

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, SEPTEMBER 08, 2022
JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS

Official action can only be taken on items which appear on the agenda. The Planning Commission may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

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

- 1.A. Approve minutes of the regular meeting on August 04, 2022

Documents:

[2022.08.04 PC MINUTES.PDF](#)

- 1.B. Approve JL 22-373: Request by the City of Jenks for a lot split. General Location: S of Main St, between Elm and Elwood adjacent to Polecat Creek

Documents:

1. [SR.JL 22-373 PC 09.08.22.COJ.PRESERVE.PDF](#)
2. [LOT SPLIT EXHIBITS.PDF](#)
3. [ACCESSOR DATA.EXPLORE-PRESERVE, LLC LEGAL DESCRIPTION.PDF](#)

- 1.C. Approve Preliminary/Final Plat for Consolidated Properties Inc. of Lawrence. General Location: 604 W Main St

Documents:

1. [SR.MAIN AND ELM PLAT.PC09.08.22.PDF](#)
2. [CONSOLIDATED PROPERTIES INC, OF LAWRENCE.PDF](#)

- 1.D. Approve Preliminary/Final Plat for Elm Street Center. General Location: 679 W 101st Pl

Documents:

1. [SR.ELM STREET CENTER PLAT.PC09.08.22.PDF](#)
2. [ELM STREET CENTER PRELIMINARY PLAT.PDF](#)

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 22-680: Request by Gabe Woolery for approval of a zone change from CG (Commercial General) to CS (Commercial Shopping). General Location: 604 W Main St

Documents:

1. [SR.JZ 22 680.PC 2022.09.01.22.PDF](#)
2. [JZ 22-680 PUBLIC NOTICE \[604 W MAIN\].PDF](#)

4. JZ 22-681: Request by Erik Enyart for approval of a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location: 679 W 101st Pl

Documents:

1. [SR.JZ22-681.PC.09.08.22.PDF](#)
2. [PUBLIC NOTICE - JZ 22-681 \[700 BLOCK OF W 101 PL\].PDF](#)

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, AUGUST 04, 2022
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:04 p.m. on August 04, 2022, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Craig Bowman
David Randolph
John Brown
Leon Davis
Amy Bors
Chair Scott West

Absent

Jeffrey Beyer – Arrived at 7:18 p.m.

Business

Official action can only be taken on items which appear on the agenda. The Planning Commission may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - 1.A. Request to approve minutes of the July 07, 2022
 - 1.B. Approve JL 22-372: Request by Kenny Martin for a lot split and combination. General Location: 411 N Forest
 - 1.C. Approve JZ 22 PUD 124.mi1: Request by Greg Helms for approval of a minor amendment to Planned Unit Development 124 to allow for single-family live/work space in the PUD. General Location: 401 W Main St
 - 1.D. Approve JZ 22 PUD 83B1.mi1: Request by Phil Dougherty for approval of a minor amendment to PUD 83B1 to allow for an indoor shooting range and retail sales. General Location: 100 S Gateway Pl
 - 1.E. Approve ROW-UEC 22-82: Request by Justin Sharp for approval of a Utility Easement Closure. General Location: 710 W 109th St
 - 1.F. Approve Whitetail Crossing Estates Preliminary/Final Plat: Request by Ryan McCarty for approval of a Preliminary/Final Plat. General Location: NW Corner of Providence Hills IV, south side of 131st St

David Randolph asked to pull Item 1.D. John Brown made a motion to approve Item 1, pulling Item 1.D. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Bowman, Randolph, Brown, Davis, Bors, West
NAY: None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
David Randolph explained why he pulled Item 1.D. Planning Director Marcaé Hilton introduced Item 1.D and answered questions. Leon Davis made a motion to approve Item 1.D. John Brown seconded the motion. A roll call vote of members was taken as follows:

YEA: Bowman, Brown, Davis, Bors, West
NAY: Randolph

Motion carried.

3. Rehearing of JZ 22 PUD 135: Request by Alan Betchan for a Planned Unit Development (PUD 135) along with a change to the underlying zoning to RTH, CS, RS-3, RS-2, and RS-1. General Location: 121st St & Elm
Planning Director Marcaé Hilton presented the staff report for Item 3 and answered questions. Alan Betchan addressed the Commission about the Application and answered questions. John Brown made a motion to approve Item 3 per staff conditions, and with the condition that dispensaries not be allowed in the commercial area and a deed restriction be placed on the one lot with environmental issues. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Bowman, Randolph, Brown, Davis, Bors, West
NAY: None

Motion carried.

4. JZ 22 SUP 119: Request by Cin Khaw Kham for a Specific Use Permit to allow for a church. General Location: 12877 S Harvard Ave
Planning Director Marcaé Hilton presented the staff report for Item 4 and answered questions. *Jeffrey Beyer arrived at 7:18 p.m.* Cin Kham (9222 S Harvard) addressed the Commission about his application and provided documents¹. Russel Cozort (12709 S Harvard) stated that the lot in question had a lot of difficulties, mainly with utilities. Lonnie and Cathy Wallace (13031 S Harvard) said that they were against the project because it would negatively impact their home value and make it harder to sell. They also provided pictures² for the Commission. Tadd Bogan (3800 First Place Tower 15, East 5th St) spoke on behalf of the lot owners. Carrie DeWeese (12109 S Ash Ave), the Wallace's realtor, spoke to how the proposed church has already made the house harder to sale. Leon Davis made a motion to approve Item 4. David Randolph seconded the motion. A roll call vote of members was taken as follows:

YEA: Bowman, Randolph, Brown, Davis, West
NAY: Bors

¹ Attachment A

² Attachment B

ABSTAIN: Beyer

Motion carried.

5. JZ 22 PUD 136: Request by Tim Terral for a Planned Unit Development and a change in the underlying zoning from AG (Agriculture) to RS-3 (Single-Family). General Location: between 131st and 141st, east side of Harvard Planning Director Marcaé Hilton presented the staff report for Item 5 and answered questions. Russell Cozort and Tim Terral (9810 E 42nd St, Suite 100) both addressed the Commission about the application. Craig Bowman made a recommendation to approve Item 5 with the recommendation that stops signs be added to slow traffic. Jeffery Beyer seconded the motion. A roll call vote of members was taken as follows:

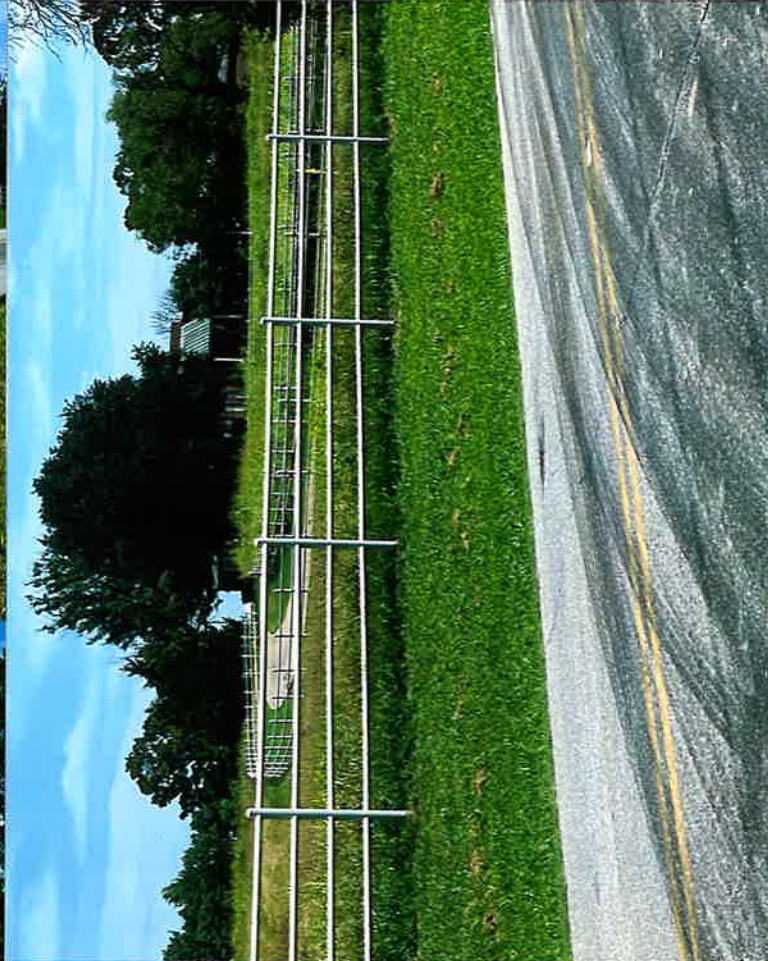
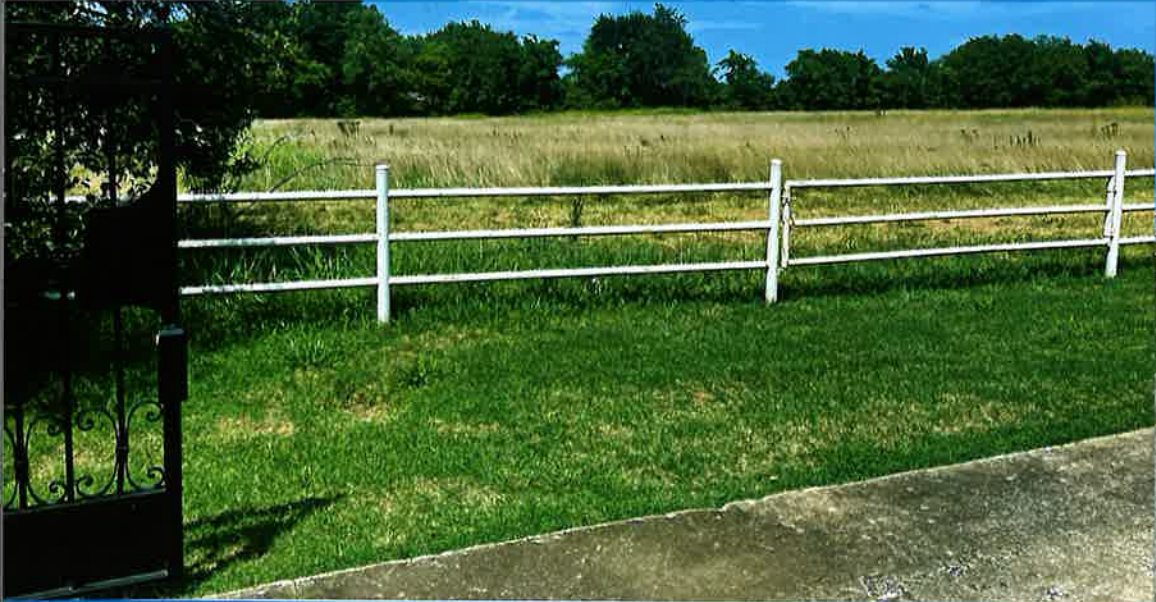
YEA: Bowman, Randolph, Beyer, Brown, Davis, Bors, West

NAY: None

Motion carried.

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

Adjournment. The Jenks Planning Commission adjourned at 8:03 p.m.



ArcGIS Web Map



7/6/2022, 4:31:39 PM

Aerial Imagery ☐ Parcels SDE.Tulsa

Red: Band_1

Green: Band_2

Blue: Band_3

Maxar | Copyright © 2015 INCOG | INCOG 2 West 2nd Street Suite 800 Tulsa, OK 74103 918.594.7526 | INCOG 2 West 2nd Street Suite 800, Tulsa OK 74103 918.594.7526 | Toole Design Group, Inc. | MTTA, Connelics Transportation Group (CTG), INCOG | Tulsa County Asses

Web AppBuild



Category	Gender	Height	Weight	Cholesterol	Triglycerides
C1	M	20.84	120.56	38.58	177.18 ± 7.7
C2	F	19.50	423.18	143.90	161.20 ± 12.7
C3	M	82.36	277.68	61.67	540.66 ± 27.6
C4	F	40.63	82.53	28.82	147.94 ± 4.5
C5	M	126.68	151.37	102.90	1037.32 ± 11.6
C6	F	121.44	403.81	121.18	468.48 ± 17.9
C7	M	40.50	123.89	40.41	1076.41 ± 12.6

LINE TABLE		
LINE #	LENGTH	INSTRUC
1	24.79	NO10103704
2	73.58	NO10103705
3	24.40	NO09123712
4	30.70	NO12023723
5	41.08	NO07043734
6	100.13	NO10103745
7	66.83	NO10103756
8	18.97	NO10103767
9	11.01	NO10103778
10	84.84	NO10103789
11	43.13	NO10103800
12	71.48	NO10103811
13	76.54	NO10103822
14	70.48	NO10103833
15	148.24	NO10103844
16	77.27	NO10103855
17	66.33	NO10103866
18	35.88	NO10103877

GENERAL NOTES

[illegible][illegible]

REPORTING THAT NO COMMERCIAL ADVISERS OF RECORD HAD BEEN CONDUCTED OR BEING CONDUCTED ON THE DATE, BECAUSE NO AD COUNCIL HAS BEEN SET UP FOR THE PURPOSE OF MONITORING THE USE OF ADVERTISING SPOTS AND THAT ALL COMMERCIAL ADVERTISING SPOTS ARE BEING MONITORED BY THE BOARD OF DIRECTORS. THE BOARD HAS NOT YET SET UP A COMMITTEE TO MONITOR THE ADVERTISING SPOTS AND THAT THE BOARD HAS NOT YET SET UP A COMMITTEE TO MONITOR THE ADVERTISING SPOTS.

[illegible]

ALTA/NSPS LAND
TITLE SURVEY
OF:

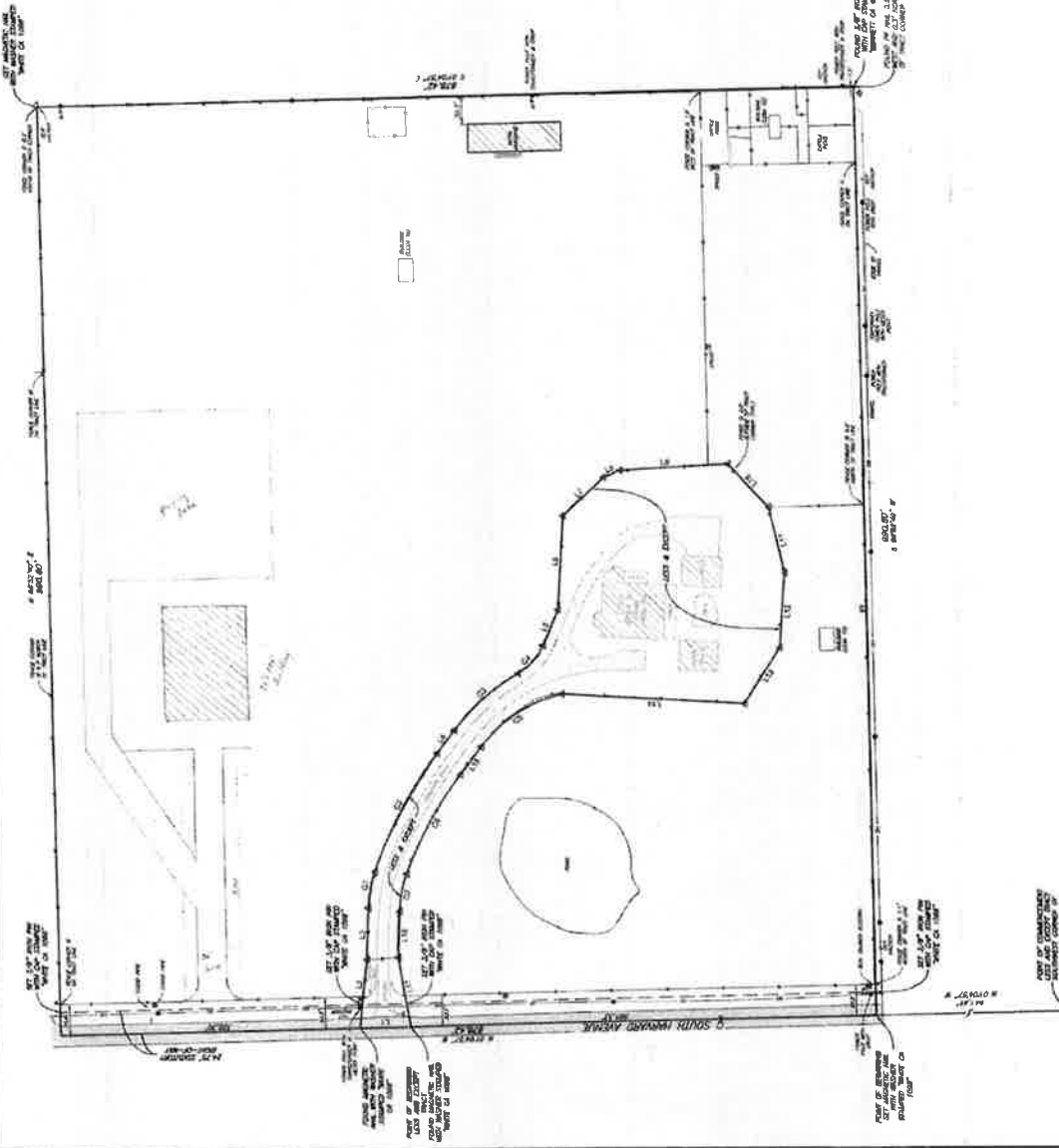
CERTIFICATE
WHITE SUPPLYING COMPANY, AN OKAWAMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED
PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO:

DOYLE WILLIAMS

WHITE BUILDING COMPANY
CORPORATE OFFICE
ALPHINGTON NJ, 08008
(908) 663-2221

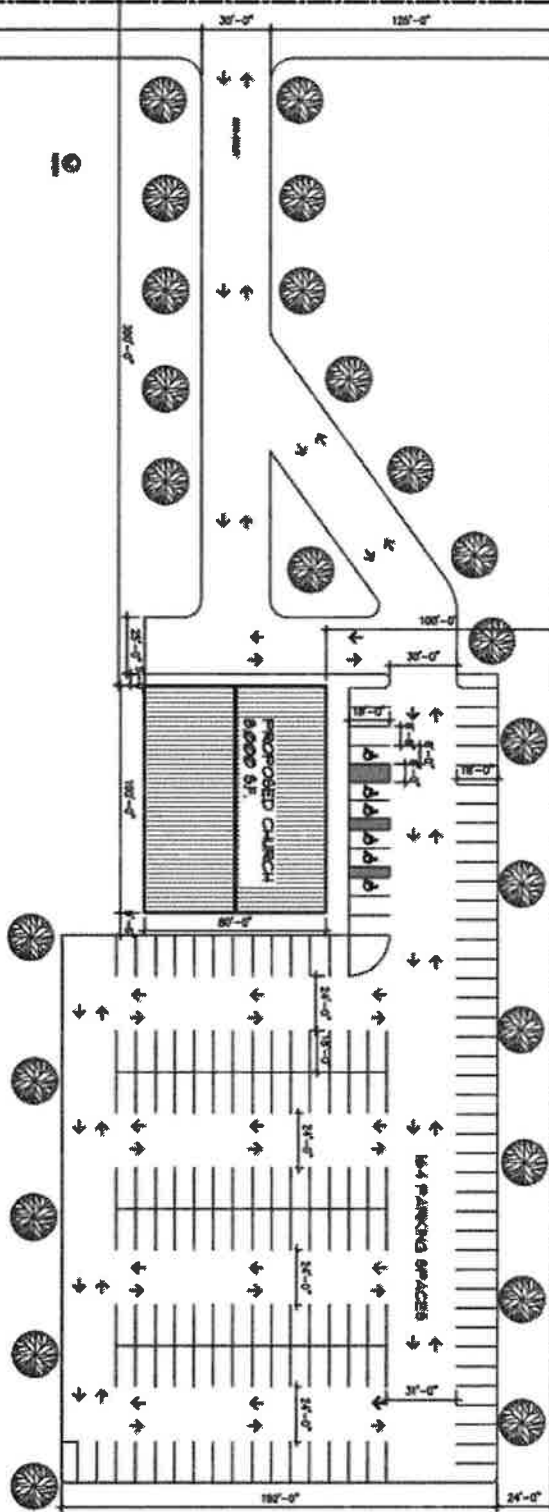

 BY Robert L. Smith DATE 1/12/2021
 REGISTERED PROFESSIONAL LAND
 SURVEYOR LICENSE NO. 15176

 **WHITE SURVEYING COMPANY**
providing land surveying services since 1940
3636 E. 55th Place • Tulsa, OK 74143 • 918.963.8624 • 918.964.8366 fax

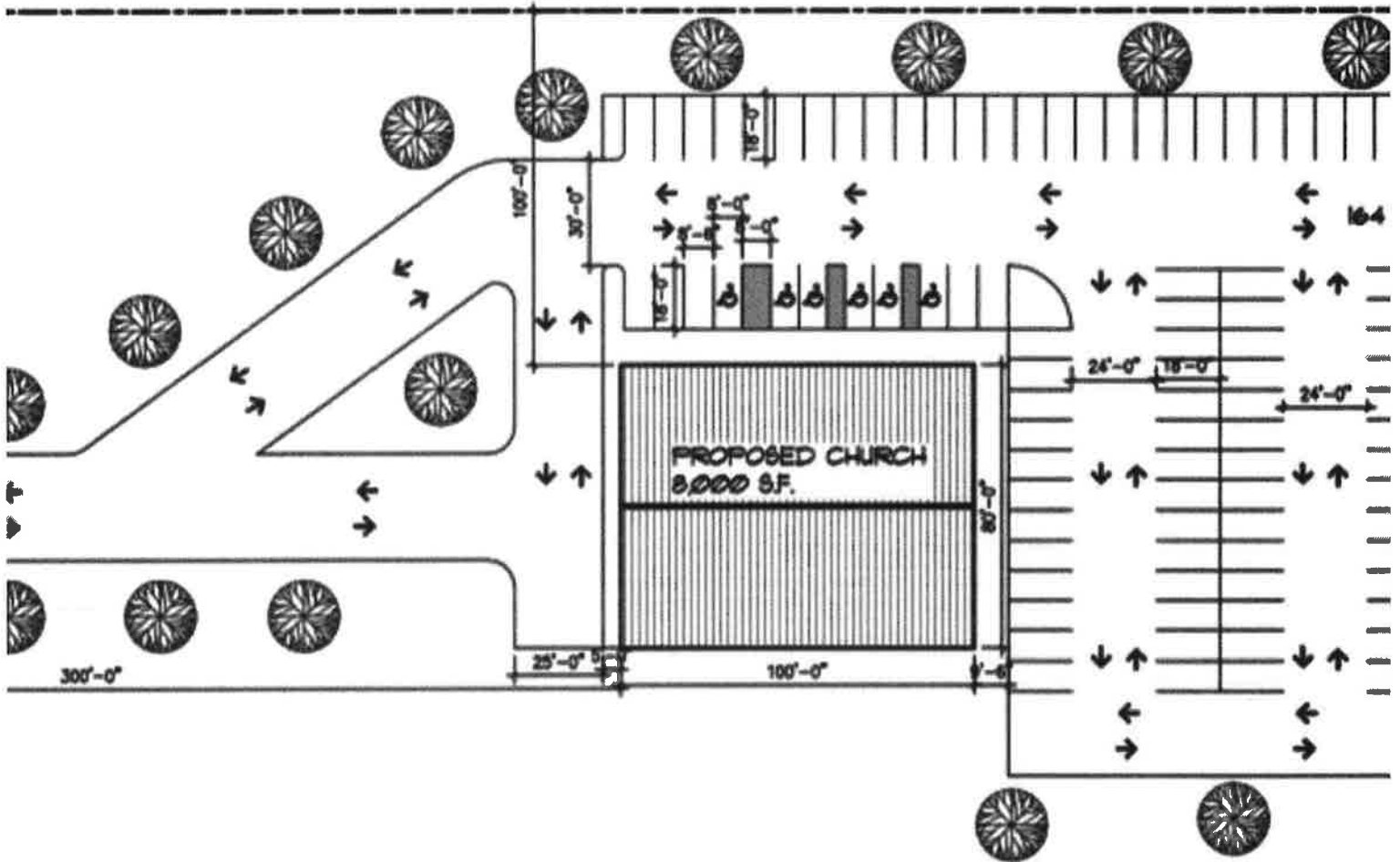


CENTERLINE SOUTH HARVARD AVE

10



905-117



Good afternoon,

My name is Lonnie Wallace. My wife Cathy and I purchased our home located at 13031 S. Harvard Ave. about 5 and a half years ago. We own about 1.6 acres that are in the middle of an 18 acre tract that currently has no other homes or major structures. Prior to our purchase of the home the zoning for this property was Agricultural. It is now zoned RS1, low density residential.

The reason that I am contacting you is to ask for your consideration in rejecting a Specific Use Permit that will be addressed in a Hearing on August 4, 2022 before the Jenks Planning Commission. The 18 acre tract has a pending sales contract to a church group who intends to build a church with parking facilities on the land. According to the Jenks – Code of Ordinances paragraph 1701.1, the “effect on adjacent property” as well as “community welfare” are factors that are considered. Paragraph 1701.3 states that

“The City Council may, in the interest of the public welfare and to assure compliance with the intent of this ordinance and the Jenks Comprehensive Plan, may deny a specific request or require such development standards and operational conditions and safeguards as are indicated to be important to the welfare and protection of adjacent property and the community as a whole and be compatible with the natural environment and the planned capacities of public services and facilities affected by the land use.”

When we purchased our home, we certainly knew that there would likely be residential development of the 18 acre tract but never consider that it might be used for anything else. We believe that the Specific Use Permit should be denied for the following reasons:

1. The construction of anything other than residences will be harmful to the value of our home, as well as others, and impact it's saleability.
2. Anything other than residences would not be compatible with the natural environment and would be inconsistent with the other surrounding properties and their current use.
3. This section of S. Harvard Ave is a two-lane country road and can hardly bear the traffic it currently handles. Adding the traffic from the new housing addition on the west side and a sizeable new church congregation would be a greater load than it likely could support. Additionally, water and other utility service is minimal in this area.
4. According to our real estate expert, a church located on the property adjacent to us will have a major impact on the value of our home - which we also currently have listed for sale.

We certainly are not opposed to the construction of churches however we do not believe this a fair and proper place to build on this land. We ask that you give consideration to our position that the Specific Use Permit be denied for these reasons.

Respectfully,

Lonnie and Cathy Wallace
13031 S. Harvard Ave.
Jenks, OK 74037
C: (405)-708-3636
H: (918) 943-1619

Marcae Hilton
Director of Planning
City of Jenks, OK

Subj: Preliminary/Final Plat Whitetail Crossing Estates,
City Council Consent Agenda Item 1.F.
August 4, 2022.

The application indicates that an aerobic instead of septic wastewater treatment system will be used for each of the three dwellings. Which is normally a significant improvement.

Please ensure that the processed aerobic wastewater will not be utilized for aerial irrigation of landscaping. As you are aware, a Providence Hills pond is located adjacent to the applicant's development.

Thanks for your consideration,



Edward J. Phillips
13422 S. 19th Court
Bixby, OK 74008

To	Planning Commission
Hearing Date	September 08, 2022
Case Number	JL 22-373 EXPLORE/PRESERVE LLC
Request	Lot Split/Lot Combo City of Jenks Preserve
Location	South of W Main Street between Elm and Elwood adjacent to Polecat Creek
Applicant	Chris Cloyde, City Engineer, City of Jenks

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

☐ Lot Split/Combination Exhibits

Preparer

Crafton Tull

Background Information

STAFF COMMENTARY | This lot split/lot combination is for properties which are zoned as agricultural and cannot be less than 2.5 acres per the UDO. The 1.0 acre tract to be split off from the City-owned property and transferred to Explore/Preserve, LLC must be combined with their abutting property to the west. The City is performing a land swap for needed Right of Way and has contracted to deed this portion to Explore/Preserve, LLC tract.

PLANNING DATA

Request	Lot split and combination
Zoning	Agriculture (AG)
Intended Use	Passive Recreation
Parent Tract	"Attachment B" City of Jenks "Attachment D" new COJ Legal
PARCEL	98224822407620
LEGAL	ALL THAT PORTION OF THE NE SW LYING N OF THE NORTH BANK OF POLECAT CREEK SEC 24 18 12
ACRES	10.365
STR	SECTION 24, TOWNSHIP 18, RANGE 12
Plat	Unplatted
Use	No change in use

Other Tract	Explore/Preserve, LLC
PARCEL	98224822408660
LEGAL	NW SW LESS BEG NWC THEREOF TH E1324.12 S137.58 W178.88 W1093.85 W55.27 N224.60 TO POB LESS PRT NW BEG 225.08S NWC SW TH S718.30 E50 N227.94 NE207.42 N41.65 NW80.93 N170.47 W39.84 W55.27 TO POB SEC 24 18 12
ACRES	33.224
STR	SECTION 24, TOWNSHIP 18, RANGE 12
Plat	Unplatted
Use	No change in use
New Tract	“Attachment F” COJ to deed to Explore/Preserve, LLC
PARCEL	To be determined
LEGAL	“Attachment F”
ACRES	1

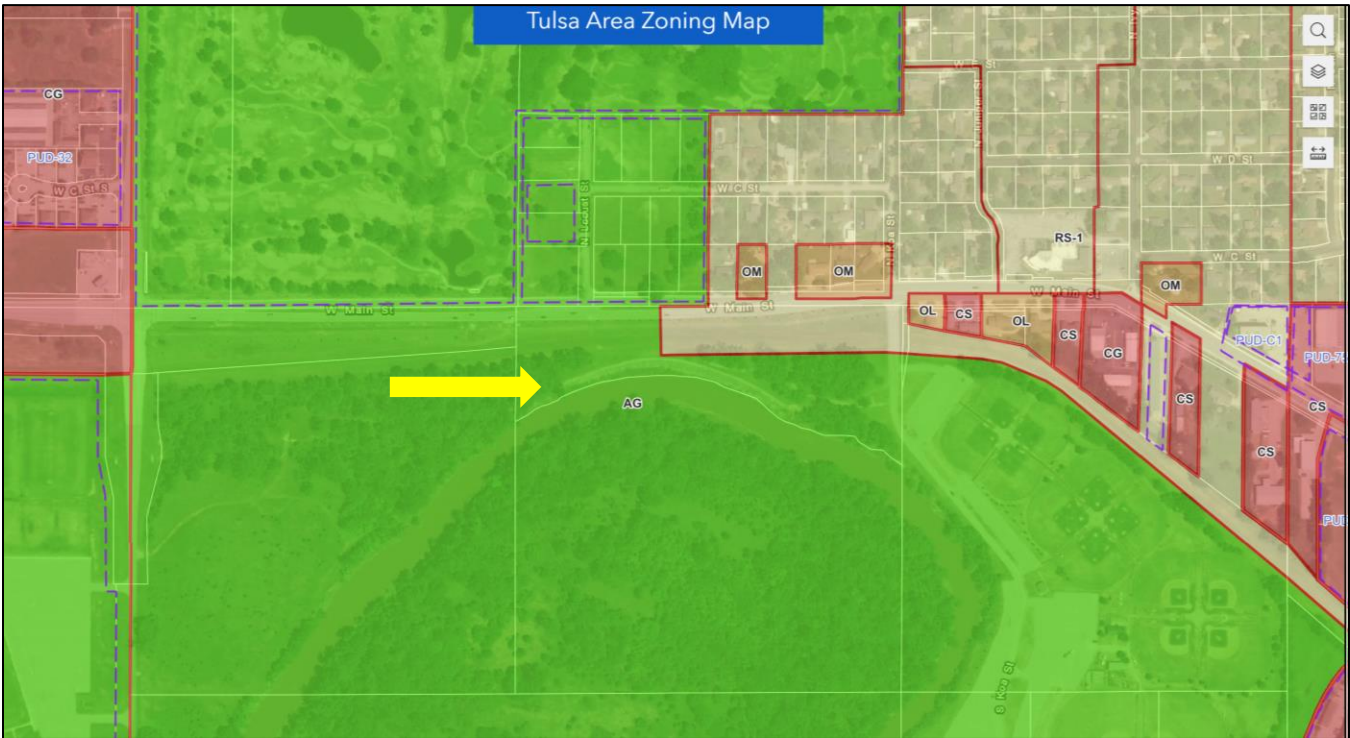


Figure 1: Zoning map of the parcels in question (Agriculture north and south of Polecat Creek)



Figure 2 | Aerial photo

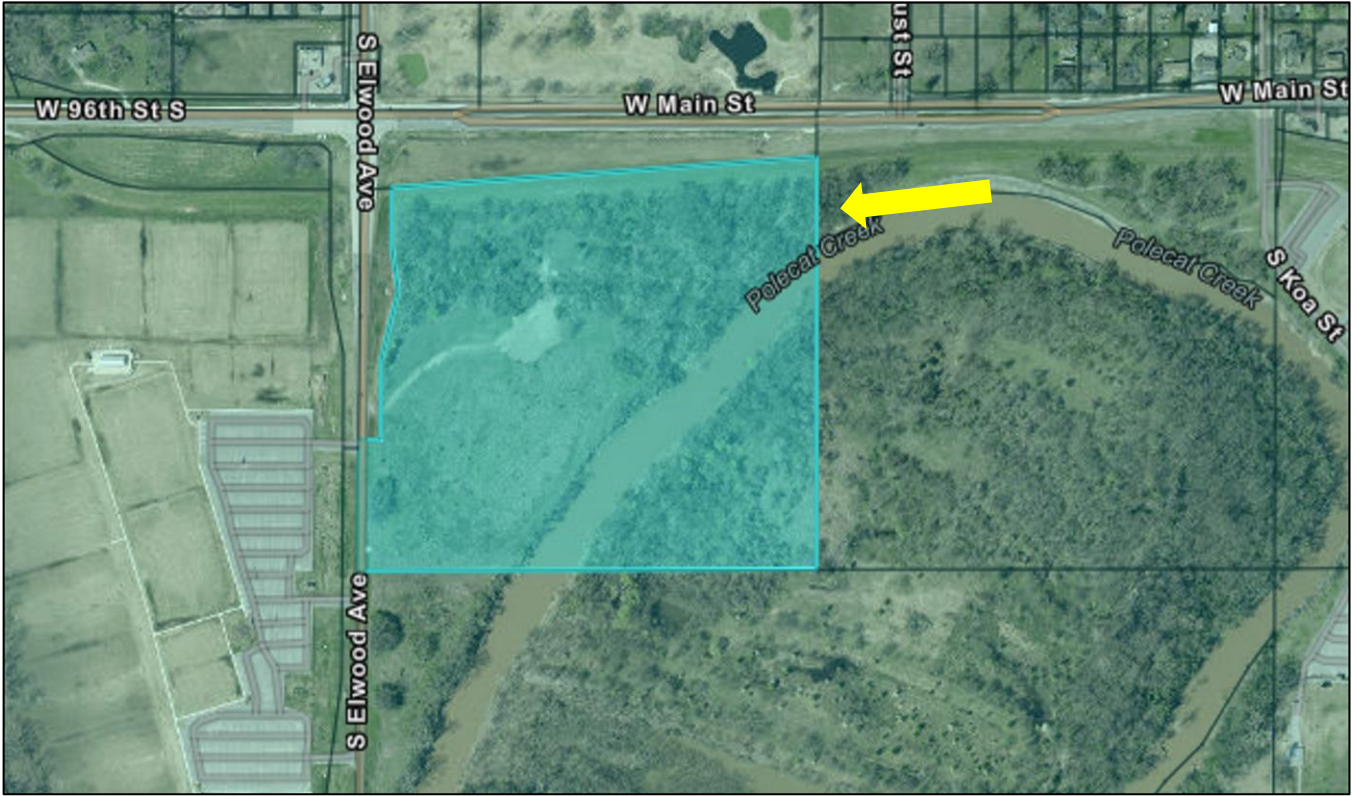


Figure 3: LOT TO RECEIVE LAND FROM COJ (COMBINATION)

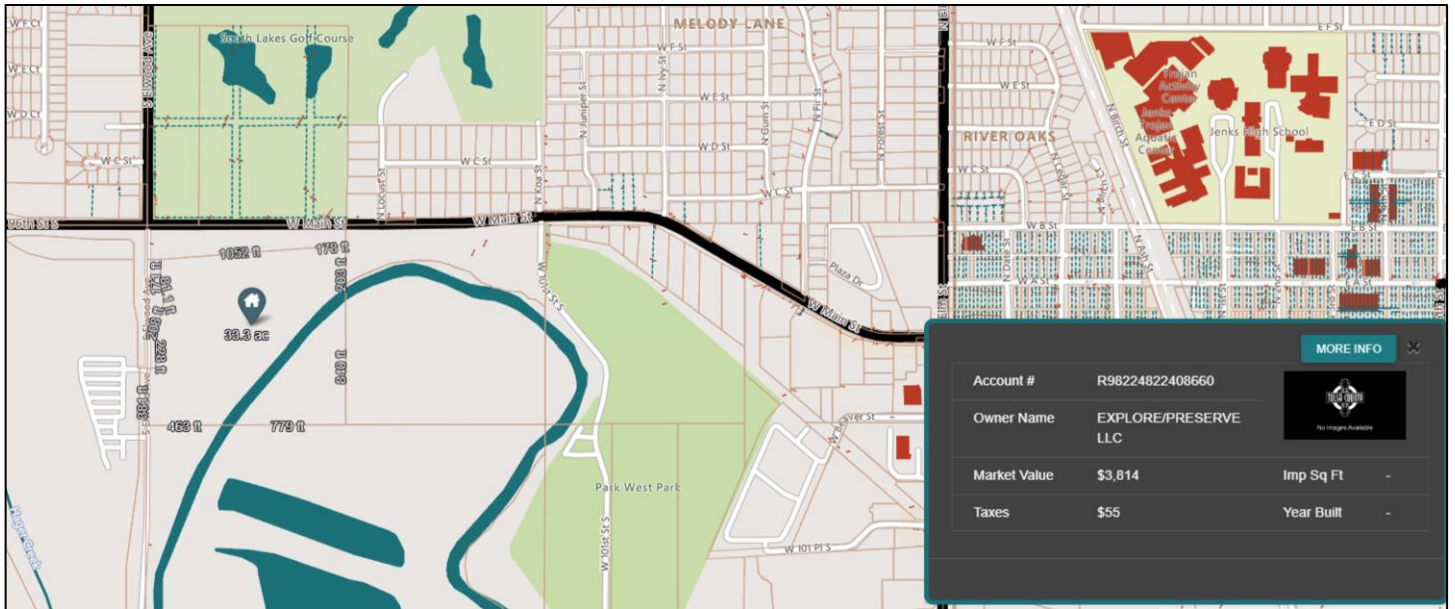


Figure 4: ASSESSOR DATA

Staff Evaluation & Recommendation

Evaluation | The lot split and combination request is made by the City of Jenks as part of a land swap. The City has no objections to the change noting both the new lots will be legally conforming. Staff has not received any TAC comments about the split/combination.

Recommendation | *Staff and TAC recommend approval of JL 22-373 with the following conditions:*

1. Submit Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
2. Provide City Planner with copy of recorded Deeds.
3. Adhere to all environmental considerations from Local, State and Federal entities.

ATTACHMENT "A"

NORTHWEST CORNER
SW/4, SEC. 24, T18N, R12E, I.M.
FOUND MAG NAIL

NORTHWEST CORNER
NE/4 SW/4, SEC. 24, T18N, R12E, I.M.
SET MAG NAIL "CTA CA973"

NORTHEAST CORNER
SW/4, SEC. 24, T18N, R12E, I.M.
SET 3/8" IRON PIN WITH CAP
"CTA CA973"

EXPLORE/PRESERVE LLC

TULSA COUNTY PARCEL NO:
98224822407620
CITY OF JENKS

ORIGINAL TRACT
387,867 SQ FT
8.90 ACRES

NORTH BANK
POLE CAT CREEK
7/6/2022

TULSA COUNTY PARCEL NO.
98224822408660

Line Table		
Line #	Length	Direction
L1	4.99'	N53°59'50"W
L2	59.65'	N43°28'06"W
L3	71.11'	N67°45'41"W
L4	62.37'	N62°02'02"W
L5	43.24'	N64°15'44"W
L6	55.81'	N73°25'08"W
L7	45.82'	N70°57'42"W
L8	67.90'	N80°03'03"W
L9	40.18'	N66°00'57"W
L10	36.32'	N57°42'23"W
L11	38.61'	N58°05'20"W
L12	40.79'	N59°38'43"W
L13	38.09'	N64°37'37"W
L14	40.20'	N65°59'11"W
L15	40.97'	N71°03'50"W
L16	41.64'	N71°54'11"W
L17	37.74'	N74°43'34"W
L18	38.95'	N75°33'18"W
L19	37.32'	N78°06'48"W
L20	40.69'	N79°44'37"W
L21	34.90'	N87°19'52"W
L22	39.21'	S88°49'36"W
L23	42.08'	S82°34'47"W
L24	39.53'	S78°07'38"W

Line Table		
Line #	Length	Direction
L25	42.89'	S76°12'35"W
L26	39.98'	S74°48'25"W
L27	42.52'	S69°00'32"W
L28	36.77'	S65°24'29"W
L29	39.77'	S70°53'10"W
L30	38.96'	S66°25'02"W
L31	35.34'	S77°30'42"W
L32	31.65'	S53°31'52"W
L33	37.25'	S71°46'48"W
L34	23.81'	S53°05'33"W
L35	27.70'	S62°22'43"W
L36	3.97'	S59°42'47"W

NORTHWEST CORNER
SW/4, SEC. 24
T18N, R12E, I.M.

SOUTHWEST CORNER
SW/4, SEC. 24, T18N, R12E, I.M.
FOUND 1/2" IRON PIN

SOUTHWEST CORNER
NE/4 SW/4, SEC. 24, T18N, R12E, I.M.
CALCULATED (NO ACCESS)

TULSA COUNTY PARCEL NO:
98224822404660

SOUTHEAST CORNER
SW/4, SEC. 24
T18N, R12E, I.M.

S00°59'39"E
2110.58'

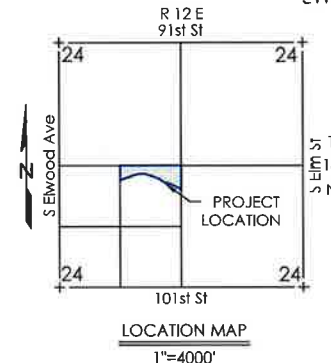
Legal Description
See Attachment "B"

LEGEND
● SET 3/8" IRON PIN "CTA CA973"

SECTION LINE

PROPERTY LINE

Crafton Tull
300 Pointe Parkway Blvd
Yukon, OK 73099
405.787.6270 | 405.787.6276 f
www.craftontull.com
CA 973 (PE/LS) Expires 6/30/2024



SOUTHEAST CORNER
SW/4, SEC. 24, T18N, R12E, I.M.
FOUND 3/8" IRON PIN
"CA1382"



LOT SPLIT
BASIS OF BEARING = N 88°36'49" E
NORTH LINE NE/4 SW/4
SECTION 24, T18N, R12E, I.M.
PROJECT #22608100
DATE: 8/9/2022
SCALE: 1" = 200'
SHEET 1 OF 6



Crafton Tull

300 Pointe Parkway Blvd
Yukon, OK 73099
405.787.6270 t 405.787.6276 f
www.craftontull.com
CA 973 (PE/LS) Expires 6/30/2024

ATTACHMENT "B" ORIGINAL TRACT LEGAL

A tract of land situate being all of the Northeast Quarter Of The Southwest Quarter (NE/4 SW/4) of Section Twenty-four (24), Township Eighteen North (T18N), Range Twelve East (R12E) of the Indian Meridian (I.M.), Tulsa County, Oklahoma, lying North of the North bank of Polecat Creek as surveyed on July 6, 2022, being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said SW/4; thence

S 00° 59' 39" E along the East line of said SW/4 a distance of 535.03 feet to a point on said North Bank; thence along said bank the following Thirty-six (36) courses:

1. N 53° 59' 50" W a distance of 4.99 feet; thence
2. N 43° 28' 06" W a distance of 59.65 feet; thence
3. N 67° 45' 41" W a distance of 71.11 feet; thence
4. N 62° 02' 02" W a distance of 62.37 feet; thence
5. N 64° 15' 44" W a distance of 43.24 feet; thence
6. N 73° 25' 08" W a distance of 55.81 feet; thence
7. N 70° 57' 42" W a distance of 45.82 feet; thence
8. N 80° 03' 03" W a distance of 67.90 feet; thence
9. N 66° 00' 57" W a distance of 40.18 feet; thence
10. N 57° 42' 23" W a distance of 36.32 feet; thence
11. N 58° 05' 20" W a distance of 38.61 feet; thence
12. N 59° 38' 43" W a distance of 40.79 feet; thence
13. N 64° 37' 37" W a distance of 38.09 feet; thence
14. N 65° 59' 11" W a distance of 40.20 feet; thence
15. N 71° 03' 50" W a distance of 40.97 feet; thence
16. N 71° 54' 11" W a distance of 41.64 feet; thence
17. N 74° 43' 34" W a distance of 37.74 feet; thence
18. N 75° 33' 18" W a distance of 38.95 feet; thence
19. N 78° 06' 48" W a distance of 37.32 feet; thence
20. N 79° 44' 37" W a distance of 40.69 feet; thence
21. N 87° 19' 52" W a distance of 34.90 feet; thence
22. S 88° 49' 36" W a distance of 39.21 feet; thence
23. S 82° 34' 47" W a distance of 42.08 feet; thence
24. S 78° 07' 38" W a distance of 39.53 feet; thence
25. S 76° 12' 35" W a distance of 42.89 feet; thence
26. S 74° 48' 25" W a distance of 39.98 feet; thence
27. S 69° 00' 32" W a distance of 42.52 feet; thence
28. S 65° 24' 29" W a distance of 36.77 feet; thence
29. S 70° 53' 10" W a distance of 39.77 feet; thence
30. S 66° 25' 02" W a distance of 38.96 feet; thence
31. S 77° 30' 42" W a distance of 35.34 feet; thence
32. S 53° 31' 52" W a distance of 31.65 feet; thence
33. S 71° 46' 48" W a distance of 37.25 feet; thence
34. S 53° 05' 33" W a distance of 23.81 feet; thence
35. S 62° 22' 43" W a distance of 27.70 feet; thence
36. S 59° 42' 47" W a distance of 3.97 feet to a point on the West line of said NE/4 SW/4; thence

N 00° 57' 58" W along said line a distance of 328.76 feet to the Northwest corner of said NE/4 SW/4; thence

N 88° 36' 49" E along the North line of said NE/4 SW/4 (being the basis of bearing for this description) a distance of 1324.27 feet to the POINT OF BEGINNING.

Said tract contains 387,867 Sq Ft or 8.90 Acres, more or less

LOT SPLIT
BASIS OF BEARING = N 88°36'49" E
NORTH LINE NE/4 SW/4
SECTION 24, T18N, R12E, I.M.
PROJECT #22608100
DATE: 8/9/2022
SHEET 2 OF 6

ATTACHMENT "C"

TULSA COUNTY PARCEL NO.
98224822408660

TULSA COUNTY PARCEL NO.:
98224822407620
CITY OF JENKS
REMAINING LAND
344,307 SQ FT
7.90 ACRES

Line Table

Line #	Length	Direction
R1	4.99'	N53°59'50"W
R2	59.65'	N43°28'06"W
R3	71.11'	N67°45'41"W
R4	62.37'	N62°02'02"W
R5	43.24'	N64°15'44"W
R6	55.81'	N73°25'08"W
R7	45.82'	N70°57'42"W
R8	67.90'	N80°03'03"W
R9	40.18'	N66°00'57"W
R10	36.32'	N57°42'23"W
R11	38.61'	N58°05'20"W
R12	40.79'	N59°38'43"W
R13	38.09'	N64°37'37"W
R14	40.20'	N65°59'11"W
R15	40.97'	N71°03'50"W
R16	41.64'	N71°54'11"W
R17	37.74'	N74°43'34"W
R18	38.95'	N75°33'18"W
R19	37.39'	N78°06'48"W
R20	40.69'	N79°44'37"W
R21	34.90'	N87°19'52"W
R22	39.21'	S88°49'36"W
R23	42.08'	S89°34'47"W
R24	39.53'	S78°07'38"W

Legal Description

See attachment "D".

LEGEND

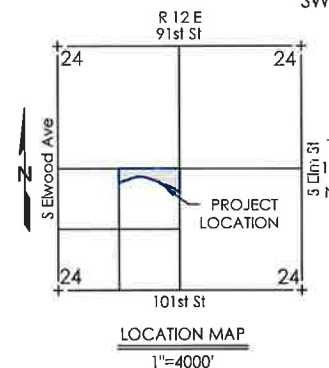
● SET 3/8" IRON PIN "CTA CA973"

--- SECTION LINE

--- PROPERTY LINE

Line Table

Line #	Length	Direction
R25	42.89'	S76°12'35"W
R26	3.11'	S74°48'25"W



LOT SPLIT
BASIS OF BEARING = N 88°36'49" E
NORTH LINE NE/4 SW/4
SECTION 24, T18N, R12E, I.M.
PROJECT #22608100
DATE: 8/9/2022
SCALE: 1" = 200'
SHEET 3 OF 6



Crafton Tull

300 Pointe Parkway Blvd
Yukon, OK 73099
405.787.4270 | 405.787.6276 f
www.craftontull.com
CA 973 (PE/LS) Expires 6/30/2024

ATTACHMENT "D" REMAINING TRACT LEGAL

A tract of land situate within a portion of the Northeast Quarter Of The Southwest Quarter (NE/4 SW/4) of Section Twenty-four (24), Township Eighteen North (T18N), Range Twelve East (R12E) of the Indian Meridian (I.M.), Tulsa County, Oklahoma, lying North of the North bank of Polecat Creek as surveyed on July 6, 2022, being more particularly described by metes and bounds as follows.

BEGINNING at the Northeast corner of said SW/4; thence

S 00° 59' 39" E along the East line of said SW/4 a distance of 535.03 feet to a point on said North Bank; thence along said bank the following Twenty-six (26) courses:

1. N 53° 59' 50" W a distance of 4.99 feet; thence
2. N 43° 28' 06" W a distance of 59.65 feet; thence
3. N 67° 45' 41" W a distance of 71.11 feet; thence
4. N 62° 02' 02" W a distance of 62.37 feet; thence
5. N 64° 15' 44" W a distance of 43.24 feet; thence
6. N 73° 25' 08" W a distance of 55.81 feet; thence
7. N 70° 57' 42" W a distance of 45.82 feet; thence
8. N 80° 03' 03" W a distance of 67.90 feet; thence
9. N 66° 00' 57" W a distance of 40.18 feet; thence
10. N 57° 42' 23" W a distance of 36.32 feet; thence
11. N 58° 05' 20" W a distance of 38.61 feet; thence
12. N 59° 38' 43" W a distance of 40.79 feet; thence
13. N 64° 37' 37" W a distance of 38.09 feet; thence
14. N 65° 59' 11" W a distance of 40.20 feet; thence
15. N 71° 03' 50" W a distance of 40.97 feet; thence
16. N 71° 54' 11" W a distance of 41.64 feet; thence
17. N 74° 43' 34" W a distance of 37.74 feet; thence
18. N 75° 33' 18" W a distance of 38.95 feet; thence
19. N 78° 06' 48" W a distance of 37.32 feet; thence
20. N 79° 44' 37" W a distance of 40.69 feet; thence
21. N 87° 19' 52" W a distance of 34.90 feet; thence
22. S 88° 49' 36" W a distance of 39.21 feet; thence
23. S 82° 34' 47" W a distance of 42.08 feet; thence
24. S 78° 07' 38" W a distance of 39.53 feet; thence
25. S 76° 12' 35" W a distance of 42.89 feet; thence
26. S 74° 48' 25" W a distance of 3.11 feet; thence

N 00° 57' 58" W a distance of 87.51 feet; thence

S 84° 40' 27" W a distance of 136.14 feet; thence

S 84° 29' 44" W a distance of 46.10 feet; thence

S 84° 44' 09" W a distance of 46.10 feet; thence

S 83° 25' 25" W a distance of 99.40 feet to a point on the West line of said NE/4 SW/4; thence

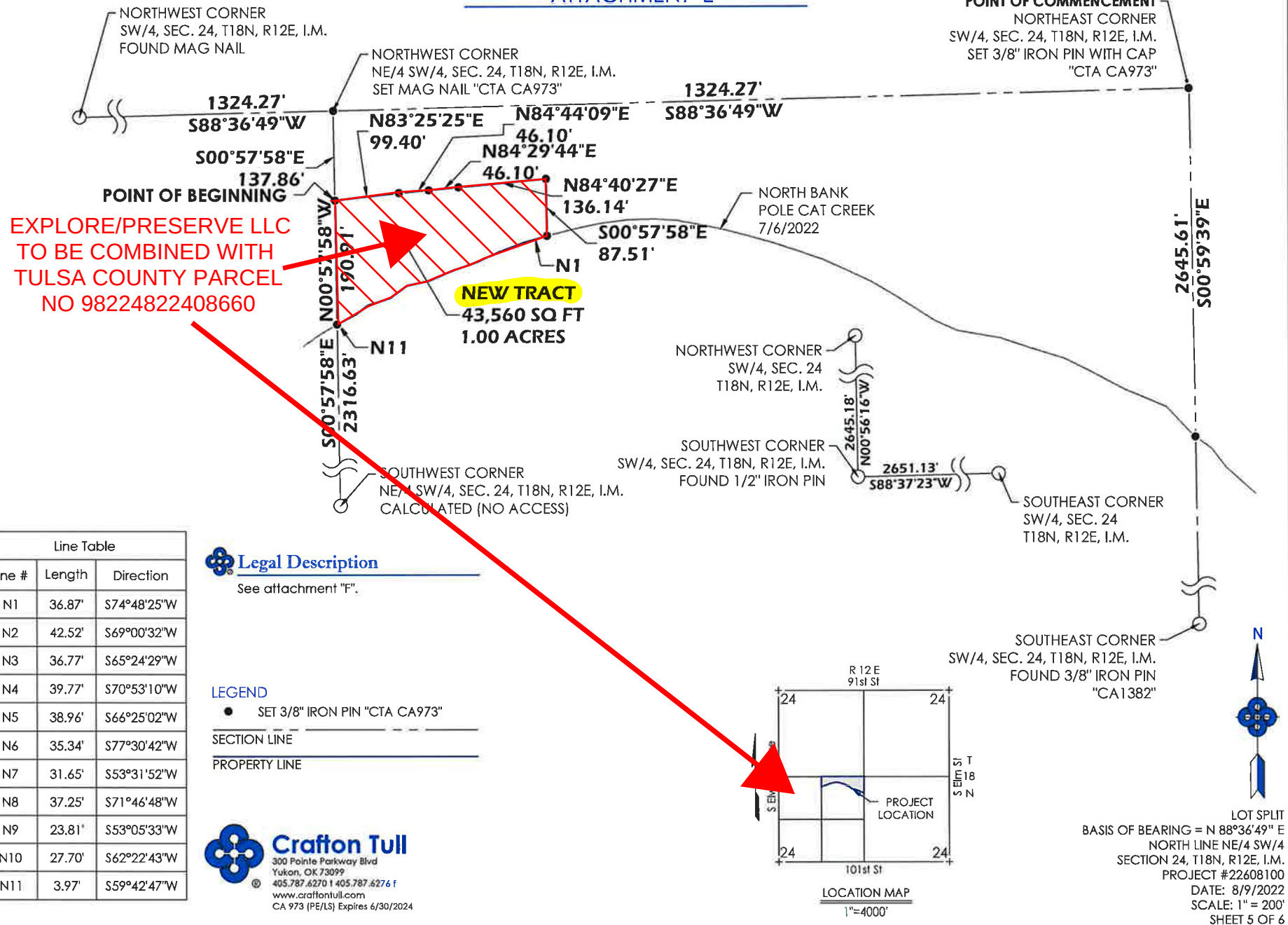
N 00° 57' 58" W along said line a distance of 137.86 feet to the Northwest corner of said NE/4 SW/4; thence

N 88° 36' 49" E along the North line of said NE/4 SW/4 (being the basis of bearing for this description) a distance of 1324.27 feet to the POINT OF BEGINNING.

Said tract contains 344,307 Sq Ft or 7.90 Acres, more or less.

LOT SPLIT
BASIS OF BEARING = N 88°36'49" E
NORTH LINE NE/4 SW/4
SECTION 24, T18N, R12E, I.M.
PROJECT #22608100
DATE: 8/9/2022
SHEET 4 OF 6

ATTACHMENT "E"





Crafton Tull

300 Points Parkway Blvd
Yukon, OK 73099
405.787.6270 | 405.787.6276 f
www.craftontull.com
CA 973 (PE/LS) Expires 6/30/2024

ATTACHMENT "F" NEW TRACT LEGAL

A tract of land situate within a portion of the Northeast Quarter Of The Southwest Quarter (NE/4 SW/4) of Section Twenty-four (24), Township Eighteen North (T18N), Range Twelve East (R12E) of the Indian Meridian (I.M.), Tulsa County, Oklahoma, lying North of the North bank of Polecat Creek as surveyed on July 6, 2022, being more particularly described by metes and bounds as follows.

COMMENCING at the Northeast corner of said SW/4; thence

S 88° 36' 49" W along North line of said SW/4 (being the basis of bearing for this description) a distance of 1324.27 feet to the Northwest corner of said NE/4 SW/4; thence

S 00° 57' 58" E along the West line of said NE/4 SW/4 a distance of 137.86 feet to the POINT OF BEGINNING; thence

N 83° 25' 25" E a distance of 99.40 feet; thence

N 84° 44' 09" E a distance of 46.10 feet; thence

N 84° 29' 44" E a distance of 46.10 feet; thence

N 84° 40' 27" E a distance of 136.14 feet; thence

S 00° 57' 58" E a distance of 87.51 feet to a point on the North bank of Polecat Creek; thence along said bank the following Eleven (11) courses:

1. S 74° 48' 25" W a distance of 36.87 feet; thence

2. S 69° 00' 32" W a distance of 42.52 feet; thence

3. S 65° 24' 29" W a distance of 36.77 feet; thence

4. S 70° 53' 10" W a distance of 39.77 feet; thence

5. S 66° 25' 02" W a distance of 38.96 feet; thence

6. S 77° 30' 42" W a distance of 35.34 feet; thence

7. S 53° 31' 52" W a distance of 31.65 feet; thence

8. S 71° 46' 48" W a distance of 37.25 feet; thence

9. S 53° 05' 33" W a distance of 23.81 feet; thence

10. S 62° 22' 43" W a distance of 27.70 feet; thence

11. S 59° 42' 47" W a distance of 3.97 feet to a point on the West line of said NE/4 SW/4; thence

N 00° 57' 58" W along said line a distance of 190.91 feet to the POINT OF BEGINNING.

Said tract contains 43,560 Sq Ft or 1.00 Acres, more or less.

Sheets 1-5 attached hereto and made a part of.

The foregoing legal descriptions were written by Denver Winchester, PLS 1952 on August 5, 2022.

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Date: 2022.08.09 13:02:34-05'00'

Denver Winchester, PLS 1952



LOT SPLIT
BASIS OF BEARING = N 88°36'49" E
NORTH LINE NE/4 SW/4
SECTION 24, T18N, R12E, I.M.
PROJECT #22608100
DATE: 8/9/2022
SHEET 6 OF 6



General Information

Account Number	R98224822408660
Situs Address	
Owner Name	EXPLORE/PRESERVE LLC
Owner Mailing Address	4105 E 118TH BLVD TULSA, OK 741376112
Land Area	33.22 acres / 1,447,233 sq ft
Market Value	\$7,101
Last Year's Taxes	\$101.70
Legal Description	Subdivision: UNPLATTED Legal: NW SW LESS BEG NWC THEREOF TH E1324.12 S137.58 W178.88 W1093.85 W55.27 N224.60 TO POB LESS PRT NW BEG 225.08S NWC SW TH S718.30 E50 N227.94 NE207.42 N41.65 NW80.93 N170.47 W39.84 W55.27 TO POB SEC 24 18 12 33.224ACS Section: 24 Township: 18 Range: 12

Tax Information

	2020	2021	2022
Fair Cash Value	\$7,101	\$7,101	\$3,814
Taxable Value	\$7,101	\$7,101	\$3,814
Assessment Ratio	11%	11%	11%
Gross Assessed	\$781	\$781	\$420
Exemptions	\$0	\$0	\$0
Net Assessed	\$781	\$781	\$420
Tax Rate	JK-5A	JK-5A	JK-5A
Tax Rate Mills	127.350000	130.220000	130.220000
Estimated Taxes	\$99	\$102	\$55
Most Recent NOV			

Values

	2020	2021	2022
Land Value	\$7,101	\$7,101	\$3,814
Improvement Value	\$0	\$0	\$0
Fair Cash (Market) Value	\$7,101	\$7,101	\$3,814

Exemptions

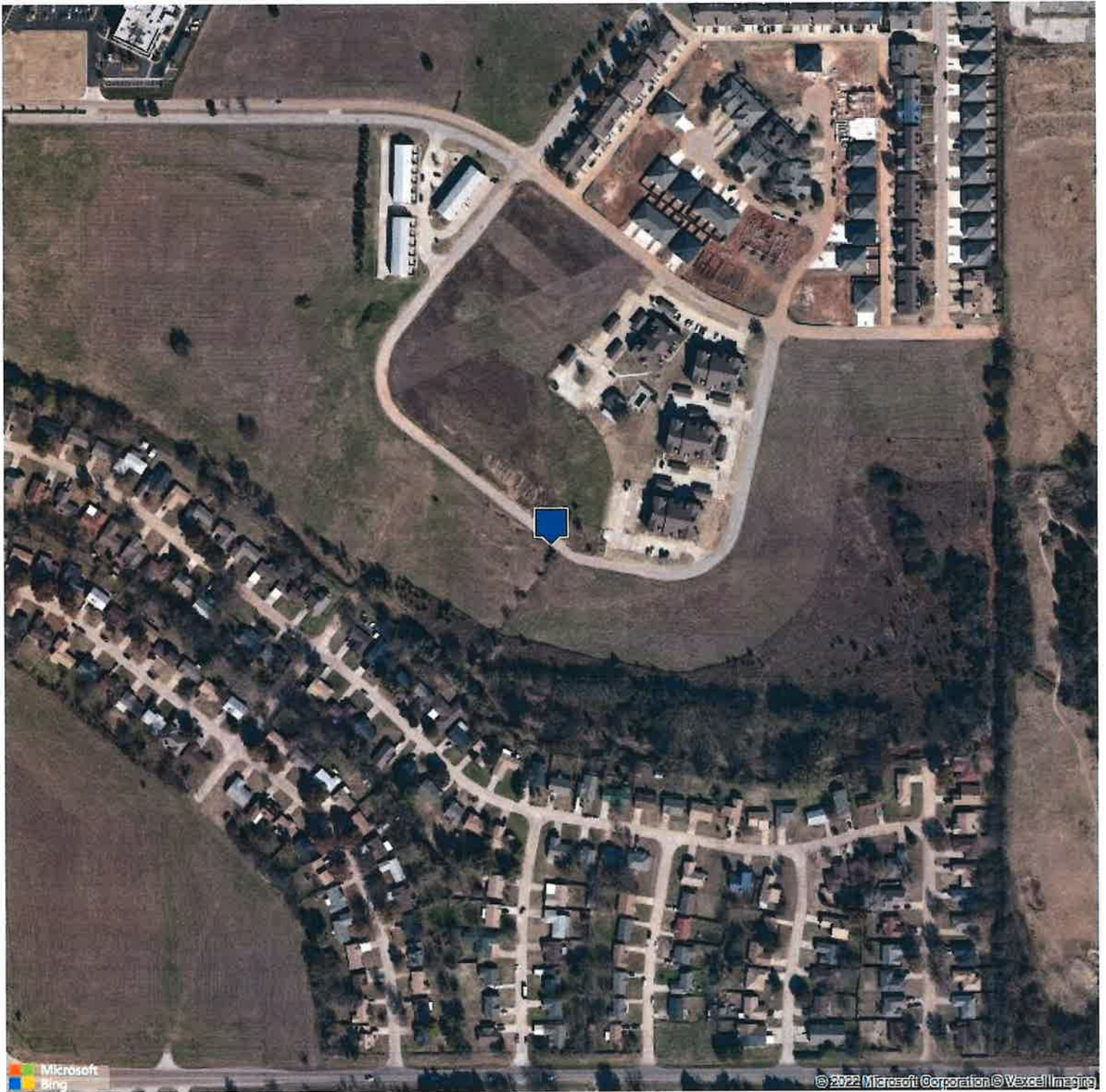
	2020	2021	2022
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
Veteran	-	-	-

Improvements

Imp #	Property Type	Yr Blt	Livable	Stories	Foundation	Exterior	Roof	Baths	HVAC
			SF						

Recent Sales

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
9/26/2017	SHARP MORTGAGE COMPANY LP	EXPLORE/PRESERVE LLC	\$325,000	General Warranty Deed	2017089127
4/28/2011	SOUTH COUNTRY PROPERTIES & REAL ESTATE LLC	SHARP MORTGAGE COMPANY LP C/O KURSTON P MCMURRAY GLASS WILKIN PC	\$0	Sheriff's Deed	2011038022
11/28/2008	LEVY PROPERTIES C/O ROY ELROD	SOUTH COUNTRY PROPERTIES & REAL ESTATE LLC	\$0	Quit Claim Deed	2008122019



John A. Wright - Tulsa County Assessor
Tulsa County Headquarters, 5th Floor | 218 W. 6th St. | Tulsa, Ok 74119
Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: assessor@tulsacounty.org
Office Hours: 8:00 - 5:00 Monday-Friday (excluding holidays)

To	Planning Commission
Hearing Date	September 08, 2022
Case Number	Final Plat of Consolidated Properties Inc. of Lawrence (Consent Agenda)
Request	Approval of a Preliminary/Final Plat
Location	604 W Main Street (SW Corner of Main and Elm)
Applicant	Gabe Woolery, Red Plains Professional, Inc.

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Plat Documents

Preparer

Red Plains Professional, Inc.

Background Information

STAFF COMMENTARY | This is the site of a former service station. The tanks have been removed and the site is/has been remediated. The owner is bringing a new, healthy food option, drive through concept to Jenks. The property is being platted and is seeking rezoning to avoid the 60-foot building setback required in (CG) Commercial General districts.

PLANNING DATA

Public Comment	Staff received an email from the broker for the strip center to the west.
General Location	604 W Main Street, Southwest corner of Main and Elm
Proposed Uses	Drive-through restaurant
Comp Plan	Local Commercial
Zoning Request	CS (Commercial Shopping)
Plat	Unplatted (Platting is required)
Current Use	Previously developed as service station
Parcel ID	98224-822-43-1860
Gross Acres	.502

TAC DATA | August 16, 2022

Chris Cloyde, City Engineer | Comments on this final plat-all items resolved.

1. The last line under the title of the plat should read, "An Addition to the City of Jenks, Tulsa County, Oklahoma".

2. Show the Limits of No Access/Limits of Access on Main Street and Elm Street.
3. S. Elm Street is a Primary Arterial, therefore, they need to dedicate an additional 15.21' of right-of-way on Elm Street. Waived by Staff/to be approved by City Council
4. Within the location map, they should show the other subdivisions within the section.
5. Add the date of plat preparation.
6. Add the names of the abutting subdivisions.
7. Add the location of the baseline and base line monument.
8. The site currently has access to water and sewer through the street right-of-way. However, the private utilities may want a perimeter easement on the south and west sides.
9. Add the number of lots and blocks for this plat.

Other TAC Members | No Comments submitted

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards		
Standard	CS	CG
Lot Standards (Minimum)		
Lot Area (acres)	n/a	n/a
Lot Width (ft)	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)		
Front (ft)	0	25
Front, maximum (ft)	n/a	60
Exterior Side (ft) (3)	0	25
Exterior Side, maximum (ft)	n/a	60
Interior Side (ft) (3)	10 (1)	10 (1)
Rear (ft) (3)	10 (1)	10 (1)
Building Standards (Maximum)		
Height (ft)	60	60
Impervious Surface Coverage	70%	70%
Notes		
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.		
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.		
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.		
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.		

Staff Evaluation & Recommendation

EVALUATION: Staff believes the Preliminary/Final Plat will be in substantial compliance with City requirements. The plat is accompanied by a request to rezone which will allow the applicant to move forward with project development. The City asked the applicant for additional Right of Way (ROW), however, the project engineer could not make the site viable if they lost the additional 15 (fifteen) feet. Site viability is further compromised due to the hardship created from the adjacent property owners who are not willing to create and operate within a cross access and shared parking agreement. Staff met with the existing strip center owners and broker of the adjacent lot to the west, no resolution could be made. Staff had asked the

ownership to allow the new development to clean up (redesign) the poorly designed drive aisles and move the access further west on Main Street and further south on Elm creating two shared accesses and shared parking. Upon hearing of the difficulty in developing the site, the City Manager asked staff to recommend waiving the additional ROW request for the sake of economic development and the redevelopment of the hard corner. As presented, the engineer of record has substantially met the comments from staff and other TAC.

CONDITIONS: The plat must be filed before any building permits are issued.
Correct outstanding Plat items.
Provide DOD for staff and Council review.
Provide remediation documents to staff showing the fuel station site is suitable for development.

RECOMMENDATION: *Staff and TAC recommend conditional approval of Preliminary/Final Plat of Consolidated Properties Inc. of Lawrence (Consent Agenda)*

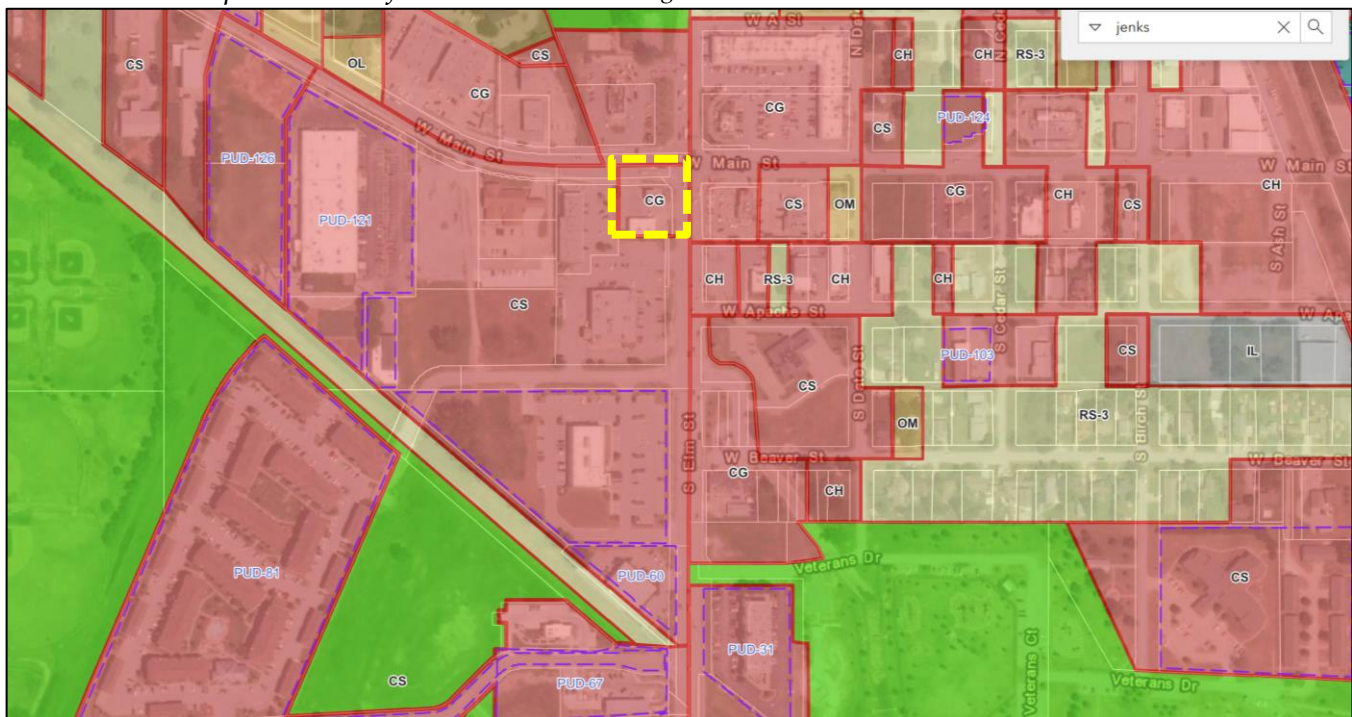


Figure 1 | INCOG Map | CURRENTLY ZONED CG

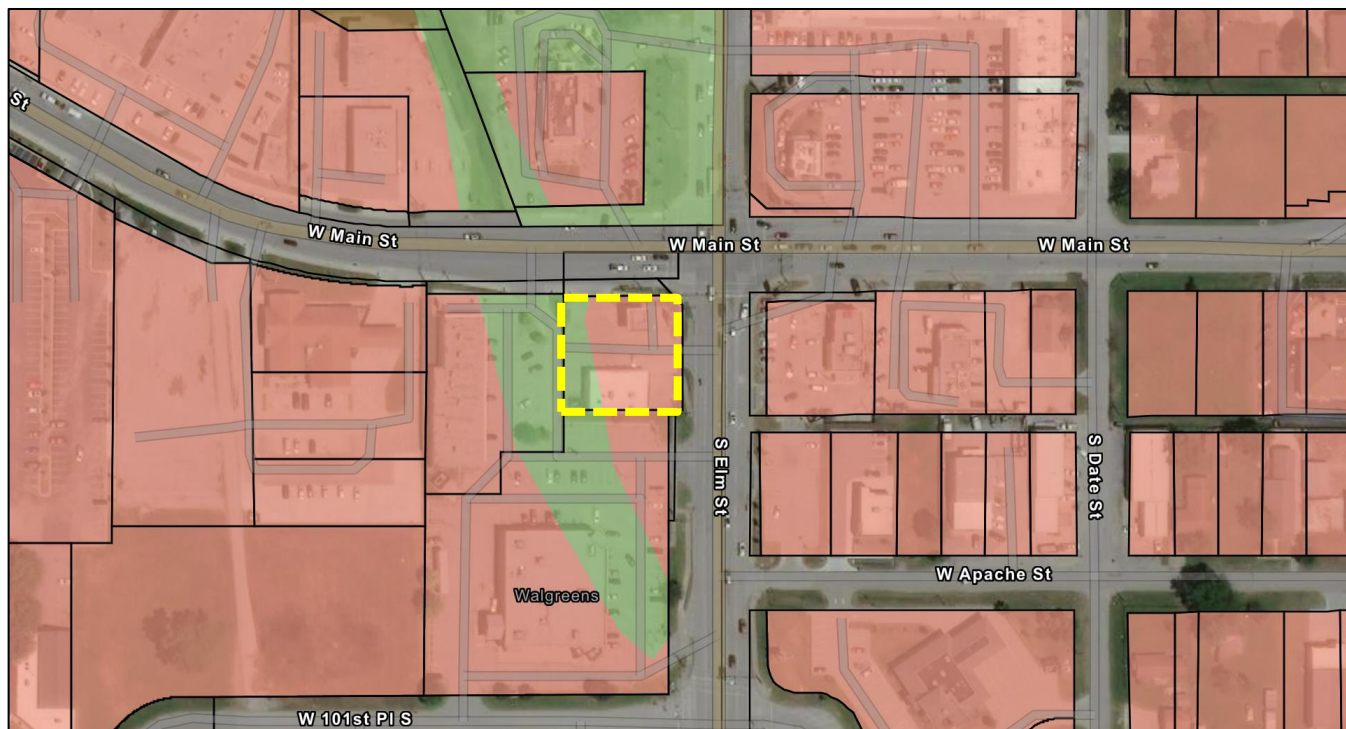


Figure 2 | Comp Plan Map | LOCAL COMMERCIAL

What about deed of dedication?

OWNER'S CERTIFICATE AND DEDICATION

The undersigned, Consolidated Properties Inc., of Lawrence, does hereby certify that they are the owners and only persons, firms or corporations having any right, title or interest in the surface rights to the land shown on the final plat of Final Plat of Consolidated Properties Inc. of Lawrence, a subdivision of a part of the SW 1/4, of Section 24, T18N, R12W, I.M., Jenks, Tulsa County, Oklahoma, and does further certify:

That the owners to the title to said surface rights, hereby dedicate the Streets and Avenues shown on said plat for the use of the public and its successors and assigns, and subject to: oil, gas and mineral rights which have been, or are hereby reserved in their entirety; easements, encumbrances, encroachments, rights-of-way and mortgages of record and exceptions as listed in the Bonded Abstracter's Certificate.

That the area indicated on said plat as Drainage and/or Utility Easements are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi public utility function or service above or beneath the surface of the ground, with rights of ingress and egress at any time for the purpose of installation, repair, operation and removal of any such public or quasi public utility.

That said property covered by said plat and dedication is covered by certain restrictions, reservations and covenants in a separate instrument which may be filed subsequent to the filing of said plat and dedications.

Who is the manager? WE use teh final plat
:stamp as seen on teh right.

By: _____
Manager

State of Oklahoma }
County of Oklahoma } ss

Before me the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20____, personally appeared _____ to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing instrument as its Manager and acknowledged to me that he executed the same as the free and voluntary act and deed of said company for the uses and purposes thereon set forth.

My Commission Expires: _____

Notary Public

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracter of Titles in and for Tulsa County, State of Oklahoma, hereby certifies that the records of proper officials of said County show that title to the land included in the annexed plat of Final Plat of Consolidated Properties Inc. of Lawrence, a subdivision of a part of the SE 1/4, of Section 24, T18N, R12E, I.M., an addition to the City of Jenks, Tulsa County, Oklahoma, is vested in Consolidated Properties Inc., and that on this _____ day of _____, 20____, there are no actions pending or judgments of any nature in any court or on file with the Clerk of any Court in said County and State, against said land or owners thereof; that the taxes are paid for the year 2022 and all prior years and that no outstanding tax liens, mortgages or other encumbrances of any kind are against said land with the annexed plat.

EXCEPT:

Easements, Rights-of-way and Mortgages of record

Attest: _____

Secretary

President

State of Oklahoma }
County of Oklahoma } ss

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20____, personally appeared _____ to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Consolidated Properties Inc. President and acknowledged to me that _____ executed the same as the free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires: _____

Commission No. _____

Notary Public

SURVEYOR'S CERTIFICATE

I, Gregory J. Massey, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of Final Plat of Consolidated Properties Inc. of Lawrence represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.

Gregory J. Massey R.L.S. # 1313

State of Oklahoma }
County of Oklahoma } ss

Before me the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20____, personally appeared Gregory J. Massey to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires: _____

Notary Public

Commission No. _____

FINAL PLAT
Final Plat of Consolidated Properties Inc. of Lawrence
WEST MAIN STREET & SOUTH ELM STREET
PART OF THE SE/4, SECTION TWENTY-FOUR (24) T-18-N, R-12-E, I.M.
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA

FINAL PLAT
CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED
BY THE JENKS CITY COUNCIL

ADD THIS INFORMAITON

ON _____

MAYOR-VICE MAYOR

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

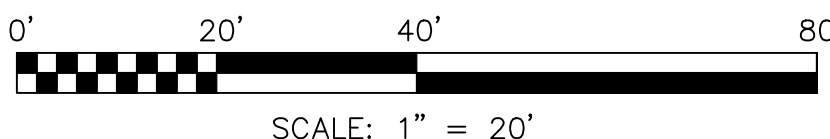
CITY MANAGER

P.O.C.
N.E. COR., SE/4, SEC. 24,
T18N, R12E I.M.



B/L= BUILDING LIMIT LINE
U/E= UTILITY ESMT.
R/W= RIGHT OF WAY
LONA= LIMITS OF NO ACCESS

remove



UTILITY NOTES:

WATER SERVICE BY CITY OF JENKS.

SANITARY SERVICE BY CITY OF JENKS.

FLOOD ZONE

PROPERTY IS IN FLOOD ZONE AE WITH BASE
FLOOD ELEVATION OF 612' AS PER FEMA MAP
NO. 401143C0363L PANEL 363 OF 530
MAP REVISED OCTOBER 16, 2012

BASIS OF BEARINGS

OKLAHOMA STATE PLANE NAD83
OKLAHOMA NORTH ZONE
VERTICAL DATUM IS BASED ON NAVD88

CURRENT ZONING

~~CG (COMMERCIAL GENERAL)~~
CS (COMMERCIAL SHOPPING)

Legal Description

A tract of land in the Southeast Quarter (SE/4) of Section Twenty-four (24), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, more particularly described as follows;

COMMENCING at the Northeast corner of the SE/4 of Section 24; Thence South 01°03'49\"/>

Thence South 01°03'49\"/>

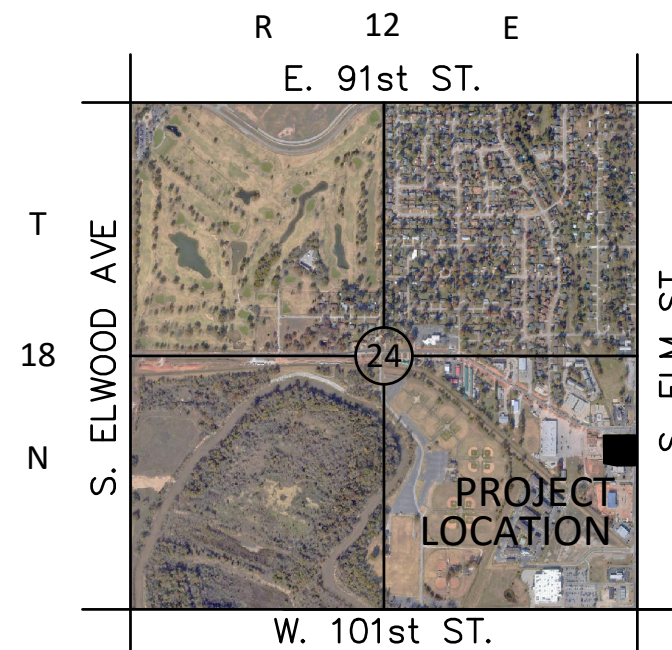
Thence South 88°38'08\"/>

Thence North 01°03'43\"/>

Thence North 88°37'46\"/>

Thence South 46°13'01\"/>

Said tract of land contains 17,126.49 square feet or 0.3932 acres more or less.



LOCATION MAP
NOT TO SCALE

OWNER: Consolidated Properties Inc.
ADDRESS: 6834 S. University
#415 Centennial, CO 80122
PHONE: 817.505.7812

DEVELOPER: Consolidated Properties Inc.
ADDRESS: 6834 S. University
#415 Centennial, CO 80122
PHONE: 817.505.7812

PLAT WAS PREPARED ON 8.22.22

BASIS OF BEARING: S01°03'49\"/>

RED PLAINS
PROFESSIONAL INC.

2933 S. Bryant Avenue, Edmond, Oklahoma 73013
Telephone: 405-341-4037, Fax: 405-341-4037
Certificate of Authorization No. 2926 June 30, 2023

To	Planning Commission
Hearing Date	September 08, 2022
Case Number	Preliminary/Final Plat Elm Street Center (Consent Agenda)
Request	Approval of a Preliminary Plat
Location	679 W 101st Pl (South of Main Street and west of Elm)
Applicant	Erik Enyart, Tanner Consulting

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Plat Documents

Preparer

Tanner Consulting

Background Information

STAFF COMMENTARY | This project is located north of Reasors and behind Starbucks, the property is unplatted and zoned Agriculture. The site is being prepared to bring a small retailer specialized in DIY home projects. The overall parcel will have outlying areas dedicated to future uses allowed within Commercial Shopping.

PLANNING DATA

Public Comment	No Comments
General Location	679 W 101st Pl (Behind Starbucks and north of Reasors)
Proposed Uses	Retail
Comp Plan	Local Commercial
Zoning Request	CS (Commercial Shopping) (JZ 22-681)
Plat	Unplatted (Platting is required)
Current Use	Undeveloped
Parcel ID	9822-48224-51-160
Gross Acres	5.22

TAC DATA | August 16, 2022

Chris Cloyde, City Engineer | Comments on this final plat-all items resolved.

- Correct name of subdivision to the west to read "The Reserve at Elm."

- Label the 50' right-of-way on W. 101st Pl. S.
- Add building setback lines to both lots.
- Add topographic lines to plat map.
- The Reserve at Elm plat shows and MAE by separate instrument at the north point of this platted area. If it was filed by separate instrument, the MAE and the document reference number should be shown on this plat.
- This subdivision is not on an arterial street and the DOD references Limits of No Access/Limits of Access. Can this section of the DOD be removed since it does not apply?
- Somewhere (either on the face of the plat or in the DOD) there should be a reference stating that the plat area is covered by FEMA LOMR Case No. 12-06-3225P Effective April 12, 2013 removing this area from the FEMA regulatory floodplain.
- Concerning the utility conceptual plan, the proposed waterline extension will need to extend to the east across the frontage of the Starbucks site (see attached waterline atlas) to connect to the existing waterline system.

Other TAC Members | No Comments submitted

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards		
Standard	CS	CG
Lot Standards (Minimum)		
Lot Area (acres)	n/a	n/a
Lot Width (ft)	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)		
Front (ft)	0	25
Front, maximum (ft)	n/a	60
Exterior Side (ft) (3)	0	25
Exterior Side, maximum (ft)	n/a	60
Interior Side (ft) (3)	10 (1)	10 (1)
Rear (ft) (3)	10 (1)	10 (1)
Building Standards (Maximum)		
Height (ft)	60	60
Impervious Surface Coverage	70%	70%
Notes		
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.		
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.		
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.		
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.		

Staff Evaluation & Recommendation

- EVALUATION:** Staff believes the Preliminary/Final Plat will be in compliance with City requirements. The plat is accompanied by a request to rezone which will allow the applicant to move forward with project development.
- CONDITIONS:** The plat must be filed before any building permits are issued.
Correct outstanding TAC/Staff comments.
Meet requirements of the UDO.

RECOMMENDATION: Staff and TAC recommend conditional approval of Preliminary/Final Plat of Elm Street Center (Consent Agenda)

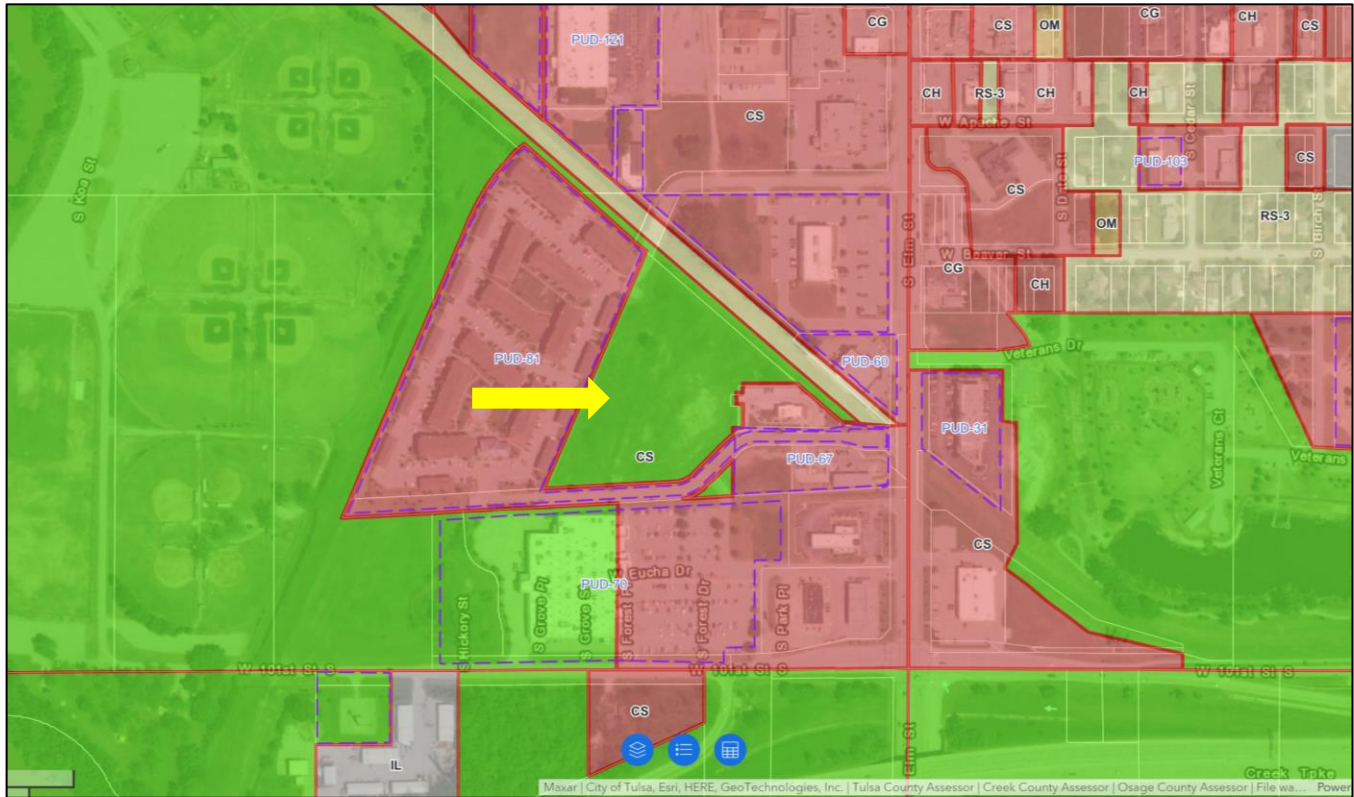


Figure 1 | INCOG Map | CURRENTLY ZONED AG

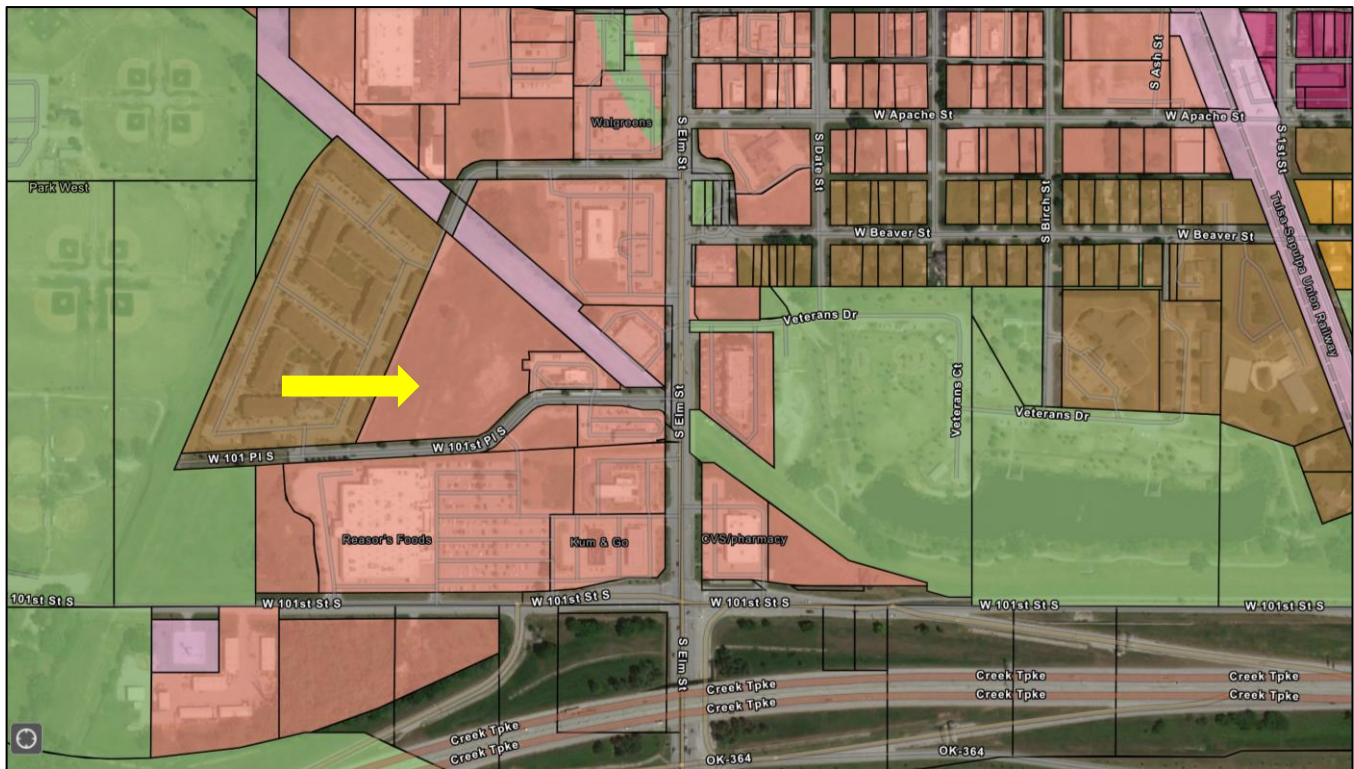


Figure 2 | Comprehensive Plan Map | LOCAL COMMERCIAL

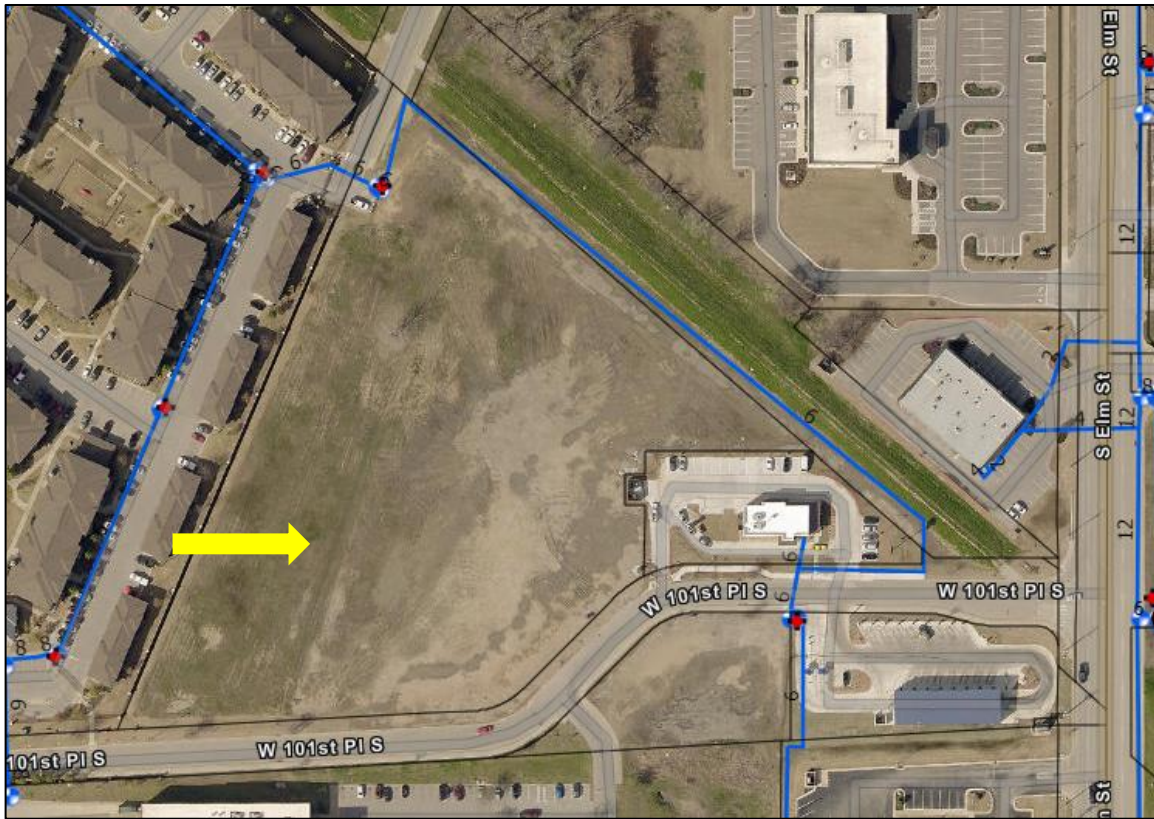


Figure 3: Utility Map showing waterline

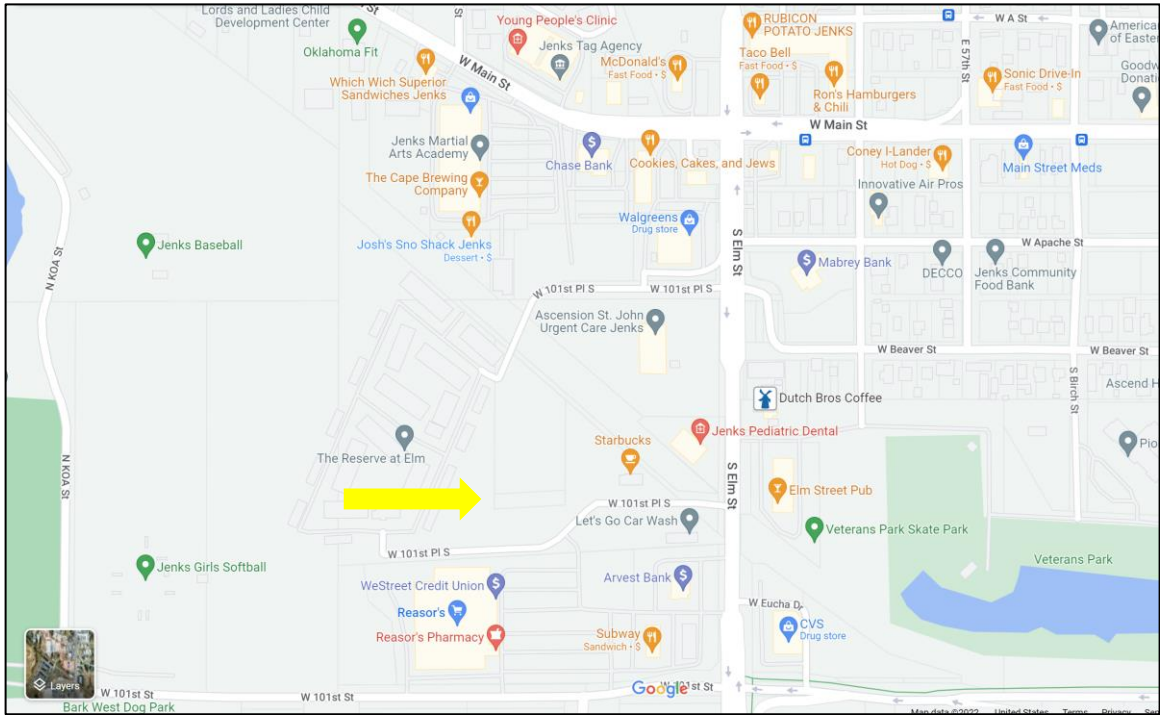


Figure 4: Google Area Map



Figure 5: Street View looking west



Figure 6: Street View looking east



Figure 7: Street View looking north

[illegible]

Scale: 1"= 2000



GROSS SUBDIVISION AREA: 5.222 ACRES

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).
4. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF JENKS AND ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY WEST 101ST PLACE SOUTH.

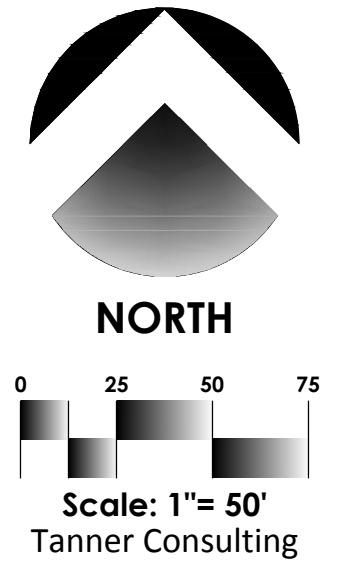
OWNER/DEVELOPER:
Elm Street Business Park LLC
PO Box 648
Muskogee, OK 74402

Elm Street Center

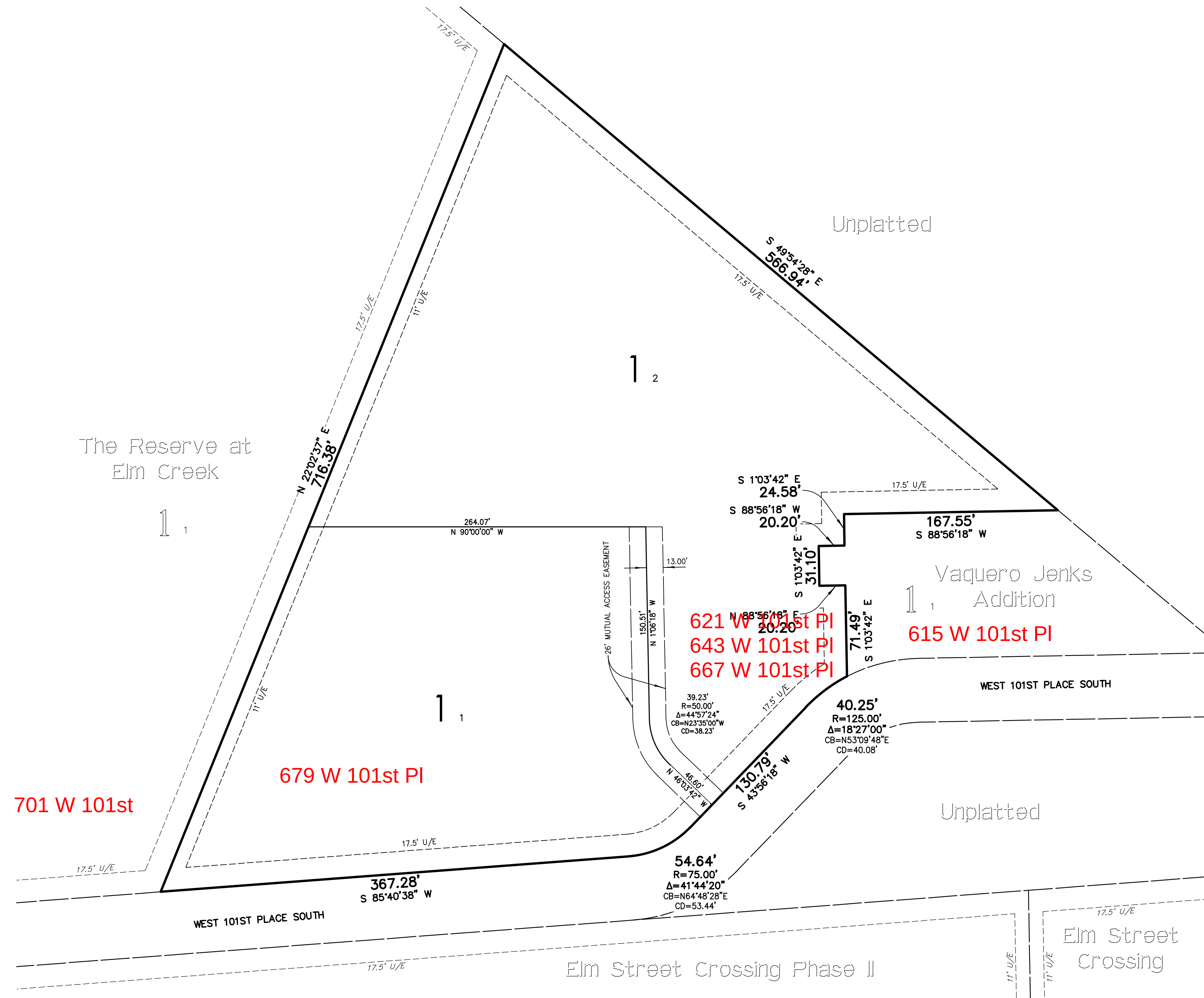
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-FOUR (24)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN MERIDIAN
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

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OK CA NO. 2661, EXPIRES 6/30/2023
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



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



DATE OF PREPARATION: July 29, 2022

Elm Street Center
SHEET 1 OF 2

Preliminary Plat

Elm Street Center

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-FOUR (24)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN MERIDIAN
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT ELM STREET BUSINESS PARK LLC, (HEREINAFTER THE "OWNER/DEVELOPER"), IS THE OWNER OF THE FOLLOWING-DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION TWENTY-FOUR (24), A SQUARE HEADED BOLT; THENCE N 00°07'26" E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-FOUR (24) A DISTANCE OF 505.15 FEET; THENCE S 86°52'15" W A DISTANCE OF 50.08 FEET TO THE NORTHEAST CORNER OF BLOCK ONE (1), ELM STREET CROSSING, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 5866, AS FILED IN THE RECORDS OF THE TULSA COUNTY CLERK'S OFFICE, THE POINT OF BEGINNING; THENCE CONTINUING S86°52'15" W ALONG THE NORTHERLY LINE OF BLOCK ONE (1), ELM STREET CROSSING AND ALONG THE NORTHERLY LINE OF BLOCK ON (1), ELM STREET CROSSING PHASE II AND BEYOND A DISTANCE OF 1530.69 FEET TO THE CENTERLINE OF THE "JENKS LEVEE"; THENCE N 23°13'45" E ALONG THE CENTERLINE OF THE "JENKS LEVEE" A DISTANCE OF 896.73 FEET TO A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE CENTERLINE OF THE "JENKS LEVEE" AND ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 22°29'14", A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 235.48 FEET, A CHORD BEARING OF N 34°28'22" E AND A CHORD LENGTH OF 233.98 FEET TO THE SOUTHWESTERLY LINE OF TRUSTEES' DEED, FILED IN THE RECORDS OF THE TULSA COUNTY CLERK'S OFFICE IN BOOK 5989, PAGE 1975; THENCE S50°21'29 E AND NOT TANGENT TO THE PREVIOUS CURVE AND ALONG THE SOUTHWESTERLY LINE OF TRUSTEES' DEED, FILED IN RECORDS OF THE TULSA COUNTY CLERK'S OFFICE IN BOOK 5989, PAGE 1975, A DISTANCE OF 181.42 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-FOUR (24); THENCE N 89°47'51H E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-FOUR (24) AND ALONG THE SOUTH LINE OF TRUSTEES' DEED FILED IN THE RECORDS OF THE TULSA COUNTY CLERK'S OFFICE IN BOOK 5989, PAGE 1975, A DISTANCE OF 35.97 FEET TO THE NORTHWESTERLY LINE OF A GENERAL WARRANTY DEED FILED IN THE RECORDS OF THE TULSA COUNTY CLERK'S OFFICE AS DOCUMENT NO. 2007040108; THENCE S 48°43'20" E ALONG THE NORTHWESTERLY LINE OF A GENERAL WARRANTY DEED FILED IN THE RECORDS OF THE TULSA COUNTY CLERK'S OFFICE AS DOCUMENT NO. 2007040108 A DISTANCE OF 967.43 FEET; THENCE S 86°56'13" E ALONG THE NORTHERLY LINE OF A GENERAL WARRANTY DEED FILED IN THE RECORDS OF THE TULSA COUNTY CLERK'S OFFICE AS DOCUMENT NO. 2007040108 A DISTANCE OF 140.16 FEET TO A POINT THAT IS 50.00 FEET MEASURED PERPENDICULAR FROM THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-FOUR (24); THENCE S00°07'26" W ALONG A LINE THAT IS 50.00 FEET MEASURED PERPENDICULAR FROM THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION A DISTANCE OF 172.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THE RESERVE AT ELM, AN ADDITION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO.6465.

AND LESS AND EXCEPT:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4; THENCE NORTH 1°03'42" WEST AND ALONG THE EAST LINE OF THE SE/4 FOR A DISTANCE OF 502.37 FEET; THENCE SOUTH 88°56'18" WEST AND PERPENDICULAR TO SAID EAST LINE FOR A DISTANCE OF 50.00 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT ONE (1), BLOCK ONE (1), ELM STREET CROSSING, AN ADDITION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 5866; THENCE NORTH 1°03'42" WEST AND PARALLEL WITH THE EAST LINE FOR A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85°40'38" WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOT ONE (1) FOR A DISTANCE OF 24.00 FEET TO A POINT; THENCE SOUTH 1°03'42" EAST AND PERPENDICULAR TO SAID NORTH LINE FOR A DISTANCE OF 8.00 FEET TO A POINT ON THE NORTH LINE; THENCE SOUTH 85°40'38" WEST AND ALONG THE NORTH LINE FOR A DISTANCE OF 571.97 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A 125.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 85°40'38" EAST, A CENTRAL ANGLE OF 41°40'20", FOR AN ARC DISTANCE OF 91.06 FEET TO A POINT OF TANGENCY; THENCE NORTH 43°56'18" EAST FOR A DISTANCE OF 130.79 FEET TO A POINT OF CURVATURE; THENCE ALONG A 75.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 45°00'00" FOR AN ARC DISTANCE OF 58.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°56'18" EAST AND PERPENDICULAR TO SAID EAST LINE FOR A DISTANCE OF 228.22 FEET TO A POINT OF CURVATURE; THENCE ALONG AN 88.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°29'40" FOR AN ARC DISTANCE OF 20.73 FEET TO A POINT OF TANGENCY; THENCE SOUTH 77°34'02" EAST FOR A DISTANCE OF 36.33 FEET TO A POINT OF CURVATURE; THENCE ALONG A 112.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°29'40" FOR AN ARC DISTANCE OF 26.38 FEET TO A POINT OF CURVATURE; THENCE NORTH 88°56'18" EAST AND PERPENDICULAR TO THE EAST LINE FOR A DISTANCE OF 38.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY, SAID POINT BEING 50.00 FEET PERPENDICULARLY DISTANT FROM THE EAST LINE; THENCE SOUTH 1°03'42" EAST AND PARALLEL WITH THE EAST LINE FOR A DISTANCE OF 74.95 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

ALL OF VAQUERO JENKS ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6873.

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO TWO (2) LOTS IN ONE (1) BLOCK, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "ELM STREET CENTER", A SUBDIVISION WITHIN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "ELM STREET CENTER").

SECTION I. STREETS, EASEMENTS, AND UTILITIES

A. UTILITY EASEMENTS.

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THAT THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATERLINES AND SEWER LINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER/DEVELOPER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN, WITHIN THE UTILITY EASEMENTS, PARKING AREAS, LANDSCAPING, SCREENING FENCES AND WALLS, AND OTHER NON-OBSTRUCTING IMPROVEMENTS.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE.

- EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THEIR LOT OR RESERVE AREA.
- 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 WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF JENKS, WOULD INTERFERE WITH WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, AND STORM SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS SECTION B. SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY

C. PAVING AND LANDSCAPING WITHIN EASEMENTS.

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

D. UNDERGROUND SERVICE.

- STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH ARE 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 OR RESERVE AREA, 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 EASEMENT ON THE LOT OR RESERVE AREA, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH THEIR RESPECTIVE AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ELECTRIC, COMMUNICATION, AND GAS SERVICE FACILITIES LOCATED ON SAID OWNER'S LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THE THIS SECTION D. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF ELECTRIC, COMMUNICATION, OR GAS SERVICE AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE.

1. EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION WITHIN AND OUTSIDE OF THE SUBDIVISION, AND NO OWNER WITHIN THE SUBDIVISION 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 THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS SECTION F. SHALL BE ENFORCEABLE BY EACH LOT OWNER AND THE PROPERTY OWNERS' ASSOCIATION.

F. SIDEWALKS.

THE OWNER SHALL CONSTRUCT AND MAINTAIN SIDEWALKS ALONG ALL STREETS IN ACCORDANCE WITH THE PLANS ON FILE WITH THE CITY OF JENKS, OKLAHOMA.

G. LIMITS OF NO ACCESS.

THE OWNER HEREBY RELINQUISHES RIGHT OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY WITHIN THE BOUNDS DESIGNATED ON THE ACCOMPANYING PLAT AS "LIMITS OF NO ACCESS" EXCEPT AS MAY HEREAFTER BE RELEASED, ALTERED, OR AMENDED BY THE OWNER/DEVELOPER AND THE JENKS PLANNING COMMISSION, OR THEIR RESPECTIVE SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO. THE FOREGOING COVENANT CONCERNING "LIMITS OF NO ACCESS" SHALL BE ENFORCEABLE BY THE CITY OF JENKS OR ITS SUCCESSORS, AND EACH OWNER WITHIN THE SUBDIVISION AGREES TO BE BOUND HEREBY.

H. MUTUAL ACCESS EASEMENT.

MUTUAL ACCESS EASEMENTS, DEPICTED AS "MUTUAL ACCESS EASEMENT" OR "MAE" 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 WITHIN THE SUBDIVISION. SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF OWNERS OF LOTS WITHIN THE SUBDIVISION, THEIR RESPECTIVE GUESTS, INVITEES, SUCCESSORS AND ASSIGNS 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. PROPERTY OWNERS' ASSOCIATION

A. ESTABLISHED.

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN "ELM STREET CENTER" (THE "ASSOCIATION"), ESTABLISHED OR TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, FOR THE GENERAL PURPOSES OF MAINTAINING RESERVE A, INCLUDING THE STORMWATER DETENTION FACILITY THEREIN, AND ANY OTHER COMMON AREAS OR OTHER IMPROVEMENTS WHICH ARE OR MAY FROM TIME TO TIME BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS WITHIN THE SUBDIVISION AS DETERMINED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION.

B. MEMBERSHIP.

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

C. COVENANT FOR ASSESSMENTS.

EACH OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, COVENANTS AND AGREES TO PAY TO THE ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION. ALL UNPAID ASSESSMENTS SHALL BE A LIEN UPON THE LOT(S) AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. ENFORCEMENT RIGHTS OF THE ASSOCIATION.

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

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

A. ENFORCEMENT.

RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. THE COVENANTS SET FORTH HEREIN AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA.

B. DURATION.

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

C. AMENDMENT OR TERMINATION.

THE COVENANTS CONTAINED HEREIN MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF JENKS, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY.

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

IN WITNESS WHEREOF, ELM STREET BUSINESS PARK LLC, HAS EXECUTED THIS INSTRUMENT THIS DAY OF _____, 2022.

BY: _____

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY _____, TO ME KNOWN AS THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF _____ TO THE FOREGOING INSTRUMENT AS ITS _____, AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF ELM STREET BUSINESS PARK LLC FOR THE USES AND PURPOSES SET FORTH.

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

MY COMMISSION EXPIRES _____

NOTARY _____

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "ELM STREET CENTER", A SUBDIVISION WITHIN 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 OKLAHOMA MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING.



DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON DAY OF _____, 2022, PERSONALLY APPEARED TO ME DAN E. TANNER, KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, 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 _____

To	Planning Commission
Hearing Date	September 08, 2022
Case Number	Final Plat of Consolidated Properties Inc. of Lawrence (Consent Agenda)
Request	Approval of a Preliminary Final Plat
Location	604 W Main Street (SW Corner of Main and Elm)
Applicant	Gabe Woolery, Red Plains Professional, Inc.

Staff Report	Preparer Marcaé Hilton
--------------	--------------------------

Attachments	Preparer
☐ INCOG Radius Map	INCOG

Background Information

STAFF COMMENTARY | This is the site of a former service station. The tanks have been removed and the site is/has been remediated. The owner is bringing a new, healthy food option, drive through concept to Jenks. The property is being platted and is seeking rezoning to avoid the 60 foot building setback required in (CG) Commercial General districts.

PLANNING DATA

General Location	604 W Main Street, Southwest corner of Main and Elm
Proposed Uses	Drive Through Restaurant
Comp Plan	Local Commercial
Zoning Request	CS (Commercial Shopping)
Plat	Unplatted (Plat is on Consent Agenda)
	Previously developed as service station
Parcel ID	98224-822-43-1860
Gross Acres	.502

TAC DATA | August 16, 2022 | PLAT REVIEW

Chris Cloyde, City Engineer | Comments on this final plat-all items resolved.

1. The last line under the title of the plat should read, "An Addition to the City of Jenks, Tulsa County, Oklahoma".
2. Show the Limits of No Access/Limits of Access on Main Street and Elm Street.

3. S. Elm Street is a Primary Arterial, therefore, they need to dedicate an additional 15.21' of right-of-way on Elm Street. Waived by Staff/to be approved by City Council
4. Within the location map, they should show the other subdivisions within the section.
5. Add the date of plat preparation.
6. Add the names of the abutting subdivisions.
7. Add the location of the baseline and base line monument.
8. The site currently has access to water and sewer through the street right-of-way. However, the private utilities may want a perimeter easement on the south and west sides.
9. Add the number of lots and blocks for this plat.

Other TAC Members | No Comments submitted

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards		
Standard	CS	CG
Lot Standards (Minimum)		
Lot Area (acres)	n/a	n/a
Lot Width (ft)	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)		
Front (ft)	0	25
Front, maximum (ft)	n/a	60
Exterior Side (ft) (3)	0	25
Exterior Side, maximum (ft)	n/a	60
Interior Side (ft) (3)	10 (1)	10 (1)
Rear (ft) (3)	10 (1)	10 (1)
Building Standards (Maximum)		
Height (ft)	60	60
Impervious Surface Coverage	70%	70%
Notes		
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.		
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.		
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.		
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.		

Staff Evaluation & Recommendation

EVALUATION: Staff believes the rezoning request will be in substantial compliance with City requirements. Approval of the rezoning will allow the applicant to move forward with project development. The City asked the applicant for additional Right of Way (ROW), the project engineer could not make the site viable if they lost the additional 15 (fifteen) feet. The City Manager asked staff to recommend waiving the additional ROW request for the sake of economic development and the redevelopment of the hard corner.

CONDITIONS: Platting will be required before any building permits are issued.

RECOMMENDATION: Staff recommends approval of JZ 22-680 per the condition of platting and meeting UDO requirements.

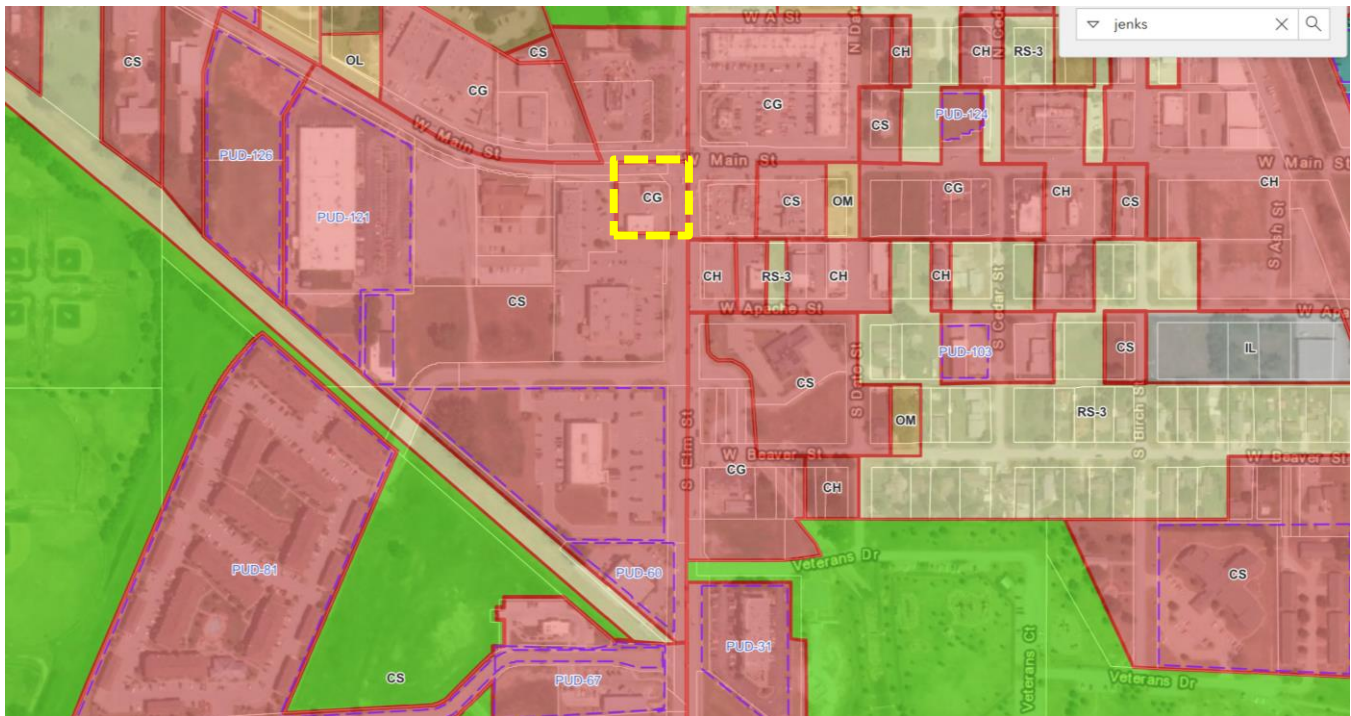


Figure 1 | INCOG Map | CURRENTLY ZONED CG

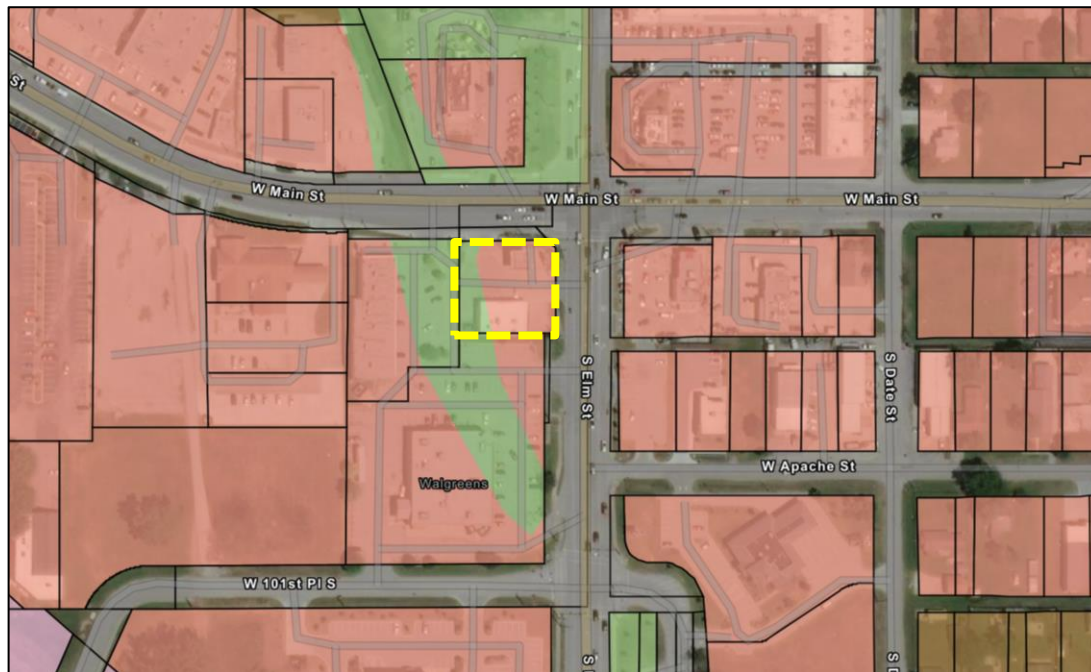


Figure 2 | Comp Plan Map | LOCAL COMMERCIAL



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 22-680

Notice is hereby given that a public hearing will be held before the Jenks Planning Commission, in Jenks City Hall, 211 North Elm Street, Jenks, Oklahoma, at 6:00 p.m. on 08 September 2022, in consideration of the following:

An application to approve a Request by Gabe Woller for a zone change from CG (Commercial General) to CS (Commercial Shopping)

Legal Description: A tract of land in the Southeast Quarter (SE/4) of Section Twenty-four (24), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, more particularly described as follows;

COMMENCING at the Northeast corner of the SE/4 of Section 24; Thence South 01°03'49" East along the East line of said Section Twenty-Four (24) a distance of 838.67 feet; Thence South 88°56'11" West a distance of 44.79 feet to the POINT OF BEGINNING;

Thence South 01°03'49" East and parallel with the East line of said Section Twenty-Four (24), a distance of 104.00 feet;

Thence South 88°38'08" West a distance of 135.20 feet;

Thence North 01°03'43" West a distance of 128.99 feet to a point on the South Right-of-Way Line of West Main Street;

Thence North 88°37'46" East along said West Main Street Right-of-Way Line a distance of 110.19 feet;

Thence South 46°13'01" East a distance of 35.26 feet to the POINT OF BEGINNING.

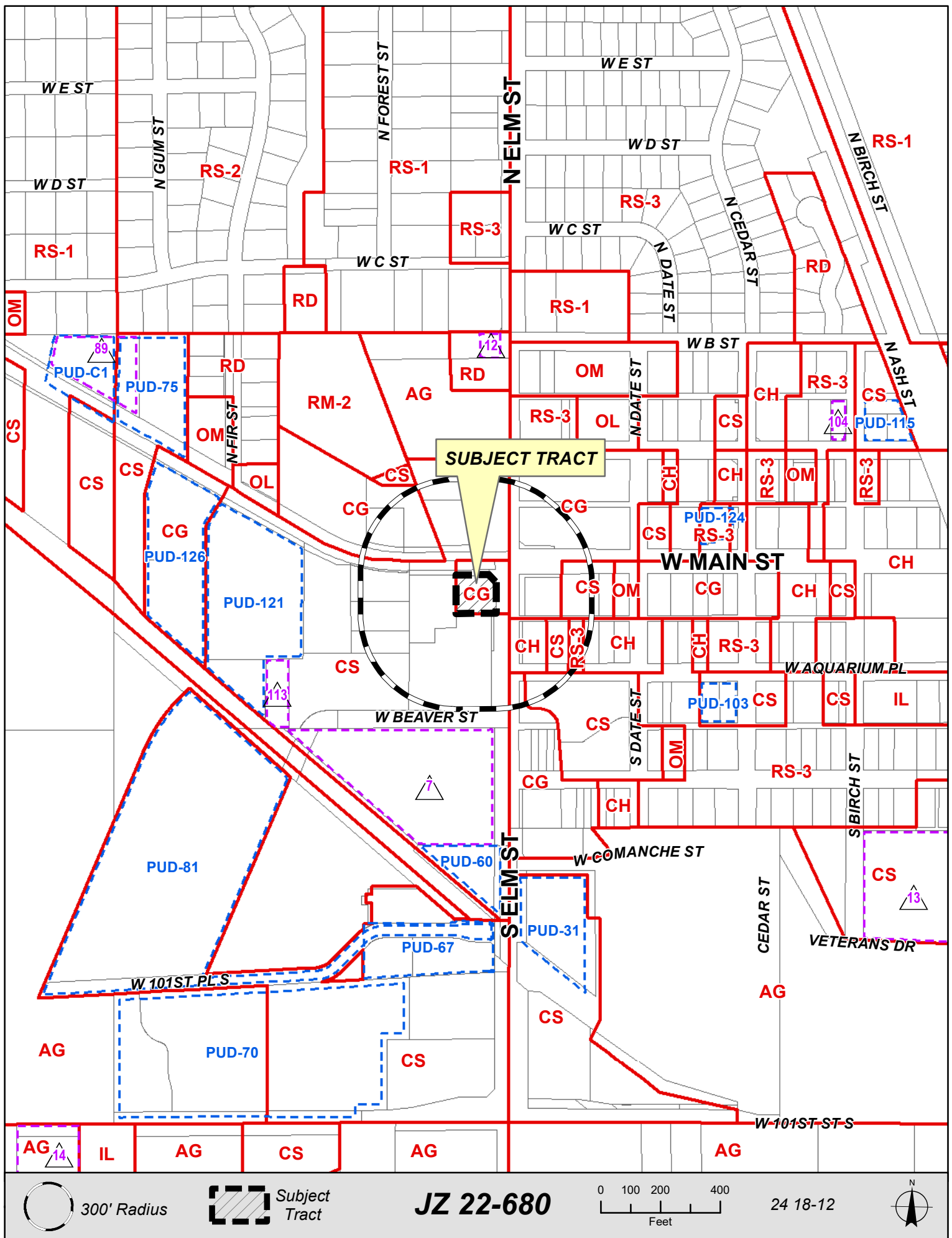
Said tract of land contains 17,126.49 square feet or 0.3932 acres more or less.

General Location: 604 W Main St

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 28 July 2022.

Marcae Hilton, Secretary
Jenks Planning Commission



To	Planning Commission
Hearing Date	September 08, 2022
Case Number	JZ 22-681 Elm Street Center
Request	Rezoning from AG (Agriculture) to CS (Commercial Shopping)
Location	679 W 101st Pl (South of Main Street and west of Elm)
Applicant	Erik Enyart, Tanner Consulting

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ INCOG Radius Map

Preparer

INCOG

Background Information

STAFF COMMENTARY | This project is located north of Reasors and behind Starbucks, the property is unplatted and zoned Agriculture. The site is being prepared to bring a small retailer specializing in DIY home projects. The overall parcel will have outlying areas dedicated to future uses allowed within Commercial Shopping.

PLANNING DATA

Public Comment	No Comments
General Location	679 W 101st Pl (Behind Starbucks and north of Reasors)
Proposed Uses	Retail
Comp Plan	Local Commercial
Zoning Request	CS (Commercial Shopping) (JZ 22-681)
Plat	Unplatted (Platting is required Plat submitted on Consent Agenda)
Current Use	Undeveloped
Parcel ID	9822-48224-51-160
Gross Acres	5.22

TAC DATA | August 16, 2022

Chris Cloyde, City Engineer

- Correct name of subdivision to the west to read "The Reserve at Elm."

- Label the 50' right-of-way on W. 101st Pl. S.
- Add building setback lines to both lots.
- Add topographic lines to plat map.
- The Reserve at Elm plat shows and MAE by separate instrument at the north point of this platted area. If it was filed by separate instrument, the MAE and the document reference number should be shown on this plat.
- This subdivision is not on an arterial street and the DOD references Limits of No Access/Limits of Access. Can this section of the DOD be removed since it does not apply?
- Somewhere (either on the face of the plat or in the DOD) there should be a reference stating that the plat area is covered by FEMA LOMR Case No. 12-06-3225P Effective April 12, 2013 removing this area from the FEMA regulatory floodplain.
- Concerning the utility conceptual plan, the proposed waterline extension will need to extend to the east across the frontage of the Starbucks site (see attached waterline atlas) to connect to the existing waterline system.

Other TAC Members | No Comments submitted

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards		
Standard	CS	CG
Lot Standards (Minimum)		
Lot Area (acres)	n/a	n/a
Lot Width (ft)	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)		
Front (ft)	0	25
Front, maximum (ft)	n/a	60
Exterior Side (ft) (3)	0	25
Exterior Side, maximum (ft)	n/a	60
Interior Side (ft) (3)	10 (1)	10 (1)
Rear (ft) (3)	10 (1)	10 (1)
Building Standards (Maximum)		
Height (ft)	60	60
Impervious Surface Coverage	70%	70%
Notes		
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.		
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.		
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.		
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.		

Staff Evaluation & Recommendation

- EVALUATION:** Staff believes the Preliminary/Final Plat will be in compliance with City requirements. This rezoning request is accompanied by a preliminary/final plat which will allow the applicant to move forward with project development.
- CONDITIONS:** The plat must be filed before any building permits are issued.
Correct outstanding TAC/Staff comments.
Project must meet requirements of the UDO.

RECOMMENDATION: Staff and TAC recommend conditional approval of rezoning of the Elm Street Center commercial development.

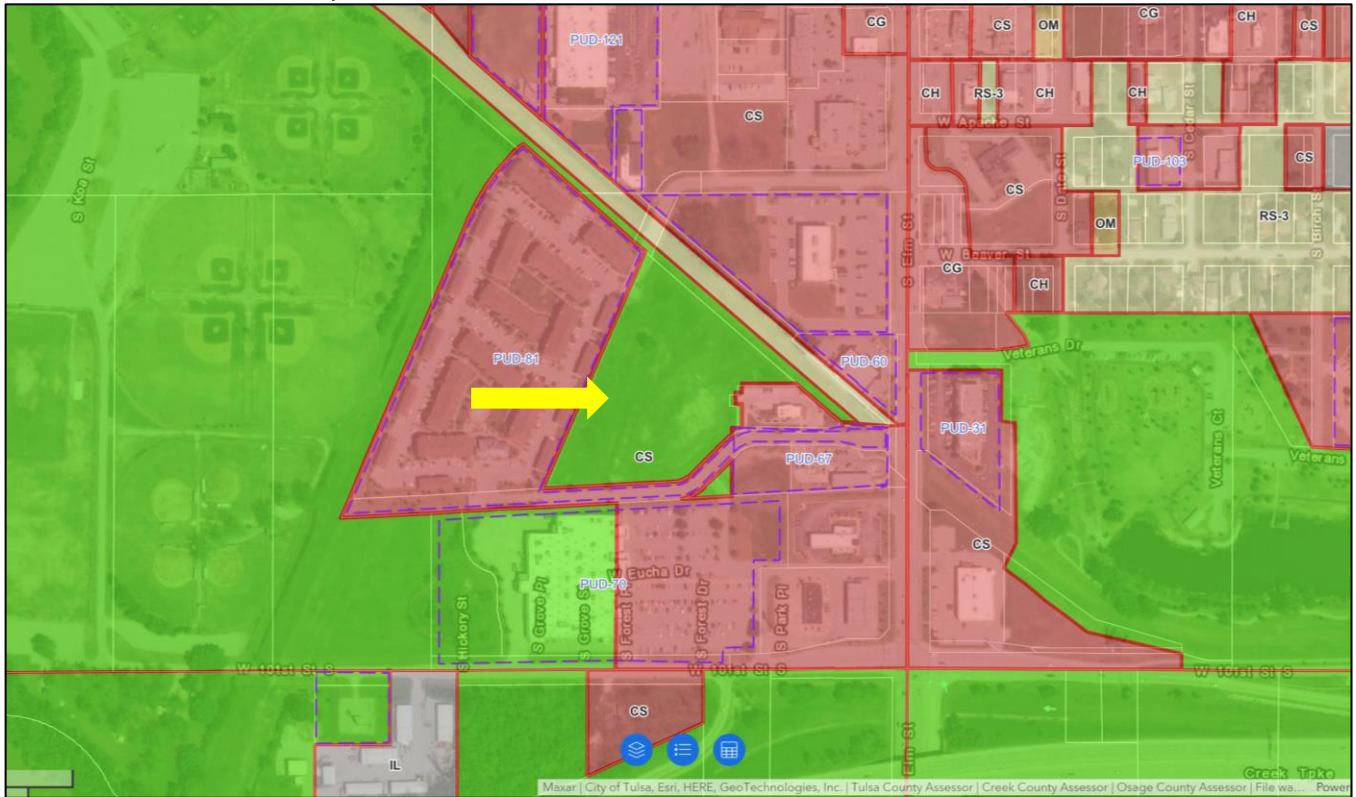


Figure 1: INCOG Map | Currently zoned AG (Agriculture) -Request to rezone to CS (Commercial Shopping)

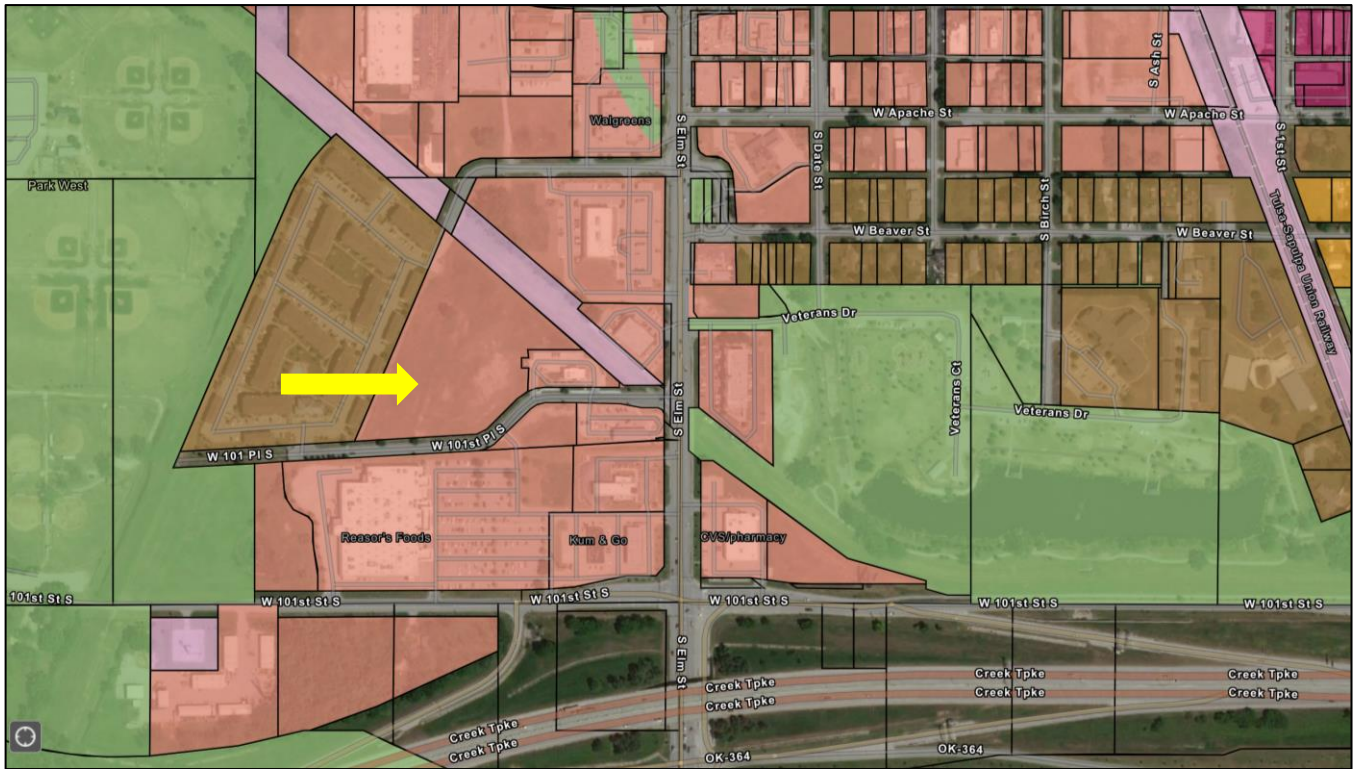


Figure 2: Comprehensive Plan Map | LOCAL COMMERCIAL

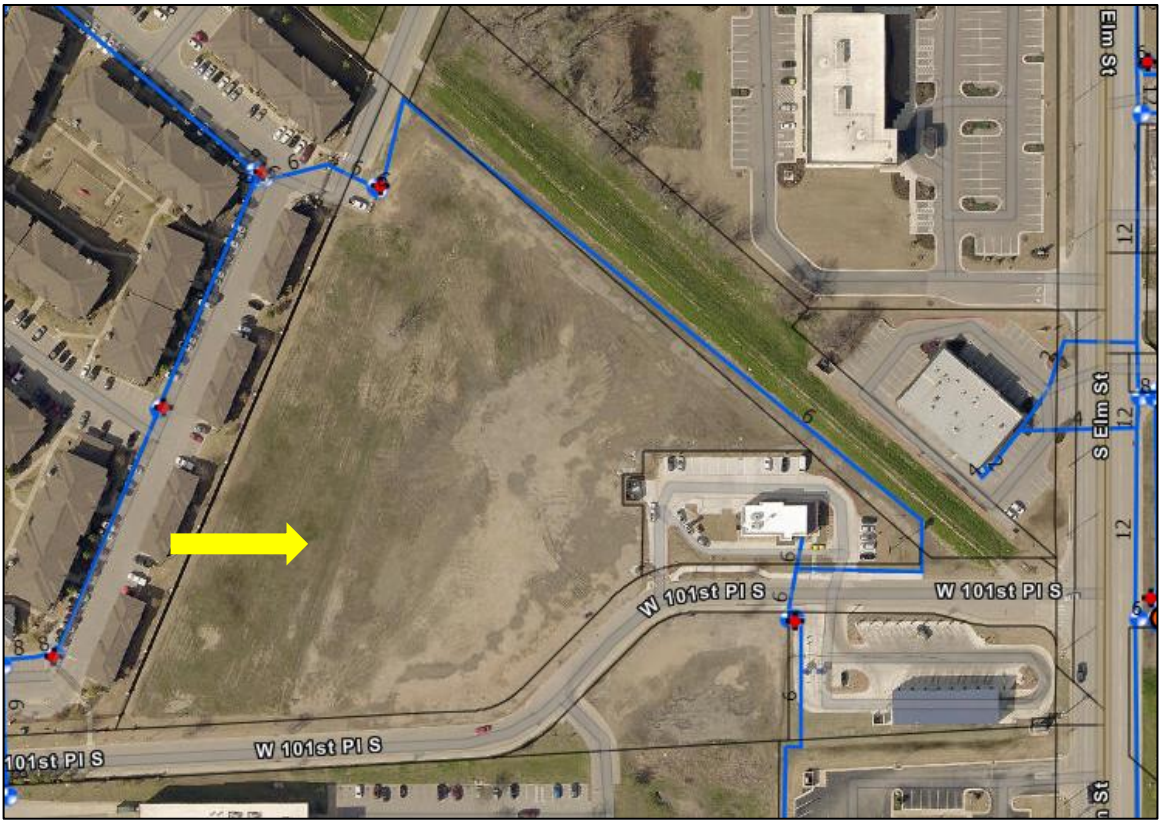


Figure 3: Utility Map showing waterline

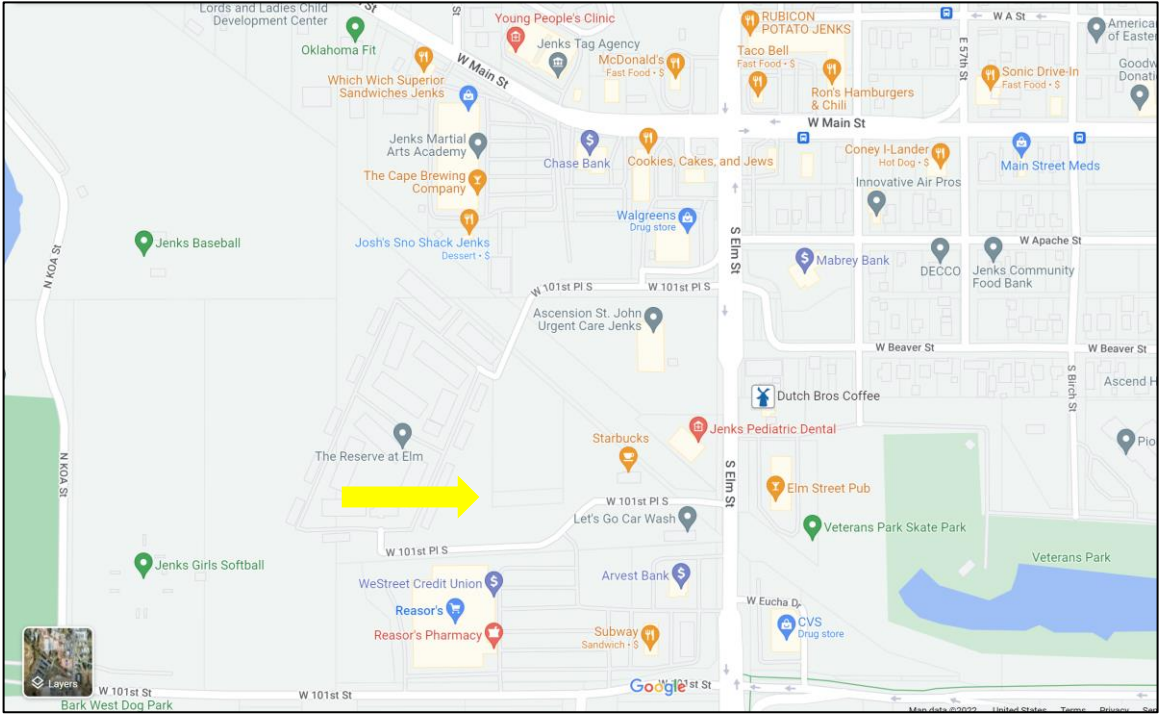


Figure 4: Google Area Map



Figure 5: Street View looking west



Figure 6: Street View looking east



Figure 7: Street View looking north



CITY OF JENKS

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

JZ 22-681

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 September 2022, in consideration of the following:

An application to approve a Request by Erik Enyart for a zone change from AG (Agriculture) to CS (Commercial Shopping).

Legal Description:

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-four (24), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follow, to-wit:

COMMENCING at the Southeast corner of Section Twenty-four (24), a square headed bolt; Thence N 00°07'26" E along the East line of the Southeast Quarter (SE/4) of Section Twenty-four (24) a distance of 505.15 feet; Thence S 86°52'15" W a distance of 50.08 feet to the Northeast corner of Block One (1), ELM STREET CROSSING, a Subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat No. 5866, as filed in the records of the Tulsa County Clerk's Office, the POINT OF BEGINNING; Thence continuing S86°52'15" W along the Northerly line of Block One (1), ELM STREET CROSSING and along the Northerly line of Block On (1), ELM STREET CROSSING PHASE II and beyond a distance of 1530.69 feet to the centerline of the "Jenks Levee"; Thence N 23°13'45" E along the centerline of the "Jenks Levee" a distance of 896.73 feet to a tangent curve to the right; Thence along the centerline of the "Jenks Levee" and along a tangent curve to the right with a central angle of 22°29'14", a radius of 600.00 feet, an arc length of 235.48 feet, a chord bearing of N 34°28'22" E and a chord length of 233.98 feet to the Southwesterly line of TRUSTEES' DEED, filed in the records of the Tulsa County Clerk's Office in Book 5989, Page 1975; Thence S50°21'29 E and not tangent to the previous curve and along the Southwesterly line of TRUSTEES' DEED, filed in records of the Tulsa County Clerk's Office in Book 5989, Page 1975, a distance of 181.42 feet to the North line of the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section Twenty-four (24); Thence N 89°47'51H E along the North line of the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section Twenty-four (24) and along the South line of TRUSTEES' DEED filed in the records of the Tulsa County Clerk's Office in Book 5989, Page 1975, a distance of 35.97 feet to the Northwesterly line of a GENERAL WARRANTY DEED filed in the records of the Tulsa County Clerk's Office as Document No. 2007040108; Thence S 48°43'20" E along the Northwesterly line of a GENERAL WARRANTY DEED filed in the records of the Tulsa County Clerk's Office as Document No. 2007040108 a distance of 967.43 feet; Thence S 86°56'13" E along the Northerly line of a GENERAL WARRANTY DEED filed in the records of the Tulsa County Clerk's Office as Document No. 2007040108 a distance of 140.16 feet to a point that is 50.00 feet measured perpendicular from the East line of the Southeast Quarter (SE/4) of Section Twenty-four (24); Thence S00°07'26" W along a line that is 50.00 feet measured perpendicular from the East line of the Southeast Quarter (SE/4) of Section a distance of 172.04 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

THE RESERVE AT ELM, an Addition in the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat No.6465.

AND LESS AND EXCEPT:

A tract of land that is part of the Southeast Quarter (SE/4) of Section Twenty-four (24), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract being more particularly described as follows, to-wit:

COMMENCING at the Southeast corner of said SE/4; Thence North 1°03'42" West and along the East line of the SE/4 for a distance of 502.37 feet; Thence South 88°56'18" West and perpendicular to said East line for a distance of 50.00 feet to a point, said point also being the Northeast corner of Lot One (1), Block One (1), ELM STREET CROSSING, an Addition

in the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat No. 5866; Thence North 1°03'42" West and parallel with the East line for a distance of 8.00 feet to the POINT OF BEGINNING; Thence South 85°40'38" West and parallel with the North line of said Lot One (1) for a distance of 24.00 feet to a point; Thence South 1°03'42" East and perpendicular to said North line for a distance of 8.00 feet to a point on the North line; Thence South 85°40'38" West and along the North line for a distance of 571.97 feet to a point; Thence Northeasterly along a 125.00 foot radius non-tangent curve to the left, having an initial tangent bearing of North 85°40'38" East, a central angle of 41°40'20", for an arc distance of 91.06 feet to a point of tangency; Thence North 43°56'18" East for a distance of 130.79 feet to a point of curvature; Thence along a 75.00 foot radius curve to the right, having a central angle of 45°00'00" for an arc distance of 58.90 feet to a point of tangency; Thence North 88°56'18" East and perpendicular to said East line for a distance of 228.22 feet to a point of curvature; Thence along an 88.00 foot radius curve to the right, having a central angle of 13°29'40" for an arc distance of 20.73 feet to a point of tangency; Thence South 77°34'02" East for a distance of 36.33 feet to a point of curvature; Thence along a 112.00 foot radius curve to the left, having a central angle of 13°29'40" for an arc distance of 26.38 feet to a point of curvature; Thence North 88°56'18" East and perpendicular to the East line for a distance of 38.00 feet to a point of curvature; Thence along a 20.00 foot radius curve to the right, having a central angle of 90°00'00" for an arc distance of 31.42 feet to a point of tangency, said point being 50.00 feet perpendicularly distant from the East line; Thence South 1°03'42" East and parallel with the East line for a distance of 74.95 feet to the POINT OF BEGINNING.

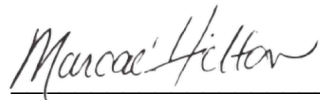
LESS AND EXCEPT:

All of VAQUERO JENKS ADDITION to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat No. 6873.

General Location: 700-block of W 101st 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 5 August 2022.



Marcae Hilton, Secretary
Jenks Planning Commission

