

# HIGHLAND CREEK - PHASE 3

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.

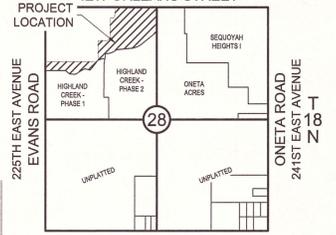
PLC-459B

R 15 E

101ST STREET

NEW ORLEANS STREET

Doc # 2020-6770 B: 2581 P: 0124  
85/21/2020 12:18:36 PM Pg: 1 of Pgs: 4  
Fee: \$ 71.00  
Lori Hendricks, Wagoner County Clerk  
Wagoner County - State of Oklahoma



FLORENCE STREET  
111TH STREET

Location Map  
Scale: 1" = 2000'

### 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 NORTHEAST CORNER OF HIGHLAND CREEK-PHASE 2, ALSO BEING POINT OF BEGINNING; 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 191.35 FEET; THENCE S84°15'13"W FOR A DISTANCE OF 377.57 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°21'11"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 94.55 FEET; THENCE N80°34'22"W FOR A DISTANCE OF 60.00 FEET; THENCE S67°37'43"W FOR A DISTANCE OF 113.02 FEET; THENCE N00°14'39"E FOR A DISTANCE OF 458.93 FEET; THENCE S89°48'34"E FOR A DISTANCE OF 210.90 FEET; THENCE N56°57'38"E FOR A DISTANCE OF 33.20 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT AT AN ANGLE OF 56°45'26", HAVING A RADIUS OF 102.00 FEET FOR A LENGTH OF 101.04 FEET, AND WHOSE CHORD BEARS N28°34'55"E FOR A DISTANCE OF 96.96 FEET; THENCE N00°12'12"E FOR A DISTANCE OF 83.04 FEET; THENCE N00°07'59"E FOR A DISTANCE OF 390.00 FEET; THENCE S89°47'48"E FOR A DISTANCE OF 89.97 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT AT AN ANGLE OF 90°04'13", HAVING A RADIUS OF 25.00 FEET FOR A LENGTH OF 39.30 FEET, AND WHOSE CHORD BEARS N45°10'05"E FOR A DISTANCE OF 35.38 FEET; THENCE N00°07'59"W FOR A DISTANCE OF 179.78 FEET; THENCE S89°47'44"E FOR A DISTANCE OF 988.00 FEET; THENCE S00°00'30"W FOR A DISTANCE OF 566.77 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1,064,725.30 SQUARE FEET (24.44 ACRES), MORE OR LESS.

RESERVE AREA A COMMENCING AT THE NORTHEAST CORNER OF HIGHLAND CREEK-PHASE 1; THENCE N80°34'22"W FOR A DISTANCE OF 60.00 FEET; THENCE S67°37'43"W A DISTANCE OF 120.81 TO POINT OF BEGINNING; THENCE S37°05'38"W FOR A DISTANCE OF 237.50 FEET; THENCE S47°06'56"W FOR A DISTANCE OF 57.24 FEET; THENCE N75°13'06"W FOR A DISTANCE OF 123.41 FEET; THENCE S63°11'37"W FOR A DISTANCE OF 133.16 FEET; THENCE S55°05'59"W FOR A DISTANCE OF 117.62 FEET; THENCE N89°16'42"W FOR A DISTANCE OF 139.43 FEET; THENCE N50°36'05"W FOR A DISTANCE OF 133.80 FEET; THENCE N90°00'00"W FOR A DISTANCE OF 469.83 FEET; THENCE N00°07'59"E FOR A DISTANCE OF 208.53 FEET; THENCE S89°51'57"E FOR A DISTANCE OF 297.51 FEET; THENCE S89°52'01"E FOR A DISTANCE OF 333.64; THENCE S89°51'07"E FOR A DISTANCE OF 523.39 FEET; THENCE N67°51'38"E FOR A DISTANCE OF 33.48 FEET; THENCE N67°28'26"E FOR A DISTANCE OF 50.27 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 251,936.46 SQUARE FEET (5.78 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

### 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  
TOTAL ACREAGE: 30.12 ACRES (1,312,178.92 SQUARE FEET)  
NUMBER OF BLOCKS: 8  
NUMBER OF LOTS: 90  
RESERVE AREAS: 4

### 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

### MONUMENTATION

ALL CORNERS TO BE SET WITH A 3/8" 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

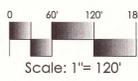
- ACC ACCESS
- B/L BUILDING LINE
- BK PG BOOK & PAGE
- F/UE FENCE & UTILITY EASEMENT
- LNA LIMITS OF NO ACCESS
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- U/E UTILITY EASEMENT

### NOTES

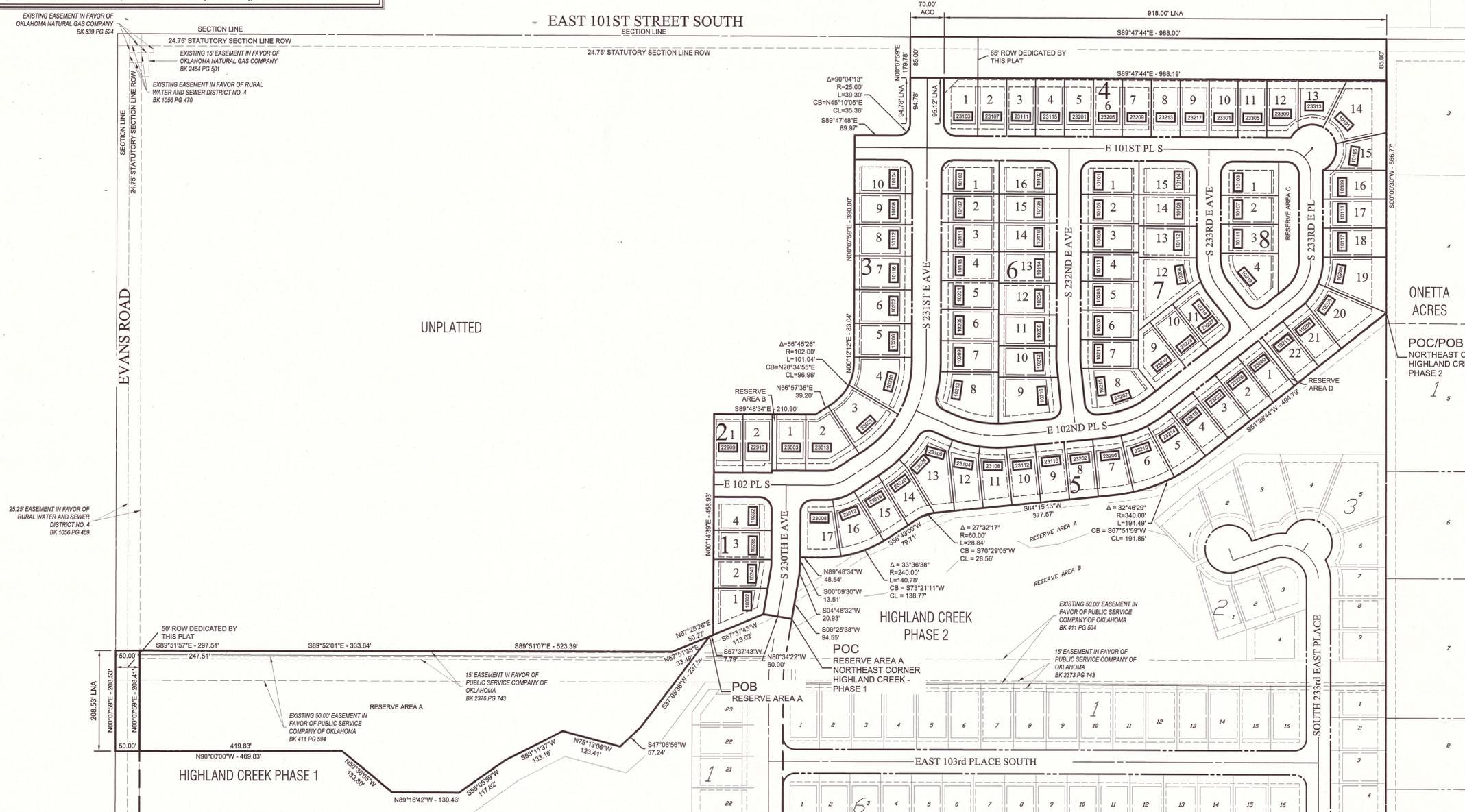
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ALL SIDE LOT BUILDING SETBACKS SHALL BE 5 FEET UNLESS OTHERWISE NOTED.



NORTH



Scale: 1" = 120'



OWNER:  
**HIGHLAND CREEK DEVELOPMENT, LLC**  
3768 South Elm Place  
Broken Arrow, Oklahoma 74011  
Phone: (918) 830-1440  
ldgtulsa@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 6/30/2021  
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 6/30/2020  
wade@bennettsurveying.com

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS 'HIGHLAND CREEK - PHASE 3' 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*  
KEITH JONES, MANAGING MEMBER  
HIGHLAND CREEK DEVELOPMENT, LLC  
AN OKLAHOMA LIMITED LIABILITY COMPANY

*A. Nicole Watts*  
A. NICOLE WATTS  
OKLAHOMA REGISTERED PROFESSIONAL ENGINEER #21511  
KKT ARCHITECTS, INC.  
C.A. # 5305, EXP. 6-30-2021

*R. Wade Bennett*  
R. WADE BENNETT  
OKLAHOMA REGISTERED LAND SURVEYOR #1556  
BENNETT SURVEYING, INC.  
C.A. #4502, EXP. 6-30-2020



Certified True Copy  
LORI HENDRICKS, COUNTY CLERK  
Wagoner County, Oklahoma