FINAL PLAT

HIGHLAND CREEK - PHASE 1

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.

PLC5 - 425B

2015-13538 Book 2051 pg. 70
11/12/2015 10:12 AM pgs: 70 - 79
Fees: $0.00 Doc: $0.00
Lori Hendricks, Court Clerk
Wagoner County - State of Oklahoma

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 SAID SECTION TWENTY-EIGHT (28), THENCE S00°07'59"W ALONG THE WESTERLY SECTION LINE FOR A DISTANCE OF 1632.04 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E FOR A DISTANCE OF 469.83 FEET; THENCE S50°36'05"E FOR A DISTANCE OF 133.80 FEET; THENCE S89°16'42"E FOR A DISTANCE OF 139.43 FEET; THENCE N55°05'59"E FOR A DISTANCE OF 117.62 FEET; THENCE N65°11'37"E FOR A DISTANCE OF 133.16 FEET; THENCE S75°13'06"E FOR A DISTANCE OF 123.41 FEET; THENCE N47°06'56"E FOR A DISTANCE OF 57.24' FEET; THENCE N37°05'38"E FOR A DISTANCE OF 237.50 FEET; THENCE N67°37'43"E FOR A DISTANCE OF 120.81 FEET; THENCE S80°34'22"E FOR A DISTANCE OF 60.00 FEET; THENCE S09°25'38"W FOR A DISTANCE OF 95.97 FEET; THENCE ALONG A CURVE TO THE LEFT; HAVING A CHORD BEARING OF S04°45'49"W, A CHORD LENGTH OF 27.55 FEET, A RADIUS OF 170.00 FEET FOR A DISTANCE OF 27.58 FEET; THENCE S00°58'04"W FOR A DISTANCE OF 778.31 FEET; THENCE S89°52'01"E FOR A DISTANCE OF 117.00 FEET; THENCE S00°07'59"W FOR A DISTANCE OF 529.11 FEET; THENCE N89°47'48"W FOR A DISTANCE OF 1497.00 FEET; THENCE N00°07'59"E FOR A DISTANCE OF 1150.74 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1,700,551.71 SQUARE FEET (39.04 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

MONUMENTATION

ALL CORNERS TO BE SET WITH A ½" IRON PIN WITH YELLOW CAP 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.

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.

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.

SITE DATA

EXISTING ZONING:	RS-3 - RESIDENTIAL SINGLE FAMILY
TOTAL ACREAGE:	39.04 ACRES (1,700,551.71 SQUARE FEET)
NUMBER OF BLOCKS:	3
NUMBER OF LOTS:	112
RESERVE AREAS:	2

UTILITY SERVICE PROVIDERS

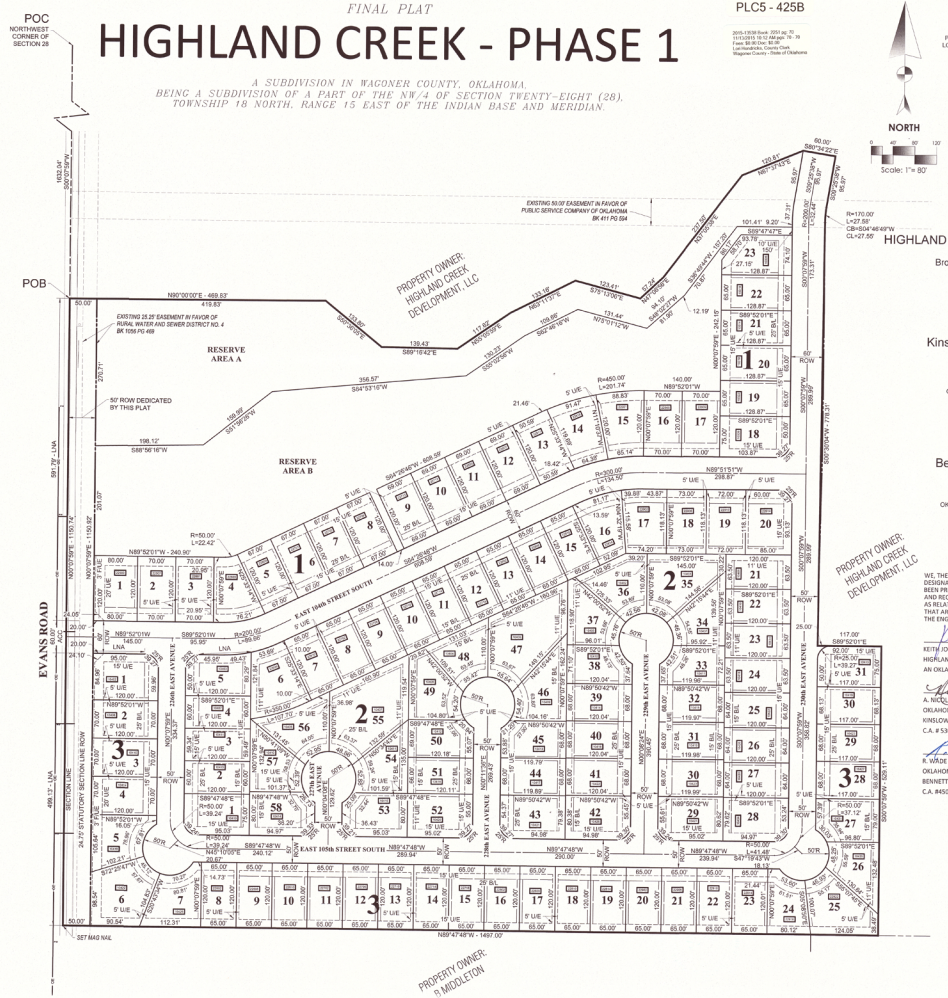
WATER & SEWER	-	RURAL WATER & SEWER DISTRICT NO. 4
ELECTRIC	-	PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE	-	WINDSTREAMCOMMUNICATIONS
GAS	-	OKLAHOMA NATURAL GAS
CABLE	-	COX COMMUNICATION

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

LINE LEGEND

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



OWNER:
HIGHLAND CREEK DEVELOPMENT, LLC
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Broken Arrow, Oklahoma 74011
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idglulaa@gmail.com

ENGINEER:
Kinslow, Keith & Todd, Inc.
2200 South Utica Place
Tulsa, Oklahoma, 74114
Phone: (918) 744-4270
A. NICOLE WATTS, P.E. NO. 21511
OK CA NO. 5305. EXPIRES 6/30/2017
nicole.watts@kinkeytodd.com

SURVEYOR:
Bennett Surveying, Inc.
P.O. Box 848
Chouteau, OK 74337
Phone: (918) 476-7484
OK CA NO. CA 4502. EXPIRES 6/30/2016
wade@bennettsurveying.com

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS 'HIGHLAND CREEK - PHASE 1' HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE 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, MANAGING MEMBER
HIGHLAND CREEK DEVELOPMENT, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

A. NICOLE WATTS
OKLAHOMA REGISTERED PROFESSIONAL ENGINEER #21511
KINSLOW, KEITH & TODD, INC.
C.A. # 5305, EXP. 6-30-2017

R. WADE BENNETT
OKLAHOMA REGISTERED LAND SURVEYOR #1556
BENNETT SURVEYING, INC.
C.A. #4502, EXP. 6-30-2016

HIGHLAND CREEK - PHASE 1
SHEET 1 OF 3
DATE OF PREPARATION: SEPTEMBER 1, 2015