FINAL PLAT

HIGHLAND CREEK - PHASE 4

A SUBDIVISION IN WAGONER COUNTY, OKLAHOMA,
BEING A SUBDIVISION OF A PART OF THE NW/4 OF SECTION TWENTY-EIGHT (28),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN.

Doc # 2020-18183 B: 2638 P: 0886
11/25/2020 10:44:58 AM Pg: 1 of Pgs: 4
Fee: $ 71.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

PLC5 - 464A

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA ACCORDING TO THE OFFICIAL U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 28; THENCE, S89°47'44"E FOR A DISTANCE OF 1645.00 FEET; THENCE S00°07'59"W FOR A DISTANCE OF 179.78 FEET TO THE BEGINNING OF A CURVE, SAID CURVE, TURNING TO THE RIGHT AT AN ANGLE OF 90°04'13", HAVING A RADIUS OF 25.00 FEET FOR A DISTANCE OF 39.30 FEET, AND WHOSE CHORD BEARS S45°10'05"W FOR A DISTANCE OF 35.38 FEET; THENCE N89°47'48"W FOR A DISTANCE OF 89.97 FEET; THENCE S00°07'59"W FOR A DISTANCE OF 390.00 FEET; THENCE S00°12'12"W FOR A DISTANCE OF 83.04 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT AT AN ANGLE OF 56°45'26" AND HAVING A RADIUS OF 102.00 FEET FOR A DISTANCE OF 101.04 FEET, AND WHOSE LONG CHORD BEARS S28°34'55"W FOR A DISTANCE OF 96.96 FEET; THENCE S56°57'38"W FOR A DISTANCE OF 39.20 FEET; THENCE N89°48'34"W FOR A DISTANCE OF 210.90 FEET; THENCE S00°14'39"W FOR A DISTANCE OF 458.93 FEET; THENCE S67°37'43"W FOR A DISTANCE OF 7.79 FEET; THENCE S67°28'26"W FOR A DISTANCE 50.27'; THENCE S67°51'38"W FOR A DISTANCE OF 33.48 FEET; THENCE N89°51'07"W FOR A DISTANCE OF 523.39 FEET; THENCE N89°52'01"W FOR A DISTANCE OF 333.64 FEET; THENCE N89°51'57"W FOR A DISTANCE OF 297.51 FEET; THENCE N00°07'59"E FOR A DISTANCE OF 1280.07 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1,833,107.12 SQUARE FEET (42.08 ACRES), MORE OR LESS.

ZONING REQUIREMENTS

RS-3 - RESIDENTIAL SINGLE FAMILY

• MINIMUM LOT AREA:	6,000 SQUARE FEET
• MINIMUM LOT WIDTH AT FRONT BUILDING LINE:	50 FEET
• MINIMUM STREET ABUTTING:	30 FEET
• MAXIMUM BUILDING HEIGHT:	2½ STORIES OR 35 FEET

TYPICAL BUILDING SETBACKS

• SIDE LOT:	5 FEET
• FRONT SETBACK:	25 FEET
• REAR SETBACK:	15 FEET

NOTES

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ADDRESSES SHOWN ON THIS PLAT 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.
3. ALL SIDE LOT BUILDING SETBACKS SHALL BE 5 FEET UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BASIS OF BEARING IS BASED ON THE NORTH LINE OF SECTION 28, T-18-N, R-15-E, AS BEING S89°47'44"E.

SITE DATA

EXISTING ZONING:	RS-3 - RESIDENTIAL SINGLE FAMILY AND CG
TOTAL ACREAGE:	42.08 ACRES (1,833,107.12 SQUARE FEET)
NUMBER OF BLOCKS:	9
NUMBER OF LOTS:	156
RESERVE AREAS:	3

UTILITY SERVICE PROVIDERS

WATER & SEWER	-	RURAL WATER & SEWER DISTRICT NO. 4
ELECTRIC	-	PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE	-	WINDSTREAMCOMMUNICATIONS
GAS	-	OKLAHOMA NATURAL GAS
CABLE	-	COX COMMUNICATION

MONUMENTATION

ALL CORNERS TO BE SET WITH A ⅜" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

FLOOD ZONE NOTE

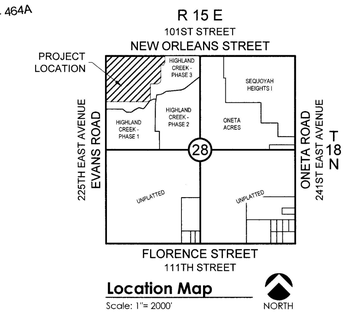
THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, WAGONER COUNTY, OKLAHOMA, MAP NO. 40143C0115H, MAP REVISED: APRIL 17, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) NOT SHADED WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

LINE LEGEND

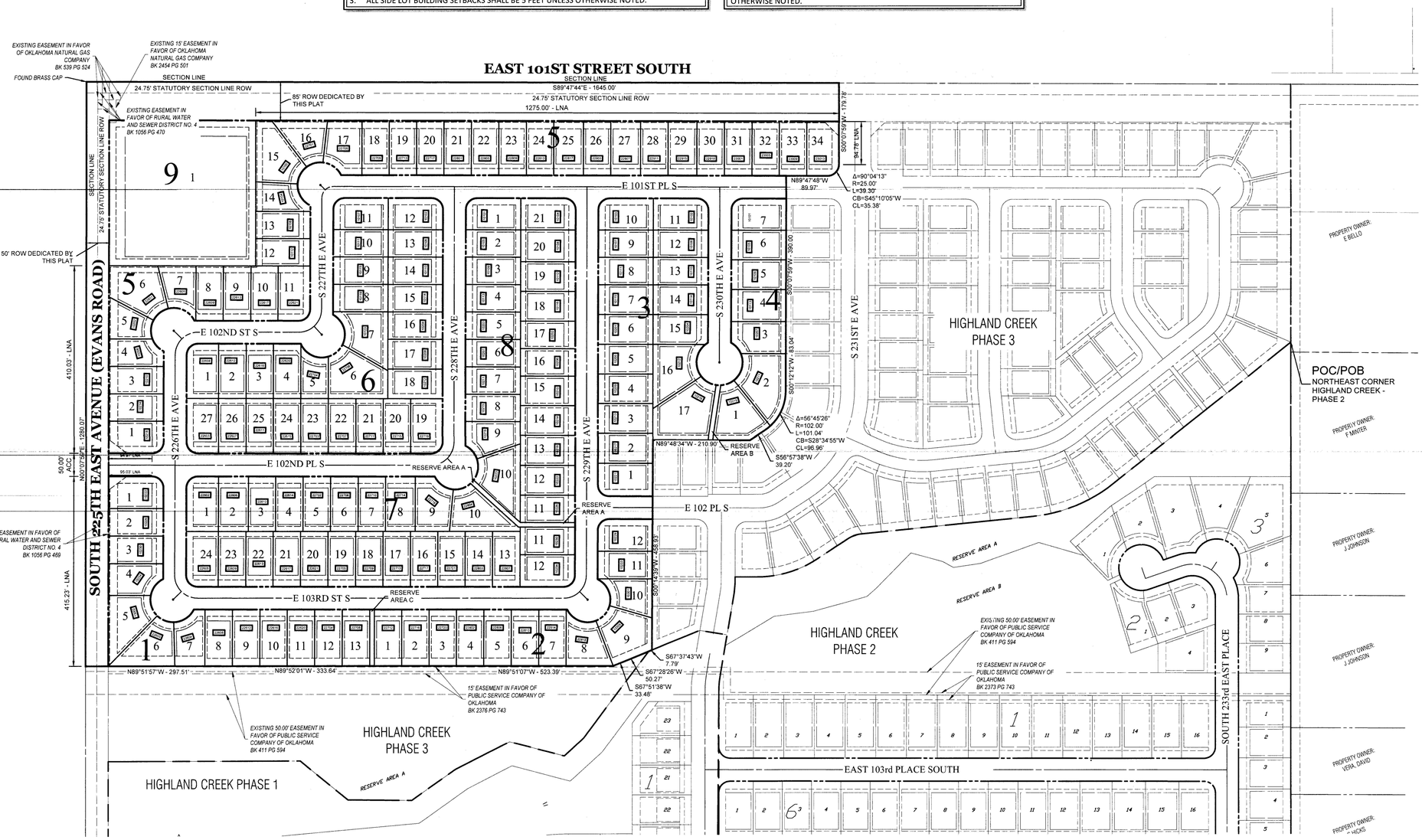
- PROPOSED BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED BUILDING LINE
- PROPOSED EASEMENT LINE
- PROPOSED CENTER LINE

ABBREVIATIONS

ACC	ACCESS
B/L	BUILDING LINE
BK PG	BOOK & PAGE
F/UE	FENCE & UTILITY EASEMENT
LNA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
U/E	UTILITY EASEMENT







OWNER:
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idgtulsa@gmail.com

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123 N. Martin Luther King Jr Blvd
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
A. NICOLE WATTS, P.E. NO. 21511
OK CA NO. 1460, EXPIRES 6/30/2021
nicole.watts@kktarchitects.com

SURVEYOR:
Bennett Surveying, Inc.
P.O. Box 848
Chouteau, OK 74337
Phone: (918) 476-7484
OK CA NO. CA 4502, EXPIRES 6/30/2022
wade@bennettsurveying.com

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS 'HIGHLAND CREEK - PHASE 4' HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF WAGONER COUNTY, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER, OR OF THE ENGINEER, OR OF THE SURVEYOR.

KEITH JONES, MANAGER
HIGHLAND CREEK DEVELOPMENT, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

A. NICOLE WATTS
OKLAHOMA REGISTERED PROFESSIONAL ENGINEER #21511
WALLACE ENGINEERING
C.A. # 1460 , EXP. 6-30-2021

R. WADE BENNETT
OKLAHOMA REGISTERED LAND SURVEYOR #1556
BENNETT SURVEYING, INC.
C.A. #4502, EXP. 6-30-2022



HIGHLAND CREEK - PHASE 4

DATE OF PREPARATION: NOVEMBER 17, 2020