

Alderson, Jimmy
Sequoyah County

102 E. Ruth Apt 10
Sallisaw OK 74955
918-315-1059

Legal Description:

The South 65 feet of the West 25 feet of Lot 1 and the South 65 feet of Lots 2 and 3 in Block 9, Beasley Addition #1, City of Sallisaw, Sequoyah County, OK

Directions to Site:

From the intersection of HWY 64 & HWY 59 in Sallisaw, take HWY 59 north for 0.2 miles and turn west onto E Redwood Ave. In 0.4 miles, turn north onto N. Walnut St. Site is 0.2 miles on the left.

NOTES: WD, Melinda Riggs, Trustee, TO Jimmy Dale Alderson, 8/5/19 1500/429.

6/13/23, landowner, Jimmy Dale Alderson, single, current contact information above.

Electric---City of Sallisaw, 918-775-6241

Water---City of Sallisaw, 918-775-6241

Electric/sewer on South end, water on East side.

Do not need access/utility easements.

Platted streets.

65X130 lots, shotgun style house.

N35°27'58.3" W094°47'32.4"

Unit address: 805 N. Walnut, Sallisaw, OK 74955

Unit #: 75253

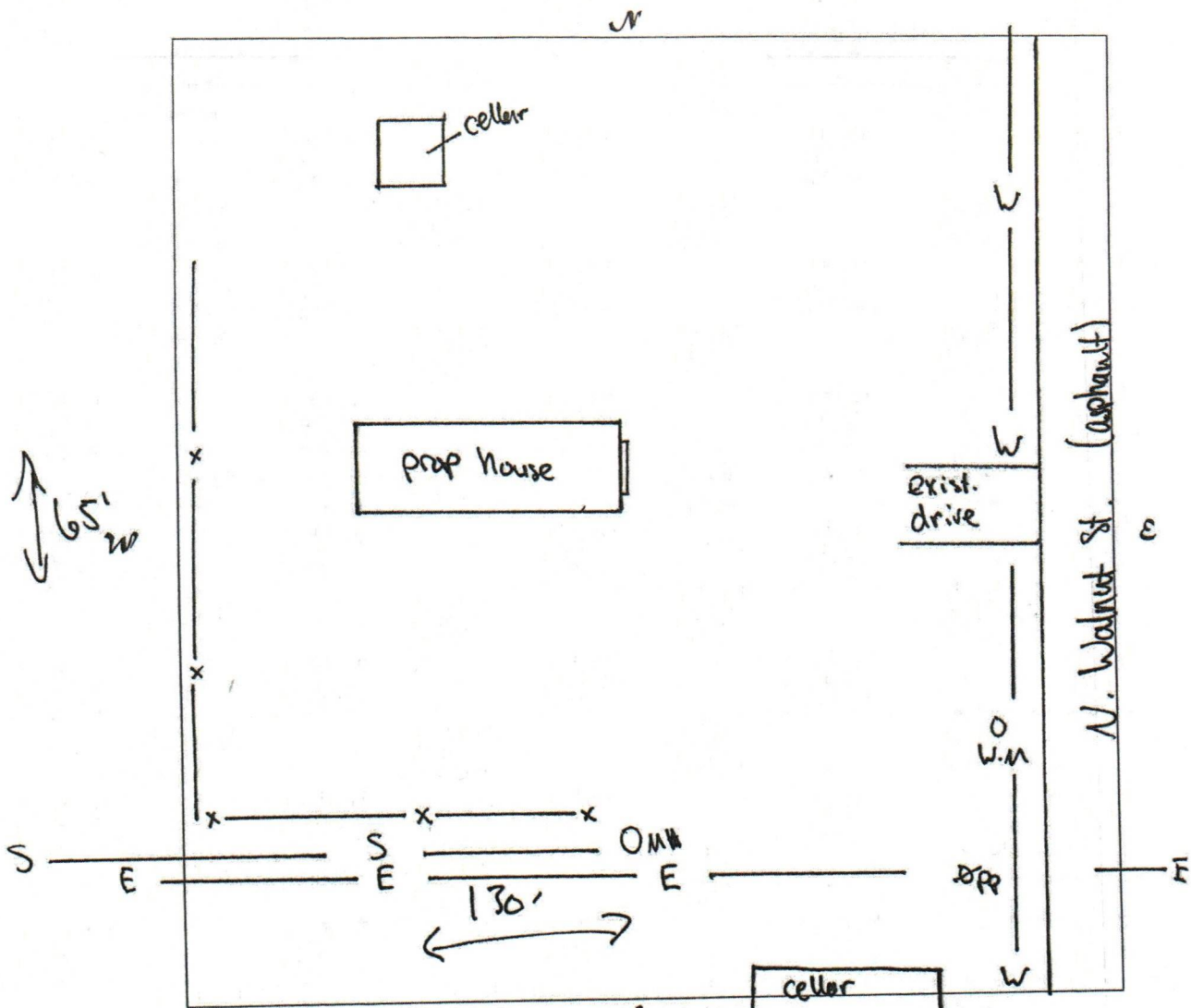
3 bedroom

Eligible for single close.

SITE INFORMATION

Name of Recipient Simmon Alderson

County Sevier



Access to site from: city ☒, state ☐, private ☐ road; asphalt ☒, gravel ☐, none ☐. Access Easement needed n/a, Utility Easement needed n/a.

Electric on site, septic/sewer on site, waterline on site, existing well n/a

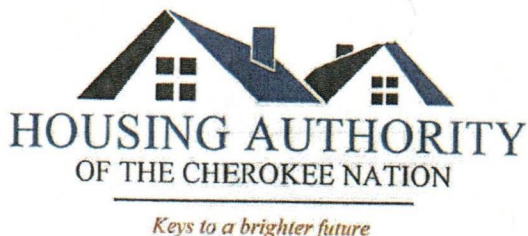
GPS Coordinates: Long N35°27'58.3" Lat W094°47'32.4"

Single Close: Yes No Existing Structure Maintained (circle one)

Notes: 65' x 130' lot will need shotgun style house. 25' front setback. City sewer available.

Inspected by: Quinten Schuster
Print name & initial

Date 6-6-23



Housing Authority of the Cherokee Nation
1500 Hensley Drive
P.O. Box 1007
Tahlequah, OK 74465-1007

Phone 918-456-5482
Toll Free 800-837-2869

6/13/23
CB

(THIS FORM IS FURNISHED IN ORDER TO OBTAIN THE REQUIRED UTILITY COMPANY INFORMATION THAT WILL FURNISH THE SERVICES FOR YOUR SITE. YOU MAY COMPLETE, SUBMIT AND OUR OFFICE WILL CONTACT THE COMPANY OR YOU MAY TAKE IT TO THE COMPANY, THEY COMPLETE AND SIGN THE FORM WHICH IS FASTER)

UTILITY COMPANY INFORMATION FORM

Jimmy Dale Alderson
Name of Recipient

Sequoyah
County

Electric Company

City of Sallisaw
Name

115 E Choctaw Ave
Address

Sallisaw, OK 74955
Address

918 - 775 - 6241
Phone/Fax/Contact, etc..

\$515
fees, if available.

[Signature]
Signature, Utility Co. Representative
(if applicable)

Water Company (if applicable)

City of Sallisaw
Name

115 E Choctaw Ave
Address

Sallisaw, OK 74955
Address

918-775-6241
Phone/Fax/Contact, etc.

\$661
fees, if available

[Signature]
Signature, Utility Co. Representative
(if applicable)

NOTES: NO Connection fee are going to be charged for Electric or water.

LAND DEVELOPMENT STAFF TO CONTACT TO SUBMIT THE INFORMATION OR QUESTIONS:

David Igert
C-918-525-2952
O-918-456-5482
F-918-458-5018
david.igert@hacn.org

Carolyn Bilby
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F-918-458-5018
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Quinton Johnston
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O-918-456-5482
F-918-458-5108
quinton.johnston@hacn.org

Location Map Scale: 1"=3000'

Section 32

Sequoyah County, Okla.

The South 65 feet of the West 25 feet of Lot 1 and the South 65 feet of Lots 2 and 3, all in Block 9 of Bensley Addition to the City of Sallisaw, Sequoyah County, Oklahoma.

Containing 0.19 acres, more or less, less public road right of ways and being subject to any easements of record.

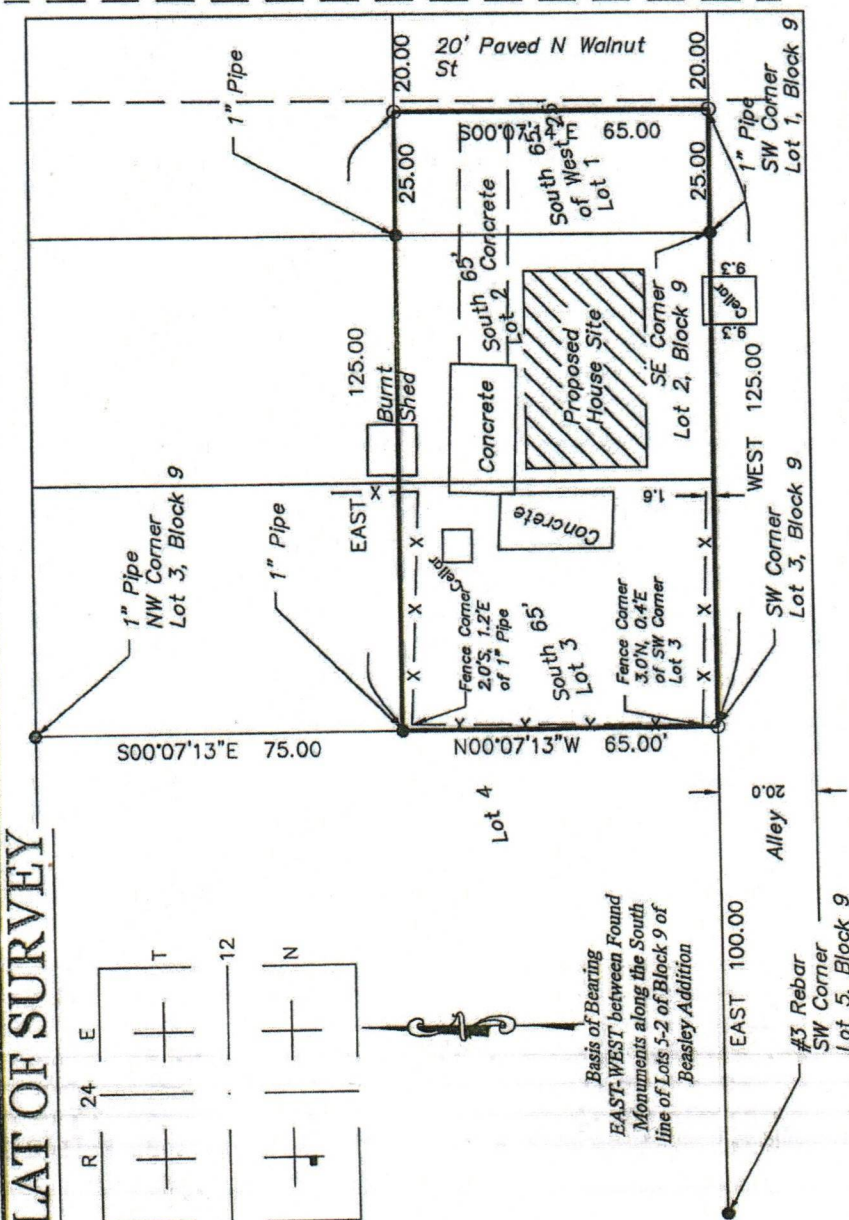
I, Kelly Osborn, Oklahoma Professional Land Surveyor, No. 1628, do hereby certify that the plat herein correctly represents a survey made and conducted under my supervision and that this survey is based on existing corner marks and existing survey monuments available at the time of said survey and that no responsibility is assumed hereon for clients specific questions or claims as to the accuracy of the same. This survey was made for the purpose of establishing boundaries only. No responsibility is assumed hereon or hereby to the future landowners or occupants. This survey meets the requirements of the Oklahoma Uniform Standards, Certificate of Authorization, No. 5391, Expires 6/25.

SURVEYOR'S NOTE: This Survey was done to mark the corners on the ground and to show observed structures if any. Utilities located, if any, are from above ground inspection. The surveyor makes no guarantee that the structures and utilities shown comprise all such structures and utilities on the property. This survey was done from the description furnished by the client or clients signed named on this plat. No title search was done and no deed ownership, rights-of-way of road and easements to and across this property must be confirmed by others. Any building setbacks, Lot restrictions or covenants not shown are the responsibility of the land owner. The buyer or owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

3. Fences located, if any, are located from the fence corners only. Any meandering of fence line has not been located.



WARNING: If the Seal on this document is not Red and embossed, it is an unauthorized copy which may have been altered or modified, and cannot be used for any purpose without the written permission of Osburn Land Surveying LLC.



E	—	E	—	R/W	—	Ø	Power Pole
Electric Line						□	Stone Monument
Right-of-Way Line						△	Brass Cap
Easement Line						○	Set #3 Rebar w/cap
X	—	X	—	Section Line	●	Existing Monument (As Labeled)	
Fence Line							10 Acre/40 Acre Line

Osburn Land Surveyors, LLC.

3615 W. Cherokee
918.775.9322—Office

P.O. Box 1406

SCALE: 1"=30'

DATE: 7-7-73 JOB NUMBER: 23-9617

LAST SITE VISIT

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in a retrieval system, or

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