

AGENDA

JENKS PLANNING COMMISSION

6:00 P.M. THURSDAY, JULY 08, 2021

COUNCIL CHAMBERS, JENKS CITY HALL

211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)

1.A. Request to approve minutes of June 03, 2021

Documents:

[2021.06.03 PC MINUTES.PDF](#)

- 1.B. Request to table JZ 21-669 until August 05, 2021: Request by TEP for approval of a Comprehensive Plan Amendment from Medium Intensity to Local Commercial and a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location: North of 131st and East of Harvard

Documents:

1. [SR.JZ 21-669.PC 07.08.21.PDF](#)
2. [LEGAL NOTICE JZ 21 PUD 669 \[E OF 131ST ST AND HARVARD\].PDF](#)
3. [REZONE 5 ACRE EXHIBIT.PDF](#)

- 1.C. Consideration and possible approval, denial, amendment, and/or revision of Final Plat of The Cottages of Jenks: Request by Jeffrey Tuttle for approval of the Final Plat for The Cottages of Jenks. General Location: W 111th St & James Ave

Documents:

1. [SR.COTTAGES.PC 07.08.21.PDF](#)
2. [THE COTTAGES FINAL PLAT.PDF](#)
3. [THE COTTAGES FP COVENANTS.PDF](#)

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. Consideration and possible approval, denial, amendment, and/or revision of JZ 21-670: Request by Bell Land Use, LLC for a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location: NE Corner of HWY 75 & 121st St

Documents:

1. [SR.JZ 21-670.PC.PDF](#)
2. [JZ 21-670.PDF](#)
3. [UTILITY MAP.PDF](#)

4. Consideration and possible approval, denial, amendment, and/or revision of JZ 21-671: Request by Lisa Goldsmith for a zone change from RS-1 (Single-family low density) to OL (Office Low Intensity). General Locatin: 208 E Aquarium Pl

Documents:

1. [SR.JZ 21-671.PC.PDF](#)
2. [LEGAL NOTICE - JZ 21-671 \[208 E AQUARIUM PL\].PDF](#)

5. Consideration and possible approval, denial, amendment, and/or revision of JZ 21-672: Request by Ryan McCarty for an amendment to the Comprehensive Plan Land Use Map from Single-family to Business Park and a zone change from AG (Agriculture) to OM (Office Medium intensity). General Location: 121st and Elm, N of Fire Station #2

Documents:

1. [SR.JZ 21-672.JORDAN.PC.PDF](#)
2. [KOCH-CORRECTIVE DEED BLACK GOLD AT 121ST 02.05.19.PDF](#)
3. [SITE PLAN EXHIBIT LS 21-359.PDF](#)

IV. OTHER BUSINESS

1. Discussion on current status of the Unified Development Ordinance
2. Planning Updates

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JUNE 03, 2021
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:00 p.m. on June 03, 2021, by Chair Carol Minden. A roll call vote of members was taken as follows:

Present

Leon Davis
Jeffrey Beyer
Craig Bowman
David Randolph
John Brown
Chair Carol Minden

Absent

Scott West

Business

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - 1.A. Request to approve minutes of May 06, 2021
 - 1.B. Consideration and possible approval, denial, amendment, and/or revision of ARC 21-500: Request by Matthew Youngwirth for approval of exterior details. General Location: 105 E
 - 1.C. Consideration and possible approval, denial, amendment, and/or revision of ARC 21-502: Request by Mitchell Reynolds for approval of exterior details and signage. General Location: 305 S Elm
 - 1.D. Consideration and possible approval, denial, amendment, and/or revision of Deed of Dedication for Gateway Plaza. A request by Lou Reynolds for an amendment to the Deed of Dedication on the Gateway Plaza Plat. General Location: 244 S Gateway Place
 - 1.E. Consideration and possible approval, denial, amendment, and/or revision of Preliminary/Final Plat of Jenks Landing: Request by Tim Terral for a replat of Jenks Landing. General Location: West of S. Union Ave and South of W. 111th St. S
 - 1.F. Consideration and possible approval, denial, amendment, and/or revision of JL 21-357: Request by Sanjeev Trehan for approval of a lot split. General Location: 12141 S Elm
 - 1.G. Consideration and possible approval, denial, amendment, and/or revision of JZ 21 SUP-111.mi2. Request by Bell Land Use, LLC for approval of a minor amendment to SUP 111. General Location: 528 E 121st

- 1.H. Consideration and possible approval, denial, amendment, and/or revision of JL 21-358: Request by Bell Land Use, LLC, for approval of a lot split. General Location: 528 E 121st

John Brown made a motion to approve Item 1. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Beyer, Bowman, Randolph, Brown, Minden
NAY: None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn
3. Consideration and possible approval, denial, amendment, and/or revision of JZ 21-669: Request by TEP for approval of a Comprehensive Plan Amendment from Medium Intensity to Local Commercial and a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location: North of 131st and East of Harvard

Planning Director Marcaé Hilton presented the staff report for Item 3 then answered questions. Tim Terral (applicant) addressed the Council about the application and answered questions. The following individuals gave their comments to the Commission:

- Vic Yoder (12913 S 27th St) – spoke against Item 3; worried that it would become a dispensary
- Janis McKethan (12925 S 27th St) – spoke against Item 3; doesn't want businesses, and wants to remain in the country
- Charlie Wollmershauser (12901 S 27th St E) – spoke against Item 3; doesn't want a tall building next to the neighborhood
- James Williams (12921 S 27th St) – spoke against Item 3; says that there should be a goal for the land before the zone change can happen.
- Wendy Vassiliou (12224 S 14th Ct) – spoke against Item 3; doesn't want a dispensary put in the lot.
- Lisa Williams (12921 S 27th St) – spoke against Item 3; thinks we should wait until development for lot is known

Tim Terral addressed the Commission again to speak on some of the concerns from the citizens. John Brown made a motion to table Item 3 to the next meeting. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Beyer, Bowman, Randolph, Brown, Minden
NAY: None

Motion carried; Item tabled to 2021.07.08 meeting.

4. Consideration and possible approval, denial, amendment, and/or revision of TUP 21-48: Request by TNT Fireworks for a Temporary Use Permit to allow for the retail sale of fireworks. General Location: 424 W Main St

Planning Director Marcaé Hilton presented the staff report for Item 4. Craig Bowman made a motion to approve Item 4. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried

Other Business

Planning Update – Planning Director Marcaé Hilton gave the Planning Update and answered questions.

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

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

NAY: None

Motion carried. The Jenks Planning Commission adjourned at 6:47 p.m.

To	Planning Commission
Hearing Date	July 08, 2021
Case Number	Comp Plan Amendment JZ 21-669
Request	<i>Comprehensive Plan Amendment from Medium Intensity to Local Commercial Rezoning from (AG) Agriculture to (CS) Commercial Shopping</i>
Location	North of 131 st and east of Harvard

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Legal Notice
- ☐ Zoning Exhibit

Preparer

INCOG
TEP

Background Information

PC Summary | June 03, 2021 | This item was heard and continued during the Planning Commission hearing. Staff and PC agreed the rezoning request should be accompanied by a PUD or downzoning to Office due to concerns raised during the hearing. Because both the PUD and/or Office zoning is a more restrictive zoning, no new notice will be given unless otherwise requested by staff or applicant.

Mr. Russell Cozort owns approximately ten acres just east of the northeast corner of 131st and Harvard. Previously Mr. Cozort planned to construct homes but has asked for a change of zoning to match the adjacent property to the west which has a residential home and commercial medical marijuana grow facility. Staff has no objection to the plans. The Commercial Shopping zoning will require an amendment to the Comprehensive Plan. The area is surrounded by a variety of zoning including, but not limited to, large Single-family lots and farming on Agriculture land, dense Single-family, commercial, and industrial property.

REQUESTS

Zoning Request	Amend the Comprehensive Plan to show Local Commercial rather than Medium Intensity Single-family Rezone half the parcel from (AG) Agriculture to (CS) Commercial Shopping
Public Comment	Several citizens called inquiring about the zone change, they expressed concerns about additional grow facilities and dispensaries.
Uses	Commercial Shopping
Zoning	(AG) Agriculture

Comprehensive Plan	Medium Intensity Single-family (Horizon Jenks New Comp Plan)
General Location	3707 E 131 ST S 131 st and Harvard

Current Parcel Data

Plat	Unplatted
Parcel ID	97304730429010
Property Address	3707 E 131 ST S
Legal	E330.6 SW SW LESS S35 FOR RD SEC 4 17 13
STR	Section 4, Township 17, Range 13
Gross Acres	9.75

CS ZONING INFORMATION

<i>Chapter 10 Use Units</i>		<i>District</i>
No.	Name	CS
1.	Area wide Uses	X
2.	Area wide Specific Use	S
4.	Public Protection	X
5.	Community Services and Cultural Facilities	X
8.	Multifamily Dwellings and Similar uses	P
10.	Off-Street Parking Areas	X
11.	Offices and Studios	X
12.	Eating Places Other Than Drive-Ins	X
13.	Convenience Goods and Services	X
14.	Shopping Goods and Services	X
15.	Other Trades and Services	
16.	Gasoline Service Stations	X
17.	Automotive and Allied Activities	E
18.	Drive-In Restaurants	
19.	Hotel, Motel, and Recreation Facilities	X
20.	Commercial Recreation, Intensive	
21.	Business Signs and Outdoor Advertising	X

¹ X = Use by Right.

E = Special Exception-unless use is specifically identified on Specific Use List.

S = Specific Use - see Use Unit 2 and Chapter 17.

*P = Requires Planned Unit Development
Application due to Mixed Use Requirements.*

Table 2. Bulk and Area Requirements in the Commercial Districts |

	District
	CS
Frontage (min. ft.)	
—Arterial	150
—Not an Arterial	50
Floor Area Ratio (maximum)	0.50
Setback from centerline of abutting street (min. ft.) (Measured from centerline of abutting street; add, to the distance designated in the column to the right, one-half of the right-of-way 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.)	
—Arterial	50
—Not an Arterial	25
Setback from an abutting R District boundary line (min. ft.)	10 ¹
Building Height (max. ft.)	35
¹ Plus two feet of setback for each one foot building height exceeding 15 feet, if the property is within an RE, RS, or RD District.	

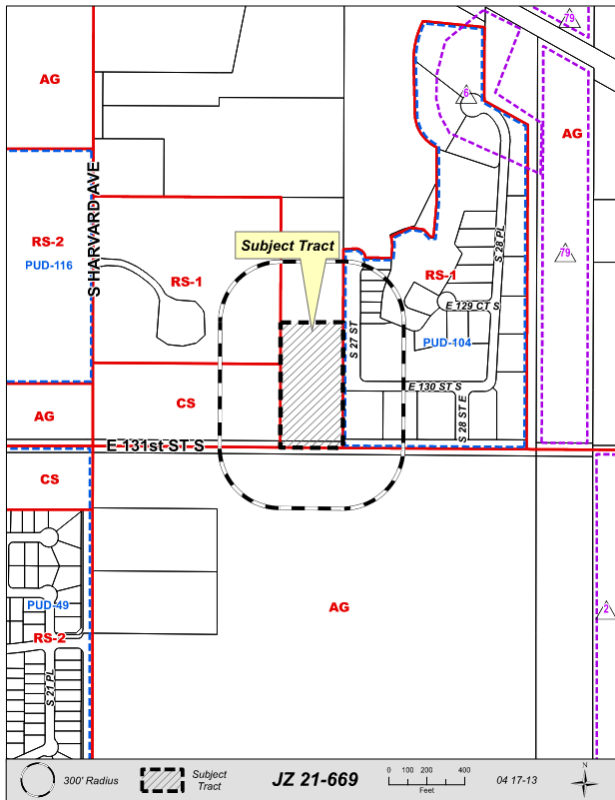


Figure 1: Legal Notice | Zoning

Zoning North | AG (Agriculture)
 East | RS-1 Frazier Lakes | (PUD 104)
 South | AG (Agriculture)

Comp Plan	North Medium Intensity Single-family Currently large lots (AG)
	East Medium Intensity Single-family RS-1 Frazier Lakes (PUD 104)
	South Medium Intensity Single-family Single-family Large lots AG (Agriculture)

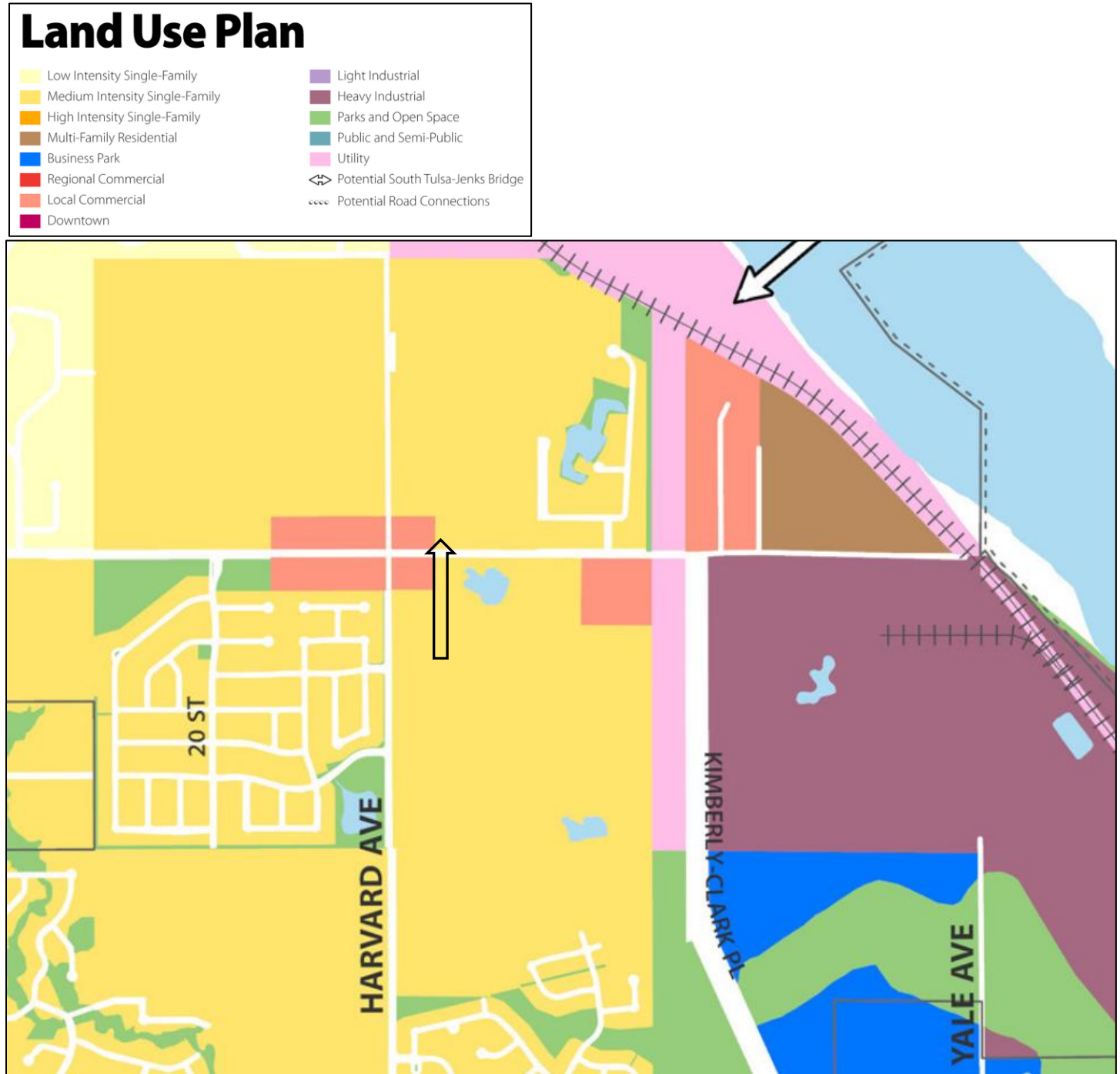


Figure 3: Horizon Jenks Comp Plan



Figure 4: 131st and Harvard NE Corner



Figure 5: View from 131st



Figure 6: Google Earth



Figure 7: Google Earth view | housing, commercial, undeveloped, industrial

Staff Evaluation & Recommendation

Evaluation | This application has 2 requests:

1. COMP PLAN AMENDMENT | Approving this amendment will allow the landowner to change the Future Land Use Map from the policy guide position of Medium Intensity Single-family residential to a Local Commercial designation and allow the zoning to be changed accordingly.
2. REZONING | Approving this request would allow the current and/or any future property owners to operate a commercial retail space.
3. PLAT | Platting is required at time of development
4. Consider if 600. 2. Purposes of the CS Shopping Center District is appropriate?
 - a. The CS District is designed to accommodate...shopping centers providing a wide range of retail and personal service uses:
 - i. convenience,
 - ii. neighborhood,
 - iii. sub-community,
 - iv. community, and
 - v. regional

RECOMMENDATION | **Planning Commission has Two (2) Actions** | *Staff recommends approval of both actions:*

1. *Comprehensive Plan Amendment to Local Commercial*
2. *Rezoning from AG to CS | Platting is required at time of development*



CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

NOTICE OF A PUBLIC HEARING ON A PROPOSED ZONE CHANGE & COMP PLAN AMENDMENT LOCATED IN THE CITY OF JENKS, OKLAHOMA

JZ 21-669

Notice is hereby given that a public hearing will be held before the Jenks Planning Commission, in Jenks City Hall, Council Chambers, 211 North Elm Street, Jenks, Oklahoma, at 6:00 p.m. on 03 June 2021, in consideration of the following:

An application to approve a Request by Tim Terral for approval of a zone change from AG (Agriculture) to CS (Commercial Shopping) and for an amendment to the Comprehensive Land Use Map to Local Commercial

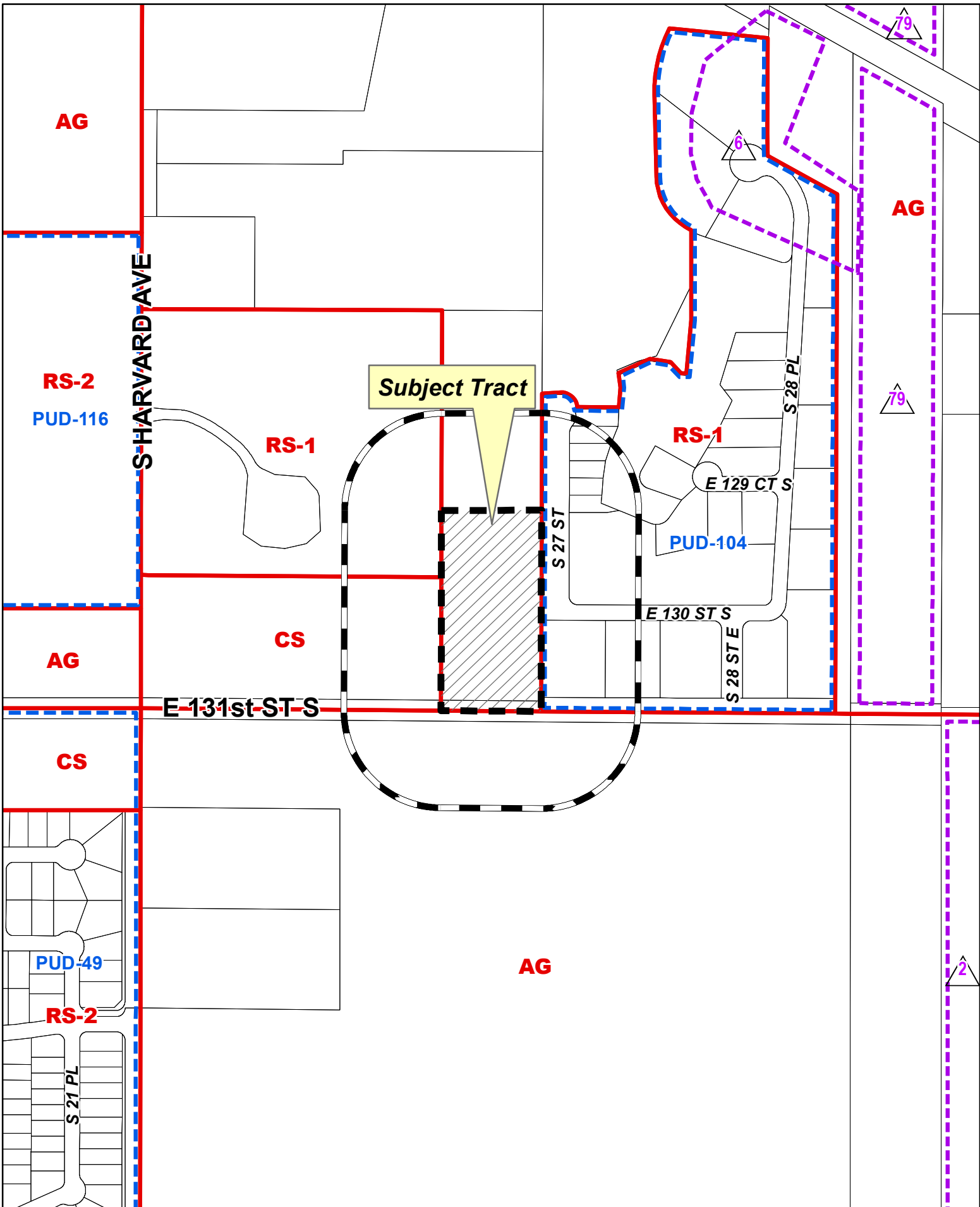
Legal Description: The South-Half (S/2) of the East 330.60 feet of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Four (4), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government survey thereof. Containing 5.00 acres, more or less.

General Location: East of 131st St & Harvard, north side of Harvard

All persons interested in this matter may appear at these hearings and present their objections to or arguments for any of the above matters.

Dated at Jenks Oklahoma on 7 May 2021.

Marcaé Hilton, Secretary
Jenks Planning Commission

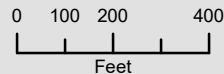


300' Radius



Subject
Tract

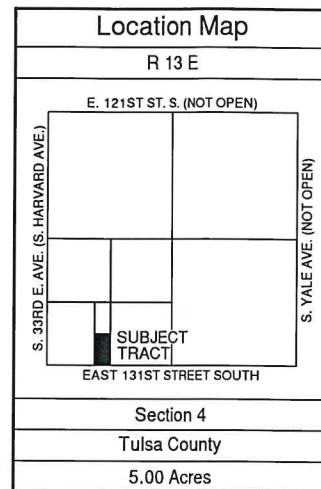
JZ 21-669



04 17-13



Exhibit "A"



Legal Description

The South-Half (S/2) of the East 330.60 feet of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Four (4), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government survey thereof. Containing 5.00 acres, more or less.

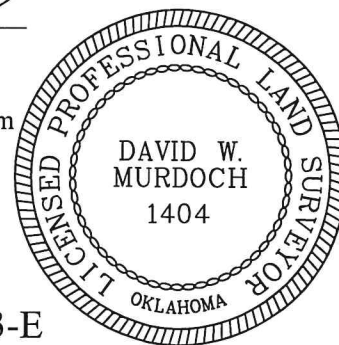
CERTIFICATE:

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Witness my hand and official seal this 20th day of April, 2021.
Tulsa Engineering & Planning Associates, Inc.

David W. Murdoch
David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



ZONING EXHIBIT

PART OF SW/4, SW/4, SECTION 4, T-17-N, R-13-E



Tulsa Engineering & Planning Associates

9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146

Phone: 918-252-9621 Fax: 918-340-5999

Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2021



Job No: 19-130

Scale: 1" = 200'

Date: 4/20/2021

To	Planning Commission
Hearing Date	July 08, 2021
Case	Final Plat "The Cottages of Jenks"
Request	Approval of Final Plat
Location	South of W 111th St & west of S James Ave
Applicant	Jeff Tuttle, Tuttle and Associates

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ The Cottages of Jenks

Preparer

Jeff Tuttle, Tuttle and Associates

Background Information

The Cottages of Jenks (RS-3 | PUD 122) was approved in 2020, the Preliminary Plat were approval by City Council on April 20, 2021. Red River Development has been approved to build a detached Single-family condominium project. This housing development will be managed and maintained by the Property Owners Association (POA). The following outline of steps shows the requirements for full development.

- STEP ONE | JPWA Amendment to Deed of Dedication | [Completed](#)
- STEP TWO | Minor Amendment | Future Land Use Map | High Intensity Single-family | [Completed](#)
- STEP THREE | Rezone to RS-3 and Approve PUD 122; Abrogate SP 23 | [Completed](#)
- [STEP FOUR | Replat \(Current Application\)](#)
- [STEP FIVE | Engineering and Building Permit \(Under Review\)](#)

[PUD 122 & DOD SUMMARY](#) | STAFF COMMENTARY

PLANNING DATA

TAC Comment June 15, 2021 | No New Comments

TAC Comment March 23, 2021

LAST CALL for RELEASE LETTER | Send release letters if you have not already done so

AGENDA PC APRIL 8, 2021 | AGENDA CC APRIL 20, 2021

Malcolm with Tuttle and Associates was present to represent the applicant and gave a brief summary of the project. 15.5-acre condominium project.

ONG, Donald Kafer | Is this project all electric or Natural Gas combo?

PSO, Matthew Riley | recently spoke with developer and believes it is all electric.

1. Electric and Gas need additional easement consideration and coordination.

2. Where is the equipment located?

3. Is there a blanket easement over the whole property?

4. What is the loading for the units?

COJ, Tanner Rush | There may be gas needed at the pool house.

COJ, Chief Ostrum | Met with the engineer.

1. Are the units sprinkled or are you using standpipes?
2. What is the distance between buildings?

COJ, Marcaé Hilton

1. Owner cannot file the plat without reflecting the necessary easements within the face and DOD.
2. Owner needs release letters.

Public Comment	No plat comments at the time of this report
Intended Use	Single-family, for sale and rent, condominium development
Zoning	RS-3 PUD 122
Comp Plan	High Intensity Single-family
General Location	South of 111 th Street and west of HWY 75
Original Plat	Jenks Commerce Park Filed June 15, 1998 Doc. No. 9803927 Plat No. 5280 2 Blocks Block 1, Lot 1 10.006 Acres Block 1, Lot 2 07.681 Acres Block 2, Lot 1 18.352 Acres (Lot Split)
Access	W. 111 th Street South Secondary Arterial James Avenue City Collector Street
Parcel ID's	6070-48-234-13720 6070-48-234-13760 6070-48-234-13800 (part of 13800)
Site Address	Draft Version of Addresses is under review
Acres	15.525
STR	Section: 34, Township: 18N, Range: 12E
PUD DATA	PUD 122 Country Cottages at Midland Valley
Development Type	Single-family Condominium Community feel Country Bungalow style, porches Board and batten over raw SIP Panels Rock, masonry, salt finished concrete Metal roofing over porches Dark composite shingles Black windows 138 Single-family homes 1 (One) Story only
Set Back(s)	Side Yard 10 ft. Side Setback between homes North 20 ft. East of Entrance & 35 ft. West of Entrance West 20 ft. East 35 ft. from James & 15 ft. from Continental South 25 ft. 20 ft. From any exterior property setback
Height	30 ft. Maximum
Screening	8 ft. on west (south and common) boundary Decorative perimeter fencing along public frontages
Landscaping	Heavy along James Included in Site Plan Submittal Internal review/approval required
Maintenance	Interior if leased Property Owners Association (POA) Interior if owned Property Owner Exterior walls POA

Amenities	Upkeep of land and landscaping POA
Gated	Upkeep of Amenities POA
Parking	Club house, swimming pool, park area (water feature/detention walking trails)
	Private Streets
	Parking Lot 2 per dwelling unit
	Overall exceeds City Code
	Some covered parking provided
	Some garage parking provided
Lighting	Shielded downward, shall not exceed 19 ft. in height
Trash Receptacles	Enclosed with matching materials
Signage	Ground Sign 50 x 50 ft. easement (to be identified in Plat)
	Located at NE corner of development
	Minimum of 75 sq. ft. of display area
	20 ft, maximum height
Drainage	Construction Sign 24 months, erected at 111 th Street frontage
	Engineering Hydrology Report Required
	Engineering Drainage Plan submitted with Plat
Zoning	North RS-2, PUD 88 Residential Single-family detached Country Hollow
	East AG, SP 23 (Agriculture) & (Specific Use Permit) Industrial Uses
	South AG, SP 93, SP 97, PUD 57 (Agriculture), (Specific Use Permit), (Planned Unit Development) Kirk of the Hills Church
	West AG, PUD 59 Amended (Agriculture) & (Planned Unit Development) Country View

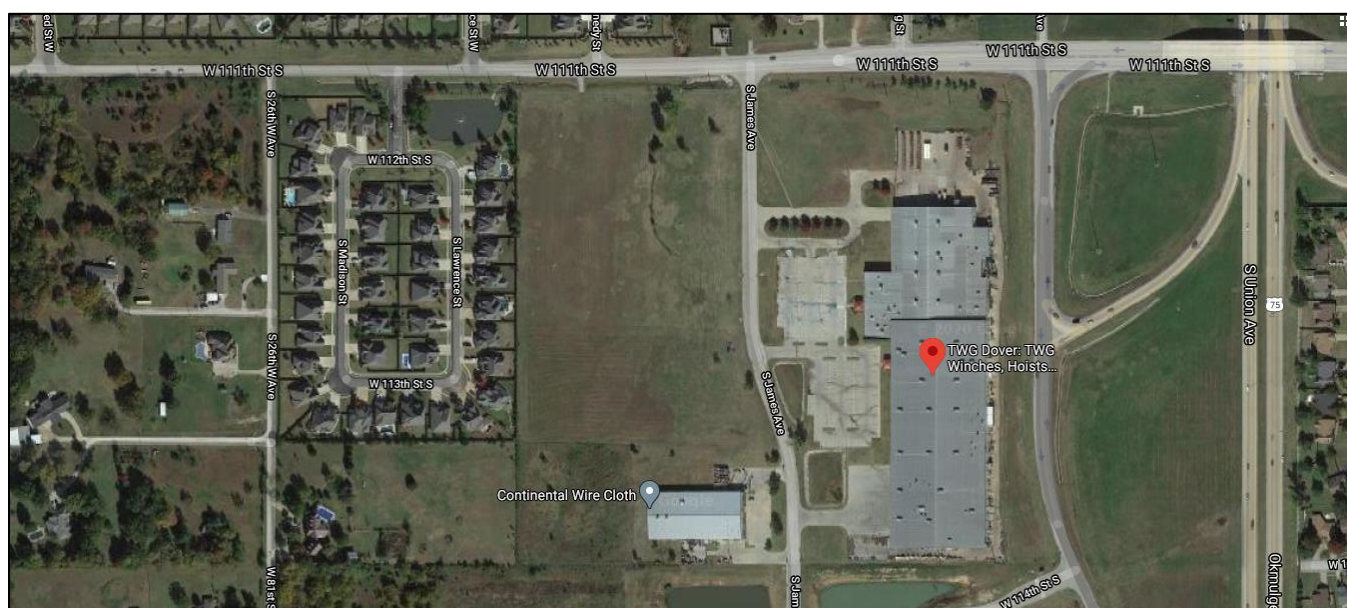
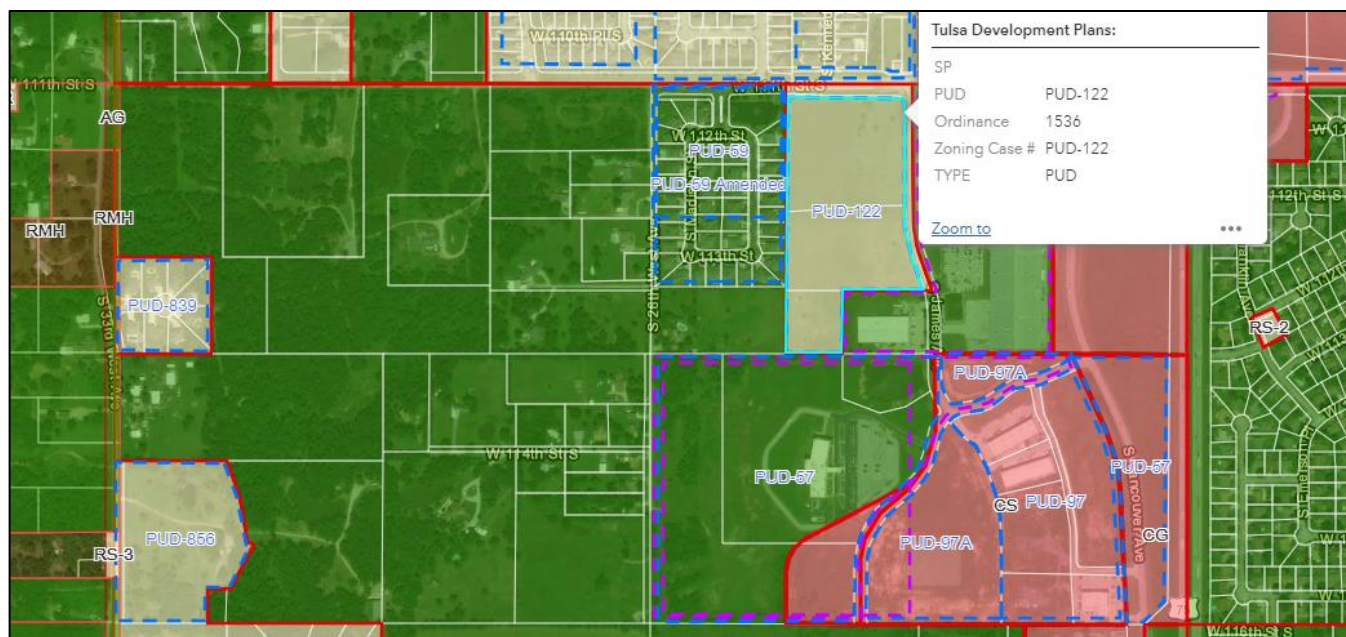
Staff Evaluation & Recommendation

Evaluation | Approving this Final plat is the last step before full development of the residential project. PUD 122 “The Cottages” provides housing options for those who may wish to rent a detached single-family residence, in lieu of an apartment, in a community styled neighborhood with amenities often found in a traditional subdivision or high-end multifamily project. | Comments (not complete list)

1. Complete all Staff, PC and CC comments if any before filing
2. Work with staff to address the homes
3. Signage | Ground Sign | 50 x 50 ft. easement Actual sign cannot be located within a Utility Easement
 - a. look at location and correct drawing accordingly and/or
 - b. specify in DOD cannot be located within the UE area of sign easement
4. Change words “A Part” to “Replat” on Page 1
5. Section II Planned Unit Development (B. 3. A.)
 - a. Add the following dimension per approved PUD
 - i. 20 FEET “ON EAST, AND 35 FEET ON WEST”

RECOMMENDATION

Staff asks Planning Commission to recommend conditional approval of the Final Plat for *The Cottages of Jenks*.

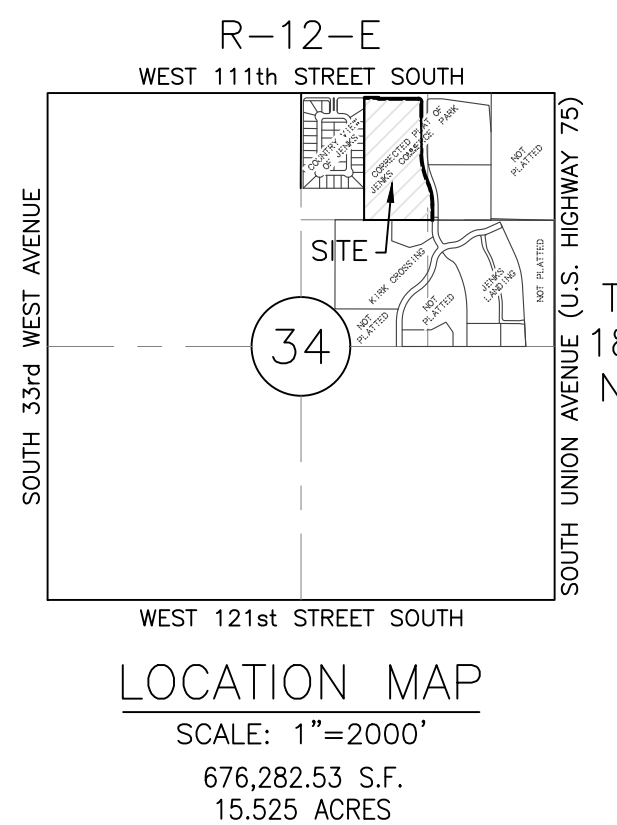
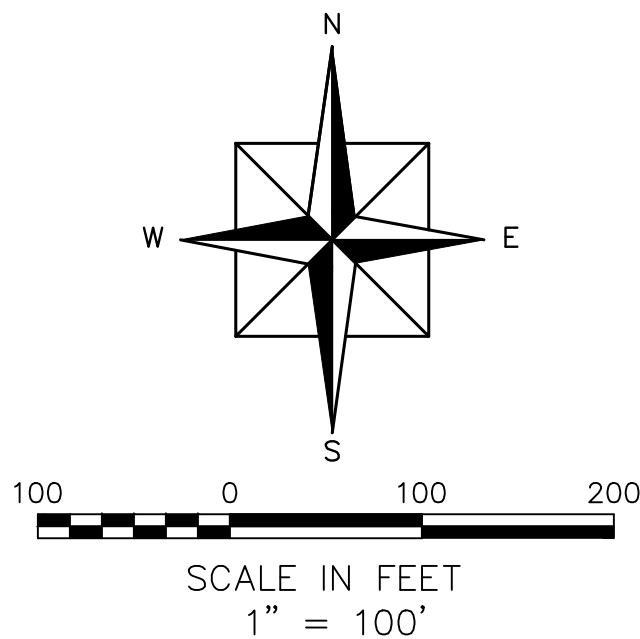


OWNER/DEVELOPER
THE COTTAGES JENKS, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
1648 SOUTHWEST BLVD.
TULSA, OKLAHOMA

ENGINEER/SURVEYOR
TUTTLE & ASSOCIATES, INC.
P.O. Box 471313
TULSA, OKLAHOMA 74147
PHONE: (918) 663-5567
CERTIFICATE OF AUTHORITY CA 465
EXPIRATION 6-30-21

FINAL PLAT OF THE COTTAGES AT JENKS

A PART OF BLOCK 2, JENKS COMMERCE PARK, A
SUBDIVISION IN THE CITY OF JENKS
BEING A PART OF THE NE/4 OF SECTION 34, T-18-N,
R-12-E, OF INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA

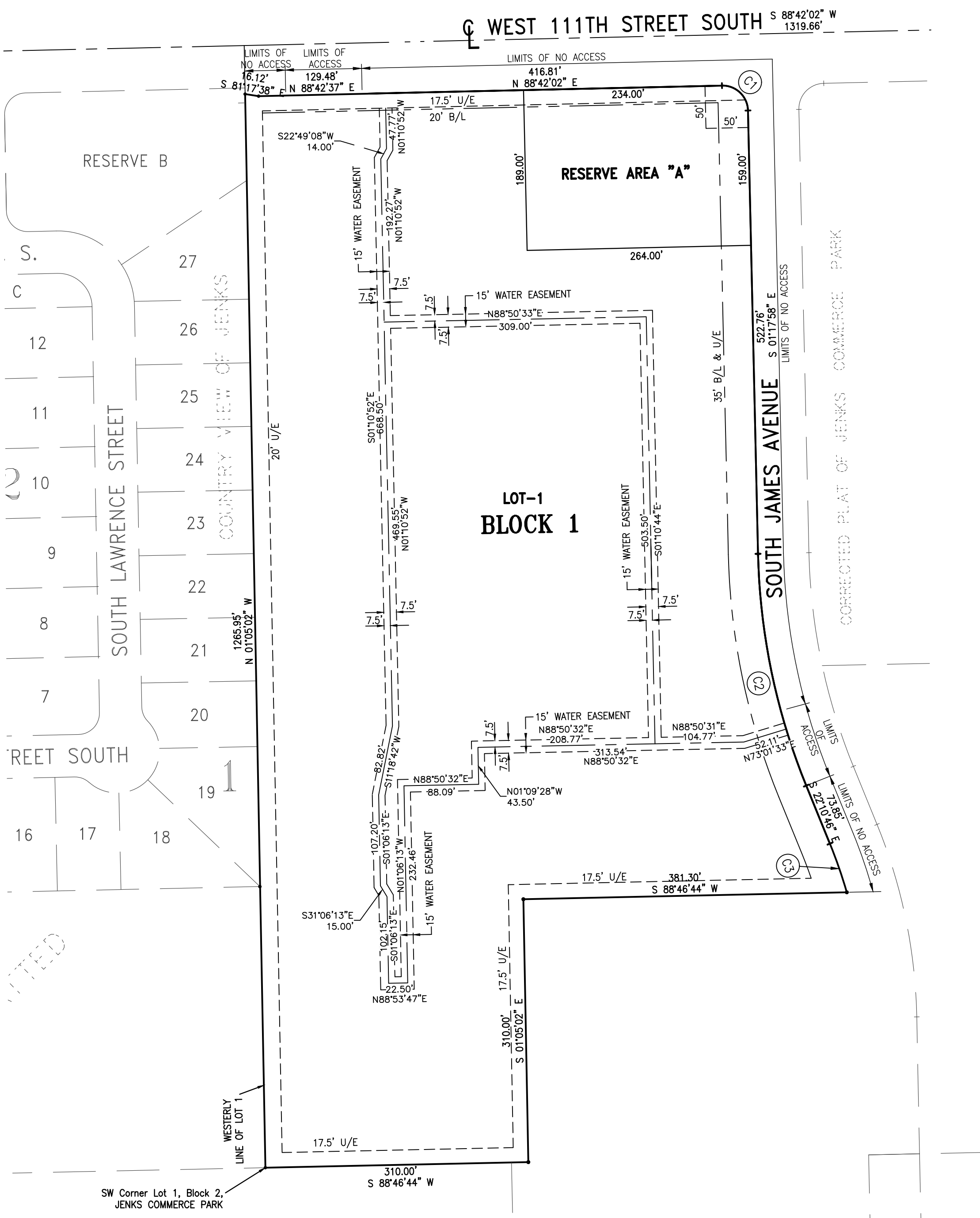


RED RIVER ADJUSTED LEGAL DESCRIPTION:

A tract of land that is a part of Lot One (1), Block Two (2), of the CORRECTED PLAT OF JENKS COMMERCE PARK, an Addition to the City of Jenks, Tulsa County, Oklahoma, according to Plat Number 5280 filed in the records of the Tulsa County Clerk.

BEGINNING at the Southwest corner of said Lot One (1) of Block Two (2), of the CORRECTED PLAT OF JENKS COMMERCE PARK, an Addition to the City of Jenks, Tulsa County, Oklahoma, according to Plat Number 5280 filed in the records of the Tulsa County Clerk; THENCE N 01°05'02" W along the Westerly line thereof for a distance of 1,265.95 feet to a point on the Southerly Right-of-Way line of West 111th Street South, said point bears S 01°05'02" E for 7.20 feet from the Northwest corner of said Lot One (1) of Block Two (2); THENCE S 81°17'38" E along said Right-of-Way line for a distance of 16.12 feet; THENCE N 88°42'37" E along said Right-of-Way line for a distance of 129.48 feet to a point on the Northerly line of said Lot One (1) of Block Two (2); THENCE N 88°42'02" E along said Right-of-Way line for a distance of 416.81 feet to a point of curve to the right; THENCE Easterly and Southerly along said curve to the right along the boundary of said Lot One (1) of Block Two (2) and Right-of-Way transition line having a radius of 30.00 feet, a central angle of 90°00'00", an arc distance of 47.12 feet and a chord which bears S 46°17'58" E for a distance of 42.43 feet to a point on the Easterly line of said Lot One (1) of Block Two (2) and the Westerly Right-of-Way line of James Avenue; THENCE S 01°17'58" E along said lot line and right-of-way line for a distance of 522.76 feet to a point of curve to the left and continuing along said lot line and right-of-way line for the next three calls; THENCE Southerly along said curve to the left having a radius of 770.00 feet, a central angle of 20°52'56", an arc distance of 280.64 feet and a chord which bears S 11°44'26" E for distance of 279.09 feet; THENCE S 22°10'46" E for a distance of 73.85 feet to a point of curve to the right; THENCE Southerly along said curve to the right having a radius of 575.00 feet, a central angle of 6°03'35", an arc distance of 60.81 feet and a chord which bears S 19°19'06" E for distance of 60.78 feet; THENCE S 88°46'44" W and parallel with the Southerly line of said Lot One (1) of Block Two (2) for a distance of 381.30 feet; THENCE S 01°05'02" E and parallel with the Westerly line of said Lot One (1) of Block Two (2) for a distance of 310.00 feet to a point on the Southerly line of said Lot One (1) of Block Two (2); THENCE S 88°46'44" W along said Southerly line for a distance of 310.00 feet to the POINT OF BEGINNING. Basis of bearings is the record bearing of N 88°42'02" E along Northerly line of Lot One (1), Block Two (2), of the CORRECTED PLAT OF JENKS COMMERCE PARK, an Addition to the City of Jenks, Tulsa County, Oklahoma, according to Plat Number 5280 filed in the records of the Tulsa County Clerk.

Said tract contains 676,282.53 Square Feet or 15.525 Acres more or less.



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	30.00'	47.12'
C2	20°52'56"	770.00'	280.64'
C3	06°03'35"	575.00'	60.81'

LEGEND

N NORTH
S SOUTH
E EAST
W WEST
B/L BUILDING LINE
U/E UTILITY EASEMENT
L/E LANDSCAPE EASEMENT
A/E ACCESS EASEMENT
MAE MUTUAL ACCESS EASEMENT
S/E SIDEWALK EASEMENT
D/E DRAINAGE EASEMENT
P.O.B. POINT OF BEGINNING

FINAL PLAT CERTIFICATE OF APPROVAL

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

on _____

MAYOR – VICE MAYOR

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

CITY MANAGER

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 \$____ per trust receipt no.____ to be applied to 20____ taxes. This certificate is NOT to be construed as payment of 20____ taxes in full but is given in order that this plat may be filed on record. 20____ taxes may exceed the amount of security deposit.

Dated:
John M. Fothergill
Tulsa County Treasurer
By: _____
Deputy

DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS
THE COTTAGES AT JENKS
PUD #122

KNOW ALL MEN BY THESE PRESENTS

THE COTTAGES JENKS, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT: A TRACT OF LAND THAT IS A PART OF LOT ONE (1), BLOCK TWO (2), OF THE CORRECTED PLAT OF JENKS COMMERCE PARK, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, ACCORDING TO PLAT NUMBER 5280 FILED IN THE RECORDS OF THE TULSA COUNTY CLERK, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT ONE (1) OF BLOCK TWO (2), OF THE CORRECTED PLAT OF JENKS COMMERCE PARK, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, ACCORDING TO PLAT NUMBER 5280 FILED IN THE RECORDS OF THE TULSA COUNTY CLERK; THENCE N 01°05'02" W ALONG THE WESTERLY LINE THEREOF FOR A DISTANCE OF 1,265.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 111TH STREET SOUTH, SAID POINT BEARS S 01°05'02" E FOR 7.20 FEET FROM THE NORTHWEST CORNER OF SAID LOT ONE (1) OF BLOCK TWO (2); THENCE S 81°17'38" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 16.12 FEET; THENCE N 88°42'37" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 129.48 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT ONE (1) OF BLOCK TWO (2); THENCE N 88°42'02" E ALONG SAID RIGHT-OF-WAY LINE AND LOT LINE FOR A DISTANCE OF 416.81 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHERLY ALONG SAID CURVE TO THE RIGHT ALONG THE BOUNDARY OF SAID LOT ONE (1) OF BLOCK TWO (2) AND RIGHT-OF-WAY TRANSITION LINE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET AND A CHORD WHICH BEARS S 46°17'58" E FOR A DISTANCE OF 42.43 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT ONE (1) OF BLOCK TWO (2) AND THE WESTERLY RIGHT-OF-WAY LINE OF JAMES AVENUE; THENCE S 01°17'58" E ALONG SAID LOT LINE AND RIGHT-OF-WAY LINE FOR A DISTANCE OF 522.76 FEET TO A POINT OF CURVE TO THE LEFT AND CONTINUING ALONG SAID LOT LINE AND RIGHT-OF-WAY LINE FOR THE NEXT THREE CALLS; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 20°52'56", AN ARC DISTANCE OF 280.64 AND A CHORD WHICH BEARS S 11°44'26" E FOR DISTANCE OF 279.09 FEET; THENCE S 22°10'46" E FOR A DISTANCE OF 73.85 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 6°03'35", AN ARC DISTANCE OF 60.81 FEET AND A CHORD WHICH BEARS S 19°19'06" E FOR DISTANCE OF 60.78 FEET; THENCE S 88°46'44" W AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT ONE (1) OF BLOCK TWO (2) FOR A DISTANCE OF 381.30 FEET; THENCE S 01°05'02" E AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT ONE (1) OF BLOCK TWO (2) FOR A DISTANCE OF 310.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT ONE (1) OF BLOCK TWO (2); THENCE S 88°46'44" W ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS THE RECORD BEARING OF N 88°42'02" E ALONG NORTHERLY LINE OF LOT ONE (1), BLOCK TWO (2), OF THE CORRECTED PLAT OF JENKS COMMERCE PARK, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, ACCORDING TO PLAT NUMBER 5280 FILED IN THE RECORDS OF THE TULSA COUNTY CLERK.

SAID TRACT CONTAINS 676,282.53 SQUARE FEET OR 15.525 ACRES MORE OR LESS.

AS OWNER/DEVELOPER, I HEREBY CERTIFY THAT I HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS PRESENTED ON THE PLAT AND HAVE DESIGNATED THE SUBDIVISION AS "THE COTTAGES AT JENKS", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

1.1. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE, FOR PUBLIC USE, THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UTL" 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 ADDRESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES TO ITSELF, AND TO ITS ASSIGNS, THE RIGHT TO USE OR DELEGATE TO OTHERS THE RIGHT TO USE THE DESIGNATED EASEMENTS AND RIGHTS OF WAY TO PROVIDE ANY OF THE SERVICES SET FORTH HEREIN, INCLUDING, BUT NOT LIMITED TO THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG THE STREETS AND ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANTS SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE STREETS AND UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF A STREET OR EASEMENT SHALL BE PLACED, ERRECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS.

1.2. UNDERGROUND SERVICE

1.2.1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE SOUTHERLY PERIMETER EASEMENT OF THE SUBDIVISION. STREETLIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE EASEMENT WAYS.

1.2.2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

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

1.2.4. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS OR CONTRACTORS.

1.2.5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION 1.2 SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

1.3. WATER AND SEWER SERVICE

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

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

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

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

1.4. GAS SERVICE

1.4.1. THE SUPPLIER OF GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

1.4.2. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE ITS AGENTS OR CONTRACTORS.

1.4.3. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

1.5. SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS "SECTION 1.5 SURFACE DRAINAGE" SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

1.6. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

1.7. STORM SEWER

1.7.1. THE CITY OF JENKS, OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL STORM SEWER EASEMENTS FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND STORM SEWER SYSTEM.

1.7.2. NO PERMANENT FENCE, PERMANENT WALL, PERMANENT BUILDING, OR PERMANENT STRUCTURE WHICH WOULD CAUSE AN OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE STORM SEWER EASEMENT AREA, AND ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE STORM SEWER SYSTEM SHALL BE PROHIBITED.

1.7.3. THE CITY OF JENKS, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE PUBLIC STORM SEWER SYSTEM, BUT THE OWNER OF EACH LOT WILL PAY FOR DAMAGE OR RELOCATION OF SUCH SYSTEM CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF EACH LOT OR ITS AGENTS OR CONTRACTORS.

1.7.4. THE FOREGOING COVENANTS CONCERNING THE PUBLIC STORM SEWER SYSTEM SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OR ITS SUCCESSOR, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

1.7.5. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE STORM SEWER LOCATED ON THEIR LOT AND SHALL PREVENT ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH SAID STORM SEWER. THE CITY OF JENKS, OR ITS SUCCESSOR, SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH STORM, SHALL BE PROHIBITED.

1.8. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH JAMES AVENUE AND WEST 111TH STREET SOUTH WITHIN THE BOUNDARIES DESIGNATED "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS, OKLAHOMA OR ITS SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. "LIMITS OF NO ACCESS" SHALL BE ENFORCEABLE BY THE CITY OF JENKS.

1.9. RESERVE AREAS

RESERVE AREA "A" SHALL BE USED FOR DRAINAGE, DETENTION, UTILITIES, OPEN SPACE, SIGNAGE, LANDSCAPING, WALLS, AND FENCING.

SECTION II. PLANNED UNIT DEVELOPMENT

WHEREAS, THE COTTAGES - JENKS WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (ENTITLED 122) AS PROVIDED WITHIN SECTION VI OF THE PLANNING AND ZONING OF THE CITY OF JENKS, OKLAHOMA AS AMENDED AND EXISTING ON, HEREINAFTER THE "JENKS ZONING CODE", WHICH PUD #122 WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION ON SEPTEMBER 17, 2020, AND APPROVED BY THE COUNCIL OF THE CITY OF JENKS, OKLAHOMA ON October 6, 2020; 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 WHEREAS, THE OWNER/DEVELOPERS DESIRE TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA; THEREFORE, THE OWNER/DEVELOPERS DO HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS/DEVELOPERS, THEIR SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH:

A. USE OF LAND
1. ALL PROVISIONS OF THE JENKS ZONING ORDINANCE SHALL APPLY TO THE PROPERTY EXCEPT AS MODIFIED BY THE SUBMITTED DEVELOPMENT TEXT OF PUD 122. THE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT OF THE COTTAGES - JENKS WILL BE PERMITTED AS A MATTER OF RIGHT UNDER THE RS-3 SINGLE-FAMILY RESIDENTIAL DISTRICT AND USES CUSTOMARILY ACCESSORY FOR RS-3 ZONE, PROVIDED THAT THE DEVELOPMENT WILL BE ESTABLISHED AS A CONDOMINIUM OWNERSHIP LOCATED ON ONE (1) RESIDENTIAL LOT. ACCESSORY USES FOR EACH DWELLING ARE RESTRICTED TO THOSE AREAS UNDER THE OWNERSHIP OF EACH RESIDENCE AND ARE THEREFORE RESTRICTED TO THE INTERIOR OF THE SINGLE-FAMILY RESIDENTIAL STRUCTURE. THE PLACEMENT OR LOCATION OF EACH SINGLE-FAMILY RESIDENTIAL STRUCTURE ON THE LOT IS SUBJECT TO THE DESIGN AND CRITERIA ESTABLISHED WITHIN PUD 122. THE TRAVEL WAYS, PARKING SPACES, COVERED PARKING, AND ENCLOSED PARKING STRUCTURES ARE ALL LOCATED ON PRIVATE PROPERTY UNDER THE OWNERSHIP OF THE CONDOMINIUM DEVELOPMENT AND ARE RECOGNIZED AS A PART OF THE INTERNAL PARKING LOT OF THE COTTAGES - JENKS.

B. DEVELOPMENT STANDARDS (PUD 122) THE DEVELOPMENT, SHALL BE SUBJECT TO THE FOLLOWING DEVELOPMENT STANDARDS:

1. MAXIMUM NUMBER OF DWELLING UNITS - THE NUMBER OF DWELLINGS UNITS SHALL NOT EXCEED 138.
2. MAXIMUM BUILDING HEIGHT - NO BUILDING SHALL EXCEED 30 FEET IN HEIGHT TO THE HIGHEST ROOF RIDGELINE.
3. BUILDING SETBACKS
 - A. MINIMUM SETBACK FROM NORTH PROPERTY LINE IS 20 FEET.
 - B. MINIMUM SETBACK FROM EAST PROPERTY LINE FROM JAMES AVENUE IS 35 FEET.
 - C. MINIMUM SETBACK FROM EAST PROPERTY LINE FROM CONTINENTAL WIRE IS 15 FEET.
 - D. MINIMUM SETBACK FROM WEST PROPERTY BOUNDARY IS 20 FEET.
 - E. MINIMUM SETBACK FROM SOUTH PROPERTY LINE IS 25 FEET.
 - F. MINIMUM OFF-STREET PARKING SETBACK FROM STREET R-O-W IS 20 FEET.
6. MINIMUM DISTANCE BETWEEN BUILDINGS - THE MINIMUM DISTANCE BETWEEN BUILDINGS SHALL BE 10 FEET.
7. BUILDING FACADES - PER PUD NO. 122, SINGLE FAMILY RESIDENTIAL STRUCTURES WILL BE DESIGNED IN A COUNTRY BUNGALOW STYLE UTILIZING VARIOUS EXTERNAL PRODUCTS; BATTEN OVER RAU SIP PANELS, ROCK, MASONRY, SALT FINISHED CONCRETE, METAL ROOFING OVER PORCHES WITH DARK COMPOSITE SHINGLE ON REMAINDER OF ROOF AND BLACK FROM WINDOWS.

8. LANDSCAPING AND SCREENING

LANDSCAPING - AN EXTENSIVE LANDSCAPE PLAN WILL BE DEVELOPED FOR THE SITE. THE LANDSCAPE PLAN WILL ADDRESS TREES, SHRUBBERY, GREEN SPACE, AND FLOWER BEDS FOR AREAS OF THE DEVELOPMENT TO INCLUDE BUT NOT LIMITED TO ENTRANCES, YARDS, CLUB HOUSE AREA, SWIMMING POOL AREA, POND AREA, SET BACK AREA ALONG JAMES AVENUE, AREA ALONG WEST PROPERTY LINE AND PARKING LOT ISLANDS. HEAVY LANDSCAPING IS ALSO DESIGNED ALONG JAMES AVENUE AND THROUGHOUT THE DEVELOPMENT.

SCREENING - EIGHT-FOOT-HIGH FENCING SHALL BE ESTABLISHED ON THE WEST, SOUTH, AND COMMON PROPERTY LINES WITH LOTS IN COMMERCE PARK SUBDIVISION. BOUNDARY DECORATIVE PERIMETER FENCING WILL BE ESTABLISHED ALONG PUBLIC ROAD FRONTTAGES. IT IS THE INTENTION OF THE DEVELOPMENT TO NOT FENCE THE POND AREA TO PROVIDE BETTER AESTHETICS AND ALLOW AREA NEIGHBORHOODS ACCESS TO THE WALKING TRAIL AND POND.

9. LIGHTING - EXTERIOR AREA LIGHTING SHALL BE LIMITED TO SHIELDED FIXTURES DESIGNED TO DIRECT LIGHT DOWNWARD AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES. STREET AND PARKING LOT LIGHTING SHALL NOT EXCEED 19 FEET IN HEIGHT.

10. OTHER REQUIREMENTS - EXCEPT AS ABOVE SET FORTH, BUILDINGS AND OTHER IMPROVEMENTS SHALL COMPLY WITH THE BULK AND AREA REQUIREMENTS OF AN RS-3 RESIDENTIAL SINGLE-FAMILY DISTRICT AS SET FORTH WITHIN THE JENKS ZONING CODE.

- D. SIGNS
1. A 50 X 50 EASEMENT AREA WILL BE DESIGNATED IN THE NORTHEAST CORNER OF THE DEVELOPMENT FOR THE PLACEMENT OF A GROUND SIGN FOR THE DEVELOPMENT.
 2. ONE GROUND SIGN MAY BE ERRECTED NOT EXCEEDING 75 SQUARE FEET OF DISPLAY SURFACE AREA.
 3. THE GROUND SIGN SHALL NOT EXCEED 20 FEET IN HEIGHT, MEASURED FROM THE MEAN CURB LEVEL OF THE LOT UPON WHICH IT IS ERRECTED.
 4. DURING THE PERIOD OF CONSTRUCTION, BUT NOT EXCEEDING 24 MONTHS, A MAXIMUM OF ONE SIGN ADVERTISING THE DEVELOPMENT MAY BE ERRECTED ON THE WEST 111TH STREET SOUTH FRONTAGE OF THE DEVELOPMENT. THIS SIGN SHALL NOT EXCEED 32 SQUARE FEET OF SURFACE DISPLAY AREA. SUCH SIGN SHALL NOT EXCEED FIFTEEN FEET IN HEIGHT, ILLUMINATION IF ANY SHALL BE BY CONSTANT LIGHT.

E. ACCESS - THERE WILL BE ONE POINT OF ACCESS TO WEST 111TH STREET SOUTH AND ONE POINT OF ACCESS TO JAMES AVENUE. ALL GATED ACCESS INTO THE PROPERTY FROM AN ABUTTING STREET SHALL MEET THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.

F. OWNER'S ASSOCIATION

1. THE COTTAGES AT JENKS IS ESTABLISHED AS A CONDOMINIUM DEVELOPMENT, PRIOR TO ANY SALE OF A STRUCTURE WITHIN THE DEVELOPMENT AN A CONDOMINIUM ARTICLE OF INCORPORATION SHALL BE FORMED THAT OUTLINES THE SALE OF THE INDIVIDUAL STRUCTURE AND THE RIGHTS AND RESPONSIBILITY OF THE OWNERS OF THE LAND AND, THE OWNER OF THE INTERIOR OF THE SINGLE-FAMILY RESIDENTIAL STRUCTURE.
2. THE OWNERS OF THE LAND SHALL ESTABLISH A PROPERTY MANAGEMENT ENTITY THAT IS RESPONSIBLE FOR MAINTAINING THE COMMON AREAS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, FENCING, RESERVES, DETENTION FACILITIES, STREETS/PARKING LOTS, GATES, CLUB HOUSE, SWIMMING POOL, PARK AREAS, ALL EXTERNAL BUILDING FACADES AND MATERIALS, AND OTHER EXTERNAL AREAS ENHANCING THE DESIRABILITY AND ATTRACTIVENESS OF THE DEVELOPMENT.
3. MEMBERSHIP- EVERY PERSON OR ENTITY WHO IS A FEE INTEREST OWNER OF A SINGLE-FAMILY RESIDENTIAL STRUCTURE WITHIN THE COTTAGES AT JENKS SHALL BE A MEMBER OF THE COTTAGES AT JENKS OWNERS ASSOCIATION. MEMBERSHIP SHALL BE MANDATORY AND APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP A STRUCTURE. THE ACCEPTANCE OF A DEED TO A RESIDENTIAL STRUCTURE SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE COTTAGES AT JENKS OWNERS ASSOCIATION AS OF THE DATE OF ITS INCORPORATION, OR AS IN TIME OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

4. COVENANT OF ASSESSMENT- THE OWNER AND EACH SUBSEQUENT OWNER OF A RESIDENCE BY ACCEPTANCE OF A DEED THEREOF COVENANTS AND AGREES TO PAY TO THE COTTAGES AT JENKS OWNERS ASSOCIATION DUES AND ASSESSMENTS TO BE ESTABLISHED BY PROPERTY MANAGEMENT BOARD OF DIRECTORS IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED BY THE OWNER/DEVELOPER PRIOR TO THE CONVEYANCE OF A STRUCTURE. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY.

5. UNIFORM RATE OF ASSESSMENT- OTHER ANNUAL AND SPECIAL ASSESSMENTS SHALL BE FIXED AT A UNIFORM RATE FOR EACH UNIT PROVIDED HOWEVER, THAT LOTS OWNED BY THE DEVELOPER SHALL NOT BE SUBJECT TO ASSESSMENT DURING DEVELOPER'S OWNERSHIP OF THE UNIT.

6. CERTIFICATE OF ASSESSMENT- THE OWNERS ASSOCIATION SHALL, UPON DEMAND, AND FOR A REASONABLE CHARGE, FURNISHING CERTIFICATE SIGNED BY AN OFFICER OF THE HOMEOWNERS ASSOCIATION SETTING FORTH WHETHER THE ASSESSMENTS ON A SPECIFIED UNIT HAVE BEEN PAID. A PROPERLY EXECUTED CERTIFICATE OF THE OWNERS ASSOCIATION AS TO THE STATUS OF ASSESSMENTS ON A UNIT BINDING UPON THE OWNERS ASSOCIATION AS OF THE DATE OF ITS ISSUANCE.

7. NON-PAYMENT REMEDIES- AN ASSESSMENT WHICH IS NOT PAID WHEN DUE SHALL BE DELINQUENT AND SHALL CONSTITUTE A LIEN ON THE UNIT AGAINST WHICH THE ASSESSMENT IS MADE. IF THE ASSESSMENT IS NOT PAID WITHIN 30 DAYS AFTER THE DUE DATE, THE ASSESSMENT SHALL BEAR INTEREST FROM THE DATE OF DELINQUENCY AT A RATE OF INTEREST PER ANNUM AS SET BY THE BOARD OF DIRECTORS FROM TIME TO TIME, NOT TO EXCEED THE MAXIMUM RATE OF INTEREST ALLOWED BY LAW, AND THE OWNERS ASSOCIATION MAY BRING AN ACTION AT LAW AGAINST THE OWNER PERSONALLY OBLIGATED TO PAY THE SAME, OR FORECLOSE TS LIEN AGAINST THE PROPERTY, OR BOTH AND INTEREST, COSTS, AND REASONABLE ATTORNEY'S FEES OF ANY SUCH ACTION SHALL BE ADDED TO THE AMOUNT OF THE ASSESSMENT. THE OWNER MAY WAIVE OR OTHERWISE ESCAPE LIABILITY FOR THE ASSESSMENTS PROVIDED FOR HEREIN BY NON-USE OF THE COMMON AREAS OR ABANDONMENT OF HIS UNIT.

8. CERTAIN RIGHTS OF THE ASSOCIATION- WITHOUT LIMITATION OF SUCH POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY, TO THE SAME EXTENT AS A PROPERTY OWNER, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DOCUMENT, AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS PROPERTY OWNER.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

1. ENFORCEMENT AND DURATION
THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED OWNER/DEVELOPER, ITS GRANTEEES, SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF RECORDING HEREOF, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREAFTER PROVIDED. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS HEREON, IT SHALL BE LAWFUL FOR THE CITY OF JENKS OR ANY PERSONS OWNING A LOT SITUATED WITHIN THE SUBDIVISION TO MAINTAIN AN ACTION AT LAW OR EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, AND TO PREVENT HIM/HER OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANTS OR TO RECOVER DAMAGES FOR SUCH VIOLATIONS.

2. AMENDMENT

THE COVENANTS CONTAINED HEREIN WITHIN "SECTION I. EASEMENTS AND UTILITIES" AND "SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS" MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED BY THE OWNERS OF THE PROPERTY AND ACKNOWLEDGED BY THE JENKS PLANNING COMMISSION OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA.

3. SEVERABILITY

THESE RESTRICTIVE COVENANTS, TOGETHER WITH THE OTHER DOCUMENTS INCORPORATED BY REFERENCE, SHALL BE CONSTRUED AS AN ENTITY AND THE PERTINENT SECTIONS OF ALL INSTRUMENTS AS A WHOLE. THE INVALIDITY OF ANY PHRASE, CLAUSE OR PROVISIONS HEREIN CONTAINED SHALL NOT SERVE TO RENDER THE BALANCE OR THIS INSTRUMENT VOID, OR UNENFORCEABLE, AND THE SAME SHALL BE THEREAFTER CONSTRUED AS IF SUCH PHRASE, CLAUSE OR PROVISION WERE NOT HEREIN CONTAINED, OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE UNDERSIGNED. THE FAILURE OF THE GRANTOR, OR ANY SUCCESSOR IN TITLE, TO ENFORCE ANY GIVEN RESTRICTION OR COVENANT, OR CONDITIONS AT ANY TIME, OR FROM TIME TO TIME, SHALL NOT BE DEEMED TO BE A WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY NOR A MODIFICATION OF THESE RESTRICTIONS AND PROTECTIVE COVENANTS.

4. DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH HEREIN, THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE CITY OF JENKS ZONING CODE AS THE SAME EXISTED ON DECEMBER 6, 2019 OR AS SUBSEQUENTLY AMENDED.

IN WITNESS WHEREOF: THE COTTAGES JENKS, LLC HAS CAUSED ITS NAME TO BE AFFIXED, THIS DATE _____, 20____.

THE COTTATES JENKS, LLC

By: _____

STEVEN WATTS, MANAGER

)
COUNTY OF TULSA STATE OF OKLAHOMA) ss

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED STEVEN WATTS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAMES OF THE MAKERS THEREOF TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CERTIFICATE OF DEDICATION

I, JEFFREY A. TUTTLE, DOES HEREBY CERTIFY THAT I HAVE, CAREFULLY AND ACCURATELY SURVEYED, STAKED AND PLATTED THE ABOVE DESCRIBED TRACT, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS _____ DAY OF _____, 20____.

JEFFREY A. TUTTLE,

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

)
COUNTY OF TULSA STATE OF OKLAHOMA) ss

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED JEFFREY A. TUTTLE, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAMES OF THE MAKERS THEREOF TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	July 08, 2021
Case Number	JZ 21-670
Request	Rezoning from (AG) Agriculture to (CS) Commercial Shopping
Location	NE corner of 121 st and HWY 75

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Legal Notice
- ☐ Utility Map

Preparer

INCOG
City GIS

Background Information

This zoning request is applicable to one of four lots in an undeveloped section of town. The parcel is part of a 4-lot “donut hole” adjacent to land outside Jenks City Limits; the remaining three parcels are under different ownership. This site has had interest primarily due to the proximity to Highway 75 with on and off ramps making it ideal for commercial development. The seller has been approached by a retail store and is seeking commercial zoning. Finding infrastructure solutions may be challenging but is not impossible.

PROJECT DATA

Public Comment	Staff received a call from the broker for the adjacent parcels inquiring about the zone change
Uses	Uses allowed by Right in CS (1, 4, 5, 10, 11, 12, 13, 14, 16, 19, 21)
Zoning Request	Rezone the parcel from (AG) to (CS)
Current Zoning	(AG) Agriculture
Requested Zoning	(CS) Commercial Shopping
Comprehensive Plan	Regional Commercial (Horizon Jenks New Comp Plan)
General Location	East of Highway 75 and north of 121 st
Current Parcel Data	
Parcel ID	9823-58-235-34510
Property Address	Not Determined
Legal	PRT W/2 SW BEG 2060S & 780W NEC W/2 SW TH W431.04 S TO PT 100E SWC SEC E TO PT N585.08 POB LESS N25 THEREOF & LESS W50 THEREOF FOR RD
SEC	Section 35 Township 18 Range 12
Gross Acres	4.90

Chapter 10 Use Units		District
No.	Name	CS
1.	Area wide Uses	X
2.	Area wide Specific Use	S
4.	Public Protection	X
5.	Community Services and Cultural Facilities	X
8.	Multifamily Dwellings and Similar uses	P
10.	Off-Street Parking Areas	X
11.	Offices and Studios	X
12.	Eating Places Other Than Drive-Ins	X
13.	Convenience Goods and Services	X
14.	Shopping Goods and Services	X
15.	Other Trades and Services	
16.	Gasoline Service Stations	X
17.	Automotive and Allied Activities	E
18.	Drive-In Restaurants	
19.	Hotel, Motel, and Recreation Facilities	X
20.	Commercial Recreation, Intensive	
21.	Business Signs and Outdoor Advertising	X

¹ X = Use by Right.

E = Special Exception-unless use is specifically identified on Specific Use List.

S = Specific Use - see Use Unit 2 and Chapter 17.

P = Requires Planned Unit Development Application due to Mixed Use Requirements.

Table 2. Bulk and Area Requirements in the Commercial Districts |

	District
	CS
FRONTAGE (MIN. FT.)	
— ARTERIAL	150
— NOT AN ARTERIAL	50
FLOOR AREA RATIO (MAXIMUM)	0.50
SETBACK FROM CENTERLINE OF ABUTTING STREET (MIN. FT.)	
— ARTERIAL	50
— NOT AN ARTERIAL	25
SETBACK FROM AN ABUTTING R DISTRICT BOUNDARY LINE (MIN. FT.)	10 ¹
BUILDING HEIGHT (MAX. FT.)	35

¹ PLUS TWO FEET OF SETBACK FOR EACH ONE FOOT BUILDING HEIGHT EXCEEDING 15 FEET, IF THE PROPERTY IS WITHIN AN RE, RS, OR RD DISTRICT.

Zoning North | (AG) Single-family residence
 East | (AG) Undeveloped
 South | 121st Street (CS) Commercial Shopping
 West | (AG) Tulsa County | Undeveloped | ODOT right of way

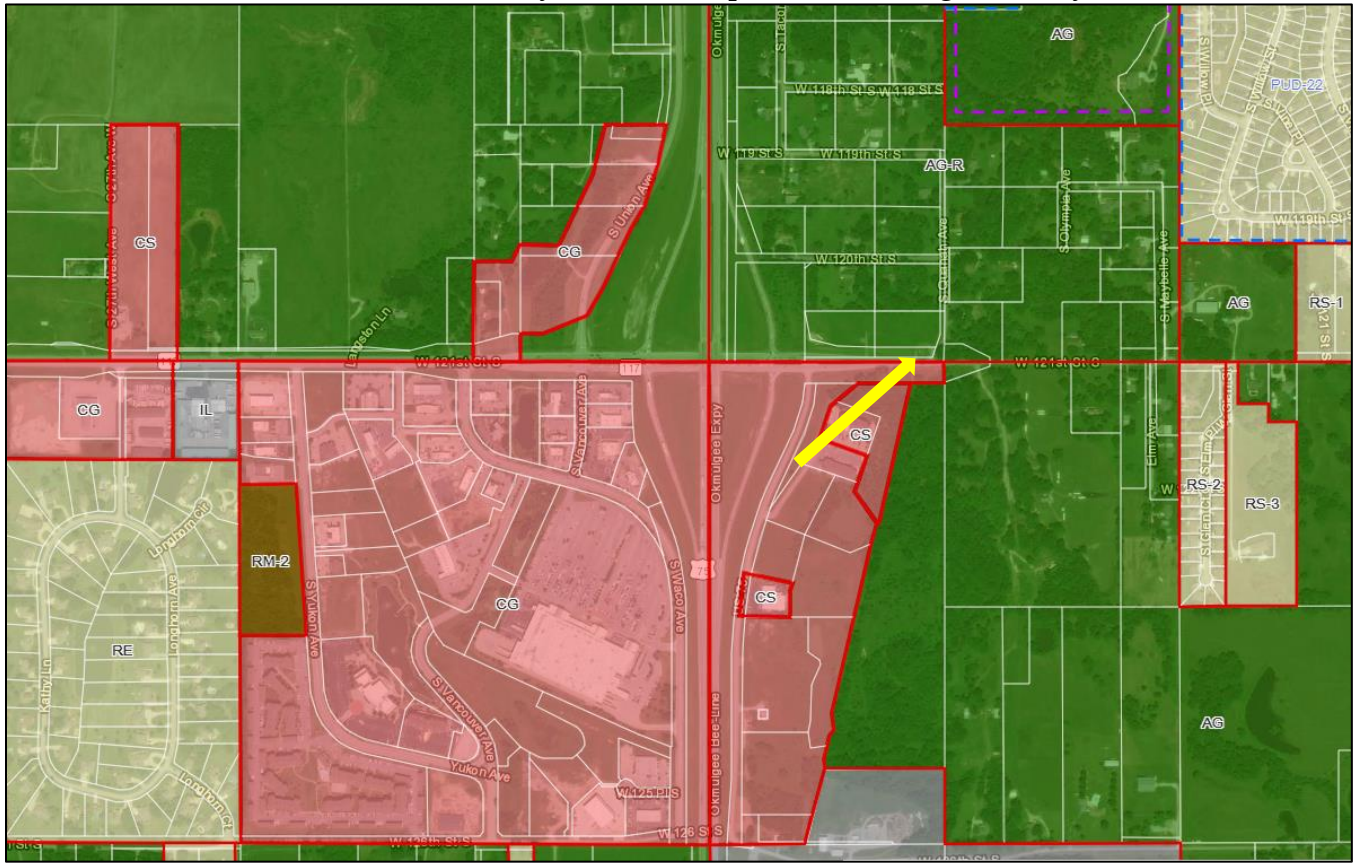


Figure 1: INCOG Zoning Map

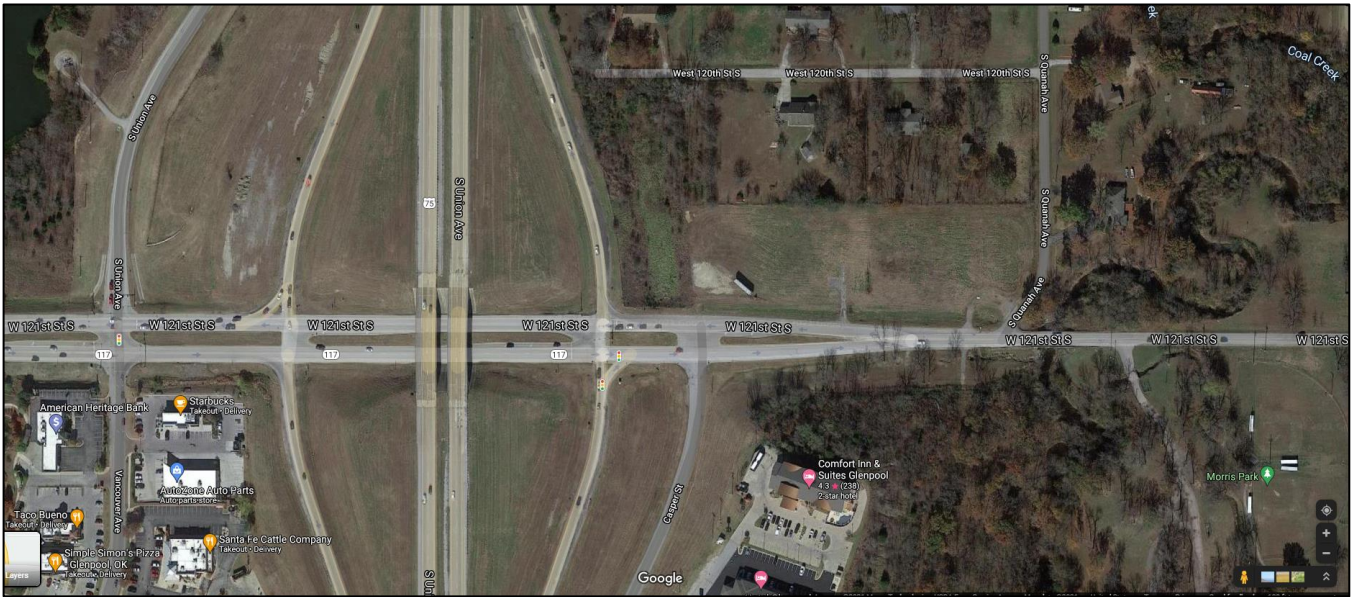


Figure 2: Google Aerial View

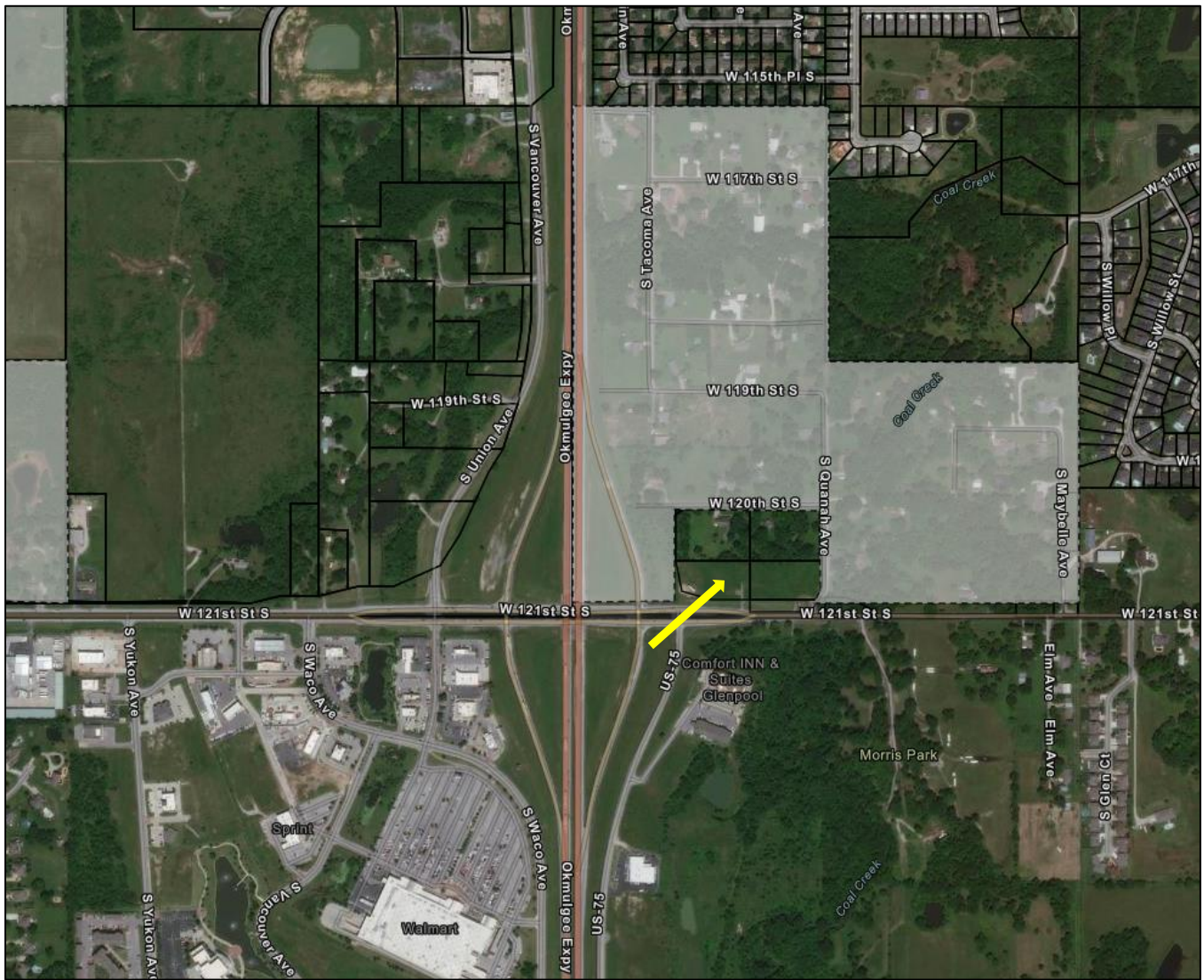


Figure 3: Expanded GIS View



Figure 4: View of Lot from the south

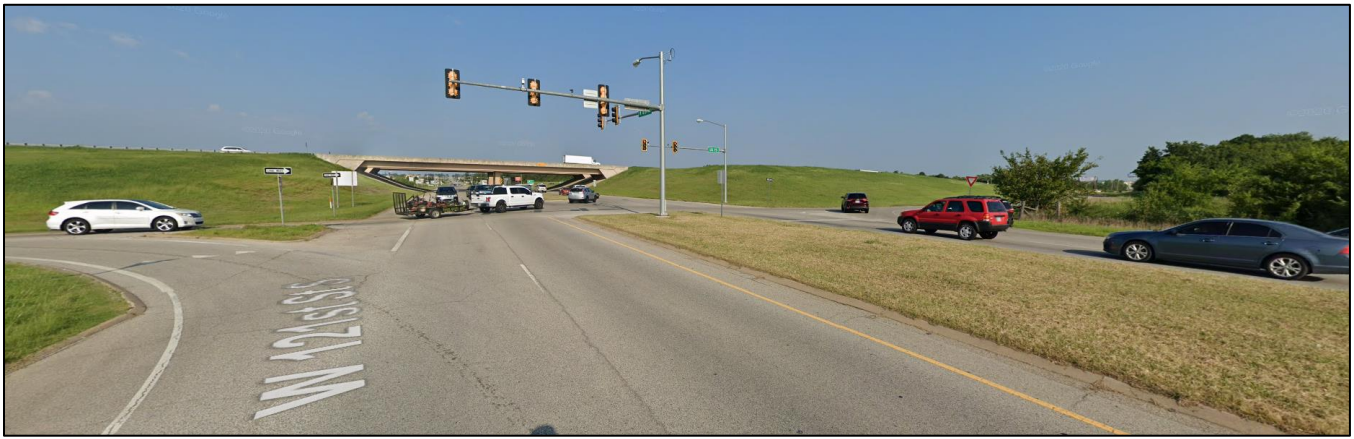


Figure 5: intersection looking west

Land Use Plan



Comp Plan

North | Regional Commercial

East | Regional Commercial

South | Glenpool

West | Outside Jenks City Limits

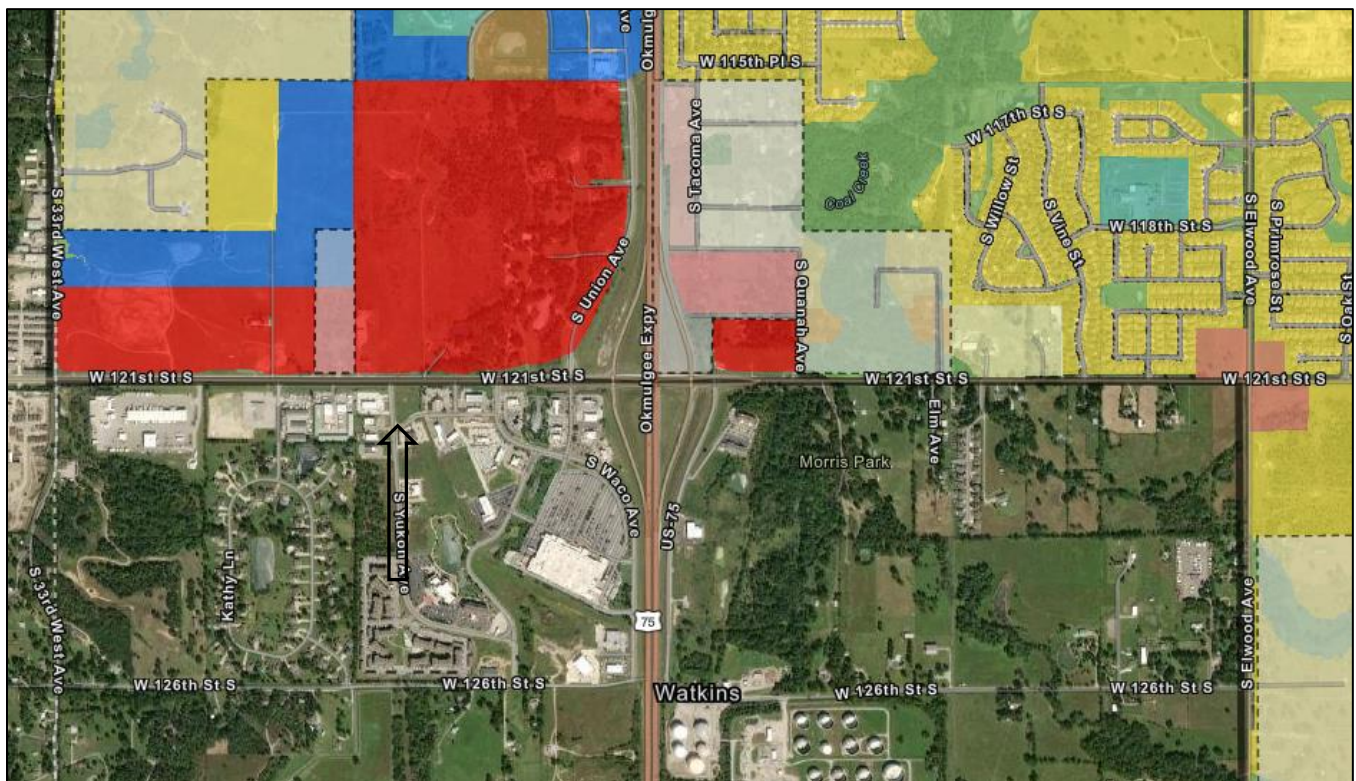


Figure 6: Horizon Jenks Comp Plan

Staff Evaluation & Recommendation

EVALUATION | This application is a request to approve a Commercial Shopping | Retail Sales use

REZONING | Approving this request would allow the current and/or any future property owners to operate a use allowed by right in a Commercial Shopping District

1. Consider if 500.1. is an appropriate fit and use for the area?

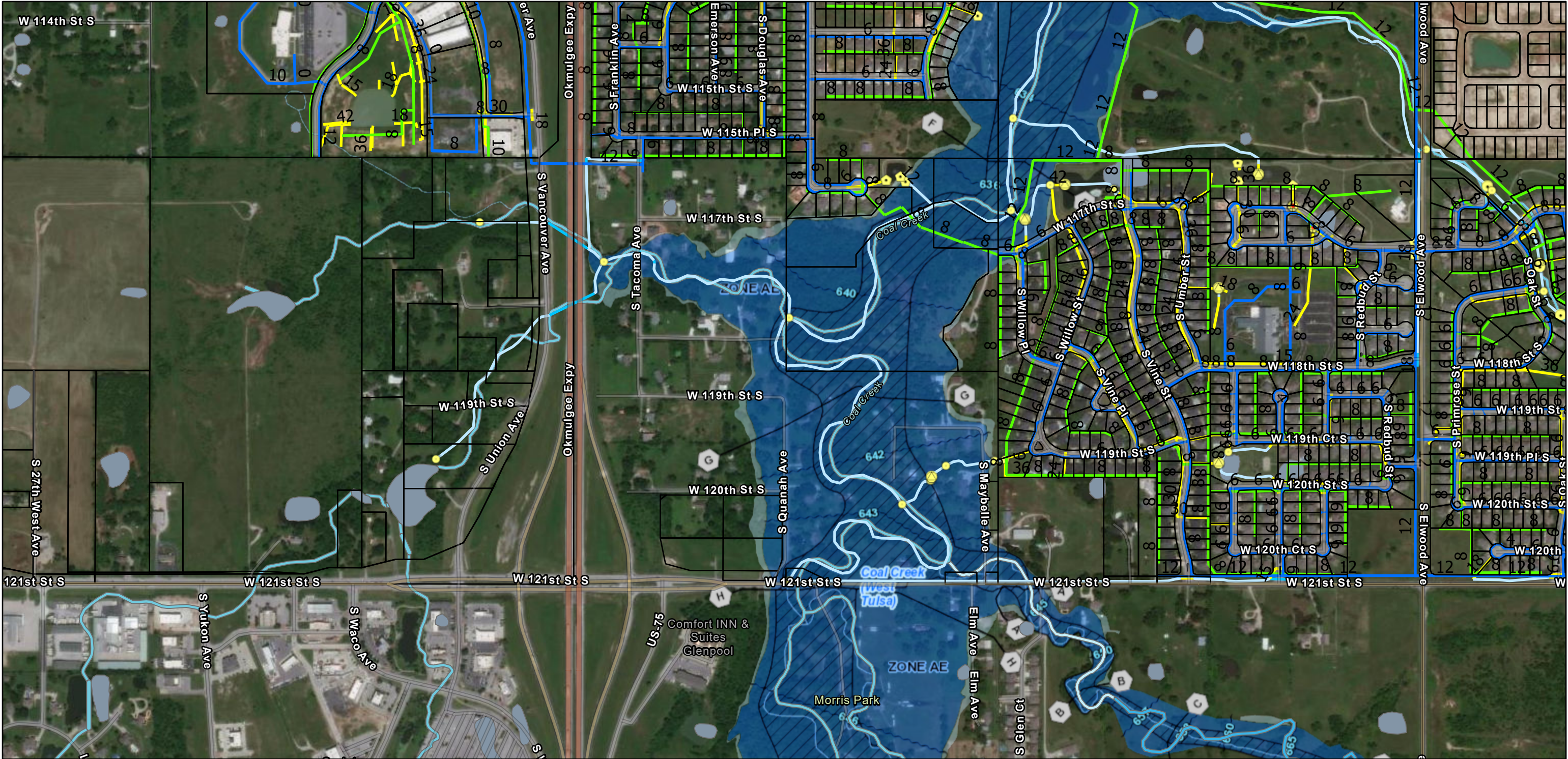
The Office Districts are designed to preserve and promote the development of efficient office facilities and to maximize the compatibility with other land uses by:

- a. Establishing bulk and area controls.
- b. Requiring off-street parking and loading facilities.
- c. Establishing the several districts necessary to meet the need for a variety of office types.
- d. Controlling the number, area, location, and types of signs.

RECOMMENDATION | *Staff recommends conditional approval of the Rezoning request from AG to CS*

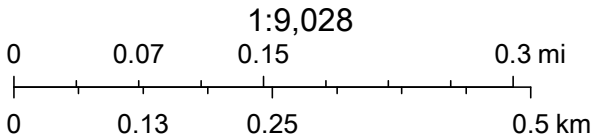
1. *Work with Staff to determine utility connection*
2. *Platting is required*
3. *Meet all City Code, Engineering Design Criteria and Subdivision regulations*

121st & HWY 75



6/10/2021, 10:59:34 AM

- | | | | | |
|----------------------|--|------------------------|------------------|-----------------------------------|
| DFIRM BFE | DFIRM Floodplain | Water_Main | Channel_Point | Open_Channel |
| DFIRM Cross Sections | 1% Chance Floodplain (Zone AE, AO, AH) | City of Jenks | Drop_Structure | Jenks_Wetlands |
| DFIRM Levees | 1% Chance Floodplain Zone A | Sanitary_Gravity_Mains | End_Section | Freshwater Emergent Wetland |
| DFIRM Streams | 0.2 Pct. Chance Floodplain | Stormwater_Structures | Stormwater_Lines | Freshwater Forested/Shrub Wetland |
| DFIRM Floodway | Parcels_Jenks | Juntion_Chamber | Collector | Freshwater Pond |
| | Water_Laterals | Storage_Basin | Culvert | Riverine |



Esri Community Maps Contributors, City of Tulsa, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, Maxar

Web AppBuilder for ArcGIS

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	July 08, 2021
Case Number	JZ 21-671
Request	Rezoning from (RS-1) to (OL)
Location	208 E Aquarium Pl South of Aquarium between 2 nd and 3 rd

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Legal Notice

Preparer

INCOG

Background Information

In May of 2021, staff was contacted by Lisa Goldsmith requesting a zoning verification letter for insurance purposes. The property had been purchased as an office and had been occupied as an office. However, the zoning had never been changed from single-family residential. Since that time Ms. Goldsmith began the process of correcting their zoning to lawfully operate as an office.

- We are a family-owned marine & building materials company headquartered in Missouri. We have a small team of executives/owners that office in Jenks.
- We have approximately 8 parking spots including the driveway and the front space that is zoned to the property.
- On any given day at most we have 4 people who office from the property.
- We do not and will not be doing any retail business at this address.

PROJECT DATA

Public Comment	Two citizens called inquiring about the zone change
Uses	Executive Offices
Zoning Request	Rezone the parcel from (RS-1) to (OL)
Current Zoning	Residential Single-family (RS-1)
Requested Zoning	Office Light (OL)
Comprehensive Plan	High Intensity Single-family (Horizon Jenks New Comp Plan)
General Location	South of E. Aquarium Place and East of N 2 nd Street

Current Parcel Data

Parcel ID	60525831903130
Property Address	208 E AQUARIUM PL S
Plat Information	Jenks Original Town Filed 07.15.05
Legal	LTS 9 10 BLK 30
Gross Acres	0.16
Parking	Office Space 1928 sq. ft. = 5 spaces required 5 Provided

Chapter 10 Districts

No.	Use Unit	OL
1.	Area wide Uses	X
2.	Area wide Specific Uses	S
4.	Public Protection and Utility Facilities	E
5.	Community Services and Cultural Facilities	E
8.	Multifamily Dwelling and Similar Uses	E
10.	Off-Street Parking Areas	X
11.	Offices and Studios	X

X = Use by right.

E = Special exception-unless use is specifically identified on Specific Use List

S = Specific Use - see Use Unit 2 and Chapter 17.

	OL	208 E Aquarium Pl.
Lot Area Minimum (sq. ft.)	N/A	N/A
Frontage (min. ft.) Not an Arterial	50	50
Floor Area Ratio (maximum)	0.25	<0.25
Setback from Centerline of Abutting Street (min. ft.) —Not an Arterial	25	X
Setback from Abutting AG or R District boundary lines (min. ft.)	10	X
Building Height (max. ft.)	35	X

Zoning North | (CS) (RS-3) & (OL) | ITEX Office (old bank property)
 East | Mixed Use Project built as Apartments | (PUD 104)
 South | RS-2 (Residential Single-family)
 West | RS-3 (Residential Single-family)



Figure 1: INCOG Zoning Map



Figure 2: Neighborhood view from Second and Aquarium



Figure 3: View of Aquarium at corner showing open space



Figure 4: View of Bank/Office property on corner of 3rd and Aquarium



Figure 5: Front View of applicant property



Figure 6: Google Earth Photo 2015

Land Use Plan

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

Comp Plan

North | Downtown District

East | Multi-family Residential

South | Medium Intensity Single-family

West | Multi-family Residential

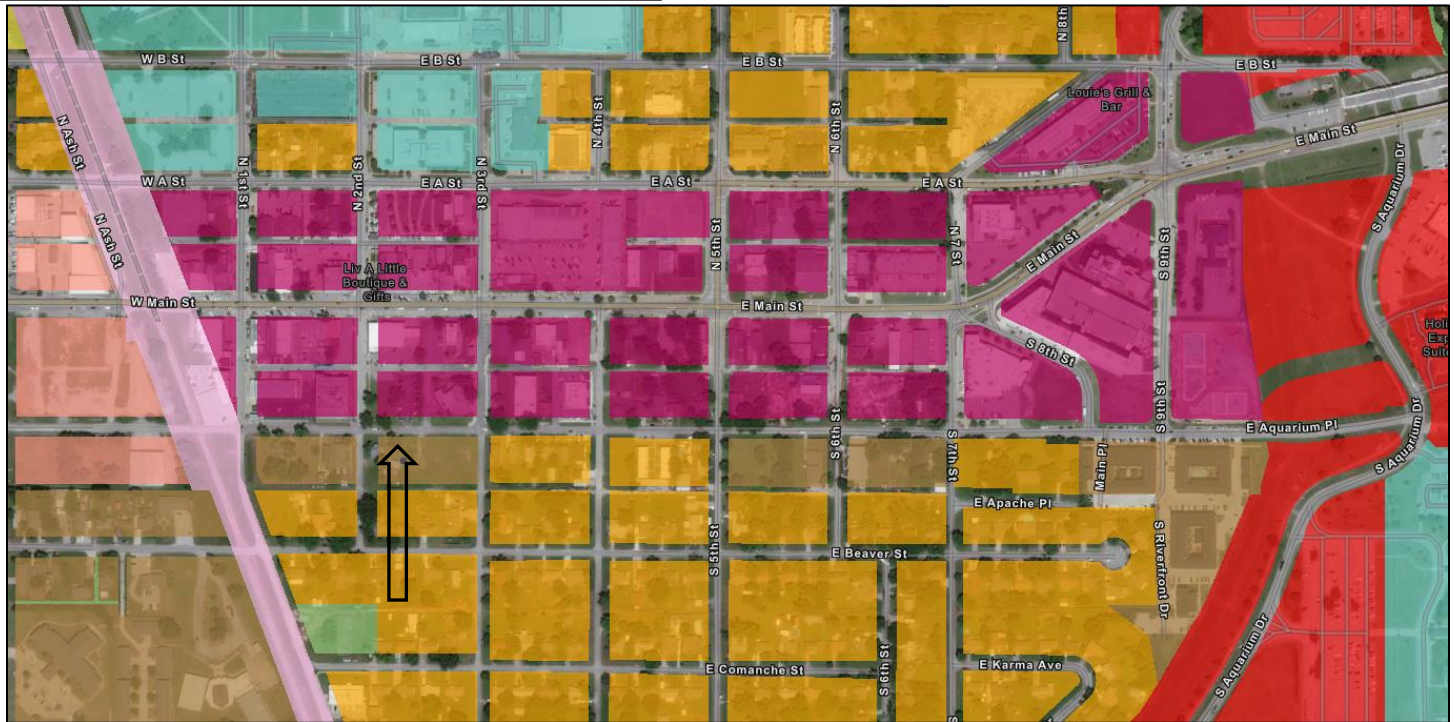


Figure 7: Horizon Jenks Comp Plan

Staff Evaluation & Recommendation

EVALUATION | This application is a request to approve an office use which appears to have existed for almost 8 years, the site meets the zoning requirements.

1. **REZONING** | Approving this request would allow the current and/or any future property owners to operate an office space.
2. Consider if 500.1. is an appropriate fit and use for the area.
The Office Districts are designed to preserve and promote the development of efficient office facilities and to maximize the compatibility with other land uses by:
 - a. Establishing bulk and area controls.
 - b. Requiring off-street parking and loading facilities.
 - c. Establishing the several districts necessary to meet the need for a variety of office types.
 - d. Controlling the number, area, location, and types of signs.

RECOMMENDATION | Staff recommends conditional approval of the Rezoning request from RS-1 to OL

1. Contact Fire Chief for life safety inspection.
2. Contact Protective Inspections before doing any remodeling or construction



CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

NOTICE OF A PUBLIC HEARING ON A PROPOSED ZONE CHANGE LOCATED IN THE CITY OF JENKS, OKLAHOMA

JZ 21-671

Notice is hereby given that a public hearing will be held before the Jenks Planning Commission, in Jenks City Hall, Council Chambers, 211 North Elm Street, Jenks, Oklahoma, at 6:00 p.m. on 08 July 2021, in consideration of the following:

An application to approve a request by Lisa Goldsmith for approval of a zone change from RS-3 (Residential Single-Family High Density District) to OL (Office Low Intensity District).

Legal Description: Subdivision: JENKS-ORIGINAL TOWN

Legal: LTS 9 10 BLK 30

Section: 19 Township: 18 Range: 13

General Location: 208 E Aquarium Pl

All persons interested in this matter may appear at these hearings and present their objections to or arguments for any of the above matters.

Dated at Jenks Oklahoma on 11 June 2021.

Marcaé Hilton, Secretary
Jenks Planning Commission



Jenks | PC Staff Report



To	Planning Commission
Hearing Date	July 08, 2021
Case Request(s)	Comp Plan Amendment <i>Single Family Medium Intensity to Business Park</i> JZ 21-672 Rezoning (AG) Agriculture to (OM) Office Medium LS 21-359 Lot Split
Location	Between Elwood and Elm North of 121st (north of Fire Station #2)

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Koch Corrective Deed
- ☐ Site Plan Exhibit

Preparer

Tulsa County Document
Select Design

Background Information

Mr. Kevin Jordan owns over twenty-one acres between Elgin and Elwood and north of West 121st Street South. This parcel is currently undeveloped with an Agriculture zoning. Mr. Jordan is seeking a lot split and rezoning to build two (2) offices and has tenants currently under contract. In addition, Mr. Jordan has 7.23 adjacent acres developed to the west as self-storage and a coffee shop. All the property to the east (PUD 112 | South County Crossing) is owned by Mr. Jordan. Staff has no objection to the plans.

During the staff predevelopment meeting with the applicant we discussed the potential office uses and overall site constraints namely being a remnant industrial use. The owner was advised by the original seller of areas of contamination and did not recommend the site be developed as single-family residential. This property was previously identified as "Special District 3 | *Industrial Special District.*" The earlier Comp Plan stated any 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. The proposal must include environmental considerations and review. During the updated comp plan process Houseal Lavigne recommended Medium Intensity Single-family development. The applicant was not aware of the change in the Comprehensive Plan Land Use Map and requests the area be amended to "*Business Park*" this is more in line with the old comp plan and less intensive with fewer environmental considerations. Staff supports the required amendment to the Comprehensive Plan Land Use Map.

REQUESTS

Zoning Request	Amend the Comprehensive Plan Land Use Map to allow for <i>Business Park</i> rather than Medium Intensity Single-family
	Lot Split the area identified in the rezoning application
	Rezone part of the overall parcel from (AG) Agriculture to (OM) Office Medium

Public Comment	Several citizens called inquiring about the zone change
Uses	Office All uses allowed in OM
Current Zoning	(AG) Agriculture
Requested Zoning	(OM) Office Medium
Comprehensive Plan	Medium Intensity Single-family (Horizon Jenks New Comp Plan)
Previous Comp Plan	Special District 3 Industrial Special District
Comp Plan Request	Business Park
General Location	1115 W 121 ST S North of 121 st between Elm and Elwood
Lot Split	Applies to area within the rezoning application/legal description
Current Parcel Data	
Plat	Unplatted <i>Platting required per ordinance, staff asks for deferred platting until additional development application including rezoning is made on site.</i>
Parcel ID	9823-682-364-8010
Property Address	Unknown
Legal Lot Split & Rezoning	A 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; 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 TO THE POINT BEGINNING; THENCE NORTH 01°07'33" WEST FOR 574.51 FEET; THENCE SOUTH 88°26'49" WEST FOR 361.77 FEET; THENCE SOUTH 38°02'48" WEST FOR 125.32 FEET; THENCE SOUTH 33°15'22" WEST FOR 102.46 FEET; THENCE NORTH 88°55'16" EAST FOR 448.79 FEET; THENCE SOUTH 01°07'33" EAST FOR 389.69 FEET; THENCE NORTH 88°55'08" EAST FOR 50.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 98,799.88 SQUARE FEET OR ACRES.
STR	Section 36, Township 18, Range 12
Gross Acres	2.27

OM ZONING INFORMATION

No.	Use Unit	OM
1.	Area wide Uses	X
2.	Area wide Specific Uses	S
4.	Public Protection and Utility Facilities	E
5.	Community Services and Cultural Facilities	X
8.	Multifamily Dwelling and Similar Uses	E
10.	Off-Street Parking Areas	X
11.	Offices and Studios	X

	District	OM
	Lot Area Minimum (sq. ft.)	N/A
	Frontage (min. ft.) — Not an Arterial	50
	Floor Area Ratio (maximum)	0.25
	Setback from Centerline Private Street — Not an Arterial	25
	Setback from Abutting AG or R District boundary lines (min. ft.)	N/A
	Building Height (max. ft.)	35

SURROUNDING ZONING DATA

SUP 25 | Fire Station No. 2 (Ewing Perryman Station) | Staff notes the boundary of the SUP does not match the boundary of the fire station.

Tulsa County Parcel Data

Parcel ID 9823-68-236-50310
Address 1115 W 121 ST S
Legal BEG 468.90W SECR SW TH W475 N450 E475 S450
SEC Section 36, Township 18, Range 12
Gross Acres 4.91

SUP 110 | Self Storage and Coffee Shop “The Collaborative Coffee”

Tulsa County Parcel Data

Parcel ID 9823-68-236-47210
Address 1577 W 121st St S
Legal PRT SE SW BEG 60N SWC SE SW TH N959.06 SE165.14 E97.52 SE319.09 S584.61 W378.08
SEC Section 36, Township 18, Range 12
Gross Acres 7.23

PUD 112 (JZ-623) | South County Crossing

FINAL AS APPROVED | Ordinance No. 1461 | August 6, 2018

At the time of development it was part of two large pieces of land identified as a “special district” in the Comprehensive Plan, consisting of a total of 255 acres, on the north and south sides of 121st Street between Elwood and Peoria. PUD 112 was relevant to the Fifty of the acres are on the north side of the street. The business/warehousing development is currently zoned for moderate industrial activities (IM). The portion to the west (per current application) is seeking a change in zoning from (AG) Agriculture. The property was previously used as a petroleum storage facility.

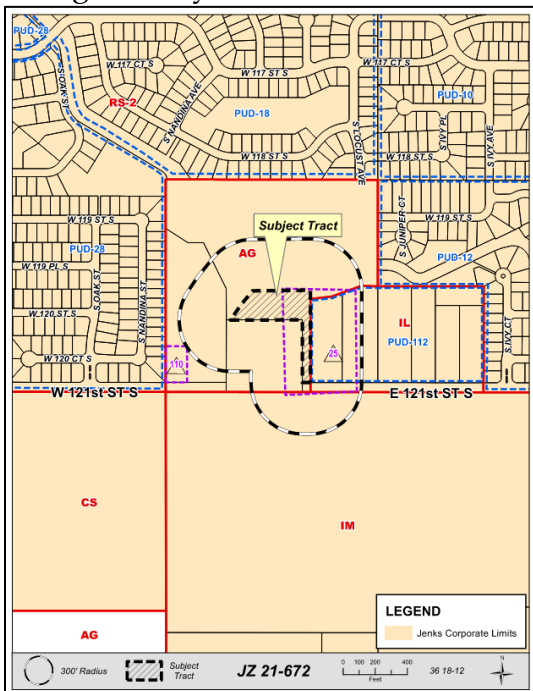


Figure 1: Legal Notice | Zoning

Zoning North | AG (Agriculture)
 East | RS-2 South Creek | (PUD 12)
 South | IM (Industrial Medium)
 West | CS (Commercial Shopping)

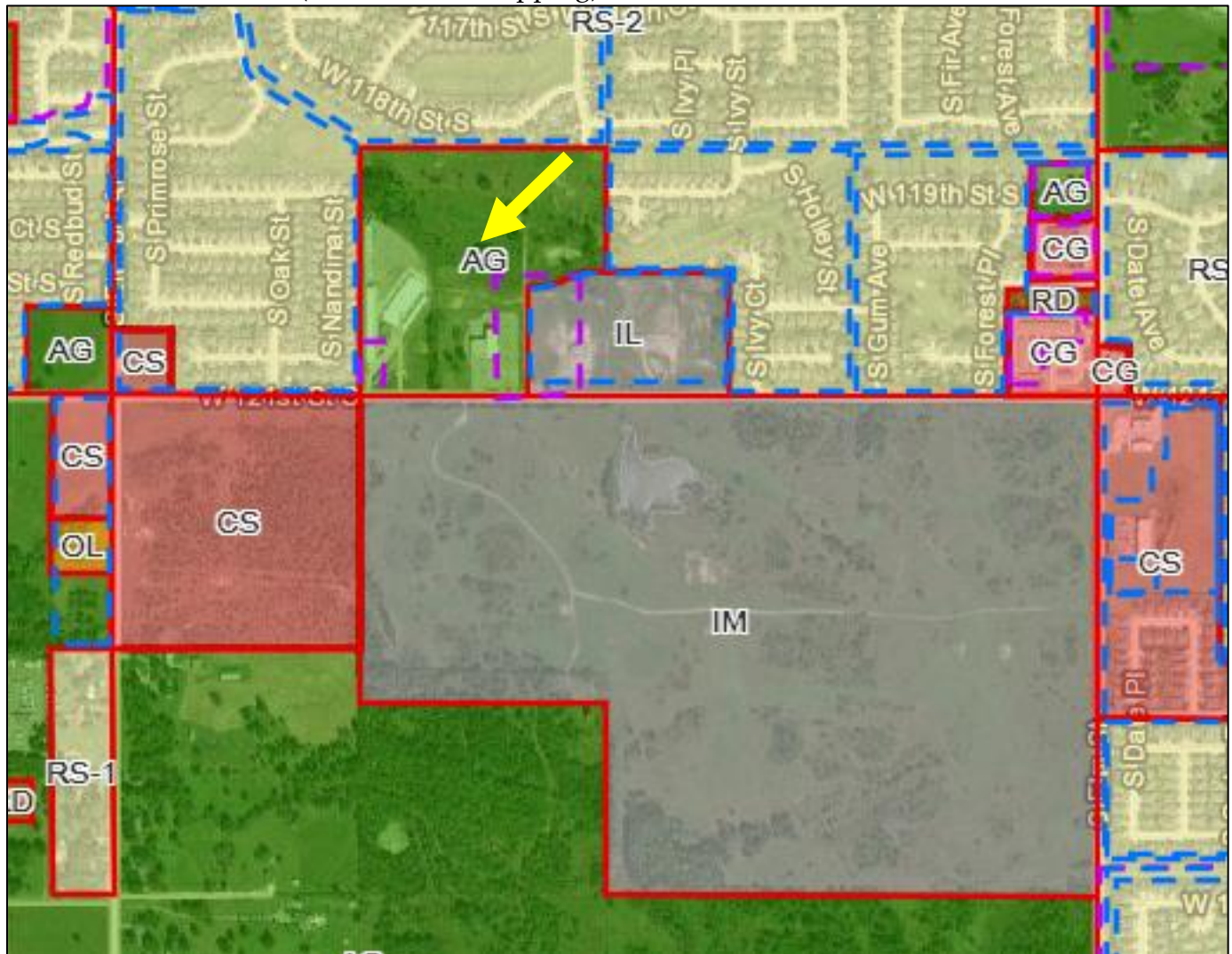


Figure 2: Zoning Map | INCOG

Comp Plan North | Medium Intensity Single-family | Churchill Park
East | Medium Intensity Single-family | South Creek
South | Public and Semi-public | Fire Station No. 2
West | Local Commercial | Mini storage



Figure 3: Horizon Jenks Comp Plan | Amend Plan from Medium Intensity to Business Park

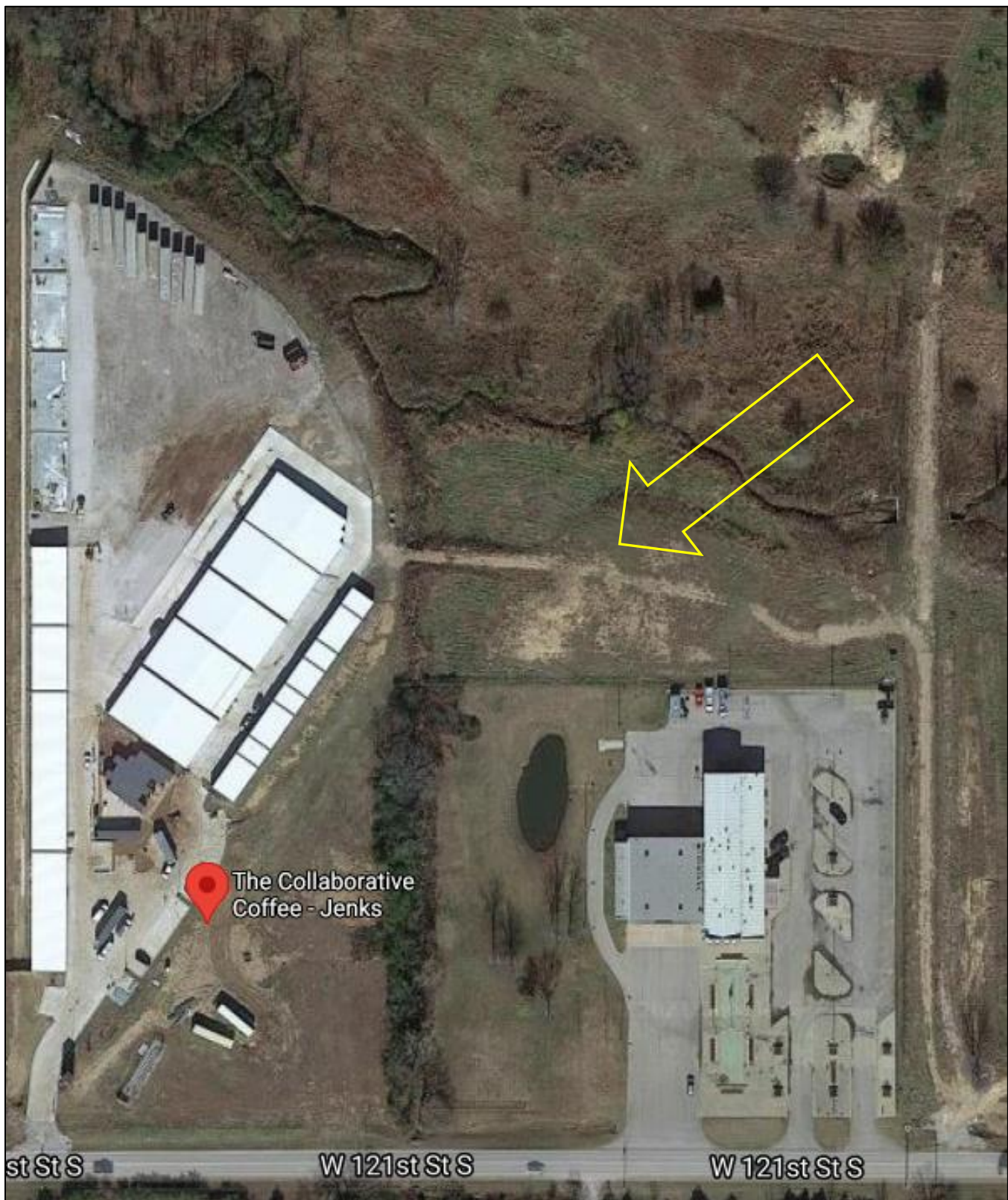


Figure 4: Property to be zoned OM Identified by yellow arrow north of Fire Station



Figure 5: Google Earth Aerial View



Figure 6: View of Access from 121st



Figure 7: View looking South

Evaluation | This application has 3 requests:

1. **COMP PLAN AMENDMENT** | Approving this amendment will allow the landowner to change the Future Land Use Map from the policy guide position of Medium Intensity Single-family residential to a Business Park designation and allow the zoning to be changed accordingly.
2. **REZONING** | Approving this request would allow the current and/or any future property owners to operate an office space.
3. **LOT SPLIT**
 - a. This application requires a lot split.
 - b. Platting is required and deferred until the northern parcel is rezoned for developed.

4. Consider if Sec. 500. – Office District is a good fit for the area.

Purposes of the office districts. | The Office Districts are designed to preserve and promote the development of efficient office facilities and to maximize the compatibility with other land uses by:

- i. Establishing bulk and area controls.
- ii. Requiring off-street parking and loading facilities
- iii. Establishing the several districts necessary to meet the need for a variety of office types.
- iv. Controlling the number, area, location, and types of signs.

500.3. | Purposes of the OM Office Medium Intensity District.

The OM District is designed to provide areas for offices, together with certain community facilities normally compatible with primary office uses. It is designed to preserve existing medium intensity office development and to facilitate the development of new medium intensity office areas.

RECOMMENDATION | **Planning Commission has Three (3) Actions** | *Staff recommends approval of all three actions:*

1. *Comprehensive Plan Amendment to Business Park*
2. *Rezoning from AG to OM*
3. *Lot Split | Platting is required at time of rezoning for new development*



Tulsa County Clerk - Michael Willis

Doc # 2019009345 Page(s): 4

02/05/2019 01:02:42 PM

Receipt # 19-6150

Fee: \$ 19.00

After recording, return to:
Kevin L. Jordan
Black Gold Group
2021 S. Lewis Ave., Ste. 301
Tulsa, Oklahoma 74104

CORRECTIVE DEED

KNOW ALL BY THESE PRESENTS:

THIS CORRECTIVE DEED, executed this 21st day of January, 2019, is made by and between **KPL South Texas, LLC** (f/k/a Koch Pipeline Company, LLC, f/k/a Koch Pipeline company, L.P.), a Delaware limited liability company, hereinafter called "**Grantor**", and **Black Gold at 121st, LLC**, an Oklahoma limited liability company, hereinafter called "**Grantee**".

WHEREAS, by virtue of that certain Special Warranty Deed effective as of December 11, 2017, recorded as Document #20171148854 in the office of the Tulsa County, Oklahoma Clerk (hereinafter, the "**Previous Deed**"), Grantor conveyed to Grantee certain property located in Tulsa County, Oklahoma;

WHEREAS, the parties desire to amend the restrictive covenant set forth in the Previous Deed;
and

WHEREAS, THE PURPOSE OF THIS CORRECTIVE DEED IS SOLELY TO AMEND THE RESTRICTIVE COVENANT IN THE PREVIOUS DEED.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby amend the restrictive covenant in the Previous Deed as follows:

To the fullest extent permitted by applicable law, Grantee, on its behalf and on behalf of its successors and assigns and all present and future owners and occupiers of and/or successors in title or interest to the Property and part thereof (collectively, "**Property Owners**"), agrees to the following (collectively referred to hereafter as the "**Restrictions**"): (i) to not allow the Property to be used for residential purposes; it being the expressed intent of the Parties that the Property will be used for industrial or other commercial uses only and that at no time will any persons be domiciled or otherwise reside on the Property, (ii) to prevent the withdrawal of groundwater on, at, under or from the Property for any use except for monitoring purposes; and (iii) to properly address and handle any groundwater encountered during property development or use activities in such a manner as to prevent the migration or release of contaminants to any other zone or

media and to prevent uncontrolled exposure to human and ecological receptors. Any activities that impact groundwater require all Property Owners to make a determination on the need to review the impacts with the Oklahoma Department of Environmental Quality ("ODEQ") prior to implementing groundwater disturbing activities. Any Property Owner may seek to remove the Restrictions through review and approval by the ODEQ that groundwater concentrations of TPH are below the Category I criteria (or its equivalent) for TPH. The term "residential purposes" shall include, but not be limited to, use for dwellings such as single-family houses or multi-family dwellings and apartments, children's homes, nursing homes, residential portions of government-owned lands (local, state or federal), day care facilities, educational facilities, hospitals, residential portions of range or farm land, and parks (local, state or federal). The above covenants shall apply to and bind each and every Property Owner, and their respective successors and assigns, and shall operate as a covenant running with the land and passing with title to the Property and any part thereof.

The Restrictions shall not act to waive, rescind or modify any other restrictions that may be in effect against the Property, it being the intention that the Restrictions are to supplement and not replace, modify or amend any restrictions or other covenants pertaining to the use of the Property in effect as of the date hereof. Grantee may request in writing a waiver of the Restrictions, but no waiver, rescission, amendment or other modification of the Restrictions shall be effective unless made in a writing signed by an officer of Grantor. The waiver of or failure to enforce any of the restrictions or covenants contained herein shall in no event be deemed to be a waiver of the right to do so at any time thereafter.

THIS CORRECTIVE DEED hereby supersedes the Previous Deed only as to the correction of the restrictive covenant as set forth above, and in all other respects, the Previous Deed shall remain in full force and effect.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor and Grantee have executed this Corrective Deed to be effective as of the 21st day of January, 2019.

GRANTOR:

KPL SOUTH TEXAS, LLC

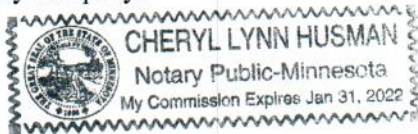
By Randy Lenz
Name: Randy Lenz
Title: President

HL

ACKNOWLEDGMENT

STATE OF Minnesota)
) SS.
COUNTY OF Dakota)

This instrument was acknowledged before me this 21 day of January, 2019, by Randy Lenz, as President of KPL South Texas, LLC, a Delaware limited liability company, for and on behalf of said limited liability company.



Cheryl Lynn Husman
Notary Public

My Commission Expires:

Jan 31 2022

GRANTEE:

BLACK GOLD AT 121ST, LLC

By *Ken Jordan*
Name: Kevin Jordan
Title: Manager

ACKNOWLEDGMENT

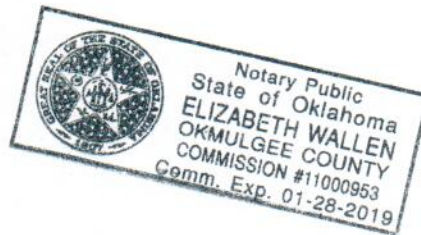
STATE OF)
) SS.
COUNTY OF)

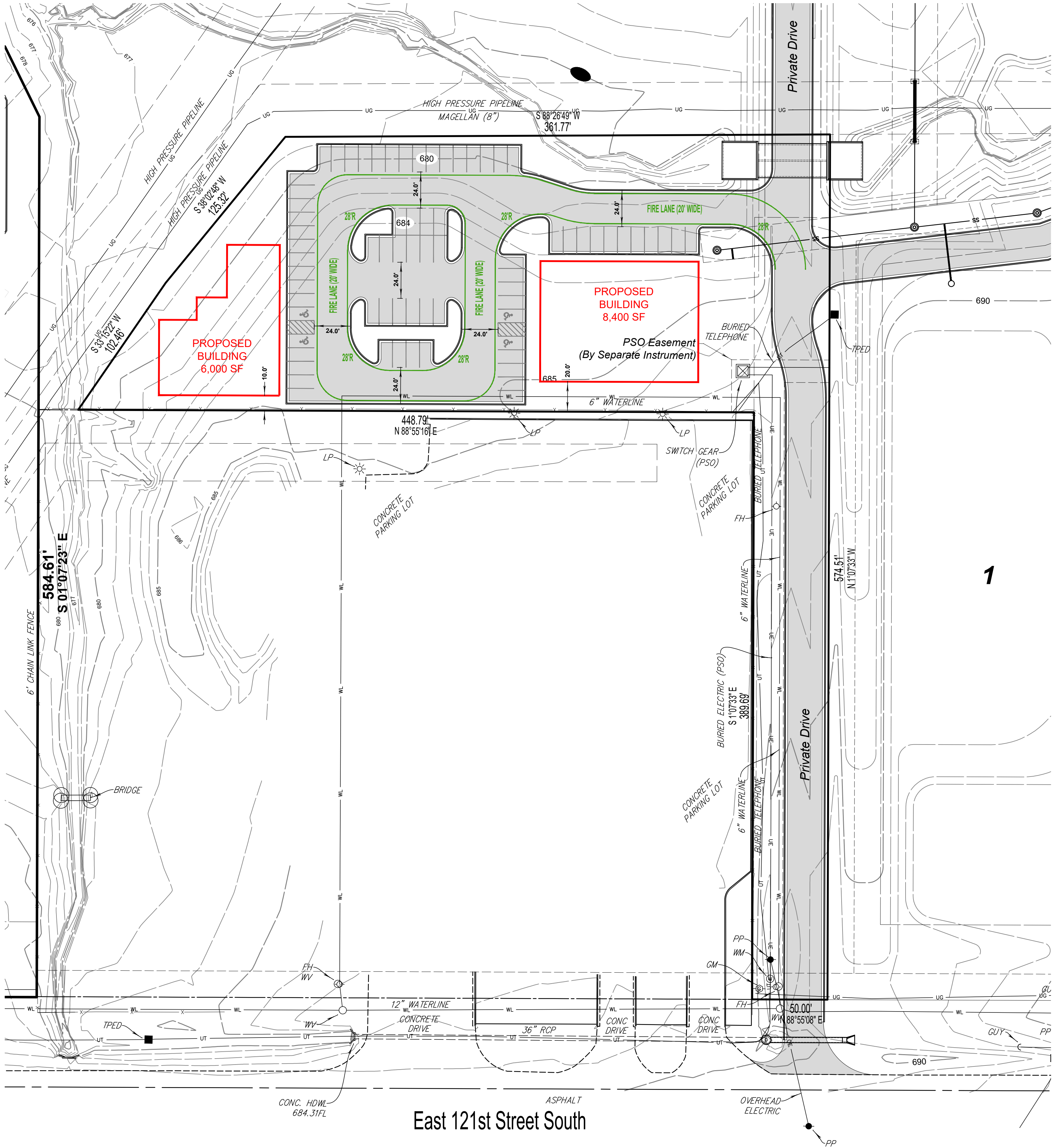
This instrument was acknowledged before me this 14 day of January, 2019, by Elizabeth Wallen, as President of Black Gold at 121st, LLC, an Oklahoma limited liability company, for and on behalf of said limited liability company.

Elizabeth Wallen
Notary Public

My Commission Expires:

1-28-19





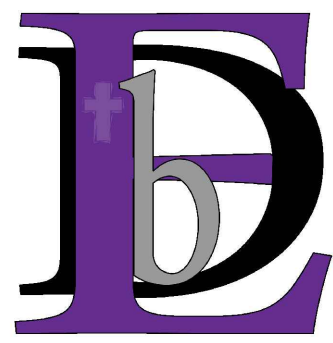
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT 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; 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 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER FOR 418.88 FEET TO THE POINT BEGINNING;

THENCE NORTH 01°07'33" WEST FOR 574.51 FEET; THENCE SOUTH 88°26'49" WEST FOR 361.77 FEET; THENCE SOUTH 38°02'48" WEST FOR 125.32 FEET; THENCE SOUTH 33°15'22" WEST FOR 102.46 FEET; THENCE NORTH 88°55'16" EAST FOR 448.79 FEET; THENCE SOUTH 01°07'33" EAST FOR 389.69 FEET; THENCE NORTH 88°55'08" EAST FOR 50.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 98,799.88 SQUARE FEET OR 2.27 ACRES.

CONSULTANTS



ENGINEERED BY
DESIGN

Engineered by Design, PLLC
P.O. Box 15567 Del City, OK 73155
Ph: 816-809-8253
CA# 7655 - Expires 6/30/2020



DEVELOPMENT ANALYSIS
PROJECT MANAGEMENT
DRAFTING & DESIGN

20 East Dawes Avenue
Bixby, Oklahoma 74008
Phone: (918) 798-8356

PROJECT NAME

South County Crossing & Trojan II Storage

Jenks, Oklahoma
Project No. 2064

REVISIONS

ISSUE DATE

9/5/2018

SCALE

1"=40'

SHEET NAME

CONCEPTUAL
SITE PLAN

EXHIBIT

A