



**ORDINANCE NO. 1203**

AN ORDINANCE EXTENDING THE CORPORATE LIMITS BY ANNEXING CERTAIN LANDS LOCATED IN SECTIONS 34 AND 35, TOWNSHIP 20 NORTH, RANGE 11 EAST, OSAGE COUNTY, AND, IN SAND SPRINGS WARD BOUNDARY DISTRICT 2, AND MORE PARTICULARLY DESCRIBED HEREINAFTER, WITHIN THE MUNICIPAL LIMITS OF THE CITY OF SAND SPRINGS, PROVIDING FOR RESIDENTIAL SINGLE-FAMILY HIGH DENSITY DISTRICT (RS-3) OF THE ANNEXED AREA, REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith, AND DECLARING AN EFFECTIVE DATE.

WHEREAS, Ringle Development LLC is the owner of real property described herein and has consented to annexation of the described property into the city limits of the City of Sand Springs, Oklahoma, effective January 1, 2011 and

WHEREAS, after due consideration of the facts and being sufficiently advised, the City Council hereby finds that all requirements necessary for annexation have been met, including proper notice, and specifically finds that the tract to be annexed is adjacent and contiguous to the existing city limits and serves a municipal purpose by providing a more uniform boundary for the city and serves to connect previously unconnected portions of existing city limits.

WHEREAS, it is deemed desirable and beneficial for the citizens of the City of Sand Springs, Oklahoma, that the properties hereinafter described be annexed into the Municipal Limits within the Zoning District of Residential Single-Family High Density (RS-3) and in Sand Springs Ward Boundary District two (2).

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAND SPRINGS, OKLAHOMA,

SECTION I. That the following described tracts of land and real estate, to-wit:

A tract of land situated in Lot 1 Section 35 and in Lot 4 Section 34 T-20-N, R-11-E, of the I.B.M., Osage County, Oklahoma, and being more particularly described as follows:

All of Lot 1 Section 35 T-20-N, R-11-E, of the I.B.M. Osage County, Oklahoma lying west of State Highway 97

And

The east 600 feet of Lot 4 Section 34 T-20-N, R-11-E, of the I.B.M., Osage County, Oklahoma

And have caused said real property to be surveyed, staked and platted into Lots, a Reserve, 2 Blocks, and a Street in conformity with the plat herewith and have caused the same to be named and designated "The Ridge," to Osage County, Oklahoma.

totaling approximately 19.70 acres generally located west of McKinley Avenue, north of the Osage/Tulsa County line and west of the Blackjack Ridge golf course in Tulsa County;

BK 1434 PG 0831

007282

CITY OF SAND SPRINGS  
FINANCE DEPT.  
P. O. BOX 393  
SAND SPRINGS, OKLA 74063

(P)

be here and the same annexed to and declared to be hereafter included within the Corporate Limits of the City of Sand Springs, Oklahoma, within the Zoning District of Residential Single-Family High Density (RS-3), and in Sand Springs Ward Boundary District 2.

**SECTION 2:** That from and after January 1, 2011, the property hereinabove described shall be a part of the City of Sand Springs, Oklahoma, and all persons thereon and all property situated thereon shall be, and are hereby declared to be, subject to the jurisdiction, control, laws and Ordinances of the City of Sand Springs, Oklahoma, in all respects and particulars.

**SECTION 3: SERVICE PLAN:** Services provided will be consistent with the City of Sand Springs Municipal Services Plan for Areas Proposed for Annexation dated October 27, 2004, approved by City Council on December 20, 2004, subject to the following provisions:

Services provided upon annexation will consist of Police, Fire, Animal Control, Inspections and Planning. Upon annexation the properties will be within City of Sand Springs storm water jurisdiction; any requirements for a storm water study are waived in exchange for an understanding with the applicant that the parties will endeavor to create property set-aside for regional detention in conjunction with other property owners. The City makes no representation concerning the sufficiency of storm water detention for the annexed property, and any future storm water repair or upgrades will remain the responsibility of the homeowners.

City water service will be provided at in-city water rates, and by this ordinance City accepts the attached water line to serve the above referenced property. Sewer services are not available at this time and are not planned. Solid Waste will be provided by the city. No streets are included in this annexation, and street repair and maintenance will remain the responsibility of homeowners association.

**In cases of conflict between subdivision regulations and plat specifications, the plat specifications shall control. Prior to construction of a residence on a specific lot, and for a period of three years, whichever is longer, the City's restrictions on lot grading for removal of brush and trees, and burning shall not apply unless having a detrimental impact on adjoining property.**

**Within 60 days, the City will schedule a meeting with appropriate city staff to discuss development and/or de-annexation of other parcels owned by applicant.**

**SECTION 4:** By separate vote, the provisions of this Ordinance shall, upon passage, take effect upon publication.

PASSED AND APPROVED, WITH AN EFFECTIVE DATE OF January 1, 2011 in a regular meeting of the Council of the City of Sand Springs, Oklahoma, held on the 25<sup>th</sup> day of October, 2010.

BK 1434 PG 0832



*E. Bruce Ford*  
E. Bruce Ford, City Clerk

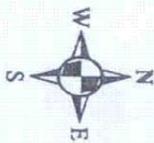
*Robert L. Walker*  
Robert L. Walker, Mayor

APPROVED AS TO FORM:



David L. Weatherford, City Attorney

BK 1434 PG 0833



BK 1434 PG 0834

THE RIDGE

N MCKINLEY AV

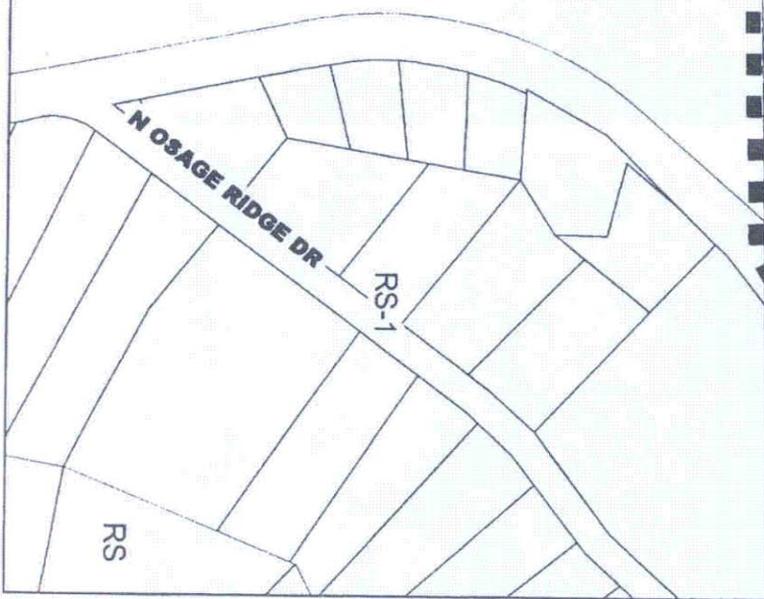
TO BE ANNEXED

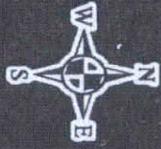
Tulsa County/Osage County Line



September 2010

AG  
The Ridge Addition  
19.70 Acres  
Ringle Development, LLC  
STR 34/35-20N-11E





TO BE ANNEXED

Tulsa County/Osage County Line

THE RIDGE

AG  
The Ridge Addition  
1970 Acres  
Ringle Development, LLC

SUR 34/35-20N-11E

14070 0 140 Feet

September 2010



RS

# PUBLISHER'S AFFIDAVIT

PO#11-0037 ORD NO. 1203/W MAP

PUBLICATION DATE(S)

10/31/10

CASE NUMBER: PO#11-0037 ORD NO. 12  
MAP

AD NUMBER: 00113786

## LEGAL NOTICE

STATE OF OKLAHOMA  
COUNTY OF Tulsa

I, of lawful age, being duly sworn, am a legal rep[re] Sand Springs Leader of Sand Springs, Oklahoma newspaper of general circulation in Tulsa, Oklahoma paper qualified to publish legal notices, advert publications as provided in Section 106 of Title 2 Statutes 1971 and 1982 as amended, and thereaf plies with all other requirements of the laws of OI reference to legal publications. That said notice, which is attached hereto was published in the regt said newspaper during the period and time of pu not in a supplement, on the ABOVE LISTED DA

*Nancy Carol Moore*  
Representative Signat

Subscribed to and sworn to me this 1st day of N

Notary Public *Nancy Carol Moore*  
NANCY CAROL MOORE

My commission number: 06011684

My commission expires: December 8, 2010

Customer #: 00000408

Customer: CITY OF SAND SPRINGS

Publisher's Fee: 225.40



NANCY CAROL MOORE  
Notary Public - State of Oklahoma  
Tulsa County  
My Commission Expires December 8, 2010  
Commission # 06011684

113786  
Published in the Sand Springs Leader, Sand Springs, Tulsa County, Oklahoma, October 31, 2010.

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ATTEST:

//s/ Robert L. Walker  
Robert L. Walker, Mayor

//s/ E. Bruce Ford  
E. Bruce Ford, City Clerk

APPROVED AS TO FORM:

//s/ David L. Weatherford  
David L. Weatherford, City Attorney

