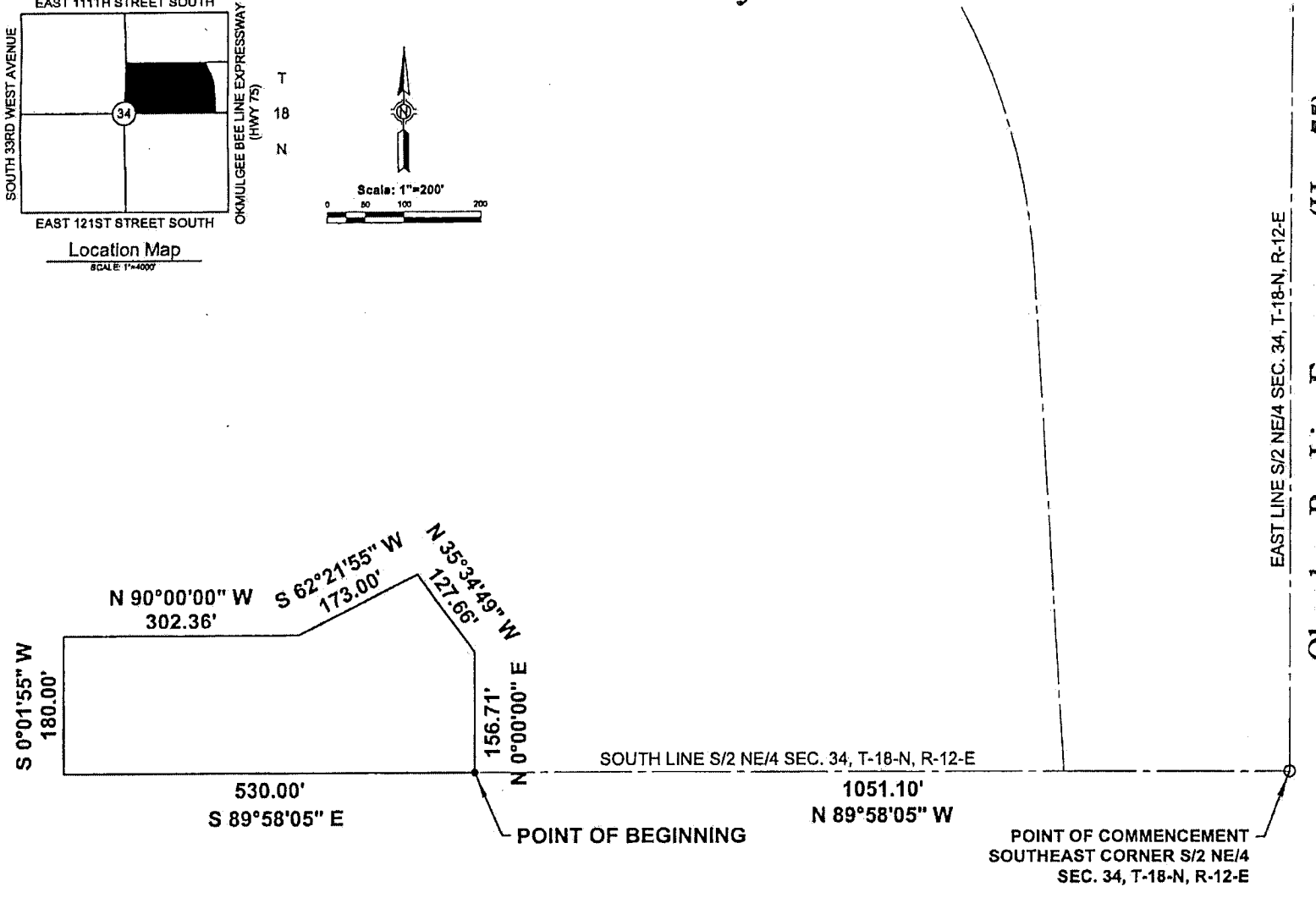
Notary Public
My Commission Expires: 11/18/15
Notary Number: 99018630

ARLENE M. PHILLIPS NOTARY PUBLIC OKLAHOMA TULSA COUNTY

Detention & Utility Easement



Location Map
SCALE: 1"=4000'



HRAOK, INC
ENGINEERS • SURVEYORS • PLANNERS
1913 WEST TACOMA - SUITE A
BROKEN ARROW, OKLAHOMA 74012
CA# 3643 EXP. DATE: 6-30-2013
VOICE: (918) 258-3737
FAX: (918) 258-2554
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Detention & Utility Easement

REAL ESTATE:
A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 34; THENCE N 89° 58' 05" W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1051.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 89° 58' 05" W AND ALONG SAID SOUTH LINE A DISTANCE OF 530.00 FEET; THENCE N 00° 01'55" E A DISTANCE OF 180.00 FEET; THENCE S 90° 00'00" E A DISTANCE OF 302.36 FEET; THENCE N 62° 21'55" E A DISTANCE OF 173.00 FEET; THENCE S 35° 34'49" E A DISTANCE OF 127.66 FEET; THENCE S 00° 00' 00" W A DISTANCE OF 156.71 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 103,721.97 SQ. FT. / 2.38 ACRES, MORE OR LESS.

THE NON-ASTRONOMIC BEARINGS FOR SAID TRACT ARE BASED ON AN ASSUMED BEARING OF S 89 58' 05" E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 12 EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

SURVEYOR'S CERTIFICATION:

I, ALAN C. HALL, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE DETENTION & UTILITY EASEMENT AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

Alan C. Hall 4-5-13

ALAN C. HALL
OKLAHOMA P.L.S. #1283
CERTIFICATE OF AUTHORIZATION #3643
CA EXPIRATION DATE: JUNE 30, 2013

April 5, 2013
DATE

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