Site # 10

* 3-4 trees will probably need to be removed. Site is pretty flat Proposed house is marked

Sequoyah Co.

103525 S. 4640 Rd
Sallisaw, OK 74955
918-315-1134 c mrs
918-315-8868 c mr

Legal Description:

A tract of land in the NW4 SE4 NE4 SE4, Section 24 T11N R23E, also known as Lot 38 Wildhorse Estates, an unrecorded plat, Sequoyah County, OK

Directions to Site:

Sallisaw, from I-40 & HWY 59 Jct, take HWY 59 south for 2.7 miles, turn right onto E 1107 road, in 0.5 miles, turn right onto S 4609 road, gravel, site will be 500" on the left.

Electric---Cookson Hills, 918-775-2211
Water---Seq. Co RWD #4, 918-774-9869
Electric/water on site, existing residence.
Access easement not needed.
Asphalt county road.

~~N35°24'38.2" W094°48'55.6"~~ 35.41059, -94.81551

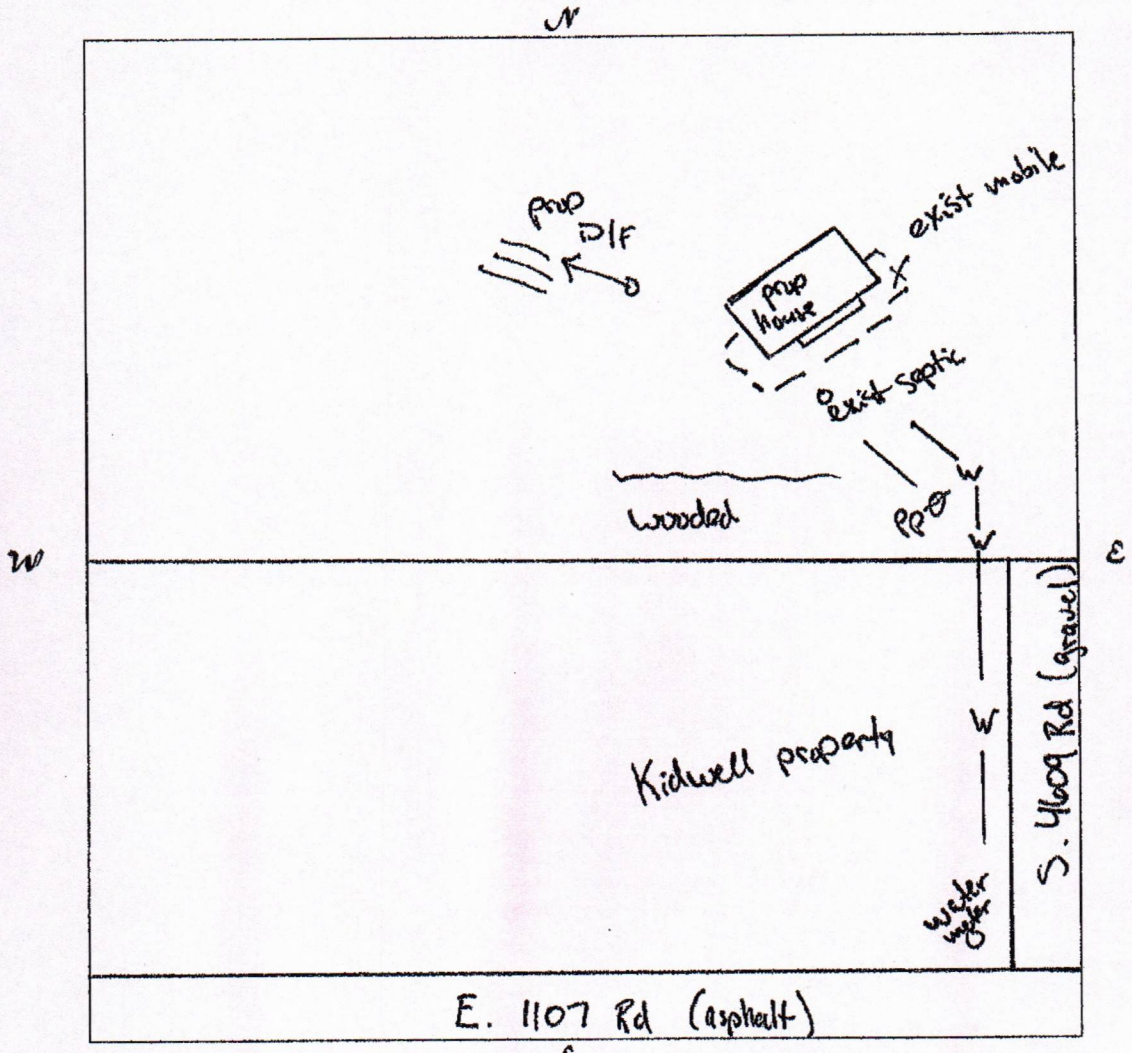
Unit address: 110650 S. 4609 Rd. Sallisaw, OK 74955
Unit #: 75462

4 bedroom

GABLE ROOF

1 acre 155' +/- x 295' +/-

SITE INFORMATION Site #10 Name of Re[illegible]nt — Sequoyah County



Access to site from: county ___ ____, state _____, private ✓ road; asphalt _____, gravel ✓, none _____. 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°24'38.2" Lat W094°48'55.6"

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

Notes: Existing mobile on site. w/ existing septic. Need new septic. Existing water meter along E 1107 Rd. Electric on site.

= Existing 50 Ft access / utility easement from Wildhorse estates Rd to property

- 1 acre 155'+/- x 295' +/-

Inspected by: Quinton Johnston QJ Print name & initial 9-19-23 Date

HOUSING AUTHORITY
OF THE CHEROKEE NATION
Keys to a brighter future

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

10/13/23
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

Site #10
Name of Recipient

Sequoyah
County

Electric Company

Cookson Hills Electric
Name

fees, if available.

PO Box 539
Address

Stigler OK 74462
Address

918-775-2211
Phone/Fax/Contact, etc..

Carla Rushen
Signature, Utility Co. Representative
(if applicable)

Water Company (if applicable)

Sequoyah RWD #4
Name

$1250.00
fees, if available

PO Box 128
Address

Sallisaw, OK 74955
Address

918-774-9869
Phone/Fax/Contact, etc.

Graci R Appl
Signature, Utility Co. Representative
(if applicable)

NOTES: _____

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

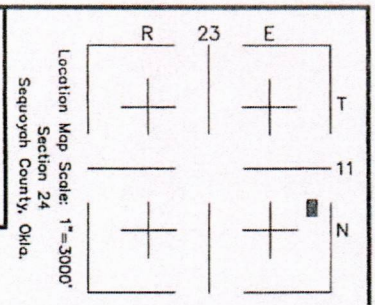
David Igert	Carolyn Bilby	Quinton Johnston
C-918-525-2952	O-918-456-5482	C-918-506-7555
O-918-456-5482	F-918-458-5018	O-918-456-5482
F-918-458-5018		F-918-458-5108
david.igert@hacn.org	carolyn.bilby@hacn.org	quinton.johnston@hacn.org

Revised November, 2021

LEGEND

E — E — Electric Line	R/W — Right-of-Way Line
Easement Line	Section Line
X — X — Fence Line	10 Acre/40 Acre Line

ø	Power Pole
□	Square Pipe
△	ODOT Brass Cap
○	Set #3 Rebar w/cap
●	Existing 1/2" Pipe (Otherwise Labeled)
⊠	Calculated Point
⊛	Set Magnail w/shiner



PLAT OF SURVEY

Legal Description

A 1.05-acre parcel of land, more or less, less public road right of ways and being subject to any easements of record, being situated in a part of the NW/4 SE/4 NE/4 SE/4 of Section 24, Township 11 North, Range 23 East of the Indian Base and Meridian, Sequoyah County Oklahoma. The described parcel being created by Kelly Osburn, Oklahoma P.L.S. #1628 on February 12, 2026. The basis of bearing for the described parcel is N89°53'34"W between found monuments along the South line of the N/2 SE/4 NE/4 SE/4 of said Section 24 and is more particularly described as:

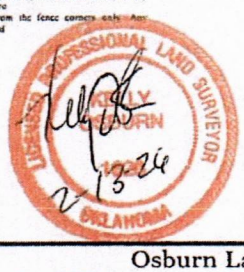
Commencing at an existing ½" Pipe marking the NE Corner of said NW/4 SE/4 NE/4 SE/4; thence along the East line thereof S00°13'37"E 38.66 feet to a set #3 rebar w/cap for the point of beginning; thence S00°13'37"E 295.01 feet to a set magnail w/shiner marking the SE corner of said NW/4 SE/4 NE/4 SE/4; thence along the South line thereof N89°53'34"W 155.00 feet to a set magnail w/shiner; thence N00°13'37"W 295.01 feet to a set #3 rebar w/cap; thence S89°53'34"E 155.00 feet to the point of beginning.

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 as 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 6/30/27.

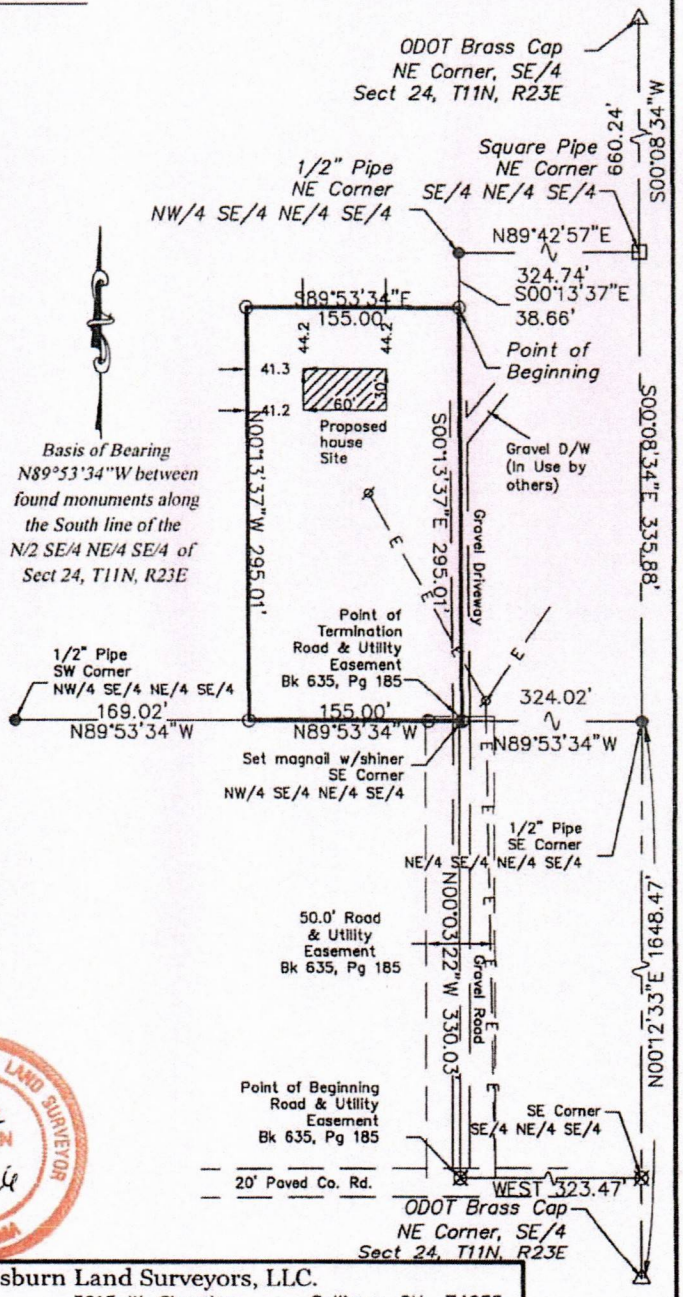
SURVEYOR'S NOTE: This Survey was done to create a new legal description and to mark the corners of that description on the ground. To show observed structures and utilities if any. Utilities located, if any, are from above ground inspection. The surveyor makes no guarantee that the utilities shown comprises all utilities on the property. This survey was done for 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.



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.



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: 2-13-26	JOB NUMBER: 26–10595	Part of the SE/4 of Sect 24, T11N, R23E, Sequoyah Co, OK	DRAWN BY: ND
LAST SITE VISIT	FOR:		APPROVED BY:
2/5/26			

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