



**Subdivision Statistics**

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

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

**Basis of Bearings**

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

**Monumentation**

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

**Benchmark**

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

**Legend**

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

# South County Crossing

## P.U.D. 112

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

**Owner / Developer**

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

**Engineer**

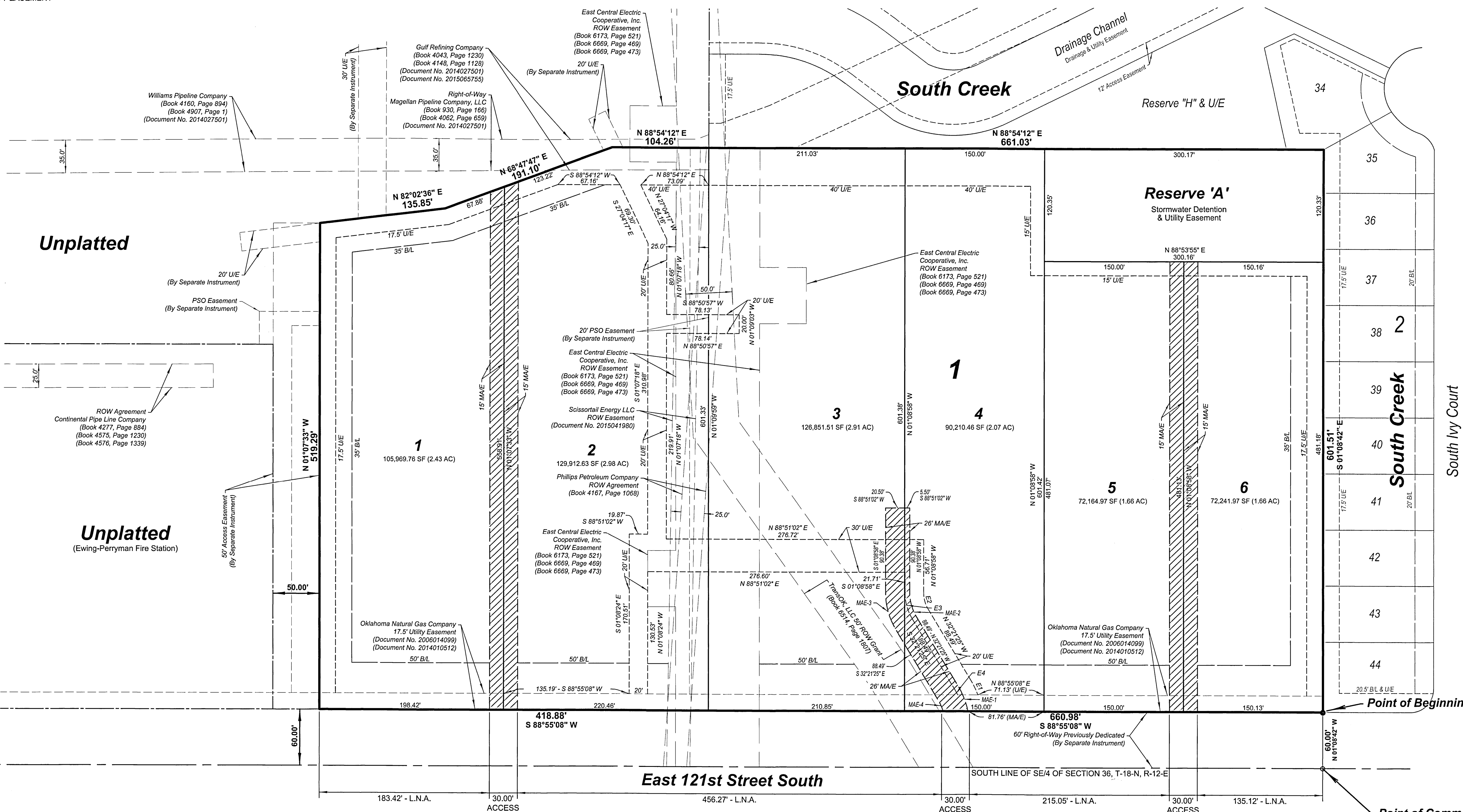
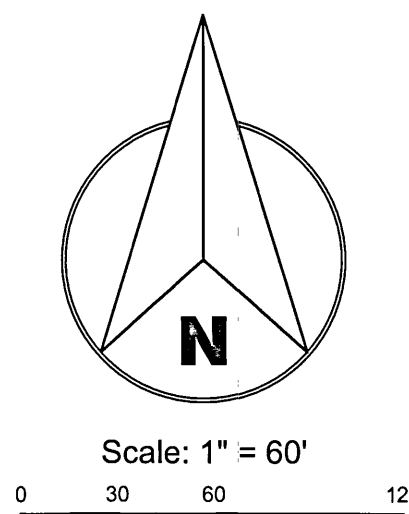
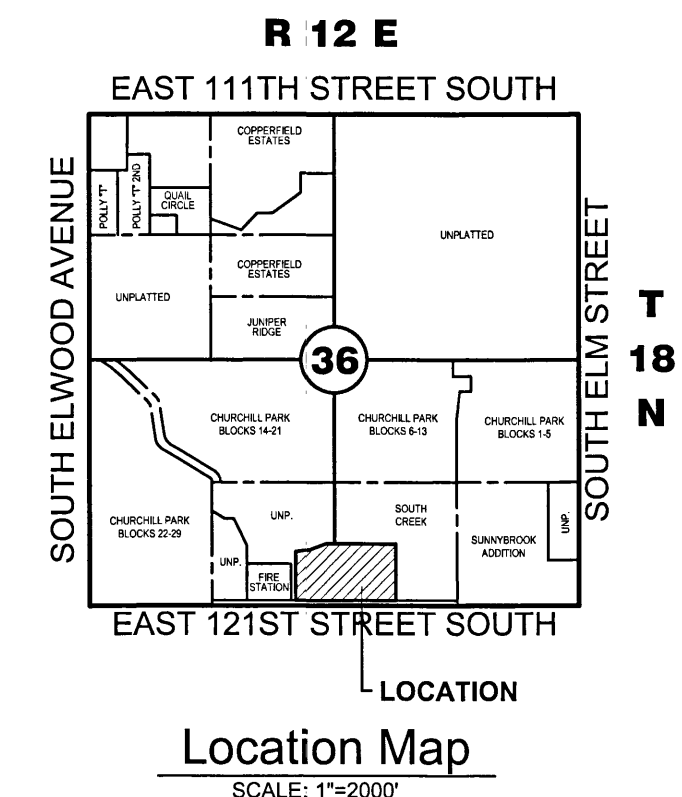
ENGINEERED BY DESIGN, PLLC  
 P.O. BOX 15567  
 DEL CITY, OKLAHOMA 73155  
 PHONE: (405) 234-0980  
 ahale@engineeredbydesign.pro  
 C.A. # 7655 EXPIRES 6-30-2020

**Surveyor**

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

**Curve Table**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
E1	17.16'	91.00'	10°48'12"	N 28°57'18" W	17.13'
E2	19.06'	35.00'	31°12'27"	N 16°45'11" W	18.83'
E3	29.96'	55.00'	31°12'27"	S 16°45'11" E	29.59'
E4	5.75'	71.00'	04°38'33"	S 30°02'08" E	5.75'
MAE-1	27.07'	76.00'	20°24'33"	N 22°09'08" W	26.93'
MAE-2	27.23'	50.00'	31°12'27"	N 16°45'11" W	26.90'
MAE-3	41.40'	76.00'	31°12'27"	S 16°45'11" E	40.89'
MAE-4	12.76'	50.00'	14°37'26"	S 25°02'41" E	12.73'



**FINAL PLAT**  
 CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON JANUARY 20, 2019

MAYOR - VICE MAYOR

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

*Chris Slust*  
 CITY MANAGER

STATE OF OKLAHOMA )  
 ) SS  
 COUNTY OF TULSA )

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

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019  
 MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

**CERTIFICATE**

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$4,420.00 per trust receipt no. 15795 to be applied to 2019 taxes. This certificate is NOT to be construed as payment of 2019 taxes in full but is given in order that this plat may be recorded. 2019 taxes may exceed the amount of the security deposit.

Dated: 04/23/2019  
 Dennis Smith  
 Tulsa County Clerk  
 By: *Dennis Smith*  
 Deputy

**Point of Commencement**  
 Southeast Corner SW/4 SW/4 SE/4  
 Section 36, T-18-N, R-12-E



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

KNOW ALL MEN BY THESE PRESENTS:

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

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

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

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

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

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

**SECTION I. EASEMENTS AND UTILITIES**

**A. GENERAL UTILITY EASEMENTS**

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

**B. UNDERGROUND SERVICE**

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

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

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

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

- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

**D. SURFACE DRAINAGE**

EACH LOT DEPICTED ON THE PLAT OF SOUTH COUNTY CROSSING, SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S), SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

**E. PAVING AND LANDSCAPING WITHIN EASEMENT**

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF JENKS, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

**F. STORM WATER DETENTION**

1. THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE AREA 'A' (HEREINAFTER REFERRED TO AS THE "DETENTION EASEMENT AREA") FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION.

2. DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.

3. DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE PROPERTY OWNERS' ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.

THE DETENTION EASEMENT AREAS SHALL BE MOVED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

4. IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE PROPERTY OWNERS' ASSOCIATION.

5. IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF JENKS, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PROPORTIONATE SHARE OF THE COSTS.

6. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

**H. RESERVE AREA "A" & U/E**

RESERVE AREAS "A" & U/E, IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A DETENTION FACILITY, UTILITY EASEMENT, OPEN SPACE, AND LANDSCAPING, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE SOUTH COUNTY CROSSING PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE AS SET FORTH WITHIN SECTION III HEREOF.

**I. LIMITS OF NO ACCESS**

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

**J. MUTUAL ACCESS EASEMENT**

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

**SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS**

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

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

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

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

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

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

**PERMITTED USES:**

USE UNIT 1 - AREA-WIDE USES BY RIGHT

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

- AMBULANCE SERVICE
- HORTICULTURAL NURSERY
- TEMPORARY OPEN-AIR FACILITIES (CHRISTMAS TREE SALES)

USE UNIT 10 - OFF-STREET PARKING AREAS

USE UNIT 11 - OFFICES AND STUDIOS

USE UNIT 15 - OTHER TRADES AND SERVICES

USE UNIT 17 - AUTOMOTIVE ALLIED ACTIVITIES

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

- BUSINESS SIGNS
- OUTDOOR ADVERTISING SIGNS

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

USE UNIT 22 - WAREHOUSING AND WHOLESALING

USE UNIT 24 - LIGHT MANUFACTURING AND INDUSTRIAL RESEARCH DEVELOPMENT

**EXCLUDED USES:**

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

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

USE UNIT 16 - GASOLINE SERVICE STATIONS

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

**A. SCREENING:**

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

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

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

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

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

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

**B. LIGHTING:**

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

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

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

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

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

