FINAL PLAT
HIGHLAND RIDGE - PHASE 1

A SUBDIVISION IN WAGONER COUNTY, STATE OF OKLAHOMA
LOCATED IN SECTION 28, TOWNSHIP 18N, RANGE 15E





LOCATION
NO SCALE

LEGAL DESCRIPTION
THE NORTHERLY 775.5 FEET OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, SAID TRACT CONTAINING 47.0 ACRES, MORE OR LESS.

ZONING
EXISTING ZONING: RST22.5 RESIDENTIAL SINGLE FAMILY DWELLING (MOBILE HOME)
PROPOSED ZONING: RS6 RESIDENTIAL SINGLE FAMILY DWELLING

SUBDIVISION DATA
170 LOTS IN 5 BLOCKS
5.306 ACRES IN 6 RESERVE AREAS
TOTAL AREA: 47.0 ACRES

SETBACKS
REAR BUILDING LINE 15'
FRONT BUILDING LINE 25'

MONUMENTATION
ALL CORNERS TO BE A SET 3/8" IRON PIN WITH CAP "CA 4502"

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE WESTERLY LINE OF SECTION 28, T-18-N, R-15-E, AS BEING N01°12'50"W.

FEMA FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED IN A FEMA FLOODPLAIN ACCORDING TO THE APPLICABLE FEMA FIRM MAP 40145C0115J DATED SEPTEMBER 30, 2016.

NOTES:
1. ALL RESIDENTIAL LOTS ARE 7,800 SF OR LARGER.
2. ALL NEW ROAD RIGHTS-OF-WAY ARE 50' OR MORE WIDE, TO BE FINISHED WITH CURB AND GUTTER AND SIDEWALK.
3. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
4. ALL LOTS COMPLY WITH THE RS6 ZONING CODE REQUIREMENTS.
5. ALL RESERVE AREAS MAY BE USED FOR STORMWATER DETENTION, DRAINAGE & UTILITIES INFRASTRUCTURE, AND OPEN SPACE. THE SURFACE IMPROVEMENTS SHALL BE MAINTAINED BY HIGHLAND RIDGE HOME OWNERS ASSOCIATION.

UTILITY PROVIDERS:
WATER AND SEWER SERVICE
WAGONER COUNTY RWD4 918-258-2331
NATURAL GAS SERVICE
OKLAHOMA NATURAL GAS 918-831-8251
ELECTRICAL SERVICE
AEP/PSO 918-250-7716
PHONE SERVICE
WINDSTREAM 918-344-9321
COX COMMUNICATIONS 918-286-4644
CABLE SERVICE
COX COMMUNICATIONS 918-286-4644

LEGEND

ACC	ACCESS PERMITTED	
B/L	BUILDING SETBACK LINE	
D/E	DRAINAGE EASEMENT	
LNA	LIMITS OF NO ACCESS	
F&LSE	FENCE & LANDSCAPE EASEMENT	
LS/E	LANDSCAPE EASEMENT	
ROW	RIGHT-OF-WAY	
U/E	UTILITY EASEMENT	
	LOT LINE	
	CENTER LINE	
	EXISTING CONTOUR	
	SPOT ELEVATION	
22619	ADDRESS	

OWNER:
INTEGRITY DEVELOPMENT GROUP, L.L.C.
3768 S. Elm Pl.
Broken Arrow, OK 74011
(918) 893-2353

ENGINEER:
JC ENGINEERING, PC
10035 N 177th East Ave
Owasso, Oklahoma 74055
(918) 798-5979
Cert. of Authorization No. 5686
Renewal Date: June 30, 2023

SURVEYOR:
BENNETT SURVEYING, INC.
P.O. BOX 878
Chouteau, Oklahoma 74337
(918) 476-7484
Cert. of Authorization No. 4502
Renewal Date: June 30, 2023

BEFORE YOU DIG ...
1-800-522-6543
CALL OKIE

Utility Statement

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.

BENCHMARKS

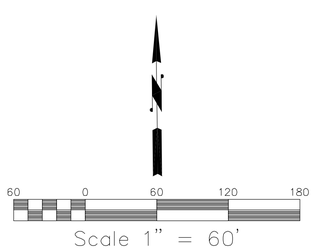
Benchmark 1	Benchmark 2
3/8" IRON PIN	Mag Nail
ELEV=672.07	ELEV=669.74
N=374902.896	N=375562.524
E=2641005.603	E=2640991.626

FINAL PLAT

HIGHLAND RIDGE - PHASE 1

A SUBDIVISION IN WAGONER COUNTY, STATE OF OKLAHOMA
LOCATED IN SECTION 28, TOWNSHIP 18N, RANGE 15E





LEGEND

	ACC	ACCESS PERMITTED
	B/L	BUILDING SETBACK LINE
	D/E	DRAINAGE EASEMENT
	LNA	LIMITS OF NO ACCESS
	F&LSE	FENCE & LANDSCAPE EASEMENT
	LS/E	LANDSCAPE EASEMENT
	ROW	RIGHT-OF-WAY
	U/E	UTILITY EASEMENT
		LOT LINE
		CENTER LINE
		EXISTING CONTOUR
		SPOT ELEVATION
22619		ADDRESS

OWNER:
INTEGRITY DEVELOPMENT GROUP, L.L.C.
3768 S. Elm Pl.
Broken Arrow, OK 74011
(918) 893-2353

ENGINEER:
JC ENGINEERING, PC
10035 N 177th East Ave
Owasso, Oklahoma 74055
(918) 798-5979
Cert. of Authorization No. 5686
Renewal Date: June 30, 2023

SURVEYOR:
BENNETT SURVEYING, INC.
P.O. BOX 878
Chouteau, Oklahoma 74337
(918) 476-7484
Cert. of Authorization No. 4502
Renewal Date: June 30, 2023

BEFORE YOU DIG...
1-800-522-6543
CALL OKIE

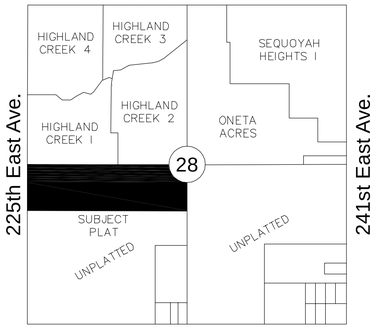
Utility Statement

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.

BENCHMARKS

Benchmark 1	Benchmark 2
3/8" IRON PIN	Mag Nail
ELEV=672.07	ELEV=669.74
N=374902.896	N=375562.524
E=2641005.603	E=2640991.626

R 15 E
East 101st Street South



East 111th Street South

WAGONER COUNTY
LOCATION
NO SCALE

LEGAL DESCRIPTION

THE NORTHERLY 775.5 FEET OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, SAID TRACT CONTAINING 47.0 ACRES, MORE OR LESS.

ZONING

EXISTING ZONING: RST22.5 RESIDENTIAL SINGLE FAMILY DWELLING (MOBILE HOME)
PROPOSED ZONING: RS6 RESIDENTIAL SINGLE FAMILY DWELLING

SUBDIVISION DATA

170 LOTS IN 5 BLOCKS
5.306 ACRES IN 6 RESERVE AREAS
TOTAL AREA: 47.0 ACRES

SETBACKS

REAR BUILDING LINE 15'
FRONT BUILDING LINE 25'

MONUMENTATION

ALL CORNERS TO BE A SET 3/8" IRON PIN WITH CAP "CA 4502"

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE WESTERLY LINE OF SECTION 28, T-18-N, R-15-E, AS BEING N01°12'50"W.

FEMA FLOOD NOTE:

THIS PROPERTY IS NOT LOCATED IN A FEMA FLOODPLAIN ACCORDING TO THE APPLICABLE FEMA FIRM MAP 40145C0115J DATED SEPTEMBER 30, 2016.

KENNETH & ANNABELL KELLEY TRUST

UNPLATTED

NOTES:

1. ALL RESIDENTIAL LOTS ARE 7,800 SF OR LARGER.
2. ALL NEW ROAD RIGHTS-OF-WAY ARE 50' OR MORE WIDE, TO BE FINISHED WITH CURB AND GUTTER AND SIDEWALK.
3. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
4. ALL LOTS COMPLY WITH THE RS6 ZONING CODE REQUIREMENTS.
5. ALL RESERVE AREAS MAY BE USED FOR STORMWATER DETENTION, DRAINAGE & UTILITIES INFRASTRUCTURE, AND OPEN SPACE. THE SURFACE IMPROVEMENTS SHALL BE MAINTAINED BY HIGHLAND RIDGE HOME OWNERS ASSOCIATION.

UTILITY PROVIDERS:

WATER AND SEWER SERVICE
WAGONER COUNTY RWD4 918-258-2331
NATURAL GAS SERVICE
OKLAHOMA NATURAL GAS 918-831-8251
ELECTRICAL SERVICE
AEP/PSO 918-250-7716
PHONE SERVICE
WINDSTREAM 918-344-9321
COX COMMUNICATIONS 918-286-4644
CABLE SERVICE
COX COMMUNICATIONS 918-286-4644