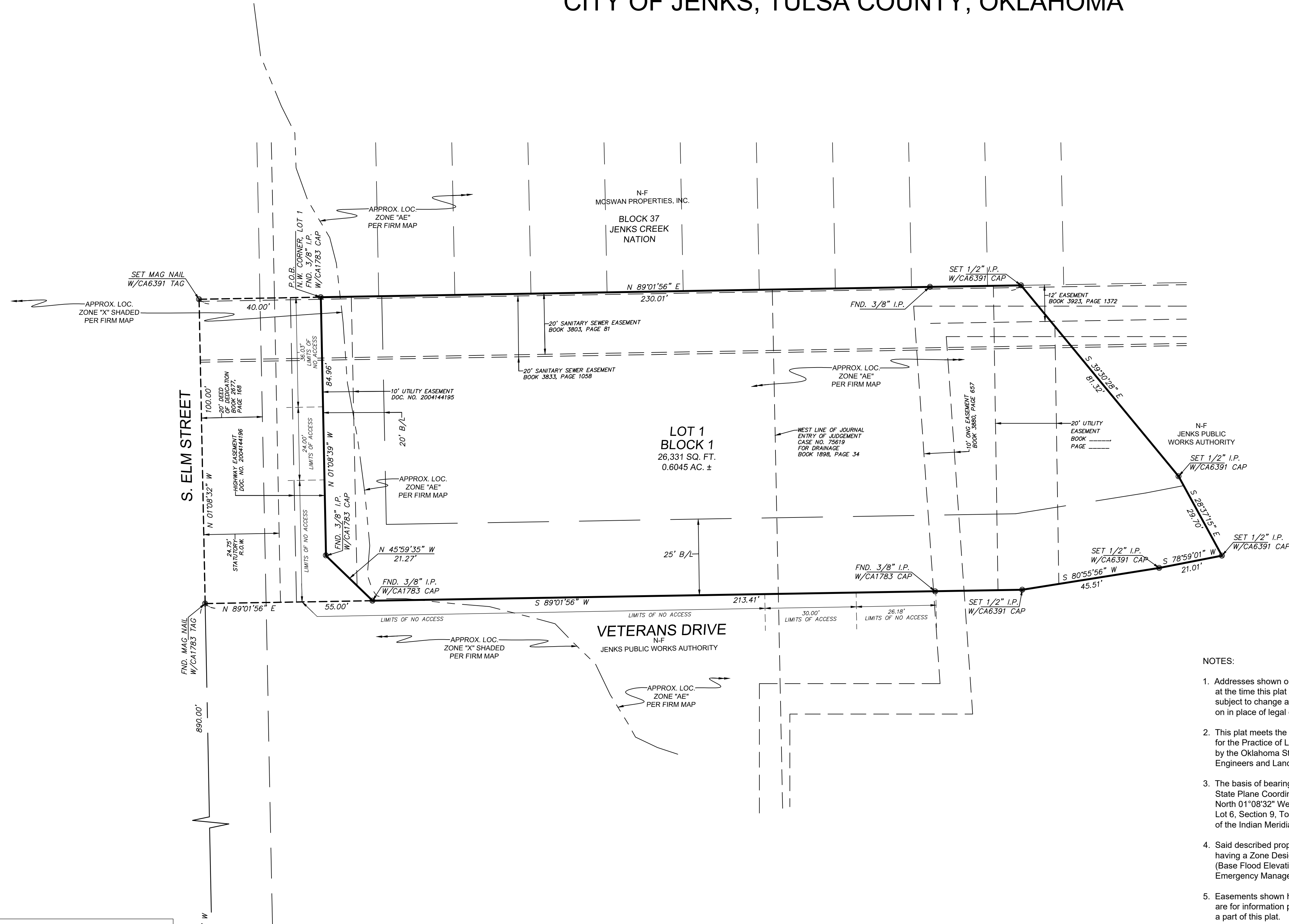
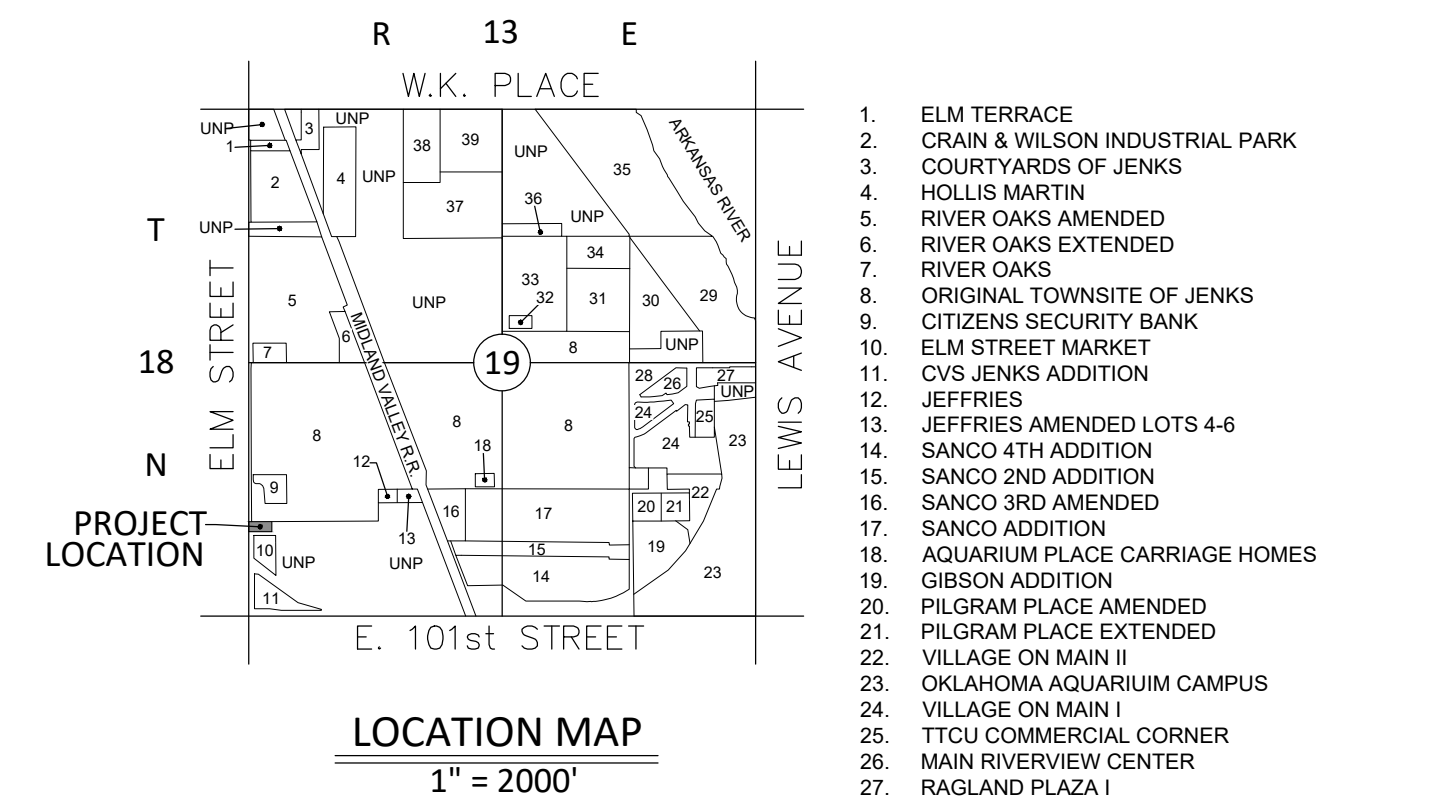




# FINAL PLAT

## REPLAT OF CVP DB JENKS ADDITION

### LOT 1, BLOCK 1, CVP DB JENKS ADDITION AND A PART OF THE SW/4 OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 13 EAST, I.M. CITY OF JENKS, TULSA COUNTY, OKLAHOMA



**PLAT No.**

**FINAL PLAT  
CERTIFICATE OF APPROVAL**

I hereby certify that this plat was approved by the City Council of the City of Jenks on \_\_\_\_\_

By: \_\_\_\_\_  
Mayor

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

By: \_\_\_\_\_  
City Manager

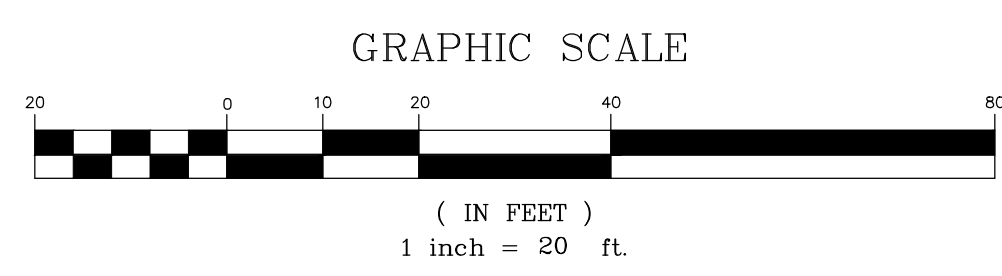
**CONTACT LIST**

<b>OWNER</b> CVP - JENKS DB, LLC 305 S. ELM STREET JENKS, OK 74037 CONTACT: MITCHELL REYNOLDS PHONE: 918-934-0288 EMAIL: MITCHELL.REYNOLDS@CVPRE.COM
<b>OWNER</b> JENKS PUBLIC WORKS AUTHORITY 211 N. ELM STREET JENKS, OK 74037 CONTACT: ?? PHONE: ?? EMAIL: ??
<b>CIVIL ENGINEER</b> CLAYMOORE ENGINEERING 1903 CENTRAL DRIVE, SUITE 406 BEDFORD, TEXAS 76021 OK CA 8809 - EXPIRES 6-30-2022 CONTACT: MATT MOORE, PE PHONE: 817-281-0572 EMAIL: MATT@CLAYMOOREENG.COM
<b>SURVEYOR</b> DODSON-THOMPSON-MANSFIELD, PLLC 20 NE 38th STREET OKLAHOMA CITY, OK 73105 OK CA 6391 - EXP. 06-30-2022 CONTACT: RANDALL MANSFIELD, PLS PHONE: 405-601-7401 EMAIL: RANDYMD@DTM-OK.COM

- NOTES:**
- Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied on in place of legal descriptions.
  - This plat meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Engineers and Land Surveyors.
  - The basis of bearings for this plat is the Oklahoma State Plane Coordinate System (North Zone) using North 01°08'32" West along the east line of Government Lot 6, Section 9, Township 18 North, Range 13 East of the Indian Meridian.
  - Said described property is located within an area having a Zone Designation X (Shaded) and Zone AE (Base Flood Elevations determined) by the Federal Emergency Management Agency (FEMA).
  - Easements shown hereon by specific recording information are for information purposes only and are not dedicated as a part of this plat.

**SUBDIVISION STATISTICS:**  
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK  
SUBDIVISION CONTAINS 0.6045 ACRES (26,331 SQ. FT.)

**LEGEND:**  
R.O.W. - RIGHT OF WAY  
DOC. NO. - DOCUMENT NUMBER  
B/L - BUILDING LINE



STATE OF OKLAHOMA  
SS  
COUNTY OF TULSA

I, \_\_\_\_\_, Tulsa County Clerk, in and for the County and State of Oklahoma above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, 2021

Deputy \_\_\_\_\_

S.W. CORNER, GOVERNMENT LOT 6  
SECTION 19, T. 18 N. R. 13 E., I.M.

**DODSON - THOMPSON - MANSFIELD, PLLC**  
20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com  
Oklahoma City, OK 73105 Fax: 405-601-7421

Surveying - Engineering - Earthwork  
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2022

**FINAL PLAT**  
**REPLAT OF CVP DB JENKS ADDITION**  
**LOT 1, BLOCK 1, CVP DB JENKS ADDITION AND**  
**A PART OF THE SW/4 OF**  
**SECTION 19, TOWNSHIP 18 NORTH, RANGE 13 EAST, I.M.**  
**CITY OF JENKS, TULSA COUNTY, OKLAHOMA**

**DEED OF DEDICATION AND STATEMENT OF RESTRICTIVE COVENANTS**

**CVP DB JENKS ADDITION**

**KNOW ALL MEN BY THESE PRESENTS:**

WHEREAS, CVP - Jenks DB, LLC, an Oklahoma limited liability company and the Jenks Public Works Authority, a Trust of the City of Jenks, are the Owner's in fee simple to the following described property in the City of Jenks, Tulsa County, Oklahoma, to-wit:

All of Lot 1, Block 1 CVP DB JENKS ADDITION and a part of Lot 6, Section 19, Township 18 North, Range 13 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 follows:

**BEGINNING** at the northwest corner of said Lot 1;

**THENCE** North 89°01'56" East, along the north line of said Lot 1 and said line extended, a distance of 230.01 feet;

**THENCE** South 39°30'28" East a distance of 81.32 feet;

**THENCE** South 28°37'15" East a distance of 29.70 feet;

**THENCE** South 78°59'01" West a distance of 21.01 feet;

**THENCE** South 80°55'56" West a distance of 45.51 feet to a point on the south line of said Lot 1 extended;

**THENCE** South 89°01'56" West, along the extended south line of said Lot 1 and said south line, a distance of 213.41 feet to the most southerly southwest corner of said Lot 1;

**THENCE** along the westerly line of said Lot 1 and the east right of way line of S. Elm Street the following two (2) courses;

1. North 45°59'35" West a distance of 21.27 feet;
2. North 01°08'39" West a distance of 84.96 feet to the POINT OF BEGINNING.

Said described property contains an area of 26,331 square feet or 0.6045 acres, more or less.

And have caused the above described land to be surveyed, staked platted and subdivided into lots, blocks, and streets, and have designated the same as "REPLAT OF CVP DB JENKS ADDITION" an Addition to the City of Jenks, Tulsa County, Oklahoma.

**SECTION 1. PUBLIC COVENANTS**

**A. STREETS AND UTILITY EASEMENTS**

The undersigned owners does hereby dedicate to the public use forever, streets rights-of-way as shown and designated on the accompanying plat and does further dedicate to the public use forever the easements as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing, replacing any and all utilities including storm sewer, sanitary sewer, telephone and communication lines, electric power lines and transformers, gas lines and water lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances hereto with the rights of ingress and egress into and upon said utility easements and rights of way for the uses and purposes aforesaid. No building, structure, or other above or below ground obstruction that will interfere with the purposes aforesaid, will be placed, erected, installed or permitted upon the easements or rights of way as shown, provided however, that the owner hereby reserves the right to construct, maintain, operate, lay and relay water lines and sanitary sewer lines together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across and along all public streets, alleys, and utility easements, shown on said plat, for the purposes of furnishing water and/or sanitary sewer services to the area included in said plat.

**B. WATER AND SANITARY SEWER SERVICE**

In connection with the provision of water and sanitary sewer service, all lots are subject to the following provisions, to-wit:

The owner of each lot shall be responsible for the protection of the public water mains and the public sanitary sewer facilities located on his lot and within the dedicated street right of way and utility easement areas, if ground elevations are altered from the contours existing upon the completion of the installation of a public water or sewer main, all ground apertures, to include: valve boxes, fire hydrants and manholes will be adjusted to the new grade by the owner or at the owner's expense.

The City of Jenks or its successors will be responsible for ordinary maintenance of public water mains and public sanitary sewer facilities, but the owner will pay damage for relocation of such facilities or necessitated by the acts of the owner or his agents or contractors. The Owner/Developer will be responsible for the ordinary maintenance of private water mains.

The City of Jenks or its successors through its agents or employees shall at all times have the right of access with their equipment to all such easement ways shown on said plat, or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of underground water and sewer facilities.

The aforesaid covenants concerning water and sewer facilities shall be enforceable by the City of Jenks or its successors, and the owner of the lot agrees to be bound hereby.

**C. ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE**

In connection with the installation of underground electric, telephone, cable television and natural gas service lines, the lot is subject to the following:

1. Underground lines for the supply of electric, telephone and cable television service may be located along the boundary of the addition as shown on the attached plat. Street light poles or standards shall be served by underground cable and elsewhere throughout said Addition all supply lines shall be located underground, in the easement-ways reserved for the general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply of secondary voltages, may also be located in said easement-ways.
2. All supply lines in the Subdivision including electric, telephone, cable television and natural gas service lines shall be located underground in the easements reserved for general utility services and streets shown on the plan of the subdivision. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easements.
3. Underground lines for the supply of electric, telephone and cable television service and natural gas service located in the Subdivision may be run from the nearest natural gas main, service pedestal or transformer to the point of usage determined by the location and construction of such building as may be located upon said lot; provided that upon that the installation of such a service cable or a natural gas service line to a particular building, the supplier of service shall thereafter be deemed to have a definitive, permanent, and effective right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable or line, extending from the service pedestal, transformer or natural gas main to the service entrance on the building.
4. The supplier of electric, telephone, cable television and natural gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat to 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 natural gas service facilities so installed by it.
5. 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 natural gas facilities. The supplier of service will be responsible for the ordinary maintenance of underground facilities, but the owner of the lot in the Subdivision will pay for damage or relocation of such facilities caused or necessitated by acts of such owner or his agents or contractors.

**D. STORM SEWER**

1. The City of Jenks, or its successors, through its proper agents and employees, shall at all times have right of access with their equipment to all storm sewer easements for the purpose of installing, maintaining, removing or replacing any portion of the underground storm sewer system.
2. No permanent fence, permanent wall, permanent building, or permanent structure which could cause an obstruction shall be placed or maintained in the storm sewer easement area, and any construction activity which would interfere with the storm sewer system shall be prohibited.
3. CVP - Jenks DB, LLC and the Jenks Public Works Authority, or its successors, shall be responsible for ordinary maintenance of the private storm sewer system, but the owner of each lot will pay for damage or relocation of such system caused or necessitated by acts of the owner of each lot or its agents or contractors.
4. The foregoing covenants concerning the private storm sewer system shall be enforceable by CVP - Jenks DB, LLC and the Jenks Public Works Authority, its successors, and the owner of each lot agrees to be bound hereby.
5. The owner of each lot shall be responsible for the protection of the storm sewer located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said storm sewer. Within the utility easement area as depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of storm sewer, or any construction activity which would interfere with storm, shall be prohibited.

**F. SURFACE DRAINAGE**

1. Surface Drainage. Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from public streets and easements.
2. No property owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot. No property owner shall modify or change the direction of drainage of surface storm water from the original approved construction plans on file at the City of Jenks.
3. The property owner shall prevent the alteration of grade within the easement areas from the original contours (finish grade) or allow any construction activity which may interfere with such public water mains, valves, storm sewers, and or public sanitary sewer facilities.
4. The covenants set forth in this section shall be enforceable by any affected property owner and by CVP - Jenks DB, LLC and the Jenks Public Works Authority.

**G. OWNER RESPONSIBILITY WITHIN EASEMENTS**

The owner of the lots shall be responsible for the repair and replacement of any landscaping and paving within the utility easements on the lot in the event it is necessary to repair any underground water or sewer mains, electric, natural gas, cable television, or telephone service.

**H. LAND USE**

All construction shall be strictly according to the ordinances of the City of Jenks, Oklahoma.

**CERTIFICATE OF SURVEY**

I, Randall A. Mansfield, 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 "REPLAT OF CVP DB JENKS ADDITION", a Subdivision in the City of Jenks, Tulsa County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying.

Randall A. Mansfield, PLS 1613  
 CA No. 6391 Exp. Date: 6-30-2022

STATE OF OKLAHOMA )  
 ) ss.  
 COUNTY OF OKLAHOMA )

The foregoing Certificate of Survey was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Randall A. Mansfield, PLS 1613.

Notary Public

My Commission Expires: \_\_\_\_\_

IN WITNESS WHEREOF, CVP - JENKS DB, LLC has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CVP - JENKS DB, LLC, an Oklahoma limited liability company

By: \_\_\_\_\_  
 Manager

STATE OF OKLAHOMA )  
 ) ss.  
 COUNTY OF TULSA )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as Manager of CVP - JENKS DB, LLC, an Oklahoma limited liability company.

Notary Public

My Commission Expires: \_\_\_\_\_

IN WITNESS WHEREOF, THE JENKS PUBLIC WORKS AUTHORITY has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

THE JENKS PUBLIC WORKS AUTHORITY, a Trust of the City of Jenks


By: \_\_\_\_\_

STATE OF OKLAHOMA )  
 ) ss.  
 COUNTY OF TULSA )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of THE JENKS PUBLIC WORKS AUTHORITY, a Trust of the City of Jenks.

Notary Public

My Commission Expires: \_\_\_\_\_

 **DODSON - THOMPSON - MANSFIELD, PLLC**  
 20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com  
 Oklahoma City, OK 73105 Fax: 405-601-7421  
**Surveying - Engineering - Earthwork**  
 CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2022