

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, FEBRUARY 04, 2021
COMMUNITY ROOM, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. REQUEST TO APPROVE MINUTES OF JANUARY 07, 2021

Documents:

[2021.01.07 PC MINUTES.PDF](#)

IV. BUSINESS

1. ARC 20-496: Request by Gary Haynes for approval of monument sign. General Location: 415 E A St

Documents:

1. [SR.ARC 20-496 415 E A ST.02.04.21.PDF](#)
2. [A PLUS ROOFING.MONUMENT SIGN.PDF](#)
3. [A PLUS ROOFING.MONUMENT SIGN.PDF](#)

2. JZ 21 PUD-112.mi1: Request by Kevin Jordan for an exception to required exterior materials for Lot 3. General Location: North of 121st between Elwood & Elm

Documents:

1. [SR.JZ 21 PUD 112 MI1.PDF](#)
- 1.1 [2018.07.16 PUD 121 AS APPROVED.PDF](#)
2. [FLOOR PLAN.PDF](#)
- 3.0 [SKETCH.PDF](#)
- 3.1 [JZ 21 PUD 112 MI1.ELEVATION SKY.JPG](#)
- 3.2 [JZ 21 PUD 112 MI1.ELEVATION.JPG](#)
4. [JZ 21 PUD 112 MI1.ELEVATION.JPG](#)
5. [SOUTH COUNTY CROSSING.PLAT.PDF](#)
6. [CC AGENDA 08.06.18.PDF](#)
7. [LOT 3 SITE PLAN.PDF](#)

3. JZ 21 PUD-26.mi1: Request by Spencer Pittman for minor amendment to PUD 26 for a reduction of the 20ft build line as pertains to the Plat. General Location: 219 E 111th Pl

Documents:

1. [SR.JZ 21 PUD 26MI1.219 E 111 PL.PDF](#)
2. [MTG INSP.PUD 26MI1.PDF](#)

4. JZ 21 SUP-111.mi1: Request by Bell Land Use, LLC, for a minor amendment to SUP 111 establish new boundary lines, establish allowed uses, determine current facilities and uses, and eliminate approved conditions not in keeping with vision. General

location: 528 E 121st St S

Documents:

1. SR.JZ 21 SUP 111MI1.PDF
2. FIVE OAKS DEVELOPMENT TEXT.PDF
3. PLANNING MEMO_IMEL_2020.12.08.PDF
4. FIVE OAKS BOUNDARY EXHIBIT.PDF
5. DEED FOR 45 13 ACRES 5 OAKS LODGE.PDF
6. DEED FOR 113 45 ACRES IMEL 1 LLC.PDF
7. FIVE OAKS EXISTING SITE PLAN_0001.PDF
8. LEGAL.TRACT B-1.PDF
9. LEGAL.TRACT B-2.PDF

V. OTHER BUSINESS

1. Planning Updates

VI. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JANUARY 07, 2021
COMMUNITY ROOM, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

The Jenks Planning Commission was called to order at 6:00 p.m. on January 07, 2021, by Chair Carol Minden. A roll call vote of members was taken as follows:

Present

John Brown
Leon Davis
Scott West
David Randolph
Chair Carol Minden

Absent

Craig Bowman

Request to approve minutes of November 19, 2020. David Randolph made a motion to approve the minutes. John Brown seconded the motion. A roll call vote of members was taken as follows:

YEA: Brown, West, Randolph, Minden

NAY: None

ABSTAIN: Davis

Motion carried.

Business

1. JZ 20-667 PUD 4 Minor Amendment: Request to approve a minor amendment to PUD 4 (Sunnybrook) reducing the build lines around wells and to reduce the 25ft build line as pertains to LT 22 BLK 2. General Location: N of 121st & West of Elm

Planning Director Marcaé Hilton presented the staff report for Item 1 then answered questions. Barry Brown (721 W 120th Ct. S) answered questions from the Commission about the lot. Scott West made a motion to approve Item 1. David Randolph seconded the motion. A roll call vote of members was taken as follows:

YEA: Brown, Davis, West, Randolph, Minden

NAY: None

Motion carried.

Other Business

1. Planning Update

Planning Director Marcaé Hilton gave a Planning update and answered questions.

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

YEA: Brown, Davis, West, Randolph, Minden

NAY: None

Motion carried. The Jenks Planning Commission adjourned at 6:22 p.m.

To	Planning Commission
Hearing Date	February 04, 2021
Case Number	ARC 20-496 A Plus Roofing
Request	Sign approval Waiver of 50-foot setback from Residential
Location	415 E "A" Street

Staff Report

Preparer | Marcaé Hilton

Attachments

Preparer

☐ Sign Documents

Gary Haynes, Crown Neon Signs

Background Information

STAFF COMMENTARY | Staff has been working with Gary Haynes of Crown Neon Signs. Gary represents A Plus Roofing located at 415 East A Street. City Staff has worked with Gary to design a sign that would be appropriate in size and style as well as coordinate with existing signs located within the "Special Theme District."

Data

Sign Size	5.4 x 3.25 (17.55 sq. ft.) meets code requirements
Zoning	OL
Building width	30 feet
Lot Width	50 feet
Public Comment	None no notice is given to public for ARC cases
Parcel ID	6052-583-19-01260
Property Address	415 E A ST N
Legal	LTS 21 & 22 BLK 9
Gross Acres	0.16
Subdivision	Original Town Jenks
Building Use	Use Unit 11 Office

ARC Comments | In a vote of 6-0-1 approved the sign as submitted

Staff Comments

- The sign needs to match the existing signs in the neighborhood.
- STYLE: It should fit in the neighborhood.
- SIZE: The sign should not be too tall for the area or too big.

- It was platted as a small residential lot, therefore the sign should reflect the home residential/office architecture.
 - 32 sq. ft. allowed (17.55 sq. ft.)
- LOCATION: The sign needs to be setback as follows:
 - From the residential lot to the east 30 | Due to site constraints including lot width and drive aisle, the actual length of the setback has not been determined | *Details not submitted at this time*
 - From the Center of the Street 25 feet | *Details not submitted at this time*

2 Approval options:

1. *Approve as presented allowing for cabinet sign with no interior lighting and waiver to the 50 ft. from a residential lot.*
2. *Reject design with recommendations/conditions.*

ARC REQUIREMENTS Sec. 1620. - Appearance review committee duties.

A. The ARC shall review proposed development plans related to building construction, architectural style, building materials, signage, landscaping, and lighting in accordance with prescribed appearance criteria for the Appearance Review District in which a property is located. Recommendations on the proposed project by the ARC will be forwarded to the Planning Commission for their review.

Sec. 1640. - Development plan.

1640. 1. Prior to the construction or reconstruction of any structure, exterior remodeling, placement of exterior lighting or signs, or any proposed construction requiring the issuance of a building permit other than a small job permit for a property located within an Appearance Review District, an application for Detailed Site Plan approval shall be made and shall be subject to the Appearance Review District guidelines in which the specific property is located.

C. Signage.

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

2. Back lighting of signs within the Theme District shall be discouraged.

3. Ground signs or pole signs should not generally exceed 26 feet in height. A projecting sign shall not extend more than one foot above the mean roof level of the structure to which it is affixed.

4. Outdoor advertising signs and billboards shall not be allowed in the Theme District.

5. Signs that emit either a flashing light or project either spot light or concentrated beam or beacon of light in any manner are prohibited by the City of Jenks except as outlined in Section 1021.4.

6. Portable signs may be allowed in accordance with Jenks City Code provisions for one-time 30-day permit, or 14-day permit with 14-day interval between the use of portable signs, up to maximum number of five times or ten weeks per year.

7. A-Frame signs are allowed in compliance with Use Unit 21 of the Jenks Zoning Code and the Theme District Guidelines.

ZONING REQUIREMENTS

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

f. Ground signs shall be set back from the centerline of an abutting street one-half the right-of-way width designated on the major street plan or one-half of the dedicated right-of-way, whichever is greater; or 25 feet if the street is not designated on the major street plan.

g. *Setback.* No sign shall be erected, maintained or overhang into any street, easement, required parking stall, right-of-way, or any area designated in the Jenks Plan as a future street right-of-way except as an integral part of an approved awning, unless approval of the Jenks City Council has been obtained and a written agreement is entered into by the City of Jenks providing for removal of such sign upon notice at the sole expense of the property owner.

h. *Appearance Review District.* No sign shall be erected within an Appearance Review District unless and until approval by the Appearance Review Committee and Planning Commission is received.

i. *Traffic Signal Clearance.* No sign shall be located in such a way as to obstruct or obscure or in any manner interfere with any traffic signal light or public warning sign.

j. *Obstruction of View Signs.* When located in such a manner so as to prevent any motorist from obtaining a clear view of approaching vehicles for a distance of 500 feet along an expressway or any other public right-of-way, are prohibited. Signs are prohibited where by reason of the position, shape, color or combination thereof, the same interferes with or obstructs the view of or may be confused with an authorized traffic signal, sign or device.

Staff Evaluation & Recommendation

EVALUATION | Staff and ARC believe the content and overall style of the sign is acceptable. However, I believe the sign should match existing signs found within the downtown. Also, the lot is only 50 feet in width and the code requires commercial signs to be setback 50 feet from a residential zoning. The actual location of the sign has not been identified. The property will need relief from the setback requirement regardless of location. Approving this request would allow A Plus roofing to have a monument sign with relief from the setback requirement of the single-family lot to the east.

RECOMMENDATION | Staff and ARC recommend approval of the content, font, colors, and recommends the materials and size match signs in the Old Town Jenks and individual letters. Staff recommends a waiver of the 50-foot setback from a residential lot.

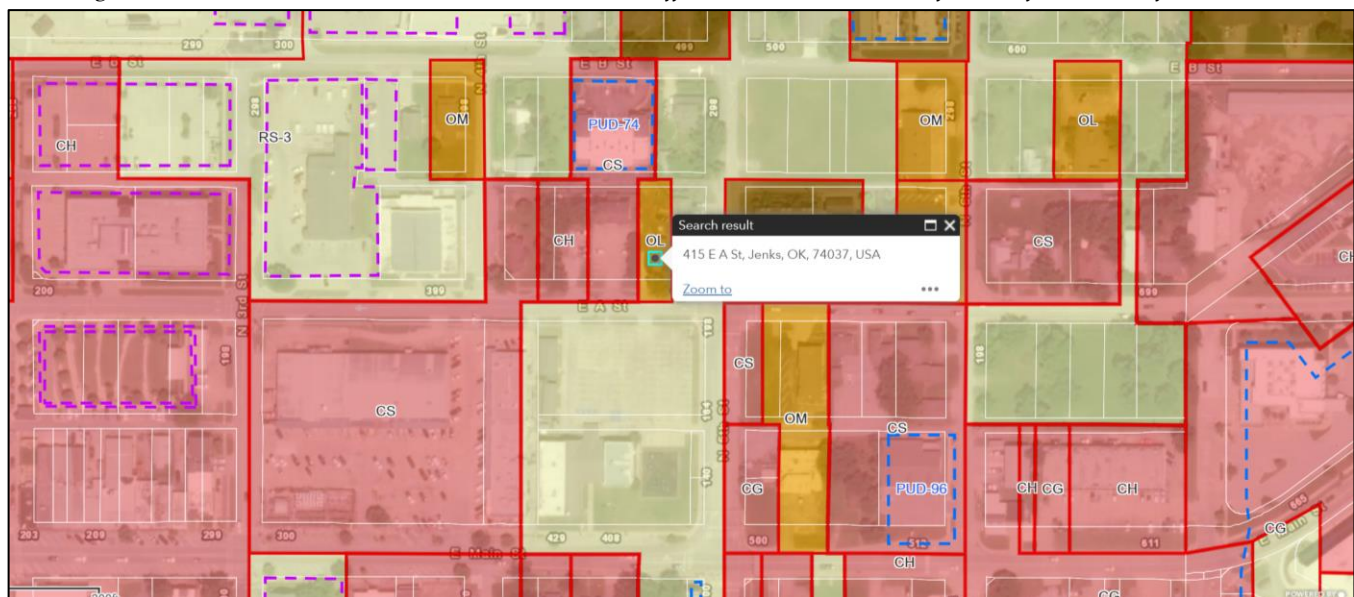


Figure 1: Zoning Map | OL Zoning

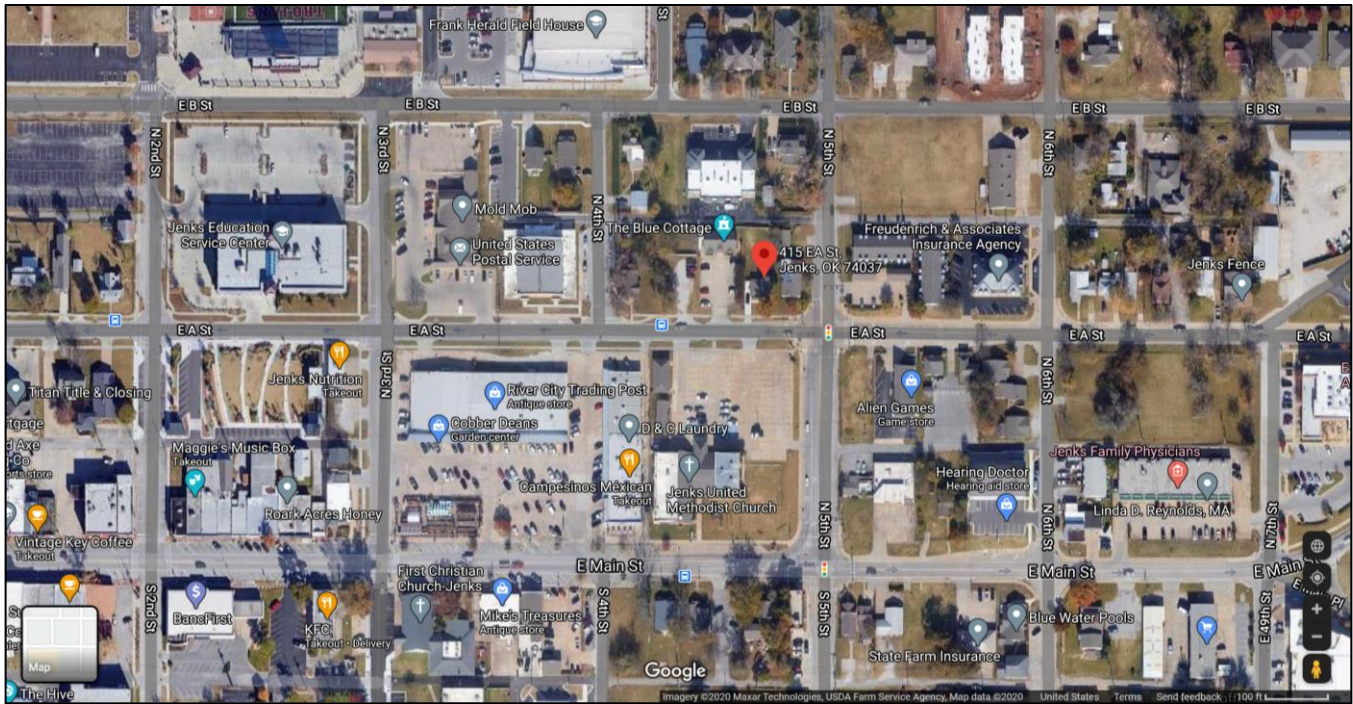


Figure 2: Aerial View

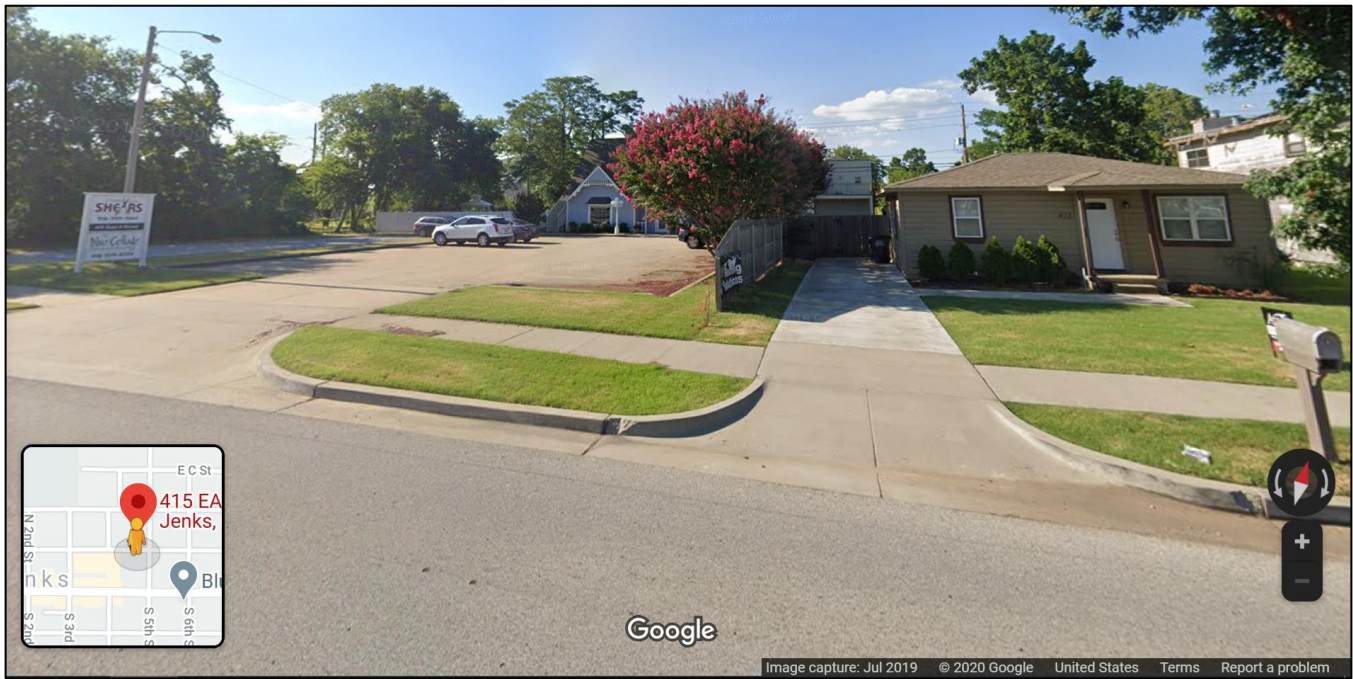


Figure 3: Street View before exterior renovation

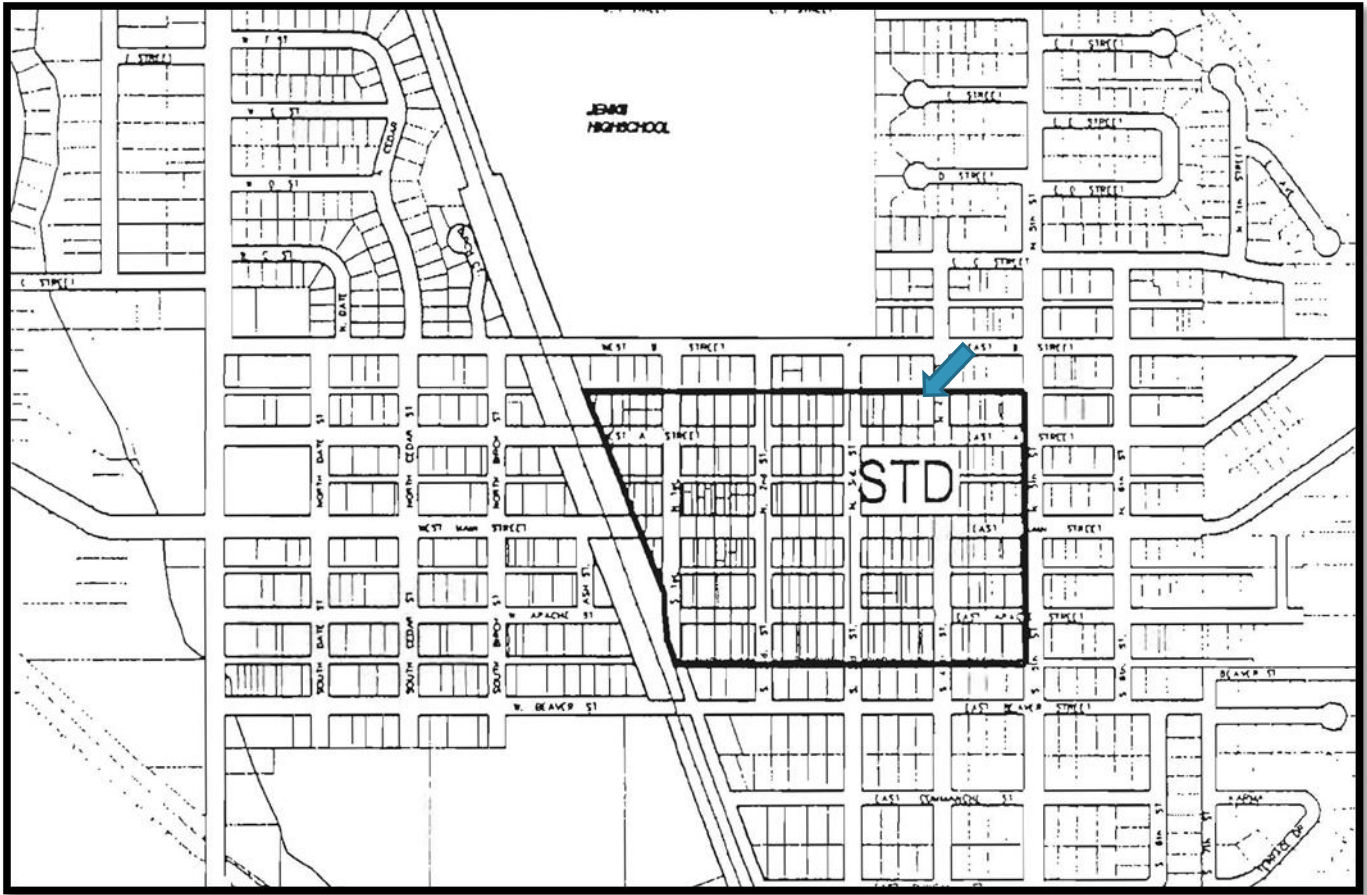


Figure 4: Special Theme District Map



Figure 5: Jenks School Sign



Figure 6: Apartment Sign



Figure 5: Church Sign



MONUMENT SIGN

415 EAST A STREET
JENKS, OK 74037



10101 E 46TH PL
TULSA, OK 74146



MONUMENT SIGN

- Non-lighted monument sign: 5'-4 x 7'-0"
- Formed plastic letter "A": 18" Times New Roman
- Formed plastic company name: 6" Futura Bold
- Information letters: 4" Futura Bold

- ☒ Artwork is print ready
- ☐ Need to request vector files
- ☐ Site survey needed



10101 E 46TH PL
TULSA, OK 74146

Date: 01/05/21

Client: A+ Roofing

Location: 415 East A Street
Jenks, OK 74037

Design Num: 010521-2

Designer: Oleg Ov

Notes:

This is an original unpublished drawing created by Crown Neon. It is submitted for your own personal use in conjunction with the project being planned for you. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without the express written consent of Crown Neon.

Approval:



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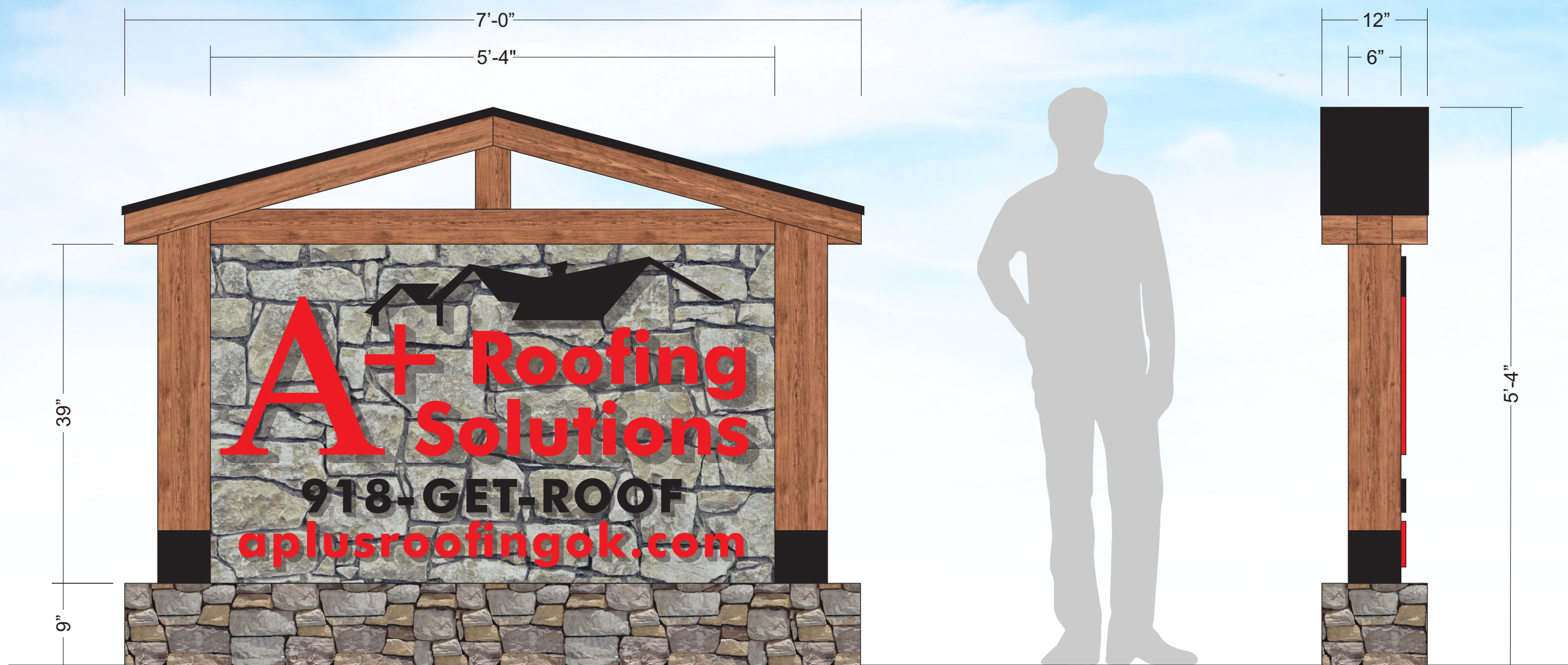


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Approval:

To	Planning Commission
Hearing Date	February 04, 2021
Case Number	JZ 21 PUD 112 Minor Amendment No. 01 South County Crossing
Request	<i>Approve exception to required exterior materials for Lot 3 New Warehouse</i>
Location	North of 121 st between Elwood and Elm

Staff Report

Preparer | Marcaé Hilton

Attachments

Proposed Building Elevation Drawings
PUD 112 Meeting Minutes
Approved PUD 112

Preparer

Kevin Jordan
City of Jenks Archives
City of Jenks Archives

Background Information

PUD 112 | STAFF COMMENTARY

The property is abutted by a single-family residential development to the north and east, Fire Station Number 2 to the west, and a large parcel zoned IM which is also in the Special District to the south across 121st Street. West of the Fire Station is an area that was approved for mini storage in April 2017.

At the time, the proposed development was and is “consistent” with the Comprehensive Plan, but to be compatible with immediate surrounding properties, separation buffers were needed. The Comprehensive Plan created the Special District and the Low Intensity Residential area adjacent to each other but did not provide for appropriate separation, so conditions were prescribed to create protections for the existing residential properties.

The residential properties to the north are separated by the large reserve and drainage channel in the residential subdivision. In addition, the proposed detention pond on this site separates the eastern two buildings from the property to the north.

The single-family dwellings to the east needed the most protection. All the buildings on Lots 1 and 6 are limited to 20 feet high at the eave. There is an 8-foot high privacy fence and heavy tree planting requirement along the eastern property line.

Public Comment	None Minor Amendments are not advertised
General Location	North of 121 st and West of Elm
Zoning	PUD 112 & IM (Industrial Medium) Ordinance No. 1461
Use	Industrial Development No Change Office & Warehousing • Use Units 1, 4, 10, 11, 15, 17, 21, 22, 24 Excluded Uses: • UU4 pressure station, shelter water storage facility, temporary open aired facilities • UU16 gasoline stations • UU 21 billboards Building Materials: • Masonry Covering 100% up to 20 feet on all south facing walls • Masonry Covering 100% up to 20 feet on west face of westmost buildings • 4 feet high masonry wainscoting on remaining walls within 300 feet of the centerline of 121st Street • Awnings, canopies, overhangs office area only encouraged Screening: • HVAC out of view • Materials solid waste collection and loading areas wooden fence with doors • Perimeter Fence Wooden 6 feet tall Lighting: • Oriented to minimize light leaving development • Control light pattern leaving site at boundary of development • Photometric study required 0.00 foot candles at property line • All lights face down and away Parking: • Area B-Lots 3 and 4 shared parking • Owner to submit parking info with each building permit and maintain ongoing count of spaces vs. uses • Uses may share parking via shared parking analysis • Off street parking and loading are specified in PUD document <i>See PUD 112 for additional details</i>
Comprehensive Plan	Industrial Special District No. 3 Special consideration due to previous petroleum storage facility
Plat	South County Crossing Plat No. 6849 04.23.19
STR	Section: 36, Township: 18N, Range: 12E

Zoning

North | PUD 12, (RS-2) Single-family Residential | South Creek

East | PUD 12, (RS-2) Single-family Residential | South Creek

South | IM | Industrial Medium | Undeveloped

West | AG | City of Jenks Fire Station | "Ewing Perryman"

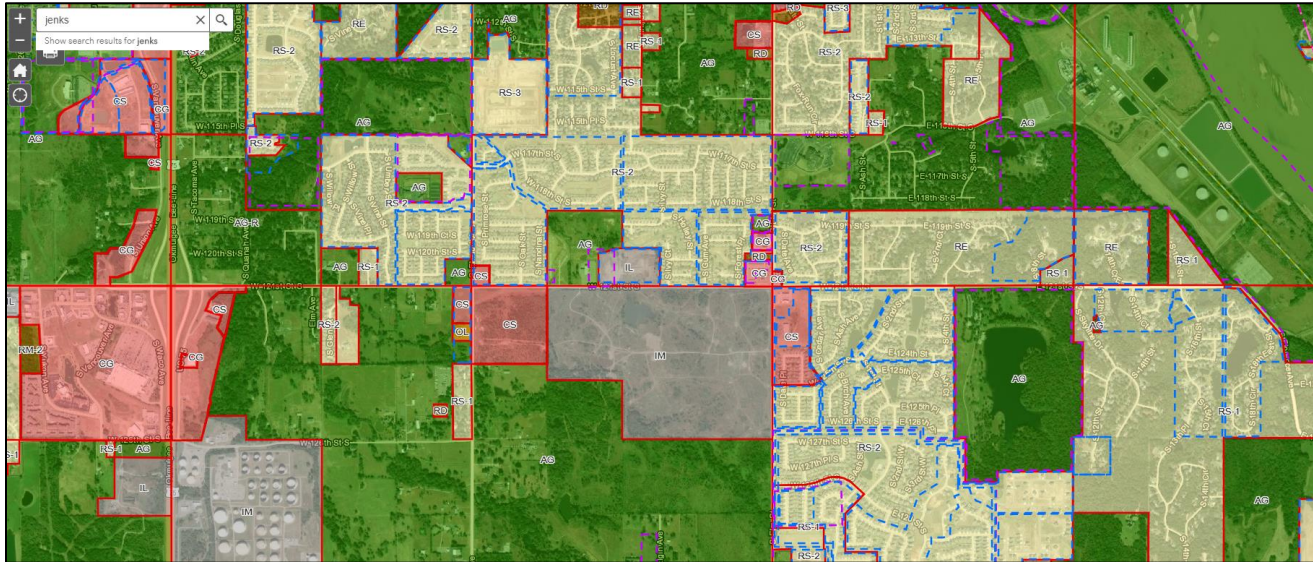


Figure 1: Zoning Map | INCOG

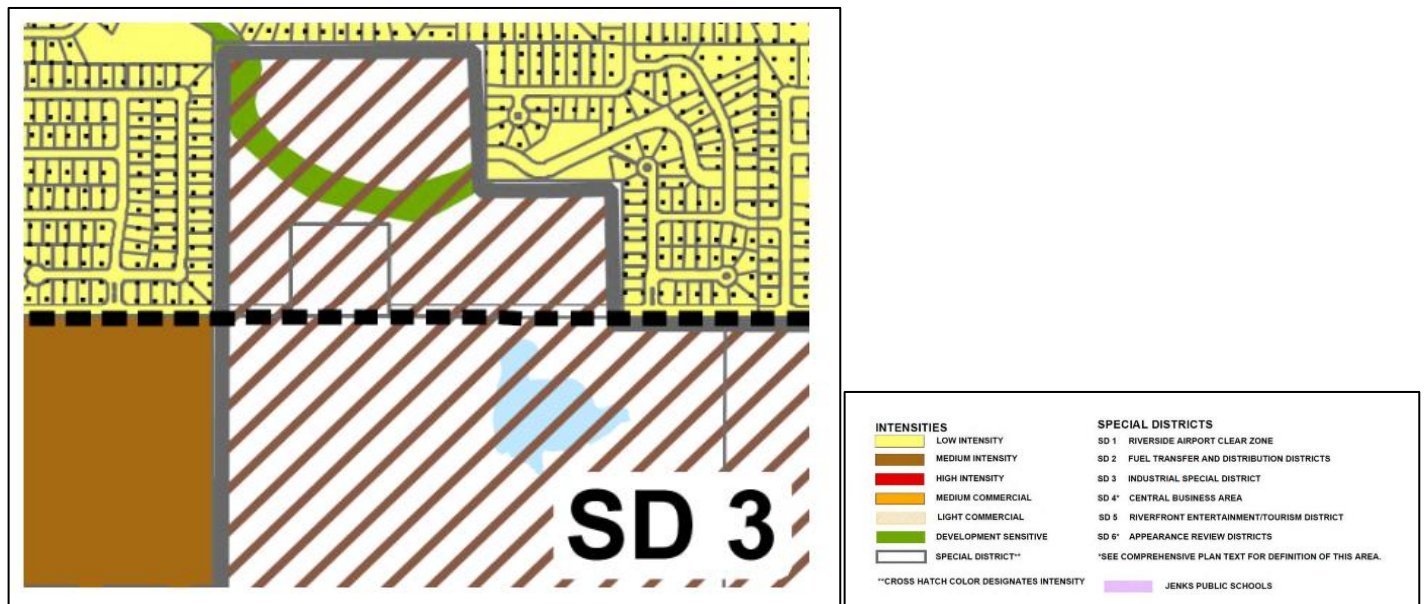


Figure 2: Comprehensive Plan Map at date of approval

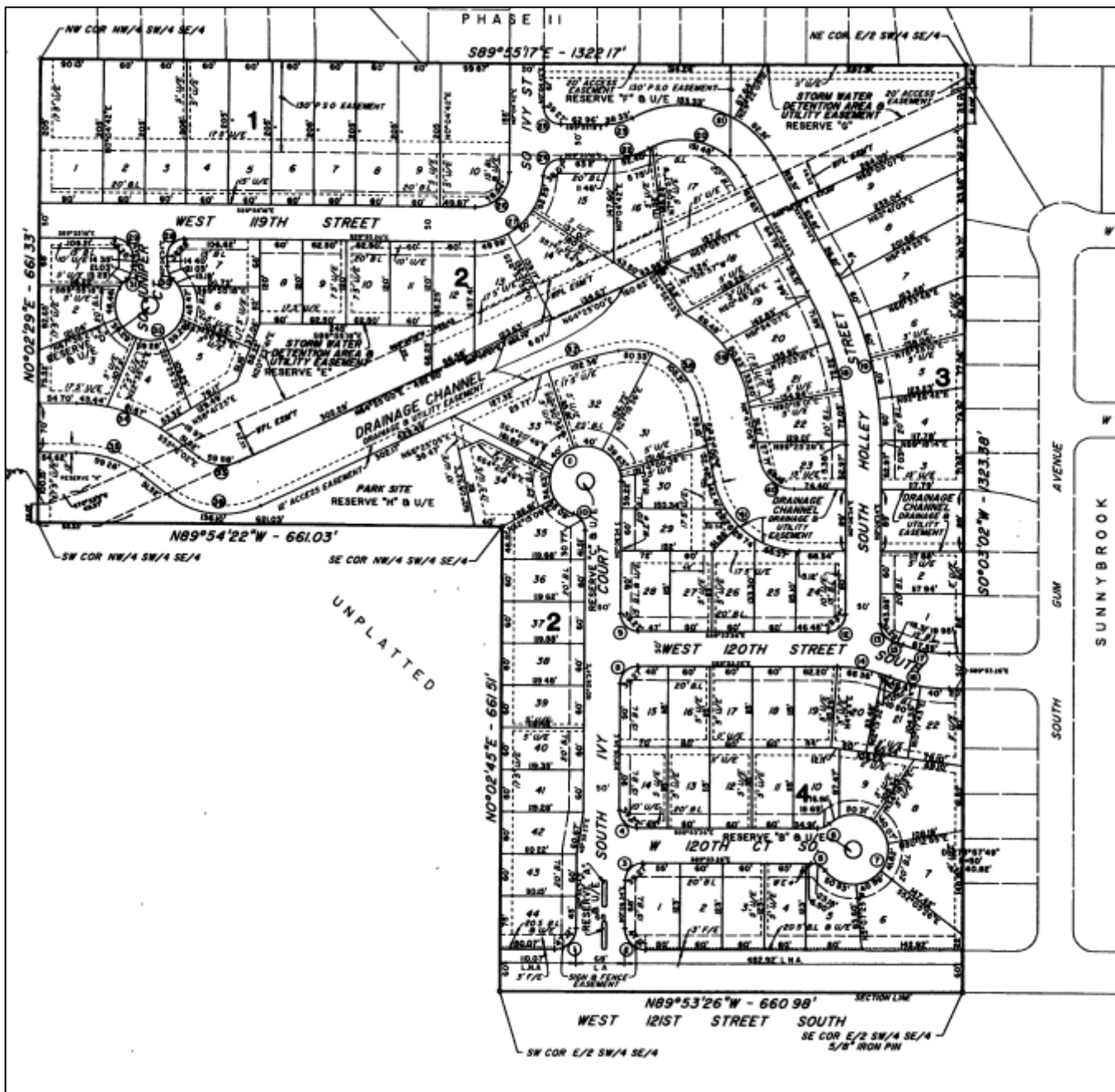


Figure 3: South Creek Plat showing drainage channel and Reserve Areas that abut South Country Plat

PUD ZONING LANGUAGE

Sec. 980. - Amendments.

A. Minor Changes in the PUD may be authorized by the Planning Commission and City Council, which may direct the procession of an amended subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the development plan and the purposes and standards of the PUD provisions hereof.

B. Changes which would represent a significant departure from the site development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development. It shall be the duty of the zoning administrator to determine whether any specific request shall be considered a major or minor change, but this decision may be reversed when reviewed by Planning Commission and the City Council. If it is determined that a major change is requested, then a new application will be process in accordance with the provision of Chapter 15 of the Zoning Code.

Staff Evaluation & Recommendation

Evaluation | Lot 3, Block One is under construction with a 40,000 square foot warehouse. The building is setback more than 100 yards; per the engineering site plan calculations it meets the 300-foot setback condition allowing for the 4 ft. high masonry wainscot requirement to be waived.

The applicant is asking for relief of the masonry requirement for Lot 3, Block One on all south facing walls which is essentially the office area. Mr. Jordan is asking Planning Commission to consider a combination of architectural metals to create a sustainable modern look, similar to what was used at Melody Lane on Main Street. Staff has included some architectural information for your review and consideration.

- The metal (white) on all office walls (front and side) is flat architectural metal panel with lines.
- The dark metal color is raised panel for architectural interest and is stucco.
- There will be added canopies over the windows for architectural interest.
- Approval does not waive any other lot or PUD 112 requirements.

PRODUCT DATA AND LINKS

[FW-120 Heavy Gauge Metal Wall Panel | MBCI](#)

The FW-120's heavy gauge offering provides for large spanning capabilities, particularly in composite wall applications. FW-120 is available in three profiles, a flat profile, a profile with one bead and a profile with two beads. The FW-120 panel has been tested by a certified independent laboratory in accordance with ASTM test procedures for Air Infiltration and Water Penetration at the sidelap. Test results show no air leakage at 1.57PSF and no water penetration at 6.24PSF differential pressure.

Features

Width - 12"

Panel Attachment - Concealed Fastening System

FW-120 Clip (standard); Without FW-120 Clip (optional)

Gauge - 24 (standard); 22, 20 (optional)- FW-120 Clip not available for 20-gauge panels

Finishes - Smooth (standard); Embossed (optional)

Coatings - Signature® 300

Length - 5'-0" to 30'-0"

MasterLine 16® Metal Wall Panel with Shadow Line | MBCI

The MasterLine 16® is a concealed fastener metal wall panel that provides an interesting shadow line enhancing the aesthetics of the panel. While primarily designed for horizontal applications, it can also be installed vertically to give a distinguished architectural design. The panels provide 16" coverage and are available with factory applied mastic in the side laps. Panels may be attached to metal studs, with or without sheathing, as well as to subgirts.

Features

Coverage Width - 16"

Panel Attachment - Concealed Fastening System

Gauges - 24 (standard); 22, 20, 18 (optional)

Finishes - Smooth (standard); Embossed (optional; 24 and 22 gauge only)

Coatings - Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

1. Approving this request would allow for the current building on the north side of Lot 3, Block One to have relief from the required "Masonry covering 100% up to 20 feet high of the south facing walls of all buildings..."

1. *Whether the PUD (Minor Amendment) is consistent with the comprehensive plan; (Consistent, but not applicable in this case)*
2. *Whether the PUD (Minor Amendment) harmonizes with the existing and expected development of surrounding areas; (Harmony can be achieved within PUD 112 even with the deviation of materials, this is the question to be considered)*
3. *Whether the PUD (Minor Amendment) is a unified treatment of the development possibilities of the project site; (Unified treatment can be achieved with a mix of materials and architectural styles; this is a question to be considered)*
4. *Whether the PUD (Minor Amendment) is consistent with the stated purposes and standards of this chapter. (Yes)*

RECOMMENDATION | Staff recommends approval of materials waiver request to PUD 112 | Minor Amendment Number 01.

Planned Unit Development No. 112

SOUTH COUNTY CROSSING

Jenks, Oklahoma

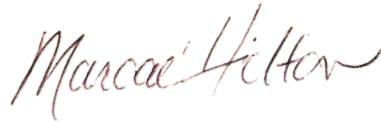
July 16, 2018

FINAL AS APPROVED

Ordinance No. 1461

JZ-623 | PUD 112

August 6, 2018



With notes taken from meeting minutes at date of approval

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I. Development Concept

South County Crossing is an industrial development on a 14.54-acre tract of presently undeveloped land within the City of Jenks. The project is located on the north side of West 121st Street South between South Elwood Avenue and South Elm Street. A property owners' association will be formed dues established for the maintenance of the proposed off-site detention facility.

Objectives:

- Creative site design to integrate a flexible development around multiple existing underground and above ground utilities (i.e. pipelines, electric transmission lines, etc.)
- Better utilization of land than is possible through standard zoning regulations
- Compatibility with surrounding residential neighborhoods
- Shared parking areas and drives for improved functioning of vehicular access and circulation

Excerpt from Jenks Comprehensive Plan:

Industrial Special District #3

The special district consists of a total of 255 acres, on the north and south sides of 121st Street between Elwood and Peoria. Fifty of the acres are on the north side of the street with the balance (200) located on the south. The property is currently zoned for moderate industrial activities (IM). The property was previously used as a petroleum storage facility. Five acres north of 121st Street has been developed with the South Jenks Fire Station known as the Ewing-Perryman Fire Station. Limited petroleum storage facilities still remain upon the property. Proposals to increase petroleum activities shall require further review. Proposals to modify the use of the property for other than petroleum storage should be consistent with existing land uses and land use intensities of the current Comprehensive Plan. City of Jenks uses may be developed in furtherance of public services to the surrounding uses. Recognition of new land restoration and clean up practices of abandoned petroleum storage sites provides a potential for the conversion of the special district to recreational and limited commercial uses. Proposals must include environmental considerations and review.

Legal Description

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, 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, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 01°08'42" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°55'08" WEST PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 660.98 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING SOUTH 88°55'08" WEST PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR 418.88 FEET; THENCE NORTH 01°07'33" WEST FOR 519.29 FEET; THENCE NORTH 82°02'36" EAST FOR 135.85 FEET; THENCE NORTH 68°47'47" EAST FOR 191.10 FEET; THENCE NORTH 88°54'12" EAST FOR 104.26 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING NORTH 88°54'12" EAST FOR 661.03 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 01°08'42" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 601.51 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

VICINITY MAP

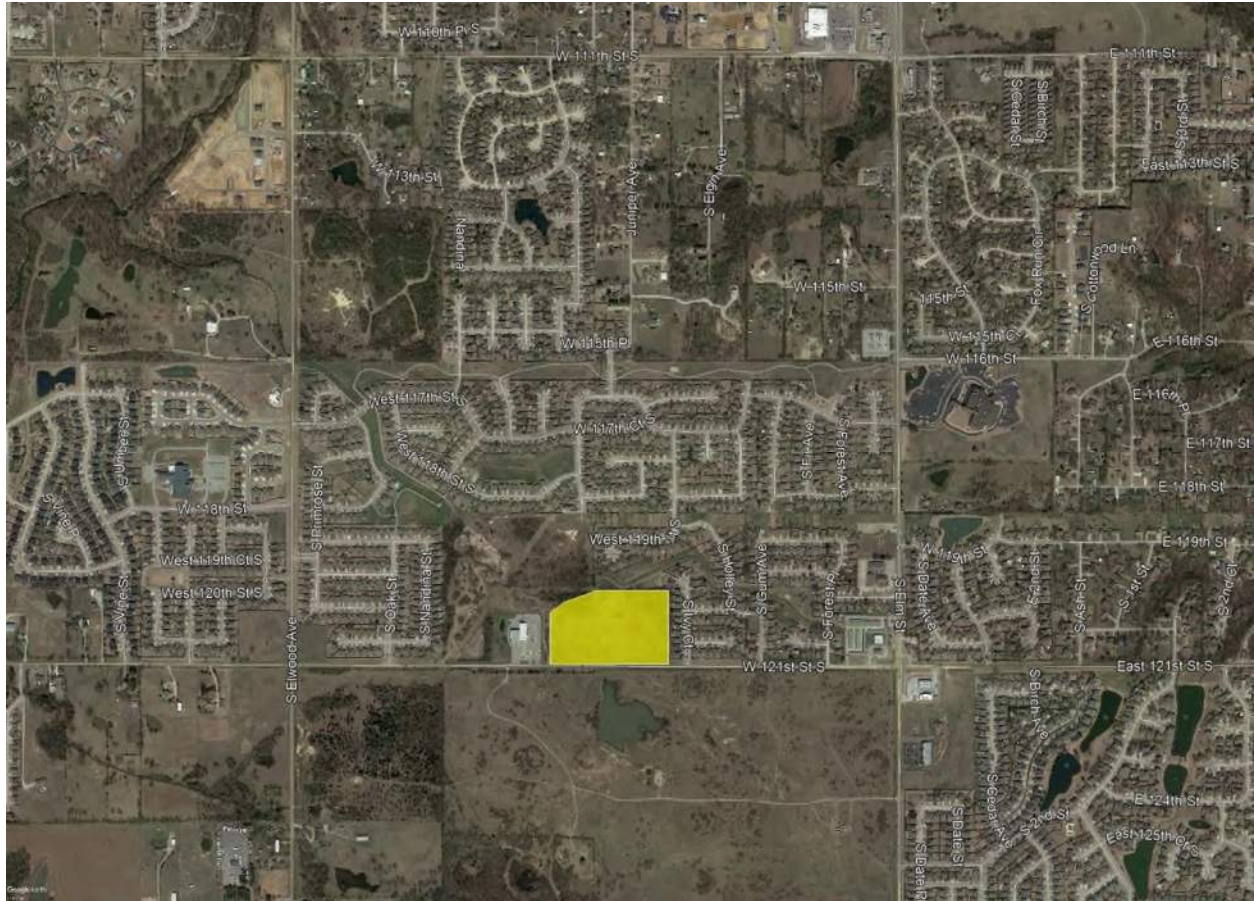


EXHIBIT B
AERIAL PHOTO



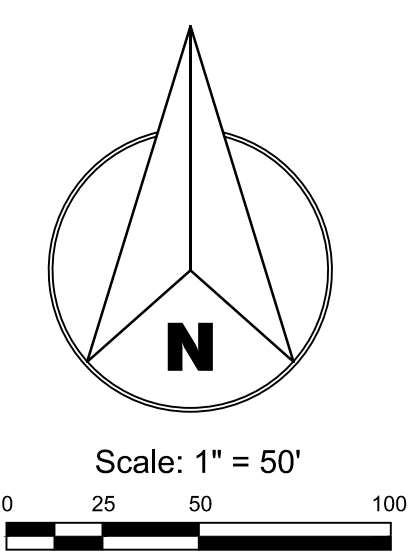
EXHIBIT C
OVERALL CONCEPT PLAN

CONDITIONS OF APPROVAL B CC 08.20.2018

1. All buildings on Lots 1 and 6 limited to 20 feet **eave height**;
2. **Masonry covering** 100% up to 20 feet high of the south facing walls of all buildings and including west face of westernmost buildings; and 4-feet high masonry wainscoting on remaining walls within 300 feet of the centerline of 121st Street;
3. Eight feet high solid **screening fence** with concrete curb along the entire east boundary line, north fencing is to be chain link or screening fence a minimum of 6ft tall;
4. A mix of **deciduous and evergreen trees**, a minimum of 3" caliper at time of planting, and planted no further than 30 feet apart, must be established and maintained along the east property boundary;
5. All planting areas must have an underground automatic **irrigation system** with a regular watering schedule to assure continued viability of plants;
6. All roof top mechanical equipment shall be **screened** from view of persons standing on the ground at the property boundaries;
7. All **trash enclosures** shall be at least six feet high and have gates that remain closed except during filling and emptying of trash containers;
8. Truck docks and any service areas visible from 121st Street must be **screened with trees and an 8 feet high solid screening fence**;
9. **Outside storage is allowed** except on south sides of buildings and west side of Lot 1. All outside storage must be screened with a minimum 8-feet high screening fence with concrete curb. Screening fence may be up to 12 feet high with proper permitting from the City of Jenks. No outside storage may be higher than the screening fence.
10. Outside **noise** is limited to the hours of dawn till dusk.
11. **No trucks allowed to park** and remain idling on Lots 5 and 6;
12. Maximum mounting **height of lights** shall be 25 feet;
13. **No light spill beyond the property boundaries**; all lights shall be shielded and pointed downward and away from property boundaries; a photometric plan shall be required as part of the civil engineering and building plan submittal showing zero foot candles at the property boundaries;
14. A **subdivision plat**, approved by the City of Jenks, must be recorded prior to release of any building permits
15. A 60ft **ROW dedication** along 121st Street.

South County Conceptual Site Plan

Section 36, T-18-N, R-12-E
Jenks, Oklahoma



Summary

GROSS LAND AREA	14.54 Ac
PROPOSED LOTS	6
MINIMUM LOT WIDTH	150'



EXHIBIT D
SHARED PARKING AREAS

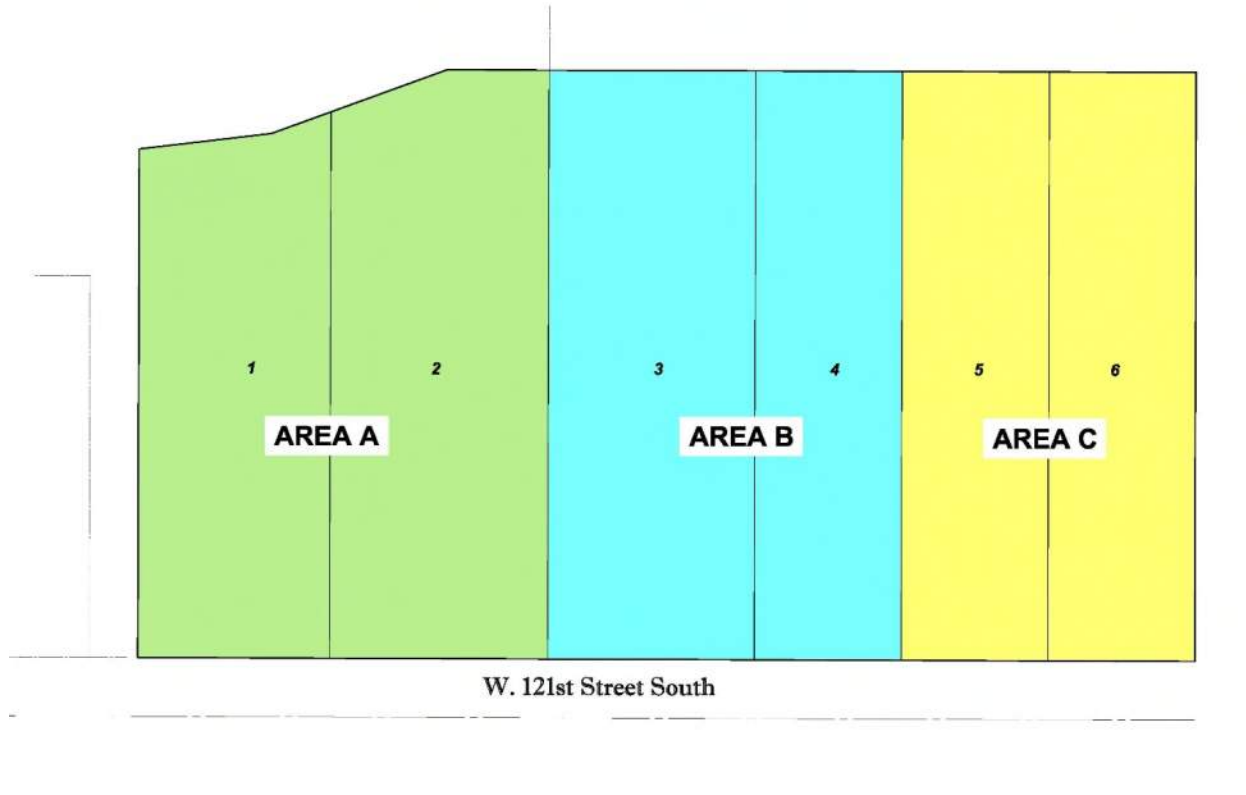


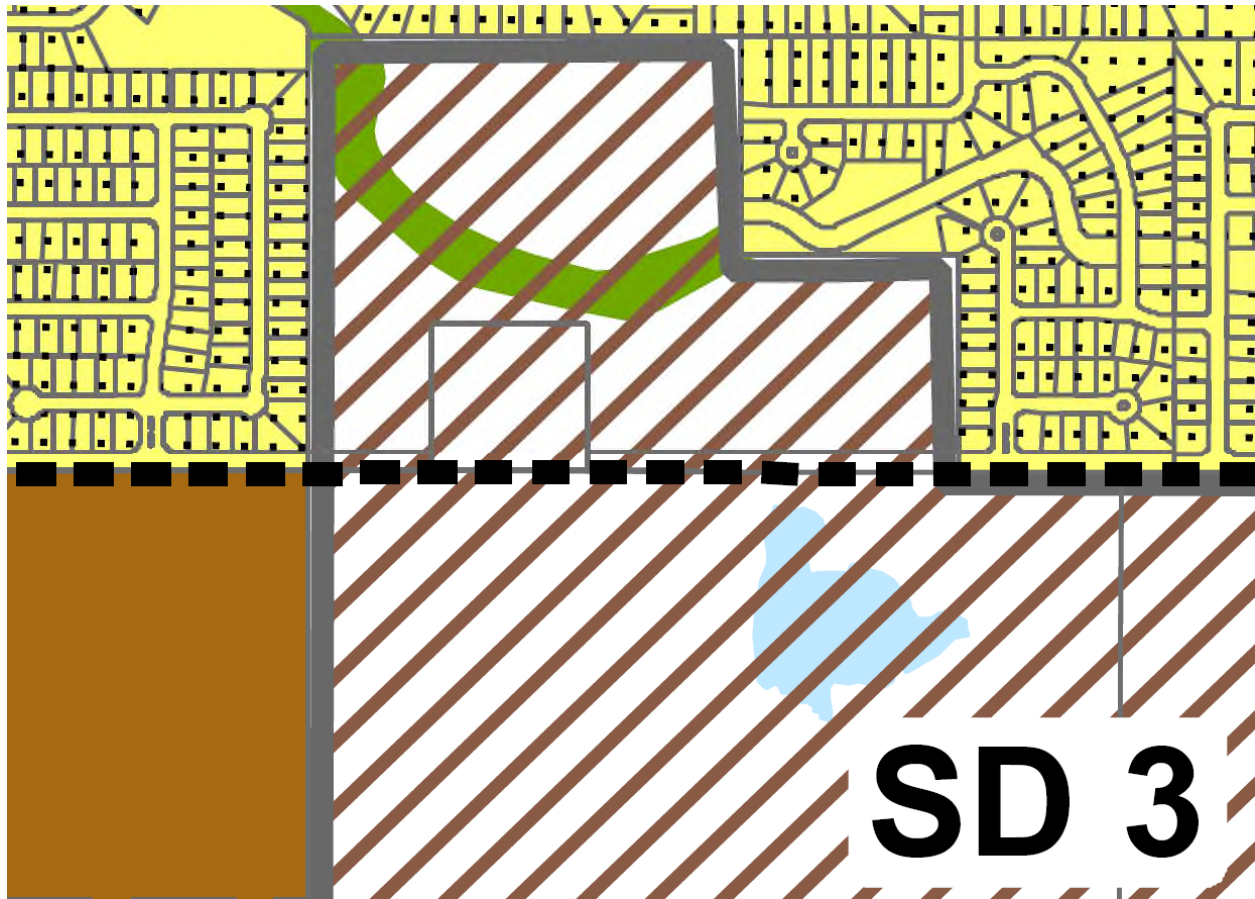
EXHIBIT E

ZONING MAP

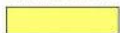


EXHIBIT F

JENKS COMPREHENSIVE PLAN



INTENSITIES

	LOW INTENSITY
	MEDIUM INTENSITY
	HIGH INTENSITY
	MEDIUM COMMERCIAL
	LIGHT COMMERCIAL
	DEVELOPMENT SENSITIVE
	SPECIAL DISTRICT**

**CROSS HATCH COLOR DESIGNATES INTENSITY

SPECIAL DISTRICTS

SD 1	RIVERSIDE AIRPORT CLEAR ZONE
SD 2	FUEL TRANSFER AND DISTRIBUTION DISTRICTS
SD 3	INDUSTRIAL SPECIAL DISTRICT
SD 4*	CENTRAL BUSINESS AREA
SD 5	RIVERFRONT ENTERTAINMENT/TOURISM DISTRICT
SD 6*	APPEARANCE REVIEW DISTRICTS

*SEE COMPREHENSIVE PLAN TEXT FOR DEFINITION OF THIS AREA.

 JENKS PUBLIC SCHOOLS

EXHIBIT G
EXAMPLE IMAGES



EXHIBIT H
VEGETATIVE BUFFER EXAMPLE



II. Development Standards

Land Area: 14.54 Acres

Zoning: Industrial Light District (IL)

Permitted Uses:

USE UNIT 1 - AREAWIDE USES BY RIGHT

USE UNIT 4 - PUBLIC PROTECTION AND UTILITY AND OPEN-AIR FACILITIES (TEMPORARY)

- Ambulance service
- Horticultural nursery
- Temporary open-air facilities (Christmas tree sales)

USE UNIT 10 - OFF-STREET PARKING AREAS

USE UNIT 11 - OFFICES AND STUDIOS

USE UNIT 15 - OTHER TRADES AND SERVICES

USE UNIT 17 - AUTOMOTIVE ALLIED ACTIVITIES

USE UNIT 21 - BUSINESS SIGNS, OUTDOOR ADVERTISING, AND BILLBOARDS

USE UNIT 22 – WAREHOUSING AND WHOLESALING

USE UNIT 24 - LIGHT MANUFACTURING AND INDUSTRIAL RESEARCH DEVELOPMENT

Excluded Uses:

USE UNIT 4 - PUBLIC PROTECTION AND UTILITY AND OPEN-AIR FACILITIES (TEMPORARY)

- Pressure control station (gas or liquid, excluding storage or service garages and yards)
- Shelter (civil defense or storm)
- Water storage facility NEC
- Temporary open-air facilities (carnival, circus, tent revival, etc.)

USE UNIT 16 - GASOLINE SERVICE STATIONS

Minimum lot width: 150 feet

Building setback from Centerline of Abutting Arterial Street: 110 feet

Building setback abutting AG, R or O District: 35 feet

Maximum structure height: 35 feet

Maximum eve height (Lots 1 and 6): 20 feet

III. General Provisions

A. Screening:

1. Service equipment (including HVAC equipment) and areas shall be screened so the visual impacts of these functions are fully contained and out of view from a person standing on the ground at the perimeter of the PUD boundary.
2. Screening materials for solid waste collection and loading areas shall be a six-foot tall wooden fence. Trash dumpsters shall have a door, which shall remain closed when not in use.
3. Perimeter fencing shall be constructed along the north boundary of Lots 3-6 and the east boundary of Lot 6 prior to Certificate of Occupancy being issued. The fence shall be a wooden privacy fence and a minimum of six-feet and eight-feet in height (refer to Conceptual Site Plan for location).
4. A mixture of deciduous and coniferous trees shall be planted along the east boundary of Lot 6 to provide a vegetative buffer for the existing residential lots. Proposed trees shall be staggered and spaced at thirty-feet (on center) with a minimum of 3" caliper at time of planting. Mature trees shall be preserved where possible.

B. Lighting:

1. All pole-mounted and building-mounted lighting shall be oriented to minimize light leaving the development.
2. All lights shall be designed or have the ability to control light pattern to the light leaving the site at the boundary of development.
3. The mounting height of each fixture light shall not exceed 25' as measured from the pavement to the light fixture.
4. A maximum light level of 0.00-foot candles shall be obtained at the boundary of the development. A photometric study will be provided to verify the 0.00-foot candle measurement at the property line.
5. All lights will face down and away from the boundary of the development.

C. Parking:

1. Required parking for particular uses may be shared as follows:
 - a. Area A - Lots 1 and 2
 - b. Area B - Lots 3 and 4
 - c. Area C - Lots 5 and 6
2. Shared parking located within Areas A, B and C may be counted towards meeting the parking requirements for the combined use.
3. The Owner is required to submit parking information with each building permit and shall maintain an ongoing count of parking spaces and the allocation of parking spaces toward the combined uses in each Area.
4. Uses may share required parking spaces where the Owner can submit a shared parking analysis prepared by a professional engineer to the City of Jenks demonstrating the feasibility of shared parking for multiple uses. The shared parking analysis shall address at a minimum the size and

type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing parking spaces.

5. Off-Street Parking and Loading Requirements for the following Use Units shall be required as follows:

USE UNIT 22 – WAREHOUSING AND WHOLESALING

Parking Spaces

- 0 – 9,999 sq. ft. of floor area: 5 spaces
- 10,000 – 19,999 sq. ft. of floor area: 8 spaces
- More than 20,000 sq. ft. of floor area: 10 spaces

Loading Berths

1 per 5,000-25,000 sq. ft. of floor area plus 1 per each additional 25,000 sq. ft. of floor area

D. Building Material Requirements

1. LOT 1

- a. EXTERIOR WALLS (EAST, WEST & SOUTH FACING): The exterior walls of the structure, up to 12' in height, shall be fifty percent (50%) masonry: rock or cementitious material, provided, however that the area of all windows and doors located in said exterior walls shall be excluded in the determination of the area of exterior walls.
- b. AWNINGS, CANOPIES AND OVERHANGS (OFFICE AREA ONLY): Structural awnings are encouraged at the ground level to enhance articulation of the structures.

2. LOTS 2-6

- a. "OFFICE" EXTERIOR WALLS (EAST, WEST & SOUTH FACING): The exterior walls of the structure, up to 12' in height, shall be fifty percent (50%) masonry: rock or cementitious material, provided, however that the area of all windows and doors located in said exterior walls shall be excluded in the determination of the area of exterior walls.
- b. AWNINGS, CANOPIES AND OVERHANGS (OFFICE AREA ONLY): Structural awnings are encouraged at the ground level to enhance articulation of the structures.

E. Requirement to Plat:

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Jenks Subdivision Regulations.

F. Utilities:

Proposed public utility infrastructure design shall be submitted to and approved by the City Engineer and in accordance with the City of Jenks Engineering Design Criteria.

G. Drainage:

The majority of the site will be graded to allow for surface water to drain to proposed detention facilities or be collected in an internal storm sewer system that will route to proposed detention facilities (including proposed offsite facilities). The final drainage and grading design will be designed in conformance with City of Jenks Engineering Design Criteria.

H. Vehicular Access and Circulation:

All private driveway and/or street connections shall be subject to the City Engineer curb cut permit approval for the proposed access points on West 121st Street South, and the Fire Chief's and Fire Marshal's approval of locations, spacing, widths, and curb return radii.

I. Emergency Vehicle Access:

A 26-foot wide fire apparatus road shall be established and maintained for emergency vehicles.

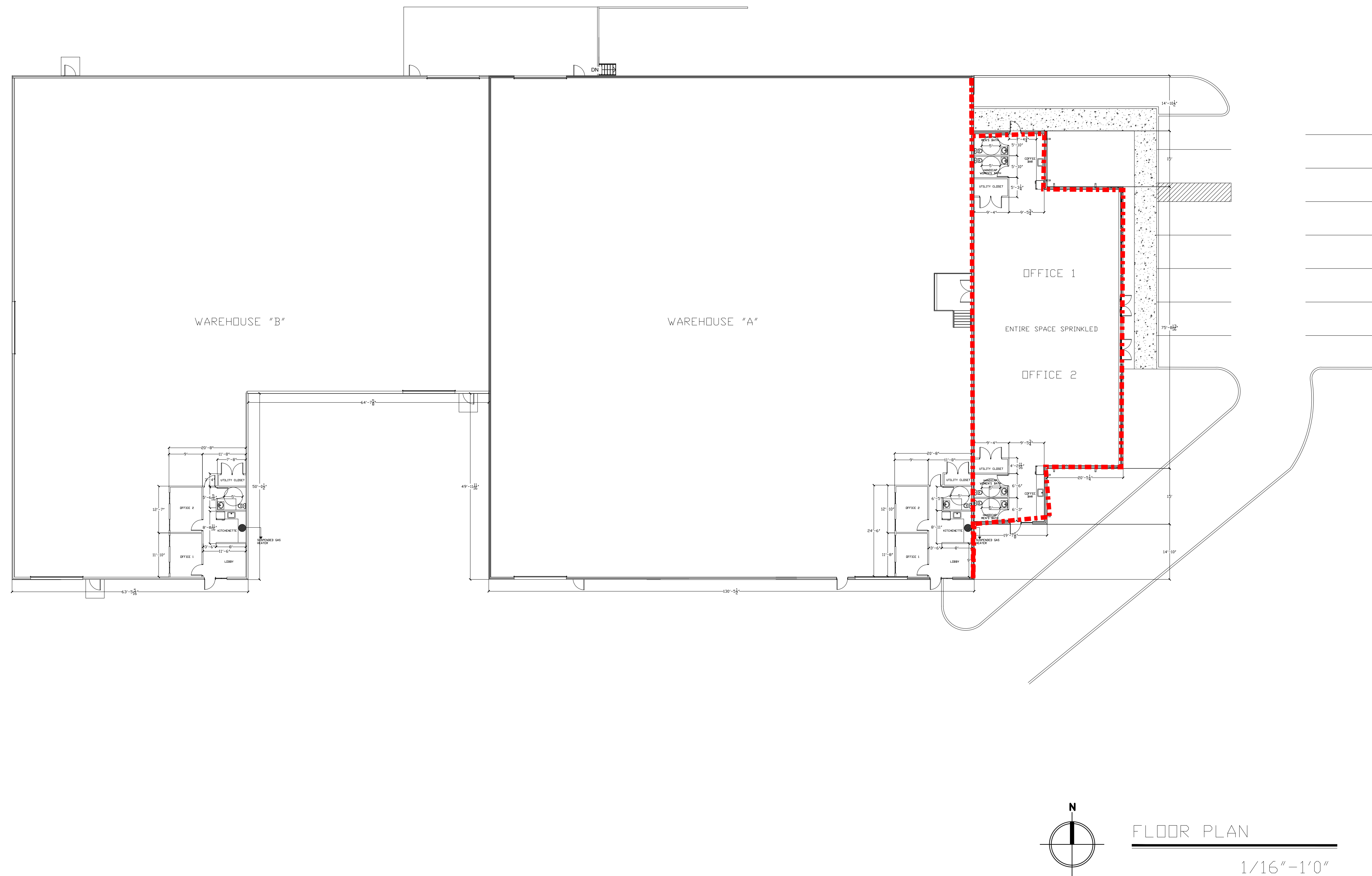
J. Signage:

LOTS 3, 4, 5 and 6: Illuminated wall signage shall be prohibited on any north or east facing walls.

IV. Anticipated Construction Schedule

- Construction shall commence with 12 months from the date the PUD is approved by City Council
- Lots 3 & 4 – 2018
- Lots 1 & 2 – 2020

300 feet from centerline of 121st | No wainscot is required
Waiver Request | Relief from masonry requirement on south facing walls



General Notes

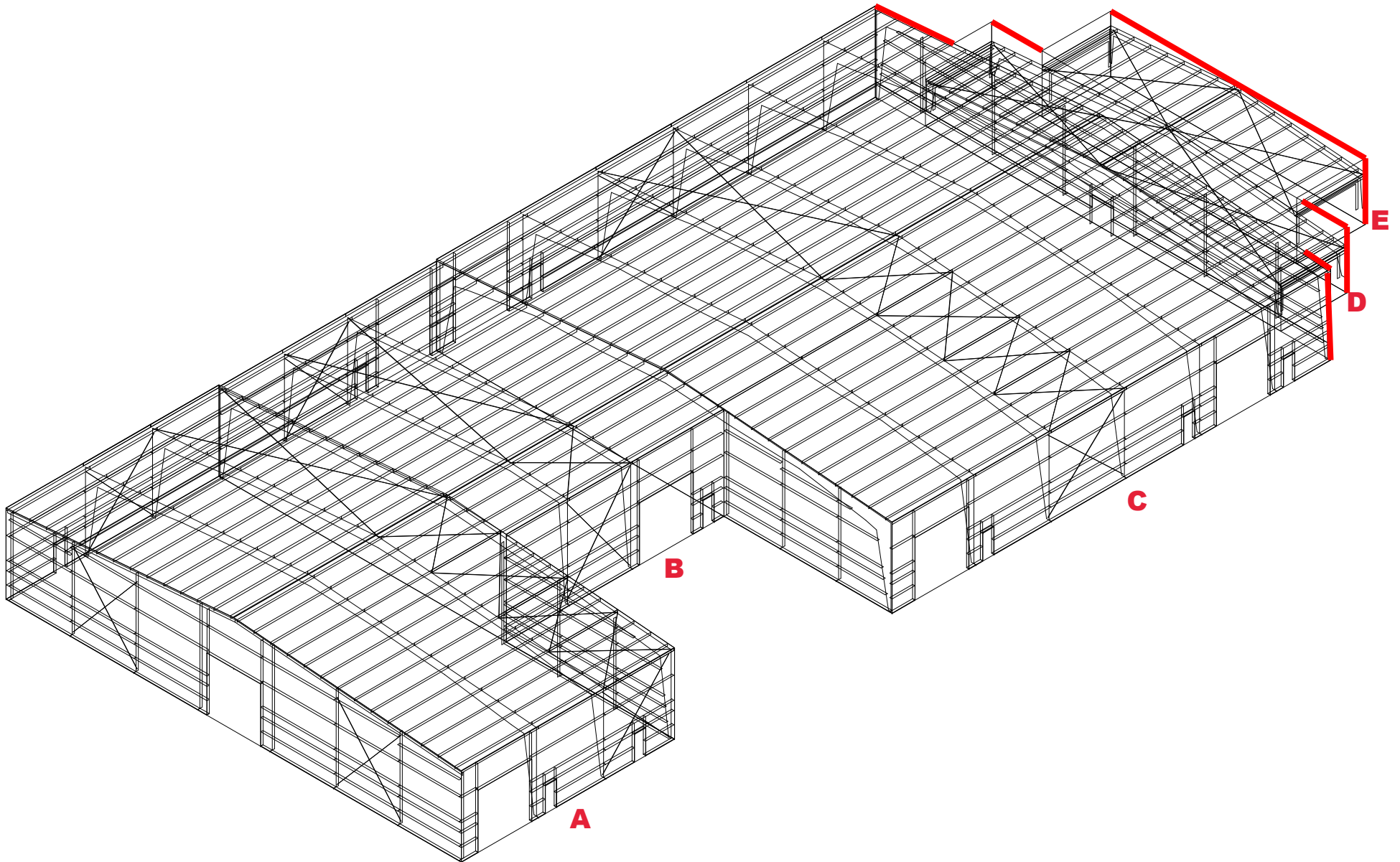
No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address:

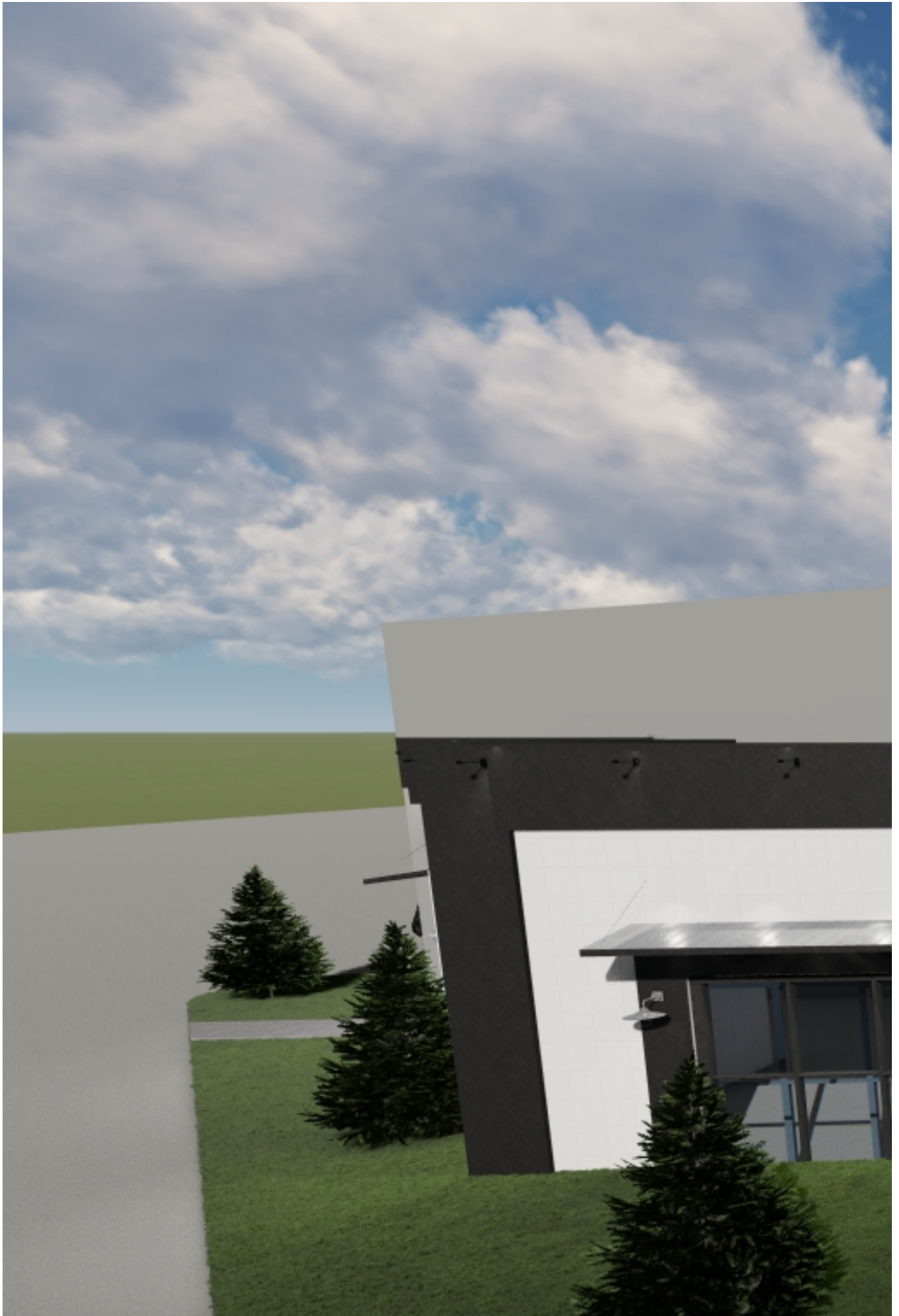
Project: Black Gold Jenks Warehouse	Date:	01/18/2020
	Scale:	As Noted
	Sheet	

300 feet from centerline of 121st | No wainscot is required
Waiver Request | Relief from masonry requirement on south facing walls











Subdivision Statistics

SUBDIVISION CONTAINS SIX (6) LOTS IN ONE (1) BLOCK AND ONE (1) RESERVE AREA:

GROSS SUBDIVISION AREA: 633,472.63 SQUARE FEET / 14.54 ACRES

Basis of Bearings

OKLAHOMA STATE PLANE OK NORTH ZONE 3501, NAD83, U.S. SURVEY FEET, USING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 36, T-18-N, R-12-E AS S 88°55'08" W.

Monumentation

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

Benchmark

5/8" REBAR - 1 1/2" ALUMINUM CAP STAMPED "356", FOUND SE OF THE INTERSECTION OF W. 121ST ST. S. & S. ELM STREET. ELEV = 722.62' (NAVD 1988)
N=365965.22 / E=2567293.76

Legend

B/L -- BUILDING SETBACK LINE
L.N.A. -- LIMITS OF NO ACCESS
MA/E -- MUTUAL ACCESS EASEMENT
U/E -- UTILITY EASEMENT

South County Crossing

P.U.D. 112

A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA AND BEING A PART OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN.

Owner / Developer

BLACK GOLD AT 121ST, LLC
2021 SOUTH LEWIS AVENUE, SUITE 301
TULSA, OKLAHOMA 74014
PHONE: 918-605-5600
MR. KEVIN JORDAN

Engineer

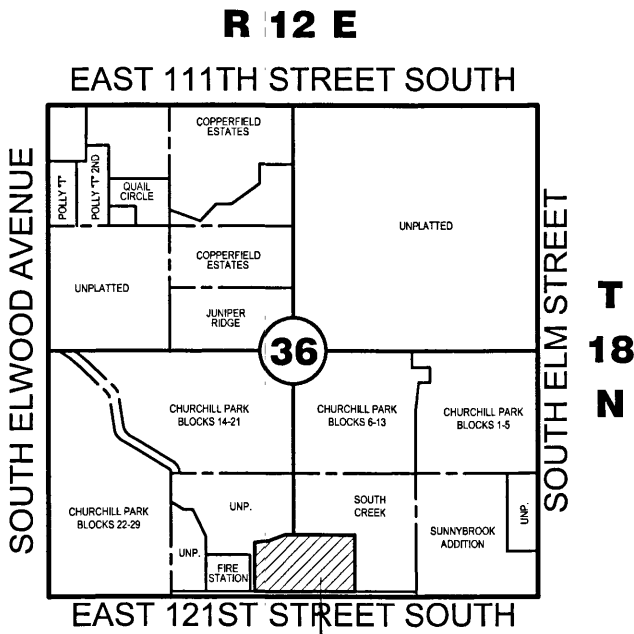
ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
TULSA, OKLAHOMA 74135
PHONE: (405) 234-0980
ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2020

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2020

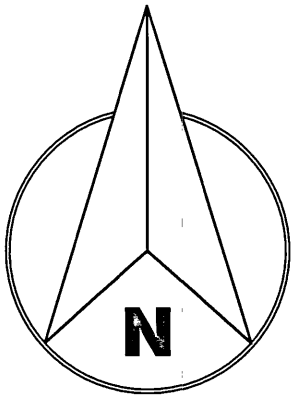
Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
E1	17.16'	91.00'	10°48'12"	N 26°57'18" W	17.13'
E2	19.06'	35.00'	31°12'27"	N 16°45'11" W	18.83'
E3	29.96'	55.00'	31°12'27"	S 16°45'11" E	29.59'
E4	5.75'	71.00'	04°38'33"	S 30°02'08" E	5.75'
MAE-1	27.07'	76.00'	20°24'33"	N 22°09'08" W	26.93'
MAE-2	27.23'	50.00'	31°12'27"	N 16°45'11" W	26.90'
MAE-3	41.40'	76.00'	31°12'27"	S 16°45'11" E	40.89'
MAE-4	12.76'	50.00'	14°37'26"	S 25°02'41" E	12.73'

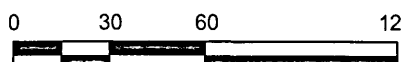


Location Map

SCALE: 1" = 2000'



Scale: 1" = 60'



FINAL PLAT

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON JANUARY 24, 2019

MAYOR - VICE MAYOR

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

CITY MANAGER

STATE OF OKLAHOMA)
COUNTY OF TULSA)SS

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

DATED THE _____ DAY OF _____, 2019
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

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 \$4,420.00 per trust receipt no.15795 to be applied to 2019 taxes. This certificate is NOT to be construed as payment of 2019 taxes in full but is given in order that this plat may be recorded. 2019 taxes may exceed the amount of the security deposit.

Dated: 04/23/2019

Dennis Smith

Tulsa County Clerk

By: [Signature] Deputy

Deed of Dedication
SOUTH COUNTY CROSSING
P.U.D. 112

KNOW ALL MEN BY THESE PRESENTS:

BLACK GOLD AT 121ST, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE OWNER/DEVELOPER, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT;

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, 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, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 01°08'42" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°55'08" WEST PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 660.98 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING SOUTH 88°55'08" WEST PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR 418.88 FEET; THENCE NORTH 01°07'33" WEST FOR 519.29 FEET; THENCE NORTH 82°02'36" EAST FOR 135.85 FEET; THENCE NORTH 68°47'47" EAST FOR 191.10 FEET; THENCE NORTH 88°54'12" EAST FOR 104.26 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING NORTH 88°54'12" EAST FOR 661.03 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 01°08'42" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 601.51 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 633,472.63 SQUARE FEET OR 14.54 ACRES.

BASIS FOR BEARING - OKLAHOMA STATE PLANE OK NORTH ZONE 3501 NAD83, U.S. SURVEY FEET - USING THE SOUTH LINE OF THE SE/4 OF SECTION 36 AS S 88°55'08" W.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO SIX (6) LOTS, ONE (1) BLOCK AND ONE (1) RESERVE AREA, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "SOUTH COUNTY CROSSING", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

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

B. UNDERGROUND SERVICE

- NEW OVERHEAD POLES MAY BE LOCATED ALONG THE NORTH AND SOUTH PERIMETER OF THE SUBDIVISION AND ALONG THE EAST TWENTY FEET (20') OF LOT 2, BLOCK 1, AS NECESSARY, IF LOCATED WITHIN UTILITY EASEMENTS OR EXISTING EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. EXISTING OVERHEAD POLES ARE PERMITTED THROUGHOUT THE SUBDIVISION IF LOCATED WITHIN EXISTING EASEMENTS OR STREET RIGHTS-OF-WAY. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.
- ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT, THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.
- THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICES.

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

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

CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.
 - THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.
- D. SURFACE DRAINAGE
- EACH LOT DEPICTED ON THE PLAT OF SOUTH COUNTY CROSSING, SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S), SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.
- E. PAVING AND LANDSCAPING WITHIN EASEMENT
- THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF JENKS, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.
- F. STORM WATER DETENTION

- THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE AREA 'A' (HEREINAFTER REFERRED TO AS THE "DETENTION EASEMENT AREA") FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION.
 - DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.
 - DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE PROPERTY OWNERS' ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.

THE DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.
 - IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE PROPERTY OWNERS' ASSOCIATION.
 - IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF JENKS, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PROPORTIONATE SHARE OF THE COSTS.
 - A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.
- H. RESERVE AREA "A" & U/E
- RESERVE AREAS "A" & U/E, IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A DETENTION FACILITY, UTILITY EASEMENT, OPEN SPACE, AND LANDSCAPING, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE SOUTH COUNTY CROSSING PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE AS SET FORTH WITHIN SECTION III HEREOF.

I. 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 COUNTY CROSSING 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, OKLAHOMA, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA.

J. MUTUAL ACCESS EASEMENT

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

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "SOUTH COUNTY CROSSING" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT MAJOR AMENDMENT (DESIGNATED AS PUD NO. 112), AS PROVIDED WITHIN SECTIONS 900 THROUGH 950 OF THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON AUGUST 6, 2018, (HEREINAFTER THE "JENKS ZONING CODE"), AND

WHEREAS PUD NO. 112 WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION AND APPROVED BY THE JENKS CITY COUNCIL, AND

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

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

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

GROSS LAND AREA: 14.54 ACRES (633,383.49 SQUARE FEET)
EXISTING ZONING: PUD NO. 112

PERMITTED USES:

USE UNIT 1 - AREAWIDE USES BY RIGHT

- USE UNIT 4 - PUBLIC PROTECTION AND UTILITY AND OPEN-AIR FACILITIES (TEMPORARY)
- AMBULANCE SERVICE
 - HORTICULTURAL NURSERY
 - TEMPORARY OPEN-AIR FACILITIES (CHRISTMAS TREE SALES)

USE UNIT 10 - OFF-STREET PARKING AREAS

USE UNIT 11 - OFFICES AND STUDIOS

USE UNIT 15 - OTHER TRADES AND SERVICES

USE UNIT 17 - AUTOMOTIVE ALLIED ACTIVITIES

- USE UNIT 21 - BUSINESS SIGNS, OUTDOOR ADVERTISING, AND BILLBOARDS
- BUSINESS SIGNS
 - OUTDOOR ADVERTISING SIGNS

USE UNIT 21 - BUSINESS SIGNS, OUTDOOR ADVERTISING, AND BILLBOARDS

USE UNIT 22 - WAREHOUSING AND WHOLESALING

USE UNIT 24 - LIGHT MANUFACTURING AND INDUSTRIAL RESEARCH DEVELOPMENT

EXCLUDED USES:

- USE UNIT 4 - PUBLIC PROTECTION AND UTILITY AND OPEN-AIR FACILITIES (TEMPORARY)
- PRESSURE CONTROL STATION (GAS OR LIQUID, EXCLUDING STORAGE OR SERVICE GARAGES AND YARDS)
 - SHELTER (CIVIL DEFENSE OR STORM)
 - WATER STORAGE FACILITY NEC
 - TEMPORARY OPEN-AIR FACILITIES (CARNIVAL, CIRCUS, TENT REVIVAL, ETC.)

USE UNIT 16 - GASOLINE SERVICE STATIONS

MINIMUM LOT WIDTH:	150 FEET
BUILDING SETBACK FROM CENTERLINE OF ABUTTING ARTERIAL STREET:	110 FEET
BUILDING SETBACK ABUTTING AG, R OR O DISTRICT:	35 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM EVE HEIGHT (LOTS 1 AND 6):	20 FEET

A. SCREENING:

SERVICE EQUIPMENT (INCLUDING HVAC EQUIPMENT) AND AREAS SHALL BE SCREENED SO THE VISUAL IMPACTS OF THESE FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW FROM A PERSON STANDING ON THE GROUND AT THE PERIMETER OF THE PUD BOUNDARY.

SCREENING MATERIALS FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE A SIX FOOT (6') TALL WOODEN FENCE. TRASH DUMPSTERS SHALL HAVE A DOOR, WHICH SHALL REMAIN CLOSED EXCEPT DURING LOADING AND EMPTYING DUMPSTERS.

PERIMETER FENCING SHALL BE CONSTRUCTED ALONG THE ENTIRE EAST BOUNDARY OF LOT 6 PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED. THE FENCE SHALL BE WOODEN PRIVACY FENCE, EIGHT-FEET (8') IN HEIGHT WITH CONCRETE CURB.

PERIMETER FENCING SHALL BE CONSTRUCTED ALONG THE NORTH BOUNDARY OF LOTS 3 THROUGH 6. THE FENCE SHALL BE EITHER CHAIN LINK FENCE OR SCREENING FENCE AND A MINIMUM OF SIX-FEET IN HEIGHT.

TRUCK DOCKS AND ANY SERVICE AREAS VISIBLE FROM EAST 121ST STREET SOUTH SHALL BE SCREENED WITH TREES.

A MIX OF DECIDUOUS AND CONIFEROUS TREES WITH A MINIMUM OF 3" CALIPER AT TIME OF PLANTING, AND PLANTED NO FURTHER THAN THIRTY FEET (30') APART, SHALL BE ESTABLISHED AND MAINTAINED ALONG THE EAST BOUNDARY OF LOT 6. ALL PLANTING AREAS SHALL HAVE AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH A REGULAR WATERING SCHEDULE.

B. LIGHTING:

ALL POLE-MOUNTED AND BUILDING-MOUNTED LIGHTING SHALL BE ORIENTED TO MINIMIZE LIGHT LEAVING THE DEVELOPMENT.

ALL LIGHTS SHALL BE DESIGNED OR HAVE THE ABILITY TO CONTROL LIGHT PATTERN TO THE LIGHT LEAVING THE SITE AT THE BOUNDARY OF DEVELOPMENT.

THE MOUNTING HEIGHT OF EACH FIXTURE LIGHT SHALL NOT EXCEED 25' AS MEASURED FROM THE PAVEMENT TO THE LIGHT FIXTURE.

A MAXIMUM LIGHT LEVEL OF 0.00-FOOT CANDLES SHALL BE OBTAINED AT THE BOUNDARY OF THE DEVELOPMENT. A PHOTOMETRIC STUDY WILL BE PROVIDED TO VERIFY THE 0.00-FOOT CANDLE MEASUREMENT AT THE PROPERTY LINE.

ALL LIGHTS WILL FACE DOWN AND AWAY FROM THE BOUNDARY OF THE DEVELOPMENT.

C. OUTSIDE STORAGE AND NOISE:

OUTSIDE STORAGE IS ALLOWED EXCEPT ON SOUTH SIDES OF BUILDINGS AND WEST SIDE OF LOT 1. ALL OUTSIDE STORAGE MUST BE SCREENED WITH A MINIMUM EIGHT FOOT (8') HIGH SCREENING WITH CONCRETE CURB. SCREENING FENCE MAY BE EXTENDED UP TO TWELVE FEET (12') HIGH WITH PROPER PERMITTING FROM THE CITY OF JENKS. NO OUTSIDE STORAGE MAY BE HIGHER THAN THE SCREENING FENCE.

OUTSIDE NOISE IS LIMITED TO THE HOURS OF DAWN TILL DUSK.

NO TRUCKS ALLOWED TO PARK AND REMAIN IDLING ON LOTS 5 AND 6.

D. PARKING:

REQUIRED PARKING FOR PARTICULAR USES MAY BE SHARED AS FOLLOWS:

AREA A - LOTS 1 AND 2
AREA B - LOTS 3 AND 4
AREA C - LOTS 5 AND 6

SHARED PARKING LOCATED WITHIN AREAS A, B AND C MAY BE COUNTED TOWARDS MEETING THE PARKING REQUIREMENTS FOR THE COMBINED USE.

THE OWNER IS REQUIRED TO SUBMIT PARKING INFORMATION WITH EACH BUILDING PERMIT AND SHALL MAINTAIN AN ONGOING COUNT OF PARKING SPACES AND THE ALLOCATION OF PARKING SPACES TOWARD THE COMBINED USES IN EACH AREA.

USES MAY SHARE REQUIRED PARKING SPACES WHERE THE OWNER CAN SUBMIT A SHARED PARKING ANALYSIS PREPARED BY A PROFESSIONAL ENGINEER TO THE CITY OF JENKS DEMONSTRATING THE FEASIBILITY OF SHARED PARKING FOR MULTIPLE USES. THE SHARED PARKING ANALYSIS SHALL ADDRESS AT A MINIMUM THE SIZE AND TYPE OF THE PROPOSED DEVELOPMENT, THE COMPOSITION OF TENANTS, THE ANTICIPATED RATE OF PARKING TURNOVER AND THE ANTICIPATED PEAK PARKING AND TRAFFIC LOADS FOR ALL USES THAT WILL BE SHARING PARKING SPACES.

OFF-STREET PARKING AND LOADING REQUIREMENTS FOR THE FOLLOWING USE UNITS SHALL BE REQUIRED AS FOLLOWS:

USE UNIT 22 - WAREHOUSING AND WHOLESALING

PARKING SPACES	
0 - 9,999 SQ. FT. OF FLOOR AREA:	5 SPACES
10,000 - 19,999 SQ. FT. OF FLOOR AREA:	8 SPACES
MORE THAN 20,000 SQ. FT. OF FLOOR AREA:	10 SPACES
LOADING BERTHS:	1 PER 5,000-25,000 SQ. FT. OF FLOOR AREA PLUS 1 PER EACH ADDITIONAL 25,000 SQ. FT. OF FLOOR AREA

E. BUILDING MATERIAL REQUIREMENTS:

MASONRY COVERING 100% UP TO TWENTY FEET (20') HIGH OF THE SOUTH FACING WALLS OF ALL BUILDINGS AND INCLUDING WEST FACE OF WESTERNMOST BUILDINGS, AND FOUR FEET (4') HIGH MASONRY WAINSCOTING ON REMAINING WALLS WITHIN THREE-HUNDRED FEET (300') OF THE CENTERLINE OF EAST 121ST STREET SOUTH.

F. SIGNAGE:

LOTS 3, 4, 5 AND 6: ILLUMINATED WALL SIGNAGE SHALL BE PROHIBITED ON ANY NORTH OR EAST FACING WALLS OR STRUCTURES.

SECTION III. PROPERTY OWNERS' ASSOCIATION

A. FORMATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN SOUTH COUNTY CROSSING (HEREINAFTER REFERRED TO AS THE "PROPERTY OWNERS' ASSOCIATION") TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE RESERVE AREA.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE PROPERTY OWNERS' 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 PROPERTY OWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE RESERVE AREA. A LIEN FOR NON-PAYMENT OF ASSESSMENTS CAN BE FORECLOSED BY THE PROPERTY OWNERS' ASSOCIATION AND/OR THE CITY OF JENKS, OKLAHOMA.

D. REQUIRED MOWING OF VACANT LOTS

THE SOUTH COUNTY CROSSING PROPERTY OWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE SUBDIVISION AFTER COMPLETION OF A 10 DAY NOTICE PERIOD TO THE LOT OWNER BY THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT EFFECTIVELY STATES THAT SAID LOT IS IN VIOLATION OF SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH OF THE JENKS CITY CODE. THE SOUTH COUNTY CROSSING PROPERTY OWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH SUBSECTION IV.C OF THIS SECTION.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES, AND SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I AND II WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN SOUTH COUNTY CROSSING AND THE CITY OF JENKS AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOTS WITHIN SOUTH COUNTY CROSSING SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR A PROPERTY OWNERS ASSOCIATION FORMED FOR THIS SUBDIVISION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO

COMPEL COMPLIANCE WITH THE COVENANT IN ANY JUDICIAL ACTION BROUGHT BY A PROPERTY OWNERS ASSOCIATION OR AN OWNER OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEYS FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

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

C. AMENDMENT

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

D. SEVERABILITY

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

IN WITNESS WHEREOF:

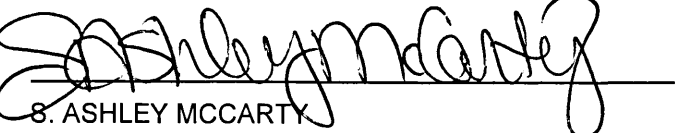
BLACK GOLD AT 121ST LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 1ST DAY OF APRIL, 2019.

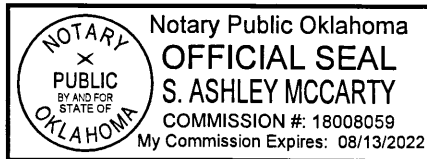
BLACK GOLD AT 121ST, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: 
KEVIN JORDAN, MANAGER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 1ST DAY OF APRIL, 2019, PERSONALLY APPEARED KEVIN JORDAN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGER, THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSE THEREIN SET FORTH.


S. ASHLEY MCCARTY
MY COMMISSION EXPIRES: 8/13/2022
MY COMMISSION NUMBER: 18008059



CERTIFICATE OF SURVEY

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


ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)



BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 2ND DAY OF APRIL, 2019, PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.


JENNIFER FRITZ
MY COMMISSION EXPIRES: 6/23/2022
MY COMMISSION NUMBER: 14005589

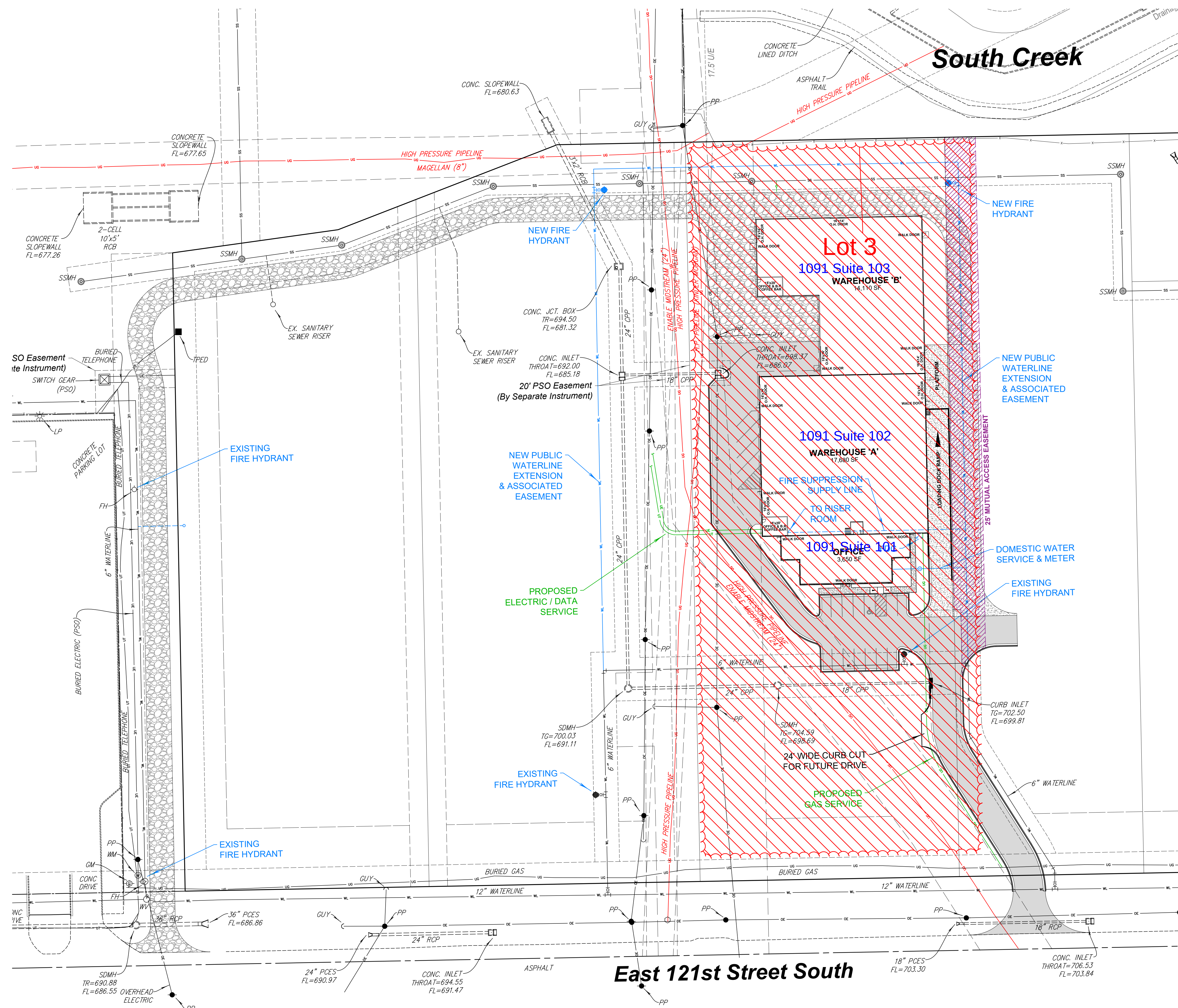


There was considerable discussion and negotiation about the amount of masonry, screening, outdoor storage, certain activities restricted to indoors, and screening of truck docks. Conditions below are modified to reflect Planning Commission recommendation.

RECOMMENDATION

Staff recommends approval of the rezoning and PUD subject to the following conditions (Planning Commission modifications are in red, italicized, and underlined; those deleted are stricken through; staff additions are in black, underlined, not italicized):

1. All buildings on Lots 1 and 6 limited to 20 feet eave height;
2. Masonry covering 100% up to 20 feet high of the south facing walls of all buildings and including west face of westernmost buildings; and 4-feet high masonry wainscoting on remaining walls within 300 feet of the centerline of 121st Street. ~~50% of the portions of exterior walls without doors and windows on the east and west sides of all buildings;~~
3. Eight feet high solid screening fence with concrete curb along the entire east boundary line;
4. A mix of deciduous and evergreen trees, a minimum of 3" caliper at time of planting, and planted no further than 30 feet apart, must be established and maintained along the east property boundary;
5. All planting areas must have an underground automatic irrigation system with a regular watering schedule to assure continued viability of plants;
6. All roof top mechanical equipment shall be screened from view of persons standing on the ground at the property boundaries;
7. All trash enclosures shall be at least six feet high and have gates that remain closed except during filling and emptying of trash containers;
8. Truck docks and any service areas visible from 121st Street must be screened with trees ~~and an 8-foot high solid screening fence;~~
9. ~~No outside storage allowed anywhere on the property~~ Outside storage is allowed except on south sides of buildings and west side of Lot 1. All outside storage must be screened with a minimum 8-foot high screening fence with concrete curb. Screening fence may be up to 12 feet high with proper permitting from the City of Jenks. No outside storage may be higher than the screening fence.
10. ~~All business-related activity that causes noise, fumes, spray, sawdust, or other waste shall be conducted indoors with doors closed~~ Outside noise is limited to the hours of dawn till dusk.
11. No trucks allowed to park and remain idling on Lots 5 and 6;
12. Maximum mounting height of lights shall be 25 feet;
13. No light spill beyond the property boundaries; all lights shall be shielded and pointed downward and away from property boundaries; a photometric plan shall be required as part of the civil engineering and building plan submittal showing zero foot candles at the property boundaries;
14. A subdivision plat, approved by the City of Jenks, must be recorded prior to release of any building permits



Jenks | PC Staff Report



To	Planning Commission
Hearing Date	February 04, 2021
Case Number	JZ 21 PUD 26 Minor Amendment No. 01 Pittman
Request	<i>Approve reduction of 20 ft. Build line as pertains to the Plat</i>
Location	219 E 111 th Place

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Surveyors Inspection Documents

Preparer

Collins Land Surveying, Inc.

Background Information

Staff was contacted by Mr. Pittman residing at 219 E 111th Place. During the process of buying their home a mortgage inspection/survey revealed there was a small build line encroachment of about 0.5 feet at the Southeast corner of the garage. It can be assumed; the encroachment has existed since the construction of the house. In this case the title company did not consider the encroachment a detriment to the loan process. However, Mr. Pittman filed for the Minor Amendment to get the issue cleared up as quickly as possible.

Zoning Request	PUD 26 Minor Amendment No. 1 Change the front build line on Lot 2, Block 3 from 20 feet to 19 feet. No other lots are impacted by the request.
Public Comment	None Minor Amendments are not advertised
Use	Single-family Subdivision No Change
Zoning	RS-2 PUD 26 Single-family Residential No change to the zoning
Comprehensive Plan	Medium Intensity Single-family (Horizon Jenks New Comp Plan)
General Location	South of 111 th and East of Elm
Plat	Valley View Ridge Plat No. 5705 July 08, 2003 Lot 2, Block 3 Parcel ID 60975833101190 Property Address 219 E 111 PL S Gross Acres 0.16
STR	Section: 31, Township: 18N, Range: 13E

West | Single-family Residential

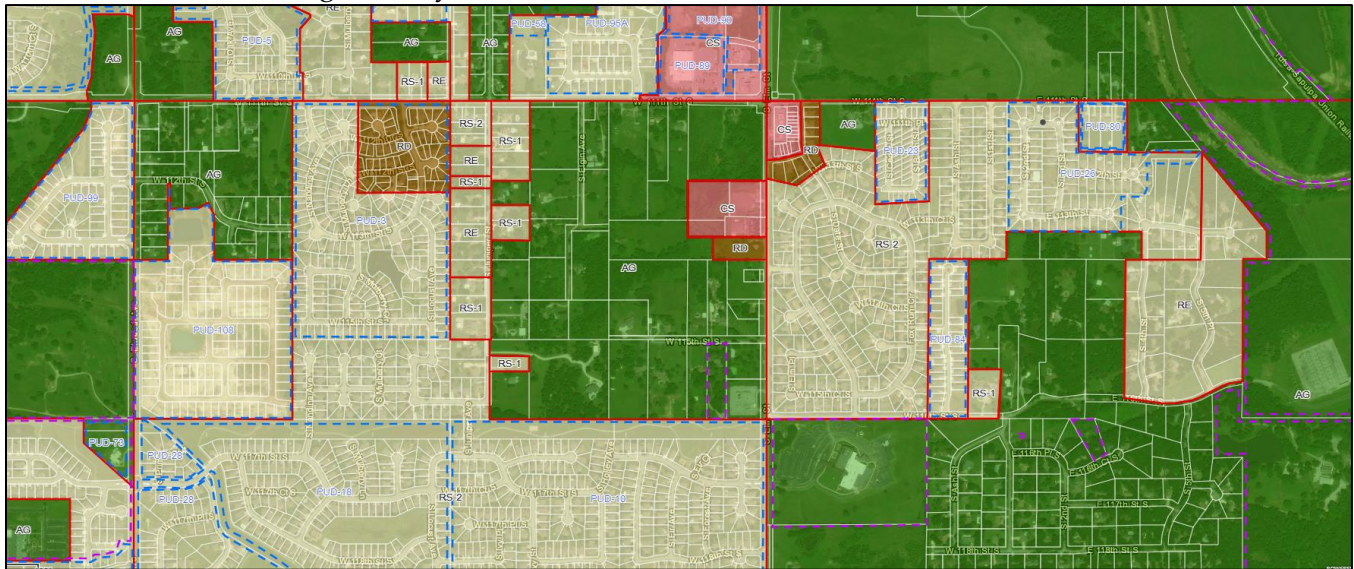


Figure 1: Zoning Map | INCOG

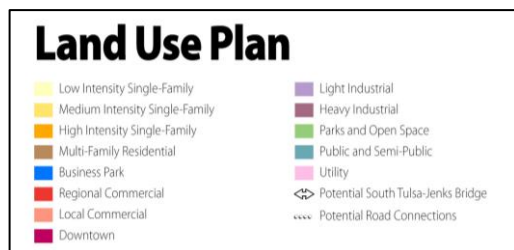


Figure 2: Legend

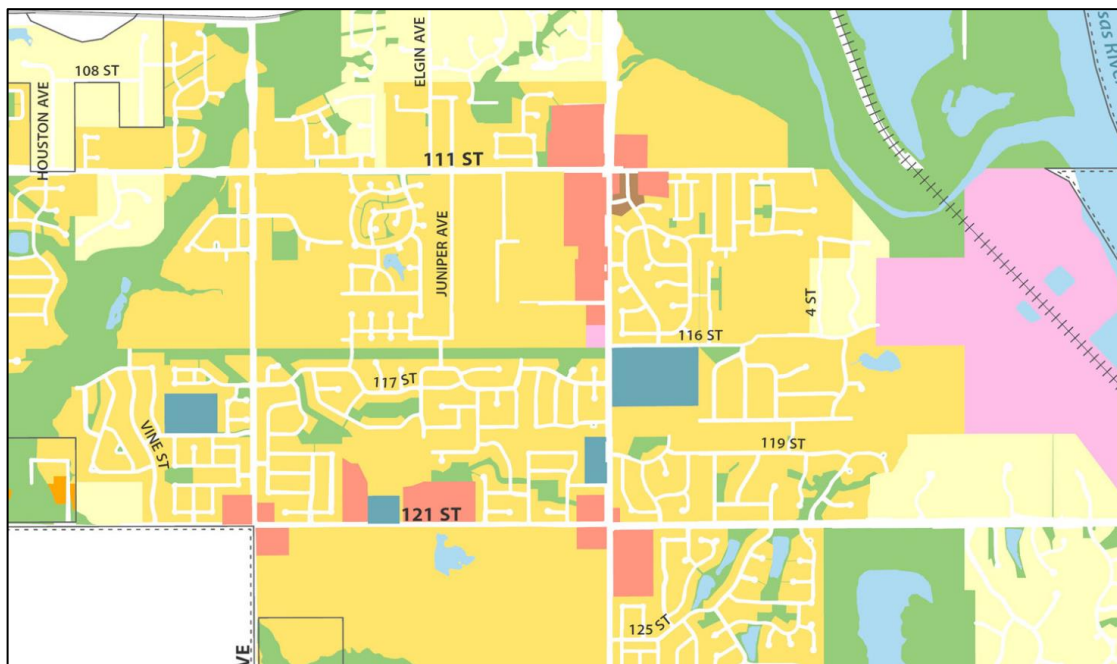


Figure 3: Legend for Horizon Jenks Comp Plan

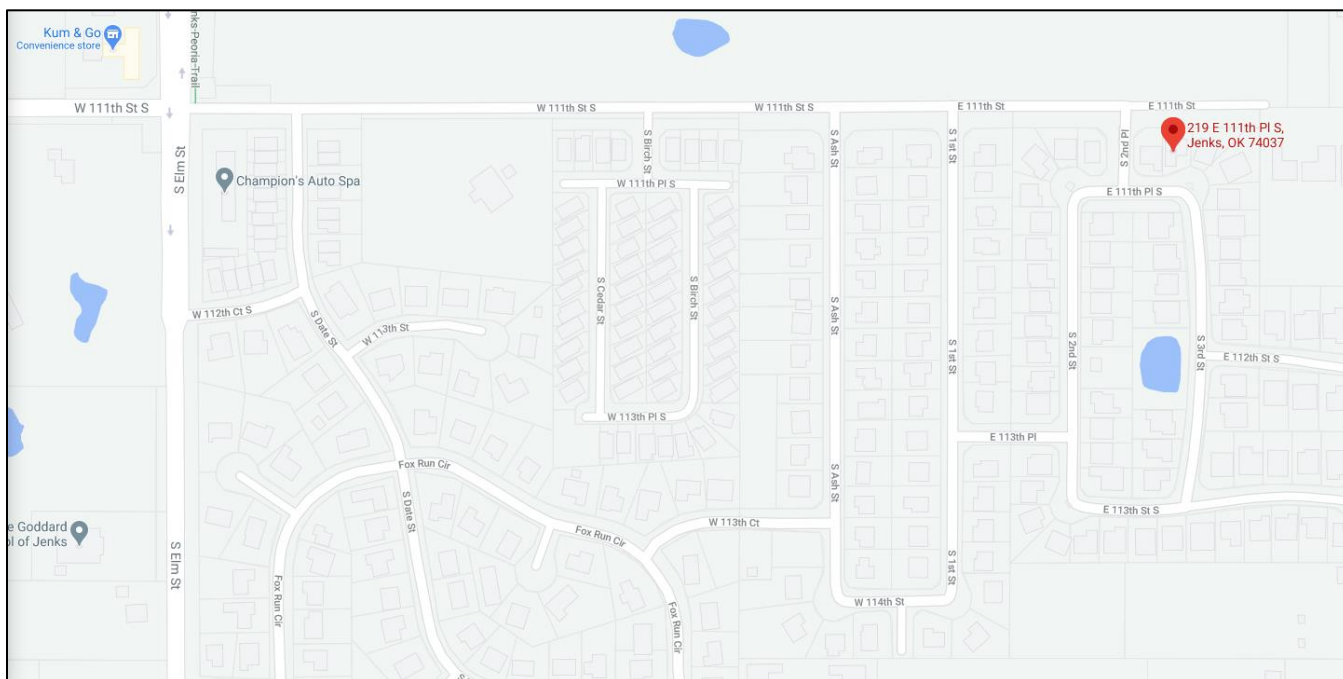


Figure 4: Google Map View

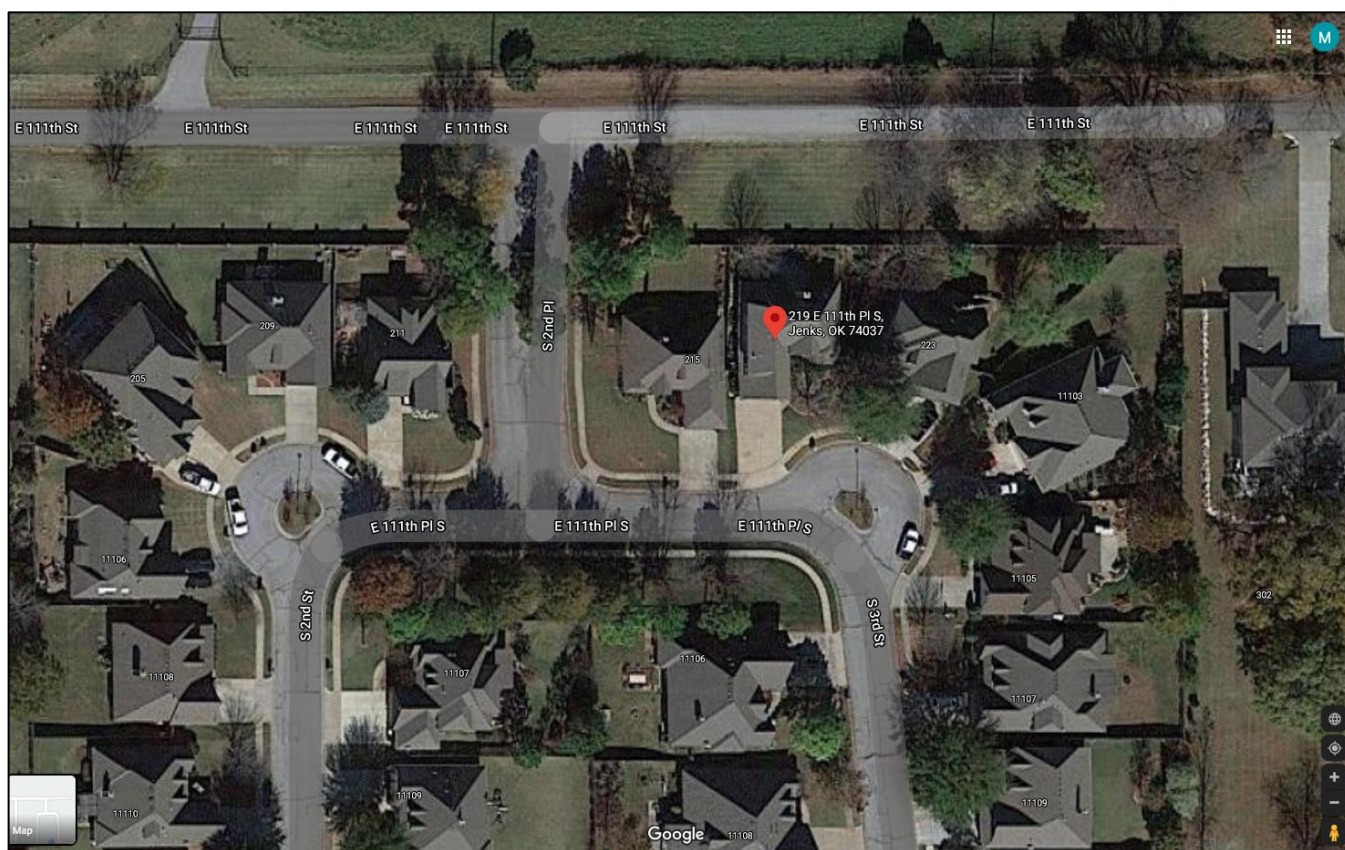


Figure 5: Google Satellite View



PUD 26 | PUD ZONING LANGUAGE | [Sec. 980. - Amendments.](#)

A. Minor Changes in the PUD may be authorized by the Planning Commission and City Council, which may direct the procession of an amended subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the development plan and the purposes and standards of the PUD provisions hereof.

B. Changes which would represent a significant departure from the site development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development. It shall be the duty of the zoning administrator to determine whether any specific request shall be considered a major or minor change, but this decision may be reversed when reviewed by Planning Commission and the City Council. If it is determined that a major change is requested, then a new application will be process in accordance with the provision of Chapter 15 of the Zoning Code.

Staff Evaluation & Recommendation

Evaluation | Front 20-foot build line encroachment relief request:

1. Approving this request would allow the current and future property owners which have been identified by Parcel and Lot & Block relief from the required 20-foot setback by changing it to a 19-foot front build line setback.
 - a. This lot is part of a small corner cul-de-sac.
 - b. As seen in the photos and in the survey, this is a peculiar lot with a curved drive aisle and front yard.
 - c. The encroachment is less than one foot (0.05').
 - d. No other lots in the Valley View Ride are impacted by this decision.
2. Approving this request will clear the title of the encroachment.
3. Consider
 1. *Whether the PUD (amendment) is consistent with the comprehensive plan; (Consistent, but not applicable)*
 2. *Whether the PUD (amendment) harmonizes with the existing and expected development of surrounding areas; (Yes, it harmonizes)*
 3. *Whether the PUD (amendment) is a unified treatment of the development possibilities of the project site; (Not applicable)*
 4. *Whether the PUD (amendment) is consistent with the stated purposes and standards of this chapter. (Yes)*

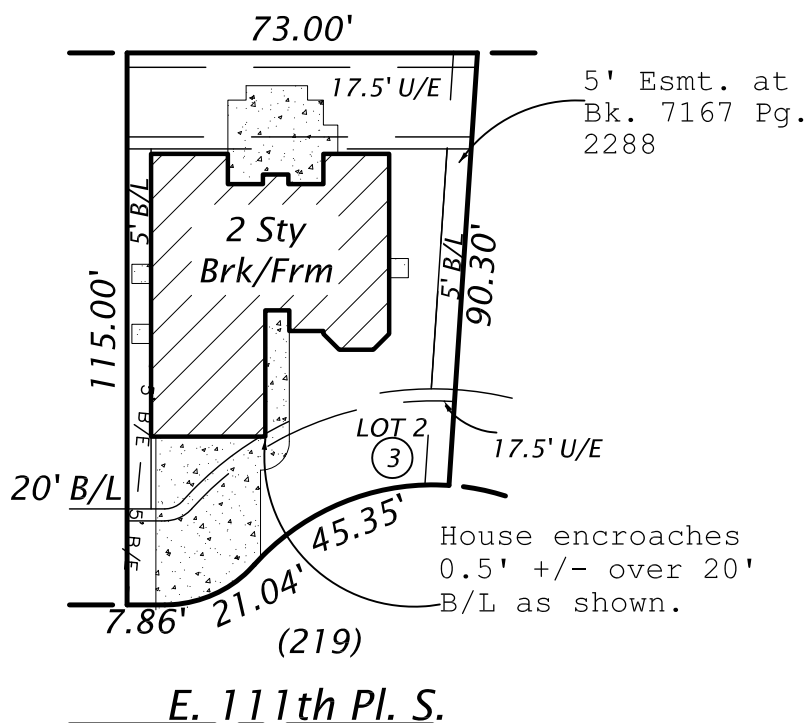
RECOMMENDATION | *Staff recommends approval of the requested front build-line reduction from 20' to 19' for PUD 26 | Minor Amendment Number 01.*

OFFICE (918)321-9400 FAX (918)321-9404

Plat No: 5705

 NORTH

C
L E. 111th St. S.



CALL OKIE
1-800-522-6543

K.S. COLLINS
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1259
CA#2656 EXPIRES: 06/30/2022



To	Planning Commission
Hearing Date	February 04, 2021
Case Number	JZ 21 SUP 111 Minor Amendment No. 01 Imel Five Oaks Lodge
Request	<i>Establish new boundary lines</i> <i>Establish allowed uses</i> <i>Determine current facilities and uses</i> <i>Eliminate approved conditions not in keeping with vision</i>
Location	South of 121 st and West of Lewis

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Development Text
- ☐ Planning Memo | 12.08.2020
- ☐ Support Documents

Preparer

Robert Bell
Marcaé Hilton
City of Jenks Archives

Background Information

Staff has been in dialog with Mr. and Mrs. Imel for many months as we have worked to help them build a personal dwelling on their property at Five Oaks Ranch. Because the land uses have changed over the years Staff has asked the Imel's to update the SUP, remove their personal homestead from the boundaries of SUP 111 and create a path for future uses and redevelopment.

Zoning Request	JZ 21.SUP 111 Minor Amendment No. 1 <i>Eliminate approved conditions not in keeping with vision</i> <i>Establish new boundary lines</i> <i>Establish allowed uses</i> <i>Determine current facilities and uses</i>
Public Comment	None Minor Amendments are not advertised
Use	Lodge Facility for Events Airbnb Residential Dwellings
Zoning	AG (Agriculture) & SUP 111 No change to the zoning
Comprehensive Plan	Parks and Open Space (Horizon Jenks New Comp Plan)
General Location	South of 121 st and east of Peoria (Elm St.)

Plat

Unplatted

Parcel Data | 5 Original Tracts | 3 Parcels | 2 Right of Way Parcels

STR	Parcel ID	97306730656970
	Property Address	528 E 121 ST S
	Legal	E2101 N/2 NE LESS BEG NEC NE TH W2101 S55 E TO PT S10 E600 S5 E900 S15 E481 N85 POB SEC 6 17 13
	Gross Acres	61.06
	Parcel ID	97306730622240
	Property Address	None
	Legal	E2101 S/2 NE SEC 6 17 13 63.667ACS
	Gross Acres	63.67
	Parcel ID	97306730618610
	Property Address	None
	Legal	NE SE & N764 W568.86 NW SW LESS BEG 1316.97N SECR NE SE TH W1324.13 N731.53 E1323.54 S730.14 TO POB SEC 6 17 13
	Gross Acres	27.77
STR	Section: 06, Township: 17N, Range: 13E	
STR	Parcel ID	97305730560310
	Property Address	None Dedicated Right of Way
	Legal	PRT NW NW BEG 1000S NWC NW TH E160 S342.28 W160 N342.28 POB SEC 5 17 13
	Gross Acres	1.26
	Section: 05, Township: 17N, Range: 13E	
STR	Parcel ID	97305730507110
	Property Address	None Dedicated Right of Way
	Legal	W160 SW NW LESS S22.28 SEC 5 17 13 4.767ACS
	Gross Acres	4.77
	Section: 05, Township: 17N, Range: 13E	

Zoning

North | Single-family Residence

East | Single-family Residential

South | Single-family Residential

West | Single-family Residential

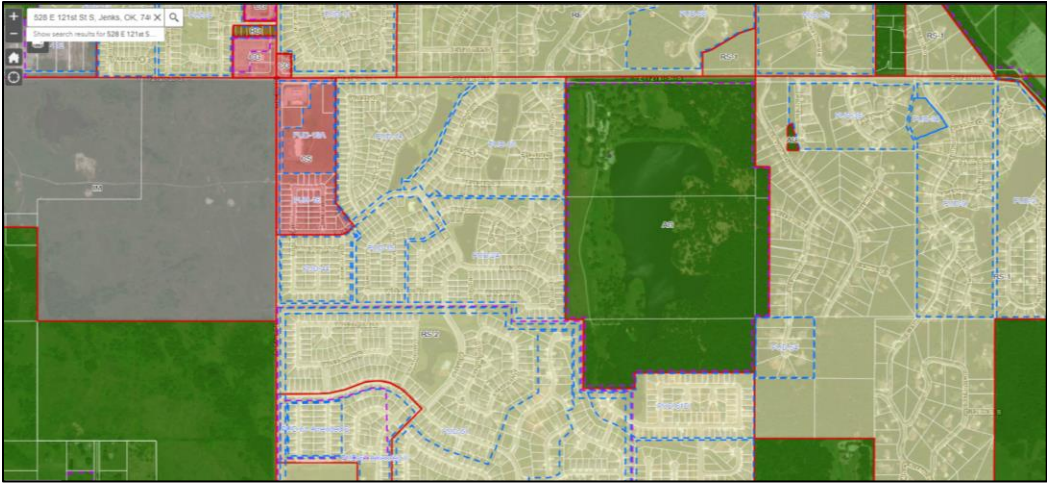


Figure 1: Zoning Map | INCOG



Figure 2: Legend

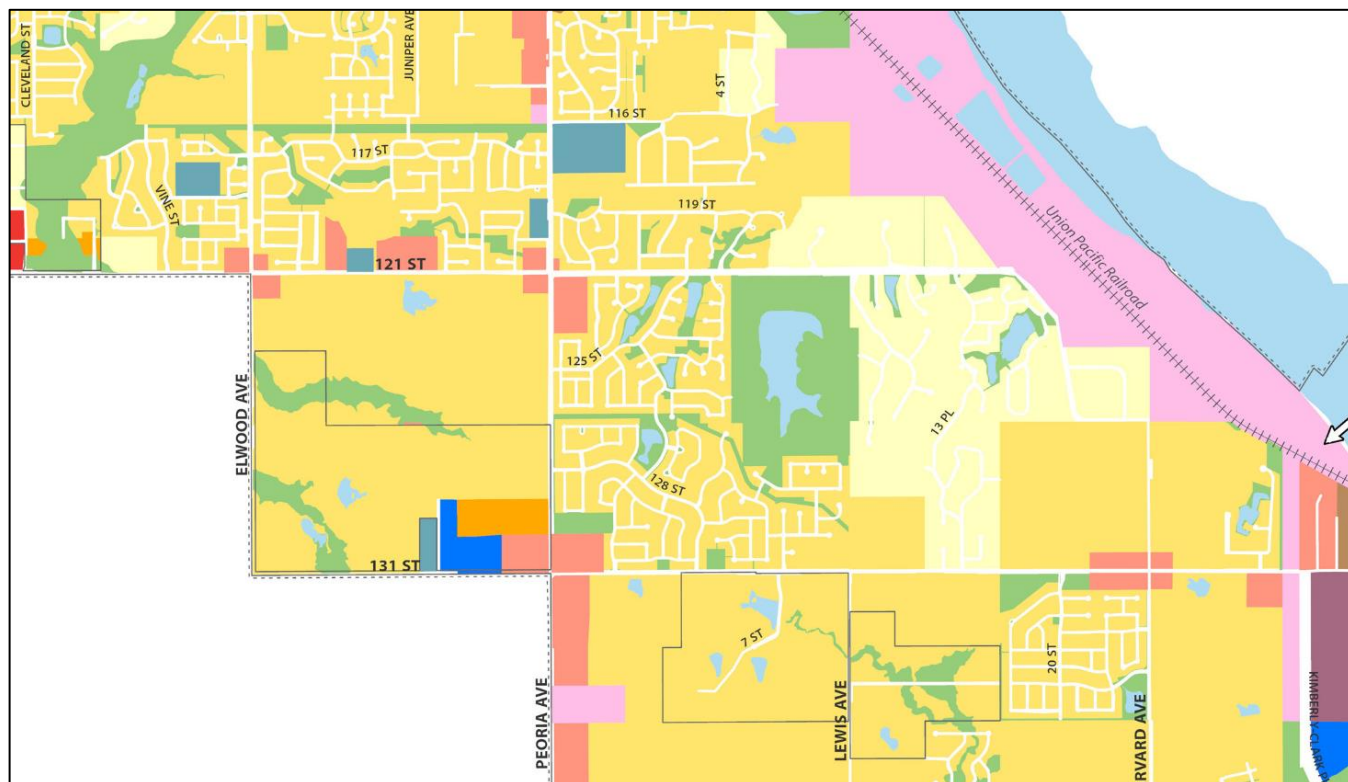


Figure 3: Horizon Jenks Comp Plan

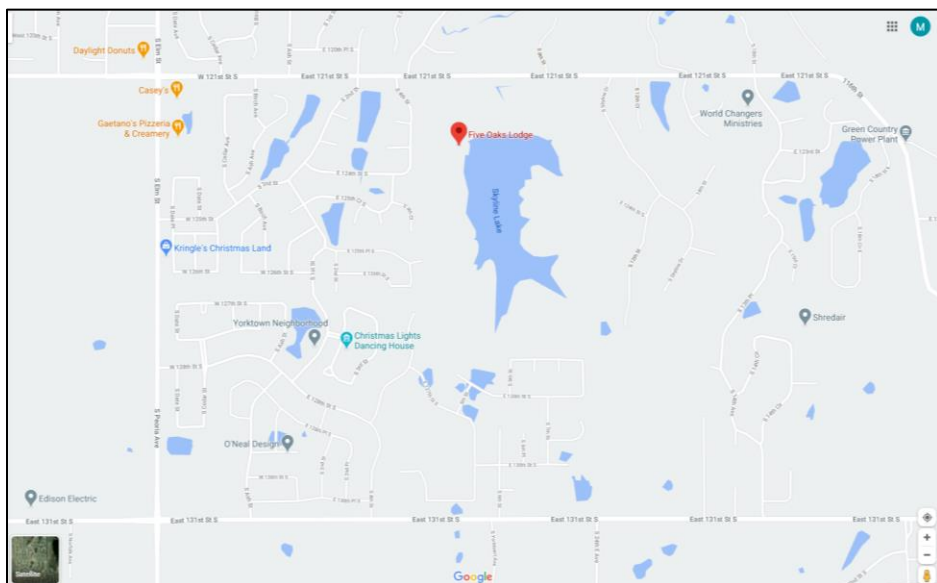


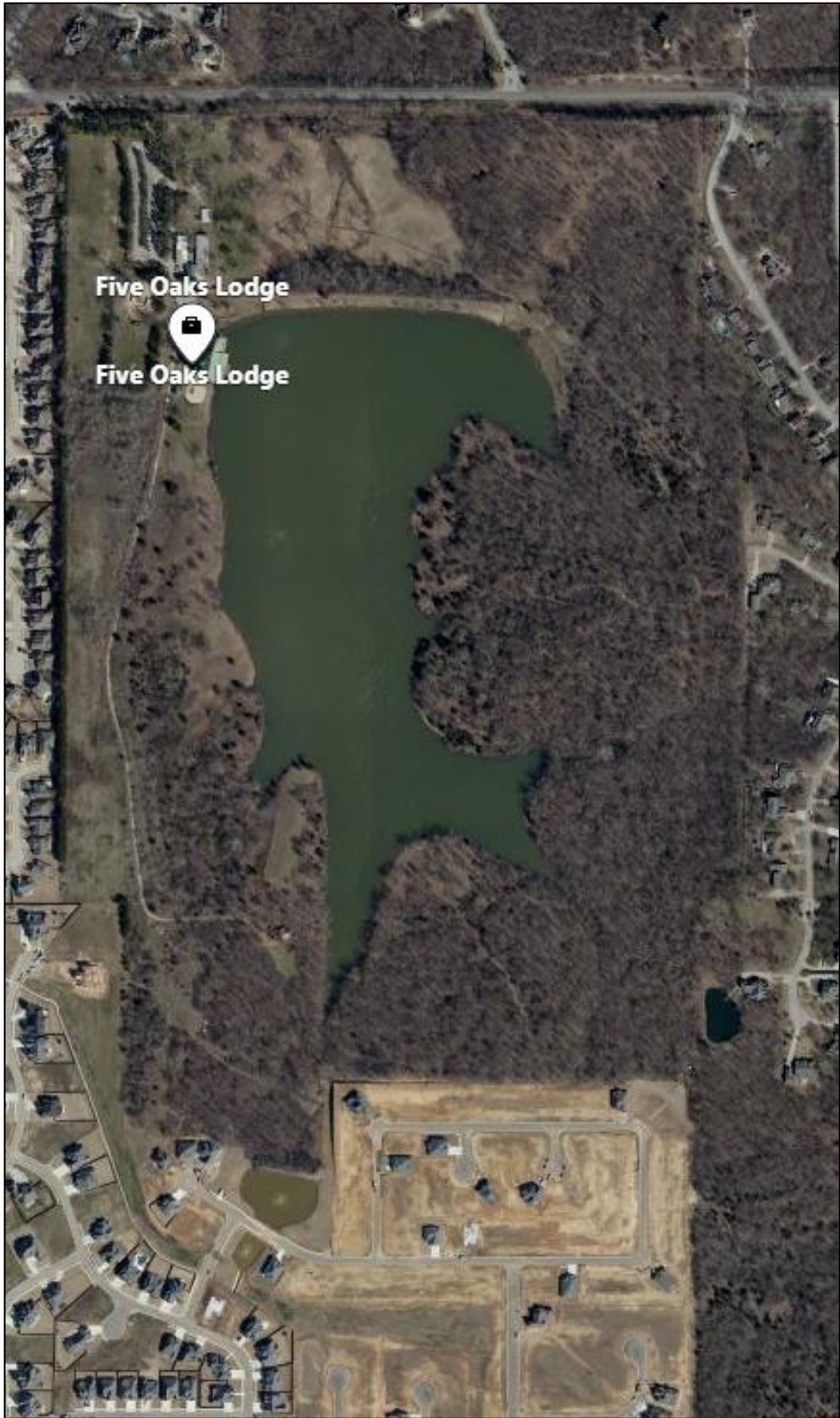
Figure 4: Map with subdivisions

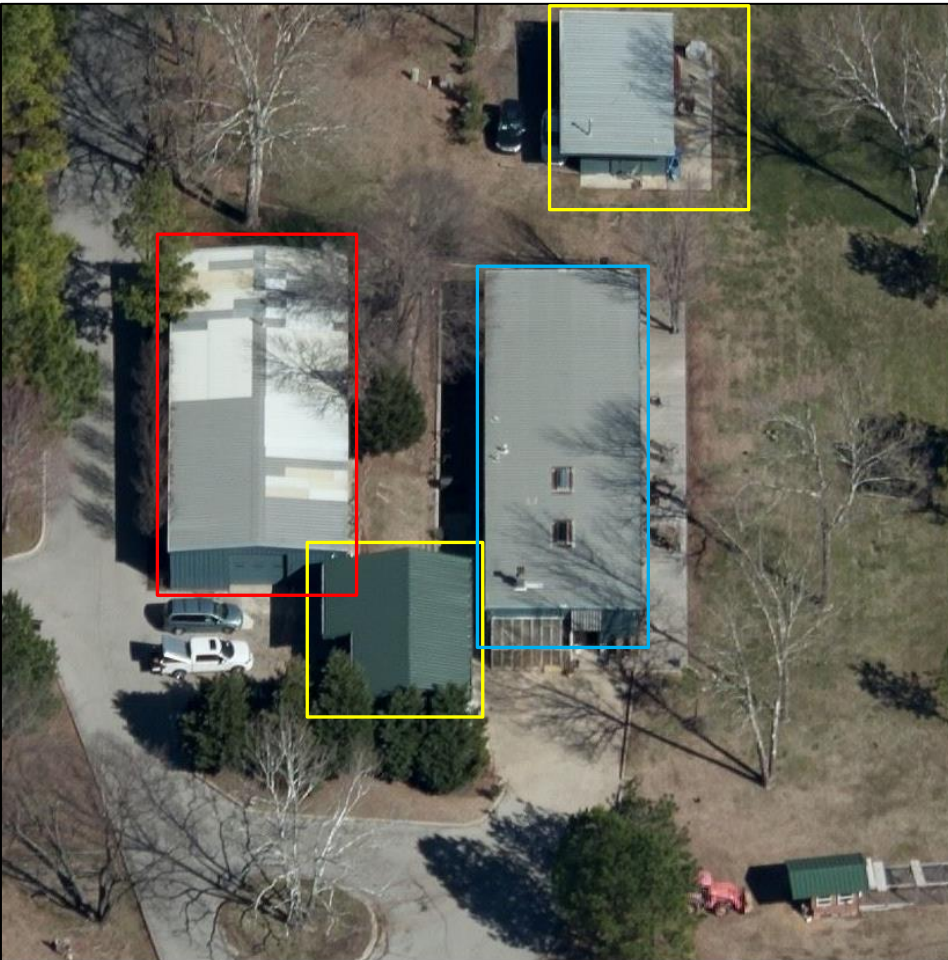
Figure 5: Five Oaks Website Photos





Figure 6: Five Oaks Lodge Aerial View





- Airbnb
- Rental
- Barn
- Residence



Yorktown | JZ 602 PUD 61D 20 Acres

Airbnb

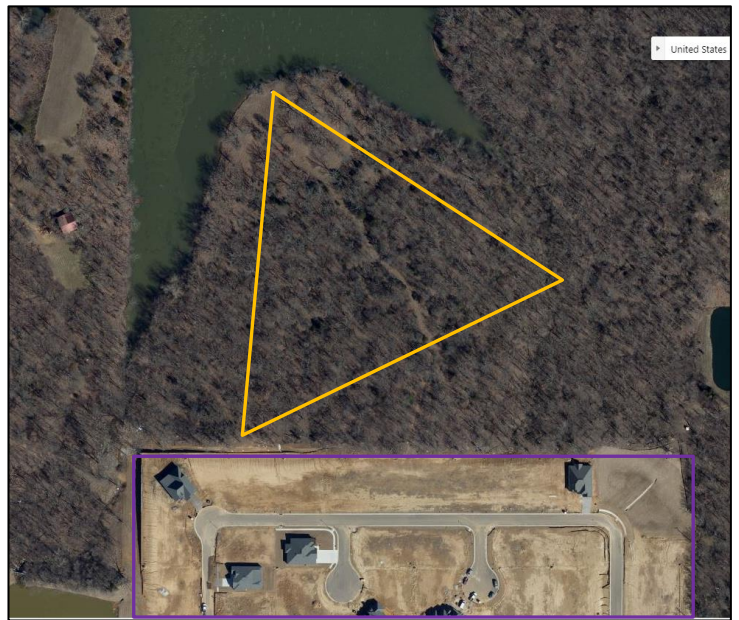


Figure 7: Imel Homestead ▲



Figure 8: Five Oaks Entrance

Staff Evaluation & Recommendation

The process of amending a Specific Use Permit is not outlined in the Zoning Code. In the past, the City Planner used their best judgment to decide if the amendment was minor or major and then followed the instructions given for a PUD.

At this time staff is recommending a minor amendment to SUP 111:

- Eliminate approved conditions not in keeping with vision
- Establish new boundary lines
- Establish allowed uses
- Determine current facilities and uses

This SUP Minor Amendment allows the homestead to be pulled from the designated Overlay Zoning boundary. If at anytime any portion of the homestead acreage is sold or developed for a new use, the proposed development will follow the City zoning code and subdivision regulations whether for commercial or residential uses or any combination. If any new uses are created within SUP 111 or any changes of use; the property will go through a new zoning process for a Major Amendment including but not limited to notification, signage and notice in the newspaper. At time of new development, full development guidelines will be followed including but not limited to platting, rezoning, engineering and public safety (Fire), etc.

Staff has worked with the consultant to identify the following uses currently on the property.

CHAPTER 17 - [SPECIFIC USE PERMITS](#) LANGUAGE | [Sec. 1702. - Specific use list.](#)

Permitted | Cultural or Heritage Centers, Public or Private Attractions

- *Lodge Facility for Events*
- *Located on NW corner of lake*
- *Future use to be determined following post Covid 19*

Permitted | Bed and Breakfast (Overnight Sleeping and dormitory uses)

- *SUP 111 | 7-10 Cabins allowed to be built*
- *4 short term structures identified*
 - *Vacation Home Rentals (Airbnb)*
 - *2 near the entrance*
 - *1 near the lodge*

- 1 on south west side of lake (original cabin structure)
 - This Cabin will ultimately be lot split and removed from the SUP
 - Connection will be through the Wakefield Glen Subdivision
 - The area will contain at least one additional lot for another single-family residential lot
 - Development in this area will trigger full development processes and approvals

Permitted | Offices - Use Unit 11 when located on a 40-acre or greater tract.

Permitted | Single-family residence

- SUP 111 | Primary residence | Large Barn looking building
 - Mr. and Mrs. Imel will be building their primary residence south of the Lake
 - Future use of this building has not been determined
- SUP 111 | Secondary residence | Monthly Rental
 - Original located in the cabin structure (now Airbnb)
 - Currently in Ticket Booth
 - No change of use is anticipated

Evaluation | Mr. and Mrs. Imel are not currently in a position to finalize the site uses due to the impact of Covid 19 on event facilities. Staff agrees to allow existing conditions onsite with the following exceptions:

1. Eliminate approved conditions not in keeping with vision | Correction of Original SUP 111
 - Activities are subject to CC approved site plan
 - Any change of uses triggers “full development processes”
 - Activities shall comply with Ord 897
 - “classifying certain cultural, heritage, commercial resort facilities and public or private attractions land uses to be specific uses as listed in the Jenks zoning code”
 - A refined and detailed site plan must be prepared and approved before the issuance of any building permits or occupancy permits
 - No change of Use or new buildings are allowed without going through the “full development process”
 - Activities shall comply with the noise provisions of Ord. 897
 - Overnight sleeping and dormitory uses shall be conducted only between the hours of 6 a.m. and 11 p.m. Sunday through Thursday and 6 a.m. to 12 a.m. (midnight) Friday and Saturday
 - The operator/owner must meet with the City Manager annually for review
 - Strike this requirement
 - It is burdensome to staff and property owner
 - It has not been followed
 - The present status of and future use of the 24. 75 foot statutory right-of-way along the eastern boundary of the two tracts and the 160 foot by 1640 foot tract forming the eastern part of tract 2 should be reviewed prior to any final site plan approved by the City Council.
 - Right-of-way and utility easements necessary for the construction, extension or connection of public improvements to serve the subject property or adjacent properties shall be provided at such time as deemed necessary by the City in lieu of completion of a standard sub-division plat. Such utility construction extension or connections in accordance with these provisions shall be made in compliance with applicable section of Ord. 897 and approved by the City Engineer.
 - JZ 633, Amend SUP 111 | Allows for construction of barn and upstairs loft
2. Establish new boundary lines
 - This has been done | See the Sisemore and Associates exhibits for Tract B-1 and B-2
3. Establish allowed uses
 - Cultural or Heritage Centers, Public or Private Attractions | Lodge | No change requested
 - Offices - Use Unit 11 when located on a 40-acre or greater tract | No change requested
 - Single-family residence (2) | No change requested
 - **Bed and Breakfast (Overnight Sleeping and dormitory uses) has been changed**

- Correction: Currently there are 4 structures used as: Vacation Home Rentals (Airbnb)

4. Determine current facilities and uses | See Exhibits

RECOMMENDATION | *Staff recommends approval of the requested for JZ 21 SUP 111 | Minor Amendment Number 01.*

Development Text
Minor Amendment
Specific Use Permits
17A and 111
Ordinances 905, 1425, 1436 and 1474

The subject application is to establish the legal boundaries of the Specific Use Permit 17A and as amended by Specific Use Permit 111 known as 5 Oaks Lodge.

The original Specific Use Permit 17A approved in 1997 consisted of two lots of record totaling approximately 185 acres. The parcels were identified as the north 130 acres and the south 55 acres. It was never required to combine the lots of record and determine by staff that the two lots of record exist today. These parcels were always maintained in two separate ownerships.

The Specific Use Permit consisted of a lodge facility for events to be located on the south end of the lake and seven to ten cabins to be located on the west side of the lake frontage. It was identified in the SUP that the property on the east side of the lake was to be developed for residential use. The property was identified to have a main residence and a second residence identified as a cabin near the southwest end of the lake. The lodge facility is located in the northwest quarter of the northern property on the west side of the lake and the southern site was abandoned.

Several amendments have transpired on the property that included the addition of accessory structures, an office, a barn with upstairs loft and the relocation of the three cabins to an area north of the lodge nearer to 121st Street. The three cabins have not been constructed at this time.

JZ-602 PUD 61 D developed the southern 20 acres of the 55-acre lot of record as Yorktown Blocks 45-49. The remaining existing lots of record associated with the Imel ownership are identified as the north 130 acres and the South 35 acres.

The main concentration of uses and improvements associated with the Specific Use Permit are all located on the west side of the lake. The infrastructure to the Specific use permit would include the gated entrance at 121st Street, the paved entrance road, a large-paved parking lot, and a fire line dead ending into a Fire Hydrant near the lodge facility. All uses associated with 5 Oaks Lodge except the original cabin are located within 1000 feet of 121st Street, on the west side of the lake and in the northwest quarter of the northern tract.

The second residence was moved from the southern cabin to within a structure that was known as the Ticket Booth associated with the Skyline Amusement Park. Other structures to include the main residence were associated with the Skyline Amusement development. The property consists of 2 residential dwellings and four air/bnb structures, of which, one is the original cabin located at the southwest corner of the lake. The original cabin was established prior to

1994 and the residential structures to include the air/bnb's were established over 20 years ago. Since the City of Jenks does not retain building permits greater than 5 years the modification of these structures are not available. The four air/bnb's on the property are considered by the owners as 4 of the cabins allowed by the original Specific Use Permit.

The purpose of this minor amendment is to establish the boundary of the Specific Use Permit and limit it to the area developed for uses associated with the 5 Oaks Lodge. This will allow the owners of the property to move forward with personal plans for the property on the east and south ends of the lake and establish an appropriate Specific Use Permit area that supports the future plans of the site.

A boundary line adjustment was performed in compliance with State Statutes for properties greater than 5 acres. This Boundary Line Adjustment changed the two parcels associated with 5 Oaks Lodge from a north and south alignment to an east and west alignment so that both parcels have frontage to a public road (121st Street) and can be developed independently. The attached exhibit identifies the two parcels as B-1 and B-2. B-2 will be established as the Specific Use Permit area and is 45.132 acres in size. The remaining property identified as B-1 will be removed from the Specific Use Permit Designation.

The Pandemic has hit the event industry extremely hard and the owners of the 5 Oaks Lodge Facility intend to reassess the future uses of the facility once the virus limitation have been cleared. This facility has served the Jenks Community well and the owners will look to the City for the types of uses that will further the goals of the City. Shortly after the approval of this Minor Amendment to the SUP, it is anticipated that the creation of two parcels through a division process on the south end of the 45 acres will be performed. Access to these two parcels will utilized the stub out roadway from the Wakefield Development. This process providing new access to the original cabin will eliminate any compliance problems with the new fire codes of access and water and leave all uses associated with the Specific Use Permit within the existing complex that is supported by developed roads and fire lines.

To Christopher Shrout, City Manager
Robert Carr, Assistant City Manager
Chief Ostrum

Subject IMEL PERSONAL RESIDENCE | FIVE OAKS

From Marcaé Hilton, City Planner

Report | Meeting Summary

Preparer | Marcaé Hilton

Attendees

- Marcaé Hilton, City Planner
- Greg Ostrum, Fire Chief
- Tanner Rush, Community Development (Teams)
- Robert Bell, Consultant

Timeline of Events

November 18, 2020 @ 2:00 PM | Staff (listed above) met with Robert Bell to continue dialogue on how to help move the lot split and building permit request for a single-family residence on the Five Oaks Property request made by Claudia Imel (Property Owner). Staff worked with Mr. Bell and came to the following agreement.

1. Bell will pursue a deed document in lieu of a formal Lot Split to be processed at Tulsa County.
15.Re-Subdividing Prohibited. No tract or lot approved with a Specific Use Permit - Resort shall be split or sub-divided or re-subdivided by the owner or operator unless written approval is received from the City of Jenks.
2. The new Imel home will sit on approximately 120-130 acres.
 - a. Bell must provide a copy to the City of the deed filed with Tulsa County.
3. The property will be removed from the SUP.
4. NO CERTIFICATE OF OCCUPANCY WILL BE GIVEN WITHOUT THE FOLLOWING CONDITIONS BEING MET:
 - a. Bell must provide a copy to the City of the deed filed with Tulsa County.
 - b. Amend SUP 111 to remove homestead from SUP | Application to be filed with building permit (Staff must confirm)
 - i. Minor Amendment | No Advertising
 - ii. Must be heard and approved at the Planning Commission
 - iii. Must be approved by City Council
 - iv. Must prove access from York Town is legal
 1. Written approval from Yorktown to use Block 45-49 for access
 2. Confirm no PUD amendment is required
 3. Confirm no plat amendment is required
 - v. SUP application must include the following
 1. Legal description of parent tract excluding York Town
 2. Legal description of new homestead tract

3. Discuss sunset clause or trigger on access
4. Include | Lot Characteristics
 - (1) Lot dimensions and area shall either conform with zoning code requirements
 - (2) Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lot suitability for a private sewage disposal device. This proposed lot shall meet the minimum standards of the health department.
 - (3) Copy of ODEQ approval of Septic/Aerobic
5. Easements | The lot will have adequate access to utility easements, dedication of easements will be required in accordance with the requirements City Staff and City Code
6. Access and Streets | Identify and provide the lot with access to a public street
7. Future Subdivision of land
 - a. Consider and identify boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:
 - b. Consider where all utilities will be placed and where additional right-of-way could be required
 - c. Consider future utility placement and,
 - d. Confirm the public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.

c. Chief Ostrum Summary 11.18.20 | Fire apparatus access road requirement:

503.1.1 Buildings and facilities.

Approved fire apparatus access roads shall be provided for every facility, building or portion of building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150' of all portions of the facility and all portions of exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

503.2 Specifications.

Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

503.2.3 Surface.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. (Jenks requires an engineer's report stating that the fire access road is capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.)

503.2.4 Turning Radius.

The required turning radius of a fire apparatus access road shall be determined by the fire code official. (Jenks requires a minimum inside turning radius of 28').

503.2.5 Dead Ends

Dead-end fire apparatus access roads in excess of 150' in length shall be provided with an approved area for turning around fire apparatus. (Jenks uses Appendix D of the 2015 IFC for examples of approved turnarounds.)

There are also requirements listed for bridges and elevated surfaces, grade and angles of approach and departure.

Water supply requirement

507.1 Required water supply.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

507.3 Fire Flow.

Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. (Jenks uses Appendix B as an approved method)/

507.5 Fire Hydrant Systems.

Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.

507.5.1 Where Required

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet

Addressing | *Fire department will require this property to be addressed based on the entrance of the fire access road.*

Thanks, Greg Ostrum, Chief | Jenks Fire Rescue (918) 298-1491 gostrum@jenksok.org

October 21, 2020 @ 3:30 PM | Staff met with the following to discuss the potential lot split and building permit request for a single-family residence on Five Oaks property SUP 111.

Attendees:

- Claudia Imel, Property Owner
- Randy Imel, Property Owner
- Robert Bell, Consultant | representing homeowner
- Robert Carr, Assistant, City Manager

- Marcaé Hilton, City Planner
- Brandon Macy, Assistant To Planner
- Greg Ostrum, Fire Chief
- Tanner Rush, Community Development
- Chris Cloyde, City Engineer
- Katie Hokett, Civil Engineer

Summary | No decision was reached and there were many concerns.

SUP | There are many pages, plans and revisions to the original SUP. Much of the current operations are not allowed in the SUP, in order to start the process of cleaning up the SUP Marcaé insisted the single-family residence must be removed from the SUP boundary line (Legal Description). Bell argued the legal description was irrelevant, staff does not agree and will not concede on this point.

Lot Split | Bell insisted he did not need to get a Lot Split because the property was AG and state statute did not require a Lot Split, Hilton insisted because it was part of a SUP a Lot Split was required.

Access | There was talk about public safety requirements including but not limited to access adequate and what triggered the code requirements? At this meeting there was no clear plan for access to the new home.

Water | Would additional hydrants be required?

Sewer | Septic or aerobic

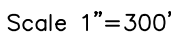
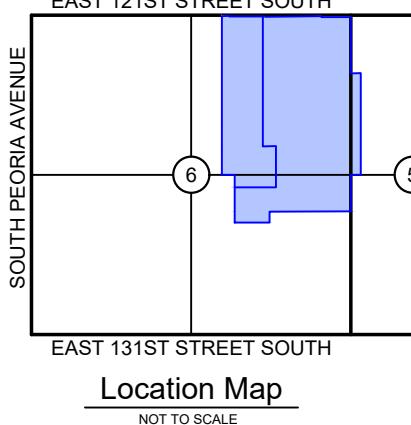
Outstanding property violations | Marcaé insisted a lot split would not start the clock on current outstanding violations. Before COVID the property took on uses which are not in compliance with the SUP. Because of COVID the property owners are uncertain which direction they wish to go in the future.

HISTORICAL SUMMARY (NOT COMPLETE)

1. Original SUP – JZ 285 – [Ordinance No 905](#) – passed 1996.11.18 with conditions
 - Activities are subject to CC approved site plan
 - Activities shall comply with [Ord 897](#)
 - “classifying certain cultural, heritage, commercial resort facilities and public or private attractions land uses to be specific uses as listed in the Jenks zoning code”
 - A refined and detailed site plan must be prepared and approved before the issuance of any building permits or occupancy permits
 - Activities shall comply with the noise provisions of Ord. 897
 - Overnight sleeping and dormitory uses shall be conducted only between the hours of 6 a.m. and 11 p.m. Sunday through Thursday and 6 a.m. to 12 a.m. (midnight) Friday and Saturday
 - The operator/owner must meet with the City Manager annually for review
 - **The present status of and future use of the 24. 75 foot statutory right-of-way along the eastern boundary of the two tracts and the 160 foot by 1640 foot tract forming the eastern part of tract 2 should be reviewed prior to any final site plan approved by the City Council.**

- Right-of-way and utility easements necessary for the construction, extension or connection of public improvements to serve the subject property or adjacent properties shall be provided at such time as deemed necessary by the City in lieu of completion of a standard sub-division plat. Such utility construction extension or connections in accordance with these provisions shall be made in compliance with applicable section of Ord. 897 and approved by the City Engineer.
- Ord 905 contains 2 tracts for ~185 acres
- Nothing about only half mean to be in the SUP
- 2. SITE PLAN APPROVAL | City Council | October 6, 1997
- 3. JZ 602 PUD 61 D | YORKTOWN BLOCKS 45-49
 - Ord 1425
 - RS-2 | South part of property
 - Yorktown 45-49
 - Yet to be removed from SUP on INCOG's map
 - Corrected on INCOG MAP | October 21, 2020 | Per Marcaé
- 4. JZ 609 SUP 111 Amended (no original 111; probably should read SUP 111, amended SUP XXXX (17?))
 - Ord 1436
 - Might be the cause of the Ord 1425 error; using old legal description from previous SUP instead of legal minus PUD 61D
 - Allows an accessory building: storage, office, display area
- 5. JZ 576 SUP-17A
 - "Minor amendment" to the SUP, according to Bell (I don't think you can do a amendment to an SUP per our code)
 - Bell states that since we can do minor amendments to PUD then we can do them to SUPs too
 - Completed Oct. 15, 2015
 - Slightly changes the location of the Cabins
 - Several approval conditions
- 6. JZ 633, Amend SUP 111
 - Allows for construction of barn and upstairs loft
 - Ord 1474 – Uses same legal as 1436
 - 12/3/18
- 7. SITE PLAN, Darrell Byrd, 08.13.19 | not sure action was taken.

Exhibit



Surveying ~ Civil Engineering ~ Land Planning
 6111 EAST 32nd PLACE PHONE: (918) 665-3600
 TULSA, OKLAHOMA 74135 FAX: (918) 665-8668
 C.A. NO. 2421 EXP. DATE 6/30/21
 (www.sw-assoc.com)

Return to: Commercial Title & Escrow Services
4739 E 91st St., Suite 200, Tulsa, OK 74137

12 O.S. Section 3202(3)

**JOINT TENANCY
QUIT-CLAIM DEED**

THIS INDENTURE: Made this _____ day of December, 2020, between **RANDY C. IMEL and CLAUDIA LUKKEN IMEL, Husband and wife**, party of the first part, and **RANDY C. IMEL and CLAUDIA LUKKEN IMEL, husband and wife**, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, party of the second part.

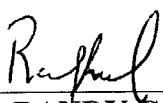
WITNESSETH, That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to them duly paid, receipt of which is hereby acknowledged, do hereby quit-claim, grant, bargain, sell and convey unto said party of the second part, as joint tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, in fee simple, all their right, title, interest and estate, both at law and in equity, of, in and to, the following described real estate, situated in the County of Tulsa, State of Oklahoma, to wit:

SEE EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION,

Together with all and singular the hereditaments and appurtenances thereunto belonging.

To have and to hold the above granted premises unto the said party of the second part, as joint tenants and not as tenants in common, and to their respective assigns, and to the personal representatives, heirs and assigns of the survivor, in fee simple, forever.

IN WITNESS WHEREOF, the party of the first part have hereunto set their hands the day and year first above written.

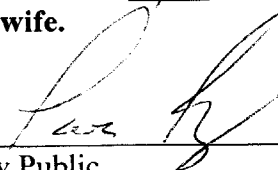

By: **RANDY C. IMEL**


By: **CLAUDIA LUKKEN IMEL**

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

This instrument was acknowledged before me on December 29, 2020 by **RANDY C. IMEL and CLAUDIA LUKKEN IMEL, husband and wife.**

My Commission Expires:


Notary Public

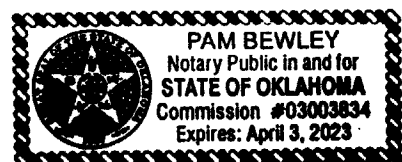


EXHIBIT “A”



Engineering • Land Surveying
Land Planning • 3D Scanning • UAV Mapping
6111 E. 32nd Place Tulsa, OK. 74135 (918)-665-3600

LEGAL DESCRIPTION

(Tract B-2)

A TRACT OF LAND THAT IS PART OF THE EAST HALF (E/2) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 88°40'48" WEST ALONG THE NORTH LINE OF SAID SECTION 6 FOR 1431.12 FEET; THENCE SOUTH 00°58'33" EAST FOR 65.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF EAST 121ST STREET SOUTH; THENCE CONTINUING SOUTH 00°58'33" EAST FOR 2114.75 FEET; THENCE NORTH 88°47'19" EAST FOR 213.00 FEET; THENCE SOUTH 00°58'33" EAST FOR 667.00 FEET; THENCE SOUTH 88°47'19" WEST FOR 675.00 FEET TO THE SOUTHEAST CORNER OF LOT 15, BLOCK 36, SHELBY AT YORKTOWN BLOCKS 36-38, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE NORTH 00°55'31" WEST ALONG THE EAST LINE OF SAID LOT 15 FOR 188.79 FEET TO A POINT THAT IS THE NORTHEAST CORNER OF SAID SHELBY AT YORKTOWN BLOCKS 36-38; THENCE SOUTH 88°47'13" WEST ALONG THE NORTH LINE OF SAID BLOCK 36, SHELBY AT YORKTOWN BLOCKS 36-38 FOR 207.65 FEET TO A POINT THAT IS THE SOUTHEAST CORNER OF WAKEFIELD GLENN, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE NORTH 00°58'33" WEST ALONG THE EAST LINE OF SAID WAKEFIELD GLENN, THE EAST LINE OF WAKEFIELD PARK, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK, THE EAST LINE OF WAKEFIELD PONDS, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AND A NORTHERLY EXTENSION THEREOF FOR 2601.73 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 121ST STREET SOUTH, SAID POINT BEING 55.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6; THENCE NORTH 88°40'58" EAST PARALLEL WITH AND 55.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6, ALONG SAID SOUTH RIGHT OF WAY LINE FOR 119.83 FEET; THENCE SOUTH 01°19'02" EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR 10.00 FEET TO A POINT THAT IS 65.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6; THENCE NORTH 88°40'58" EAST PARALLEL WITH AND 65.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR 549.60 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 45.132 ACRES OR 1,965,988 SQUARE FEET, MORE OR LESS.

Return to: Commercial Title & Escrow Services
4739 E 91st St., Suite 200, Tulsa, OK 74137

Doc Stamps: 12 O.S. Section 3202(3)

QUIT-CLAIM DEED

THIS INDENTURE: Made this _____ day of December, 2020, between **RANDY C. IMEL and CLAUDIA LUKKEN IMEL, husband and wife**, party of the first part, and **IMEL ONE, LLC, an Oklahoma limited liability company**, party of the second part, whose address is 528 East 12th Street South Jenab, OK 74037

WITNESSETH, That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to them duly paid, receipt of which is hereby acknowledged, do hereby quit-claim, grant, bargain, sell and convey unto said party of the second part, and to its successors or assigns forever, all their right, title, interest and estate, both at law and in equity, of, in and to the following described real estate, situated in the County of TULSA, State of Oklahoma, to wit:

SEE EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION,

Together with all and singular the hereditaments and appurtenances thereunto belonging.

To have and to hold the above granted premises unto the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part have hereunto set their hands the day and year first above written.

Randy C. Imel
By: **RANDY C. IMEL**

Claudia Lukken Imel
By: **CLAUDIA LUKKEN IMEL**

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

This instrument was acknowledged before me on December 29, 2020 by **RANDY C. IMEL and CLAUDIA LUKKEN IMEL, husband and wife.**

My Commission Expires:

Pam Bewley
Notary Public

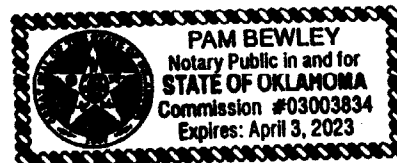


EXHIBIT "A"



Engineering • Land Surveying
Land Planning • 3D Scanning • UAV Mapping
6111 E. 32nd Place Tulsa, OK. 74135 (918)-665-3600

LEGAL DESCRIPTION

(Tract B-1)

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COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 00°57'55" EAST ALONG THE EAST LINE OF SAID SECTION 6 FOR 85.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND, SAID POINT BEING 15.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SKYLINE ESTATES, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE CONTINUING SOUTH 00°57'55" EAST ALONG SAID EAST LINE OF SAID SECTION 6 AND ALONG THE WESTERN MOST WEST LINE OF SAID SKYLINE ESTATES FOR 915.57 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 3 OF SAID SKYLINE ESTATES; THENCE NORTH 88°46'33" EAST ALONG THE SOUTH LINE OF SAID LOT 4 FOR 160.00 FEET TO THE WESTERN MOST SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00°57'55" EAST ALONG THE EASTERLY MOST WEST LINE OF SAID SKYLINE ESTATES, PARALLEL WITH AND 160.00 FEET EASTERLY OF EAST LINE OF SAID SECTION 6 FOR 1640.00 FEET TO THE SOUTHWEST CORNER OF SAID SKYLINE ESTATES; THENCE SOUTH 88°46'33" WEST ALONG THE NORTH LINE OF LOT 1, BLOCK 1, OAK HILLS OF JENKS, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK FOR 160.00 FEET TO A POINT OF THE EAST LINE OF SAID SECTION 6; THENCE SOUTH 00°58'03" EAST ALONG THE WEST LINE OF SAID OAK HILLS OF JENKS FOR 606.11 FEET TO THE NORTHEAST CORNER OF RESERVE D, YORKTOWN BLOCKS 45-49, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE SOUTH 88°45'26" WEST ALONG THE NORTH LINE OF RESERVE D, BLOCK 48 AND NORTHERN MOST NORTH LINE OF RESERVE B, YORKTOWN BLOCKS 45-49 FOR 1323.54 FEET TO THE NORTHERN MOST NORTHWEST CORNER OF SAID RESERVE B; THENCE SOUTH 00°55'31" EAST ALONG THE EASTERN MOST WEST LINE OF SAID RESERVE B FOR 177.22 FEET TO THE WESTERN MOST NORTHEAST CORNER OF SAID RESERVE B; THENCE SOUTH 88°47'19" WEST ALONG THE SOUTHERN MOST NORTH LINE OF RESERVE B, BLOCK 45 AND A WESTERLY EXTENSION THEREOF FOR 569.78 FEET TO A POINT ON THE EAST LINE OF SHELBY AT YORKTOWN BLOCKS 36-38, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE NORTH 00°55'31" WEST ALONG SAID EAST LINE FOR 575.22 FEET TO THE SOUTHEAST CORNER OF LOT 15, BLOCK 36, SHELBY AT YORKTOWN BLOCKS 36-38; THENCE NORTH 88°47'19" EAST FOR 675.00 FEET; THENCE NORTH 00°58'33" WEST FOR 667.00 FEET; THENCE SOUTH 88°47'19" WEST FOR 213.00 FEET; THENCE NORTH 00°58'33" WEST FOR 2114.75 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 121ST STREET SOUTH, SAID POINT BEING 65.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6; THENCE NORTH 88°40'58" EAST PARALLEL WITH AND 65.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR 50.40 FEET; THENCE SOUTH 01°19'02" EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR 5.00 FEET TO A POINT THAT IS 70.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6; THENCE NORTH 88°40'58" EAST PARALLEL WITH AND 70.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR 900.00 FEET; THENCE SOUTH 01°19'02" EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR 15.00 FEET TO A POINT THAT IS 85.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6; THENCE NORTH 88°40'58" EAST PARALLEL WITH AND 85.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR 481.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

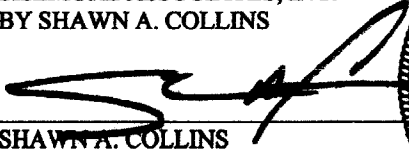
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LEGAL DESCRIPTION CERTIFICATION

I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LEGAL DESCRIPTIONS OF THE STATE OF OKLAHOMA.

SISEMORE ASSOCIATES, INC.
BY SHAWN A. COLLINS

12.04.2020
DATE


SHAWN A. COLLINS
PLS No. 1788, STATE OF OKLAHOMA
C. A. NO. 2421 EXPIRES: 6/30/21



528 East 121 st S.
Jenks, OK 74037

Skyline Lake

Airbnb

Residence

Rental

Airbnb

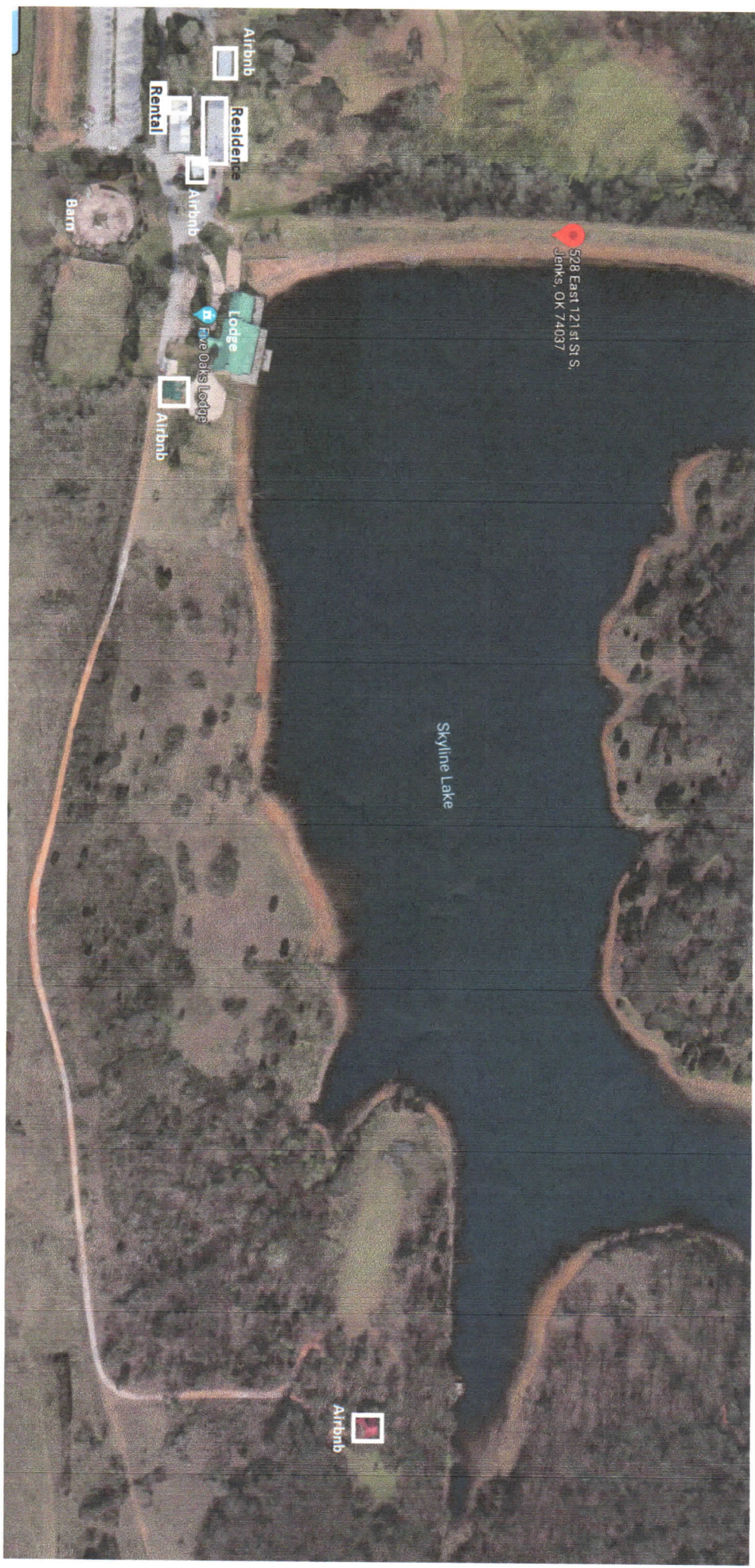
Lodge

Five Oaks Lodge

Airbnb

Barn

Airbnb





Engineering • Land Surveying
Land Planning • 3D Scanning • UAV Mapping
6111 E. 32nd Place Tulsa, OK. 74135 (918)-665-3600

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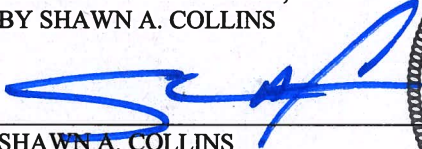
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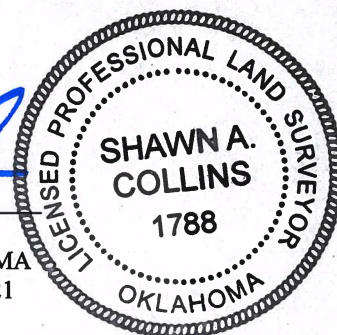
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SISEMORE ASSOCIATES, INC.
BY SHAWN A. COLLINS

12.04.2020

DATE


SHAWN A. COLLINS
PLS No. 1788, STATE OF OKLAHOMA
C. A. NO. 2421 EXPIRES: 6/30/21





Engineering • Land Surveying
Land Planning • 3D Scanning • UAV Mapping
6111 E. 32nd Place Tulsa, OK. 74135 (918)-665-3600

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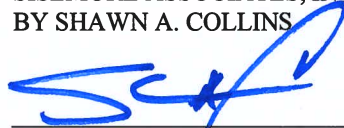
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SISEMORE ASSOCIATES, INC.
BY SHAWN A. COLLINS



SHAWN A. COLLINS
PLS No. 1788, STATE OF OKLAHOMA
C. A. NO. 2421 EXPIRES: 6/30/21

12.21.2020
DATE