



New Construction Office

5006 S. Muskogee • P.O. Box 1007
Tahlequah, OK 74465-1007

PHONE # (918) 456-5482
FAX # (918) 431-1071

Muskogee County

UNIT # 75261

Megan & Matthew Qualls

**3880 East 128th St. South
Muskogee, OK 74403**

**3 BEDROOM
918) 391-2177
or 391-8123**

DIRECTIONS: From Warner, take Hwy 64 North for approximately 5.5 miles. Turn right onto E. 128th St. S. (Gravel Rd.) site is 5th lot on the left.

Qualls, Megan and Matthew
Muskogee County

606 Houston Johnston Heights
Warner, OK 74469
918-391-2177
918-391-8123
Nlw0027@gmail.com

Legal Description:

Lot 4 Block 1 South Country Estates, Muskogee County, OK

COVENANTS—NO LESS 1100 SQ RESIDENCE, **2 CAR GARAGE ATTACHED**. PLAT
SUBMITTED. 1 SINGLE FAMILY DWELLING PER LOT, CANNOT SPLIT LOT.

Directions to Site:

From Warner, take Hwy 64 north for approximately 5.5 miles. Turn right onto E. 128th St. S. (Gravel rd.)
Site is 5th lot on the left.

NOTES: WD, CMB Properties, LLC/Joe and Neva Johnson, h/w, TO Matthew Qualls and Megan
Qualls, h/w, 4/21/21, 4736/464

6/7/23, landowner, Matthew and Megan Qualls, h/w, current contact information above.

Electric---East Central Electric, 918-756-0833
Water---Muskogee Co RWD #5, 918-682-6380
Electric is underground to south; water to south across road.
Do not need access/utility easements.
Platted streets.

Cannot split lot, 25' front setback. Electric is underground. ~~Vian Housing Project Floor Plan, In file.~~

N35°34'33.8" W095°18'55.7"

Unit address: 3880 East 128th St. South, Muskogee, OK 74403
Unit #: 75261

3 bedroom

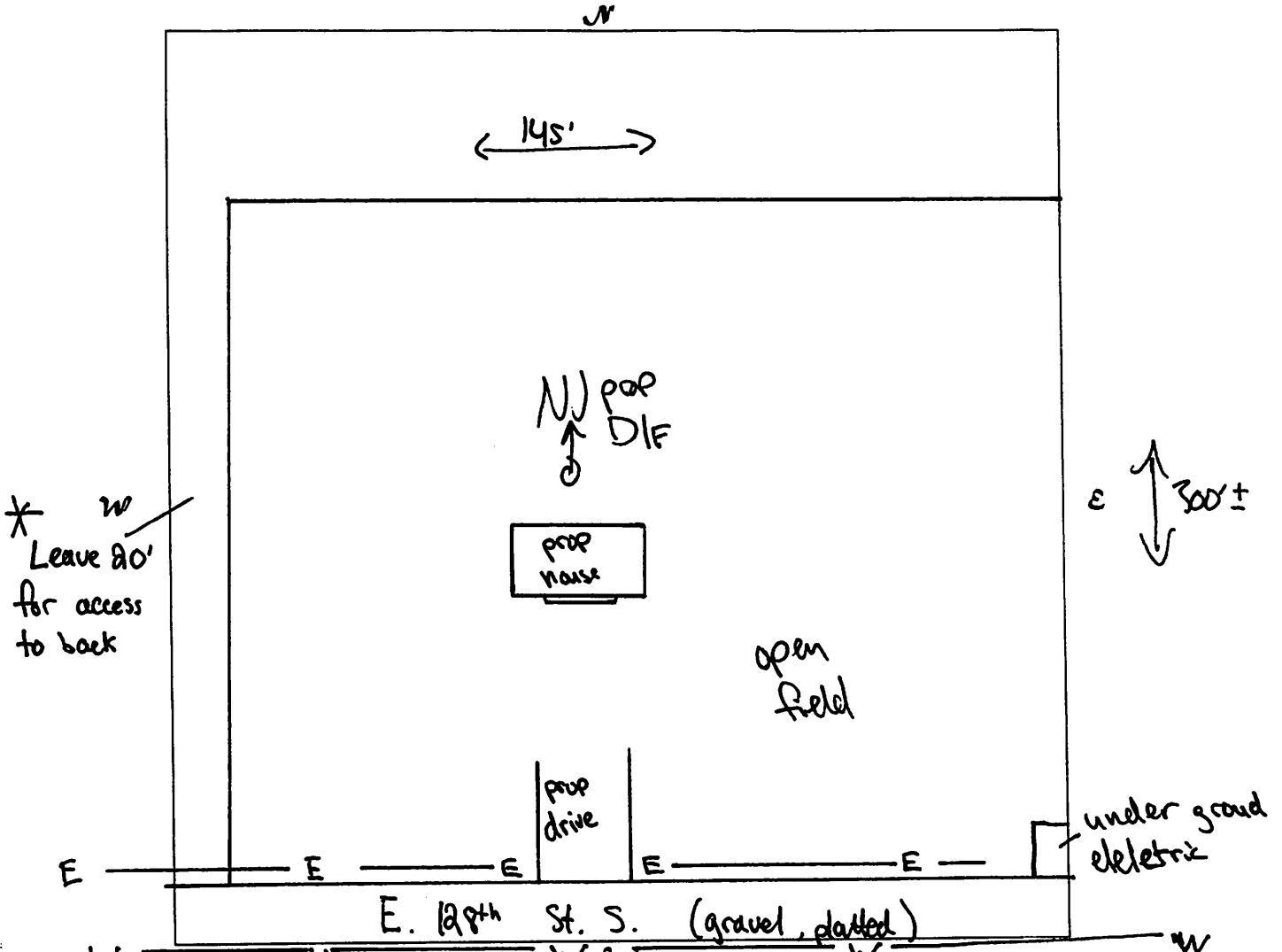
~~Eligible for single close.~~

~~Vian Housing Project Floor Plan~~

SITE INFORMATION

Maggi Qualls
Name of Recipient

Missouri
County



Access to site from: platted county Missouri, state Missouri, private no road; asphalt no,

gravel yes, none no. Access Easement needed n/a, Utility Easement needed n/a.

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

GPS Coordinates: Long N35°34'33.8" Lat W095°18'55.7"

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

Notes: Must have 2 car garage per covenants. 165' x 636' lot.
* Leave 20' on west side for access.
25' setback on front of lot. need septic.

Inspected by: Quinten Johnston
Print name & initial

6-7-23
Date



Keys to a brighter future

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

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

(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

Megan & Matthew Qualls
Name of Recipient

Muskogee Co.
County

Electric Company

East Central Electric Coop
Name

7/19/23
CB

fees, if available.

Address

Address

918-756-0833
Phone/Fax/Contact, etc..

Signature, Utility Co. Representative
(if applicable)

Water Company (if applicable)

Muskogee Co. RWD #5
Name

7/13/23
CB

fees, if available

7181 S. Cherokee
Address

Muskogee OK 74403
Address

918-682-6380
Phone/Fax/Contact, etc.

Signature, Utility Co. Representative
(if applicable)

NOTES: _____

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

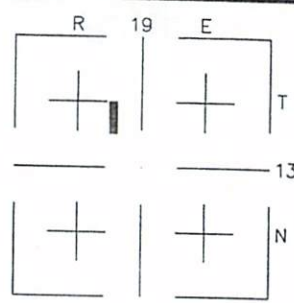
David Igert
C-918-525-2952
O-918-456-5482
F-918-458-5018
david.igert@hacn.org

Carolyn Bilby
O-918-456-5482
F-918-458-5018
carolyn.bilby@hacn.org

Quinton Johnston
C-918-506-7555
O-918-456-5482
F-918-458-5108
quinton.johnston@hacn.org

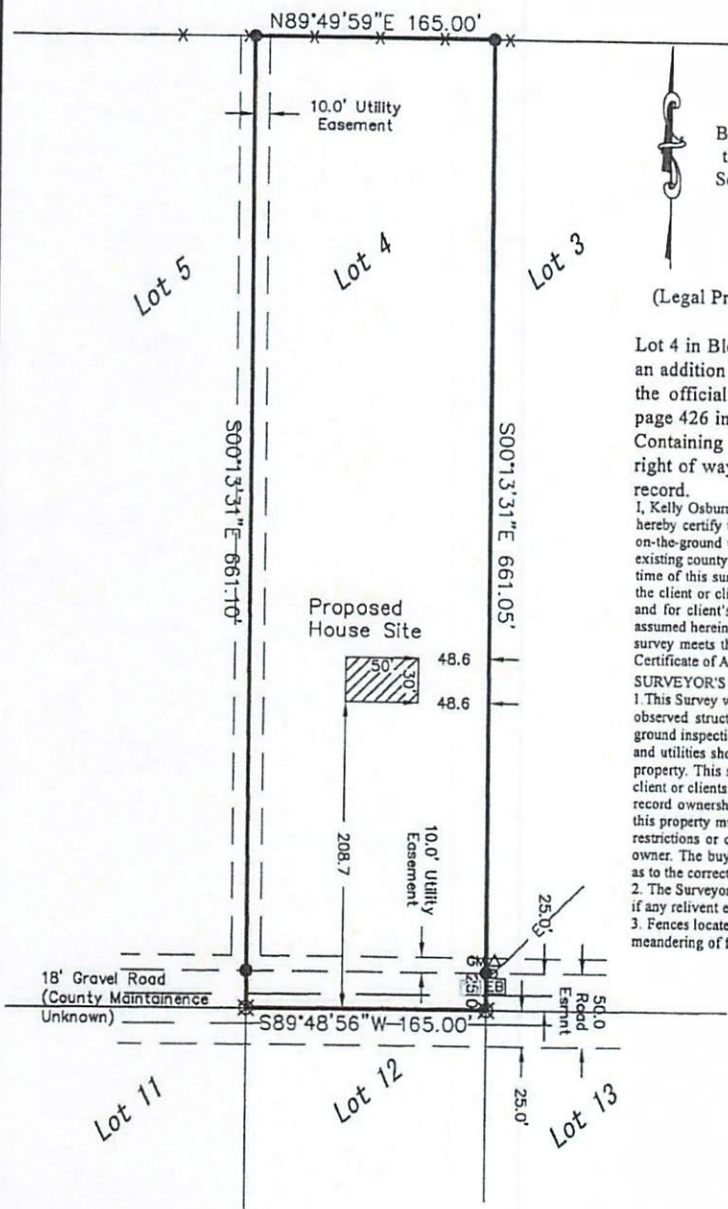
LEGEND

GM△ Gas Meter	— R/W — Right-of-Way Line	☐ Telephone Box
⊞ Electric Box	— Section Line	∅ Power Pole
— E — E Electric Line	— 10 Acre/40 Acre Line	□ Stone Monument
- - - Easement Line		△ Brass Cap
— X — X Fence Line		○ Set Monument
		● Existing #4 Rebar
		⊗ Calculated Point



Location Map Scale: 1"=3000'
Section 29
Sequoyah County, Okla.

PLAT OF SURVEY



Bearings are Based on the Recorded Plat of South Country Estates

Legal Description
(Legal Provided by Client: Book 4736, Page 464)

Lot 4 in Block 1 of SOUTH COUNTRY ESTATES, an addition to the County of Muskogee, according to the official plat thereof recorded in Book 1901 at page 426 in Muskogee County, Oklahoma Containing 2.50 acres, more or less, less public road right of ways and being subject to any easements of record.

I, Kelly Osburn, Oklahoma Professional Land Surveyor, No. 1628, do hereby certify that the plat hereon correctly represents a survey made on-the-ground under my supervision, and that this survey is based on existing county records and existing survey monuments available at the time of this survey and that the survey and plat hereon was made for the client or clients so named per this plat, pursuant to clients request and for client's specific use and benefits only. No responsibility is assumed herein or hereby to the future landowners or occupants. This survey meets the requirements of the Oklahoma Minimum Standards. Certificate of Authorization, No. 5391, Expires 6/30/25.

SURVEYOR'S NOTE:

1. 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 compromise all such structures and utilities on the property. This survey was done from the description furnished by the client or clients agent named on this plat. No title search was done and record 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.
2. The Surveyor reserves the right to change the opinion of this survey if any relevant evidence is brought forth in the future.
3. Fences located, if any, are located from the fence corners only. Any meandering of fence line has not been located.



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Osburn Land Surveyors, LLC.
P.O. Box 1406 3615 W. Cherokee Sallisaw, OK 74955
918.775.9322—Office

SCALE: 1"=100'	SURVEY BY: PB	
DATE: 8-23-14	JOB NUMBER: 23-9845	DRAWN BY: ND
LAST SITE VISIT	FOR: Megan Qualls	APPROVED BY: [Signature]
7/31/23	CHECKED BY:	

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