'A CORRECTION FROM THE ORIGINAL'

2017-10224 Book: 2377 pg: 814
8/10/2017 8:11 AM pgs: 814 - 816
Fees: $57.00 JAC: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

PLC5-439A

2017-10474 Book: 2378 pg: 840
8/15/2017 11:31 AM pgs: 840 - 840
Fees: $39.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

FINAL PLAT

HIGHLAND CREEK - PHASE 2

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.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW4) 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 SOUTHEAST CORNER OF LOT TWENTY FIVE (25) OF BLOCK THREE (3) OF HIGHLAND CREEK-PHASE 1 BEING POINT OF BEGINNING; THENCE S89°47'48"E FOR A DISTANCE OF 1141.74 FEET; THENCE N00°00'30"E FOR A DISTANCE OF 2072.53 FEET; THENCE S51°28'44"W FOR A DISTANCE OF 494.79 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT AT AN ANGLE OF 32°46'29", HAVING A RADIUS OF 340.00 FEET FOR A LENGTH OF 194.49 FEET, AND WHOSE CHORD BEARS S67°51'59"W FOR A DISTANCE OF 191.85 FEET; THENCE S84°15'13"W FOR A DISTANCE OF 377.70 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT AT AN ANGLE OF 27°32'17", HAVING A RADIUS OF 60.00 FEET FOR A LENGTH OF 28.84 FEET, AND WHOSE CHORD BEARS S70°29'05"W FOR A DISTANCE OF 28.56 FEET; THENCE S56°43'00"W FOR A DISTANCE OF 79.71 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT AT AN ANGLE OF 33°36'38", HAVING A RADIUS OF 240.00 FEET FOR A LENGTH OF 140.78 FEET, AND WHOSE CHORD BEARS S73°23'11"W FOR A DISTANCE OF 138.77 FEET; THENCE N89°48'34"W FOR A DISTANCE OF 48.54 FEET; THENCE S00°09'30"W FOR A DISTANCE OF 13.51 FEET; THENCE S04°48'32"W FOR A DISTANCE OF 20.93 FEET; THENCE S09°25'38"W FOR A DISTANCE OF 190.51 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT AT AN ANGLE OF 09°17'39", HAVING A RADIUS OF 170.00 FEET FOR A LENGTH OF 27.58 FEET, AND WHOSE CHORD BEARS S04°46'49"W FOR A DISTANCE OF 27.55 FEET; THENCE S00°30'04"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 TO THE POINT OF BEGINNING;SAID TRACT CONTAINING 2,106,596.36 SQUARE FEET (48.36 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

MONUMENTATION

ALL CORNERS TO BE SET WITH A ⅜" 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:	48.36 ACRES (2,106,596.36 SQUARE FEET)
NUMBER OF BLOCKS:	6
NUMBER OF LOTS:	155

UTILITY SERVICE PROVIDERS

WATER & SEWER	-	RURAL WATER & SEWER DISTRICT NO. 4
ELECTRIC	-	PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE	-	WINDSTREAM COMMUNICATIONS
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

NORTH

0 50' 100' 150'

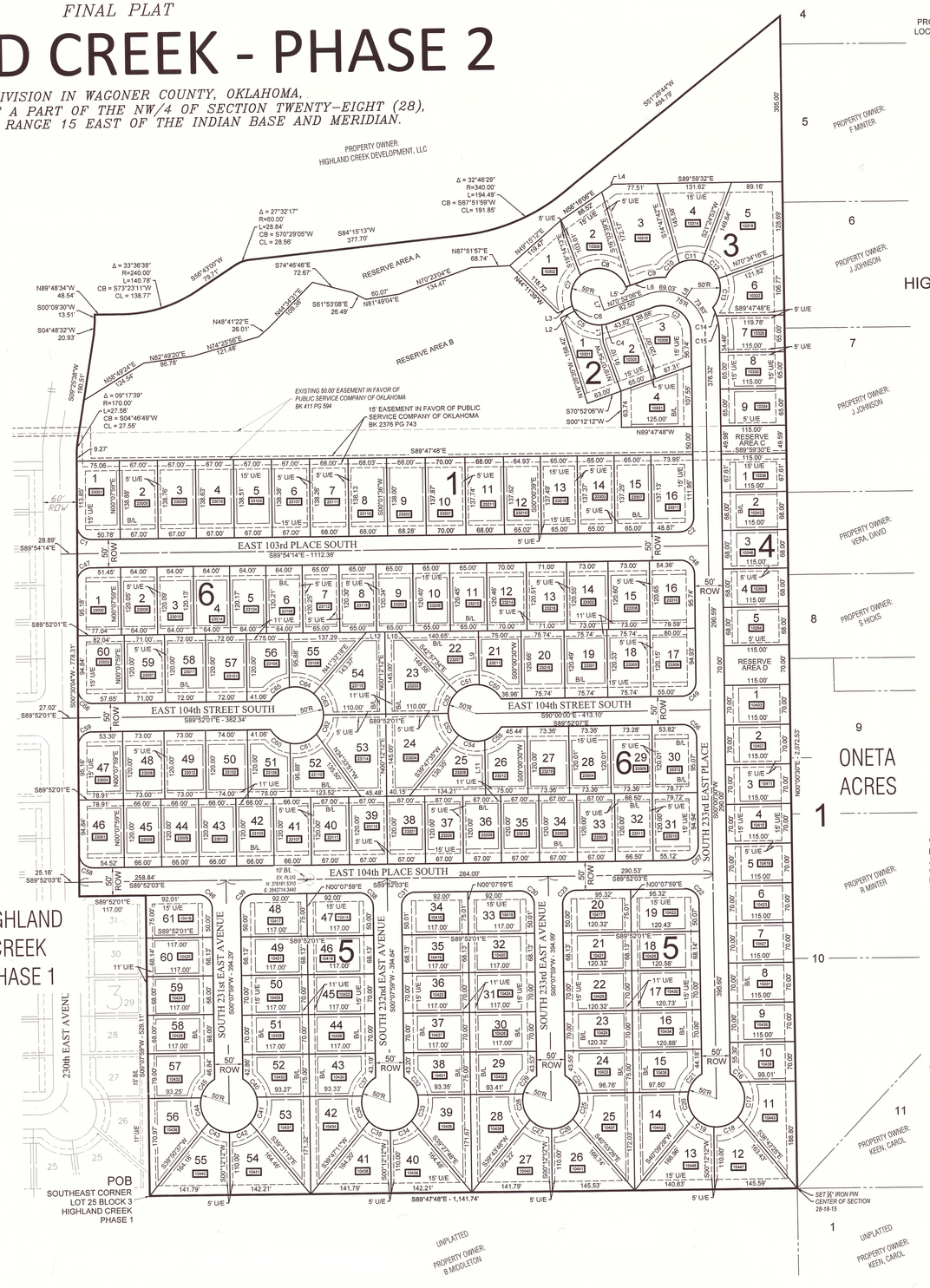
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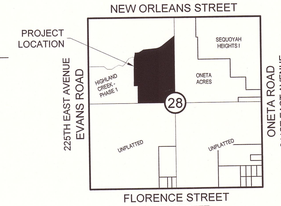
Curve Data

CURVE NO.	LENGTH	RADIUS	Δ	CHORD LENGTH	CHORD BEARING
C1	39.45'	25'	90°24'18"	35.48'	S44°42'05"E
C2	39.31'	25'	90°05'16"	35.38'	N45°03'08"E
C3	95.24'	50'	109°08'24"	81.48'	N54°33'42"W
C4	12.97'	50'	14°51'35"	12.93'	S78°17'53"W
C5	56.90'	50'	65°12'21"	53.88'	N61°40'09"W
C6	10.02'	50'	11°29'14"	10.01'	N33°16'22"W
C7	58.63'	50'	67°11'02"	55.33'	N16°00'47"E
C8	97.10'	50'	111°15'48"	82.54'	S74°45'48"E
C9	40.56'	100'	23°14'27"	40.29'	N82°29'19"E
C10	35.67'	50'	40°52'44"	34.92'	N44°01'39"E
C11	40.97'	50'	46°56'52"	39.83'	N87°56'27"E
C12	42.90'	50'	49°09'23"	41.59'	S44°00'25"E
C13	55.02'	50'	63°03'11"	52.29'	S12°05'52"W
C14	15.90'	100'	09°06'42"	15.89'	S22°20'28"E
C15	31.06'	100'	17°47'37"	30.93'	S8°53'19"E
C16	21.89'	50'	25°05'22"	21.72'	S47°22'57"E
C17	66.10'	50'	75°44'41"	61.39'	S3°02'05"W
C18	48.03'	50'	55°02'07"	46.20'	S68°25'29"W
C19	39.11'	50'	44°48'58"	38.12'	N61°18'59"W
C20	46.94'	50'	053°47'42"	45.24'	N12°20'39"W
C21	39.72'	50'	045°31'10"	38.69'	N37°18'47"E
C22	39.22'	25'	89°52'33"	35.32'	N44°55'47"W
C23	39.27'	25'	89°59'58"	35.36'	S45°07'58"W
C24	40.38'	50'	46°16'40"	39.30'	S36°42'32"E
C25	47.74'	50'	54°42'23"	45.95'	S13°47'00"W
C26	42.82'	50'	49°04'00"	41.52'	S65°40'12"W
C27	42.09'	50'	48°11'51"	40.83'	N65°41'53"W
C28	48.38'	50'	55°26'08"	46.51'	N13°52'54"W
C29	40.42'	50'	46°18'58"	39.33'	N36°59'39"E
C30	39.27'	25'	90°00'02"	35.36'	N44°52'02"W
C31	39.27'	25'	89°59'58"	35.36'	S45°07'58"W
C32	40.74'	50'	46°41'17"	39.63'	S36°30'15"E
C33	48.22'	50'	55°15'25"	46.37'	S14°28'06"W
C34	41.98'	50'	48°05'23"	40.76'	S66°09'00"W
C35	41.90'	50'	48°00'30"	40.68'	N65°47'33"W
C36	48.18'	50'	55°12'54"	46.34'	N14°10'52"W
C37	40.78'	50'	46°43'31"	39.65'	N36°47'21"E
C38	39.27'	25'	90°00'02"	35.36'	N44°52'02"W
C39	39.27'	25'	89°59'58"	35.36'	S45°07'58"W
C40	41.10'	50'	47°05'51"	39.95'	S36°18'00"E
C41	48.03'	50'	55°02'17"	46.20'	S14°46'04"W
C42	41.81'	50'	47°54'59"	40.61'	S66°14'42"W
C43	41.73'	50'	47°49'08"	40.53'	N65°53'14"W
C44	47.99'	50'	54°59'43"	46.17'	N14°28'49"W
C45	41.13'	50'	47°08'01"	39.98'	N36°35'04"E
C46	39.27'	25'	90°00'02"	35.36'	N44°52'02"W
C47	39.09'	25'	89°54'44"	35.33'	S45°17'56"W
C48	39.23'	25'	89°54'44"	35.33'	N44°56'52"W
C49	39.27'	25'	89°59'30"	35.35'	N45°00'15"E
C50	47.98'	50'	54°58'56"	46.16'	N56°23'52"W
C51	42.82'	50'	49°04'15"	41.53'	S71°34'33"W
C52	40.93'	50'	46°54'28"	39.80'	S23°35'12"W
C53	43.93'	50'	50°20'26"	42.53'	S25°02'13"E
C54	48.58'	50'	55°40'24"	46.70'	S78°02'37"E
C55	38.39'	50'	43°59'18"	37.45'	N52°07'52"E
C56	39.22'	25'	89°52'37"	35.32'	N44°55'49"W
C57	39.32'	25'	90°07'29"	35.39'	N45°04'14"E
C58	39.43'	25'	90°22'05"	35.47'	S44°40'58"E
C59	39.11'	25'	89°37'55"	35.24'	S45°19'02"W
C60	42.94'	50'	49°12'34"	41.64'	S54°28'18"E
C61	51.12'	50'	58°34'28"	48.92'	N71°38'11"E
C62	36.64'	50'	42°12'58"	36.01'	N21°14'28"E
C63	42.39'	50'	48°34'41"	41.13'	N24°09'21"W
C64	45.56'	50'	52°12'45"	44.00'	N74°33'04"W
C65	42.94'	50'	49°12'34"	41.64'	S54°44'16"W
C66	39.43'	25'	90°22'05"	35.47'	S44°40'58"E

Line Data

LINE NO.	BEARING	DISTANCE
L1	N03°55'05"W	31.69'
L2	N64°24'39"E	27.77'
L3	N64°24'39"E	29.30'
L4	N55°52'40"E	24.40'
L5	N70°52'06"E	8.11'
L6	N70°52'06"E	24.38'
L7	S19°07'54"E	25.00'
L8	N33°36'22"E	20.74'
L9	S00°00'30"W	95.27'
L10	S89°52'01"E	24.35'
L11	S00°00'30"W	99.94'
L12	S89°52'01"E	32.06'





Location Map
Scale: 1"= 2000'
NORTH

OWNER:
HIGHLAND CREEK DEVELOPMENT, LLC
739 B West New Orleans
Broken Arrow, Oklahoma 74011
Phone: (918) 830-1440
idgtulsa@gmail.com

ENGINEER:
KKT Architects, Inc.
2200 South Utica Place
Tulsa, Oklahoma, 74114
Phone: (918) 744-4270
A. NICOLE WATTS, P.E. NO. 21511
OK CA NO. 5305, EXPIRES 6/30/2019
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 6/30/2018
wade@bennettsurveying.com

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS 'HIGHLAND CREEK - PHASE 2' 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, MANAGING MEMBER
HIGHLAND CREEK DEVELOPMENT, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

A. NICOLE WATTS
OKLAHOMA REGISTERED PROFESSIONAL ENGINEER #21511
KKT ARCHITECTS, INC.
C.A. # 5305 , EXP. 6-30-2019

A. NICOLE WATTS — REGISTERED PROFESSIONAL ENGINEER — 21511 — OKLAHOMA

R. WADE BENNETT
OKLAHOMA REGISTERED LAND SURVEYOR #1556
BENNETT SURVEYING, INC.
C.A. #4502, EXP. 6-30-2018

R. WADE BENNETT — REGISTERED PROFESSIONAL LAND SURVEYOR — 1556 — OKLAHOMA

HIGHLAND CREEK - PHASE 2
SHEET 1 OF 3
DATE OF PREPARATION: AUGUST 14, 2017