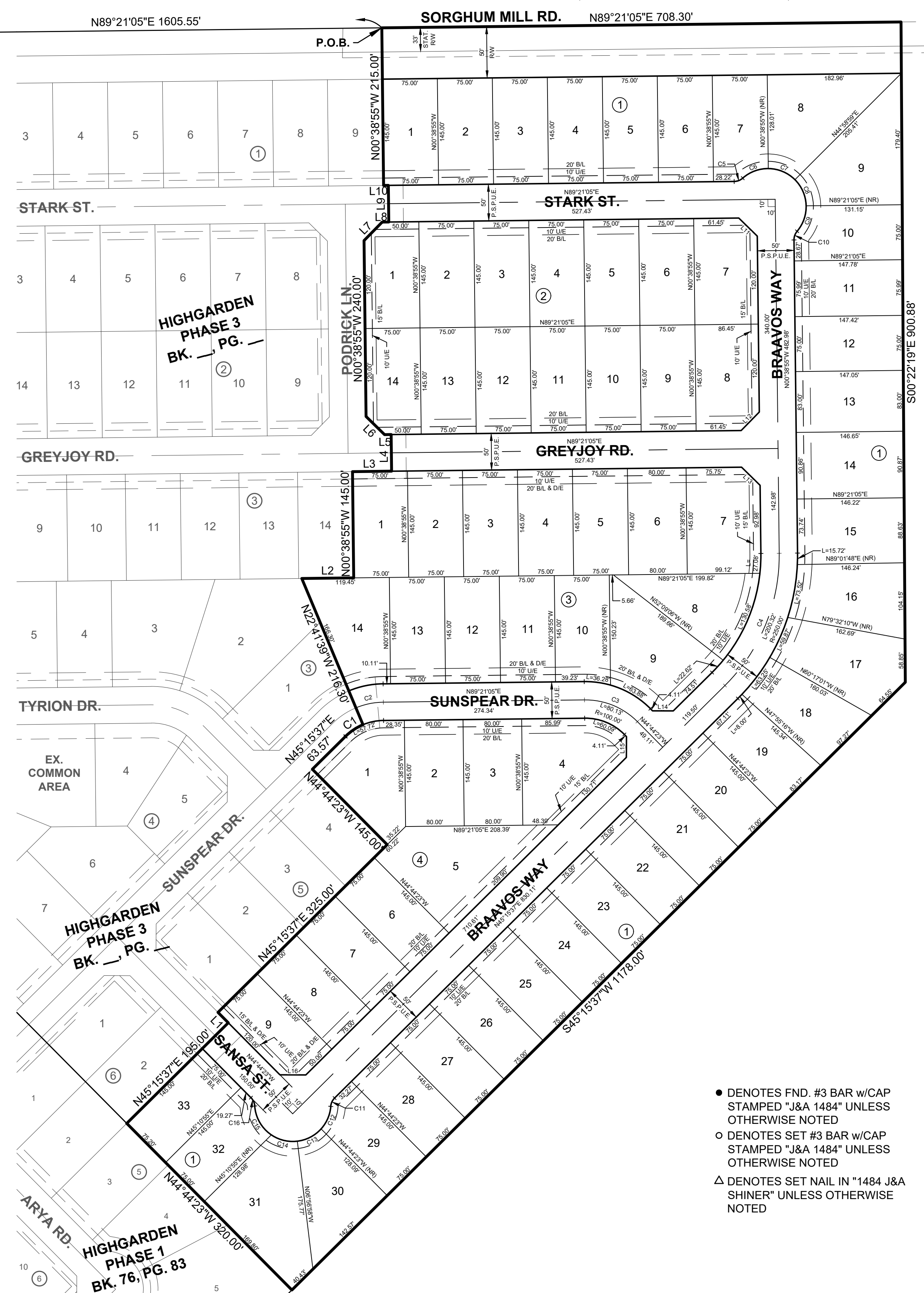




# FINAL PLAT of HIGHGARDEN PHASE 4

BEING A PART OF THE NW/4, SEC. 12, T14N, R2W, I.M.  
AN ADDITION TO THE CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

P.O.C.  
NW CORNER, NW/4,  
SEC. 12, T14N, R2W, I.M.



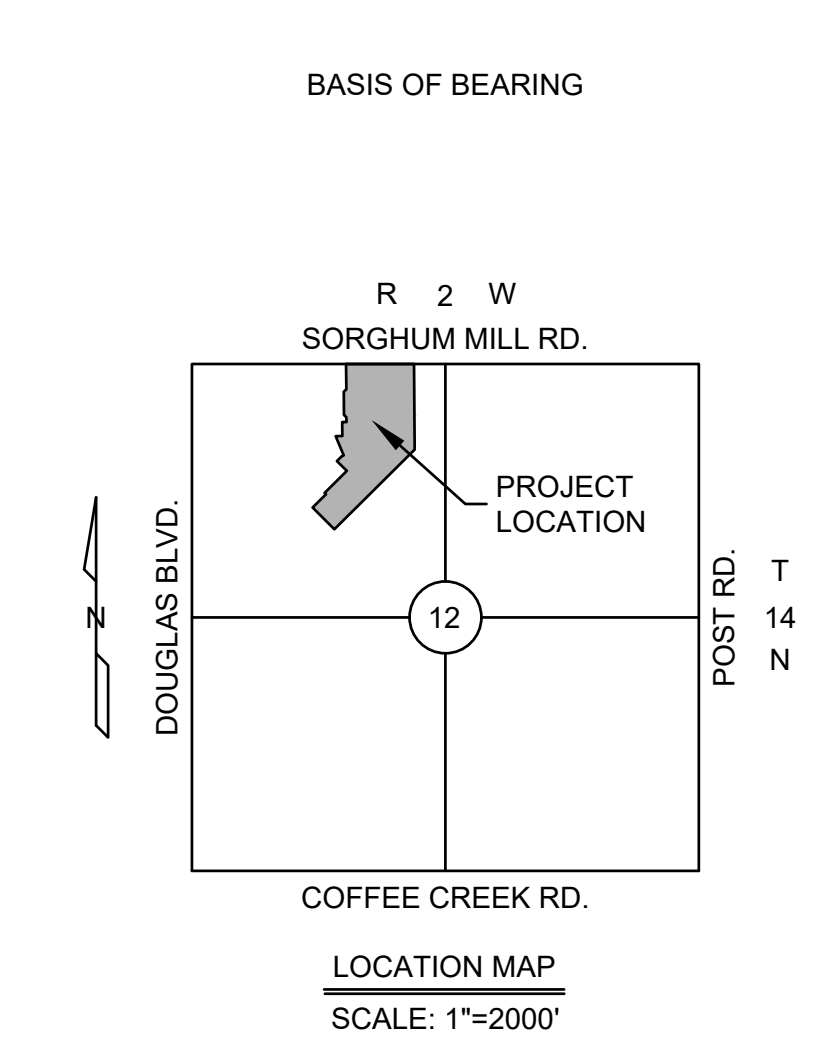
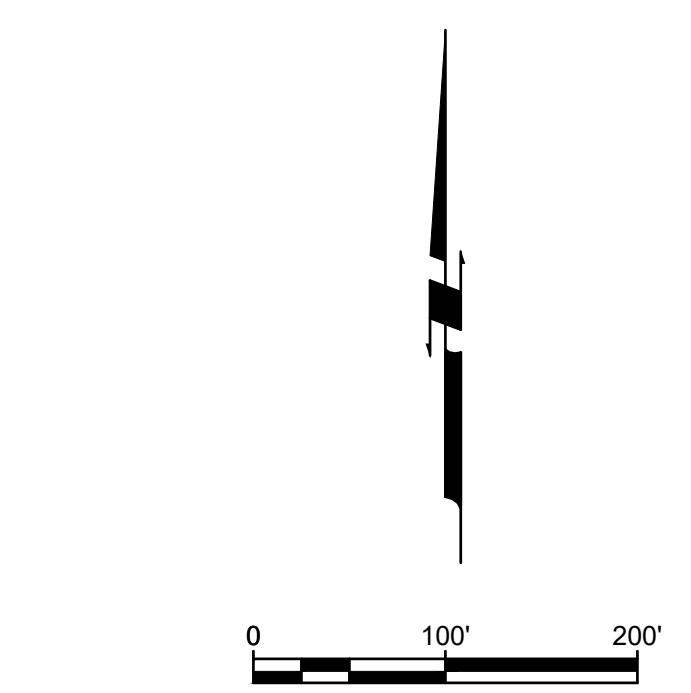
- NOTES:**
- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within HIGHGARDEN PHASE 4.
  - Maintenance of all common areas and private drainage easements within HIGHGARDEN PHASE 4 shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
  - All streets are private and shall be maintained by the Property Owners Association.

**\*\*\*\*\* NOTE \*\*\*\*\***

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

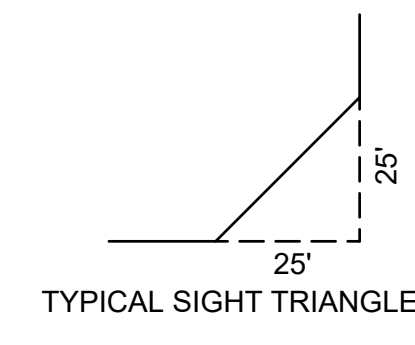
- LEGEND:**
- P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - R/W = RIGHT OF WAY
  - STAT. R/W = STATUTORY RIGHT OF WAY
  - L.N.A. = LIMITS OF NO ACCESS
  - C.A. = COMMON AREA
  - NR = NOT RADIAL
  - B/L = BUILDING LIMIT LINE
  - U/E = PUBLIC UTILITY EASEMENT
  - D/E = PUBLIC DRAINAGE EASEMENT
  - D & U/E = DRAINAGE & UTILITY EASEMENT
  - P.S.P.U.E. = PRIVATE STREET & PUBLIC UTILITY EASEMENT

- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- △ DENOTES SET NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED



Line Table		
Line #	Length	Direction
L1	20.00'	N44°44'23"W
L2	70.81'	N89°21'05"E
L3	53.32'	N89°21'05"E
L4	50.00'	N00°38'55"W
L5	9.02'	S89°21'05"W
L6	35.36'	N45°38'55"W
L7	35.36'	N44°21'05"E
L8	9.02'	N89°21'05"E
L9	50.00'	N00°38'55"W
L10	6.52'	S89°21'05"W
L11	35.36'	S45°38'55"E

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	28.86'	75.00'	14.61'	28.68'	N56°16'59"E	022°02'44"
C2	38.48'	100.00'	19.48'	38.24'	N78°19'43"E	022°02'44"
C3	80.13'	100.00'	42.35'	78.00'	S67°41'39"E	045°54'32"
C4	200.32'	250.00'	105.88'	195.00'	N22°18'21"E	045°54'32"
C5	12.81'	18.00'	6.69'	12.54'	S68°57'28"W	040°47'13"
C6	38.07'	52.00'	19.93'	37.22'	S69°32'14"W	041°56'44"
C7	40.36'	52.00'	21.26'	39.36'	N67°15'13"W	044°28'23"
C8	39.66'	52.00'	20.85'	38.71'	N23°10'02"W	043°41'59"
C9	37.62'	52.00'	19.68'	36.81'	N19°24'38"E	041°27'21"
C10	12.81'	18.00'	6.69'	12.54'	N19°44'42"E	040°47'13"
C11	12.81'	18.00'	6.69'	12.54'	N24°52'00"E	040°47'13"
C12	34.02'	52.00'	17.64'	33.41'	N23°12'47"E	037°28'47"
C13	37.30'	52.00'	19.49'	36.50'	N62°30'06"E	041°05'51"
C14	37.30'	52.00'	19.49'	36.50'	S76°24'03"E	041°05'51"
C15	47.10'	52.00'	25.31'	45.51'	S29°54'09"E	051°53'57"
C16	12.81'	18.00'	6.69'	12.54'	S24°20'47"E	040°47'13"



FINAL PLAT  
of  
**HIGHGARDEN PHASE 4**

**Johnson & Associates**  
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Certificate of Authorization #1484 Exp. Date: 06-30-2023  
• ENGINEERS • SURVEYORS • PLANNERS •