Site #1

Adair County

* New Contact Phone #
918-575-4333

* New Driveway from the County Road to the home site. Extensive Widening/Clearing
* Will Need Large tin horn for Wet Weather creek.
* Excessive Pad material
* Clear all trees on the acre
* Driveway will need tree clearing also to allow for big trucks

86252 S. 4694 Rd.
Stilwell, OK 74960
918-575-0211
918-575-0384

Legal Description:

All that part of the S 400' of the W 400' of the SW4 NW4 NE4 lying and being E of the county road Section 21 T15N R25E, Adair County, OK

Directions to Site:

Stilwell, S to Zion, from school go to 4 way Stop sign, turn left 1st dirt road on right,

Electric---Ozark Electric, 800-521-6144
Water---Cherry Tree RWD, 918-696-2936
Electric on site, NW, water to W across road.
Need access/utility easements.
County road.

Home: 35.76577 -94.65612 Driveway: 35.76736 -94.65631

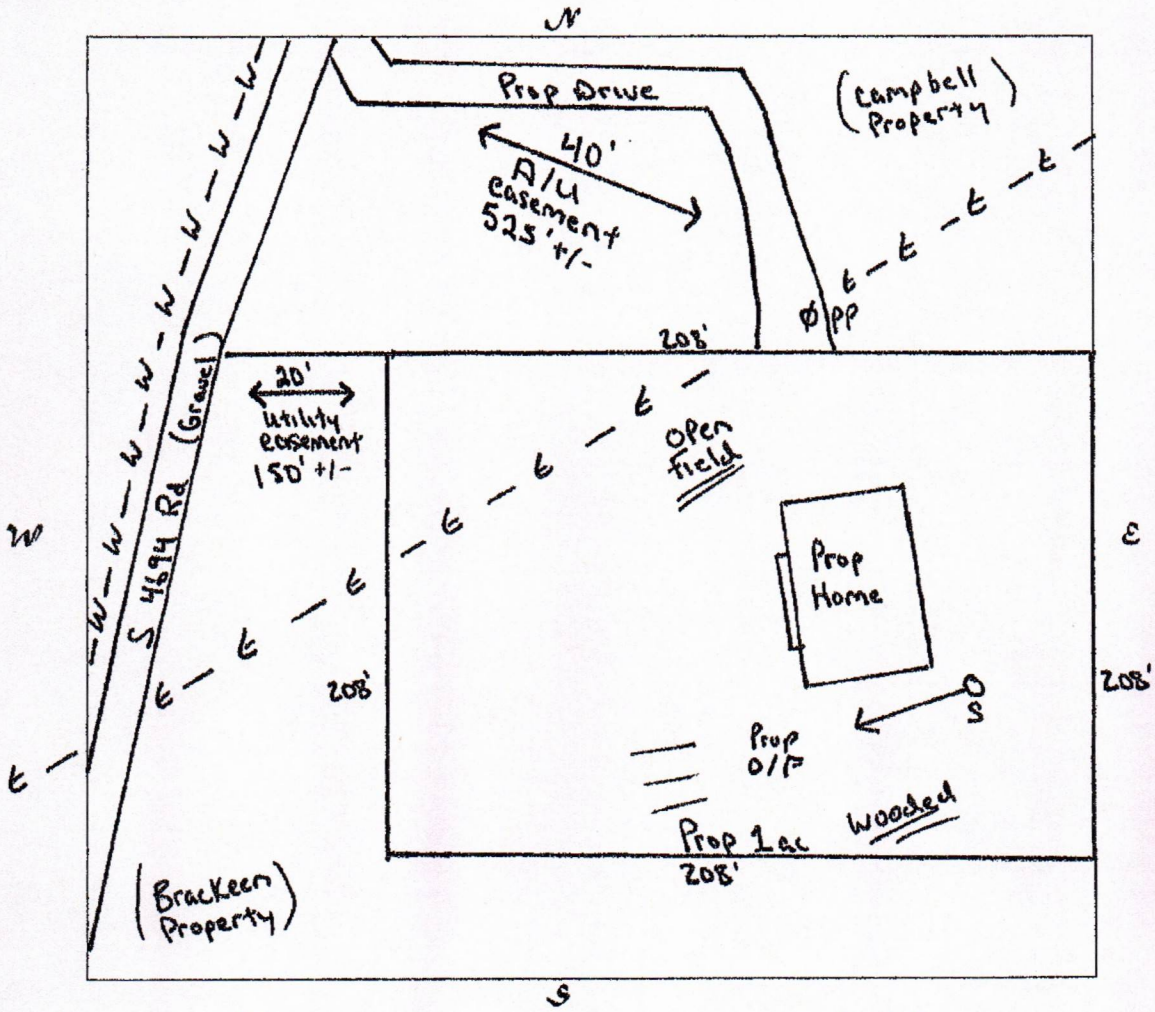
Unit address: 86267 S. 4694 Rd. Stilwell OK 74960
Unit #: 75571

3 bedroom

HIP ROOF
FLUE KIT

SITE INFORMATION Site #1 — Adair Co.

Name of Recipient — County



Access to site from: county X, state _____, private _____ road; asphalt _____,

gravel X, none _____. Access Easement needed Need, Utility Easement needed Need.

Electric On Site, septic/sewer Need, waterline Need, ~~existing~~ well Rural Water

Home GPS Coordinates: Long 35.76577 Lat -94.65612

Driveway Home GPS Coordinates: Long 35.76736 Lat -94.65631

Existing Structure/Maintained
(circle one)

Notes: Prop 1 ac is located in the NE corner of parent tract. Electric is on site. Need new septic. Rural water is accessible on west side of county road. Need road bore and 150' waterline. Existing drive is 525' +/-. Driveway will need clearing and gravel. Extensive pad work. Half of the acre is wooded.
Need 20' utility easement from county road to prop 1 ac 150' +/-
Need 40' access/utility easement following along existing driveway 525' +/-

Inspected by: Josh Tannehill — 4/29/26

Print name & initial — Date

Housing Authority of the Cherokee Nation
1500 Hensley Drive
P.O. Box 1007
Tahlequah, OK 74465-1007
Phone 918-456-5482

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 to verify services or you may take it to the company, they complete and sign the form.

UTILITY COMPANY INFORMATION FORM

Site #1
Name of Participant

Adair
County

Electric Company

Ozark electric coop.
Name

470479 OK 51
Address

Stilwell
Address

800 521 6144
Phone/Fax/Contact, etc.

5/22/26 CB
fees, if available.

Signature, Utility Co. Representative
(if applicable)

Water Company

cherry tree water
Name

308 west locust St. Stilwell
Address

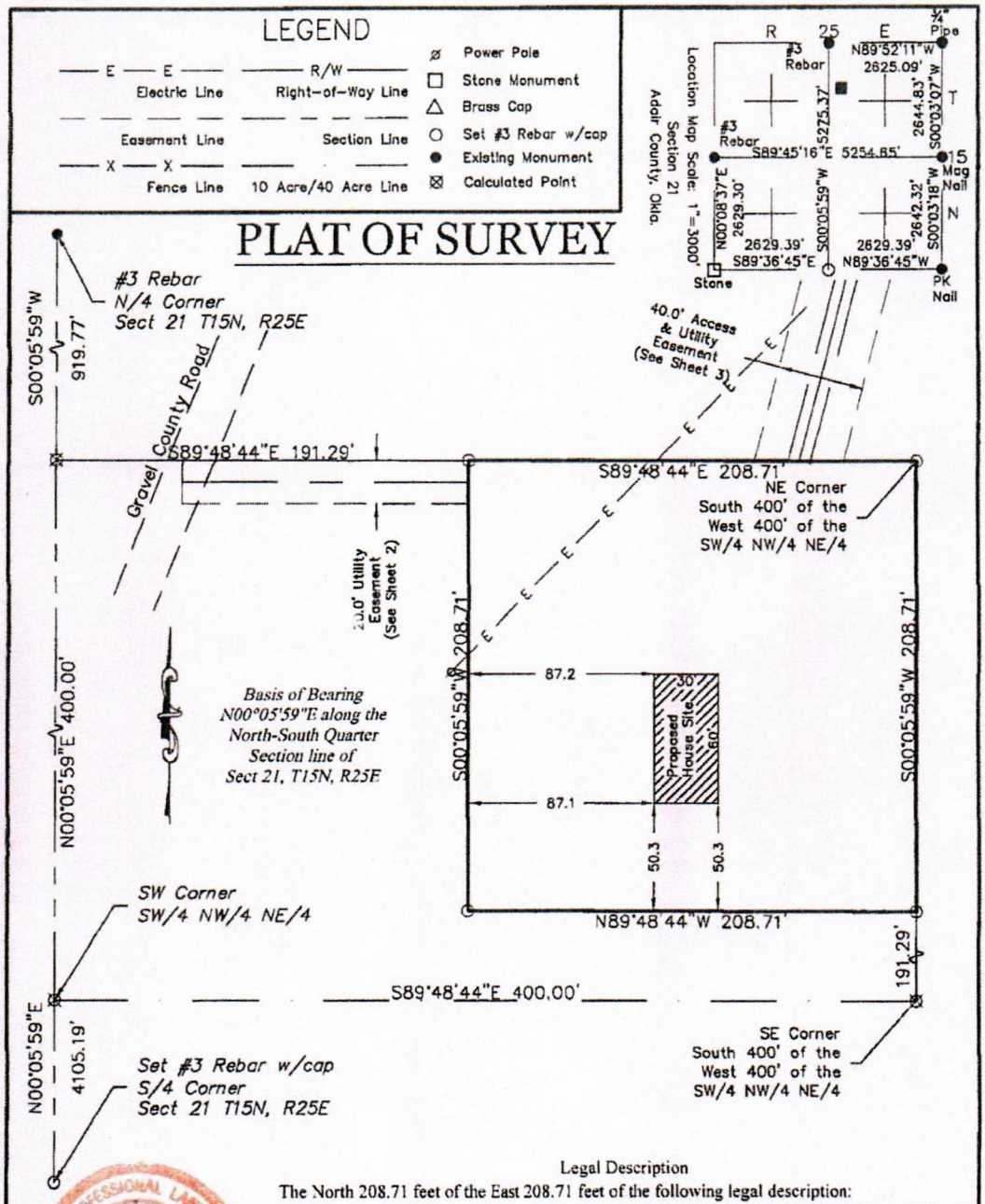
Address

918 696 2936
Phone/Fax/Contact, etc.

5/21/26 CB
Tap 2,000.00
fees, if available

Signature, Utility Co. Representative
(if applicable)

NOTES:



Legal Description

The North 208.71 feet of the East 208.71 feet of the following legal description:

All that part of the South 400 feet of the West 400 feet of the SW/4 NW/4 NE/4 lying and being East of the county road in Section 21, Township 15 North, Range 25 East of the Indian Base and Meridian, Adair County, OK.

Containing 1.00 acre, 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 hereon 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 visible of any. Utilities located, if any, are from above ground inspection. The surveyor makes no guarantee that the utilities shown compromise 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 relivent evidence is brought forth in the future

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

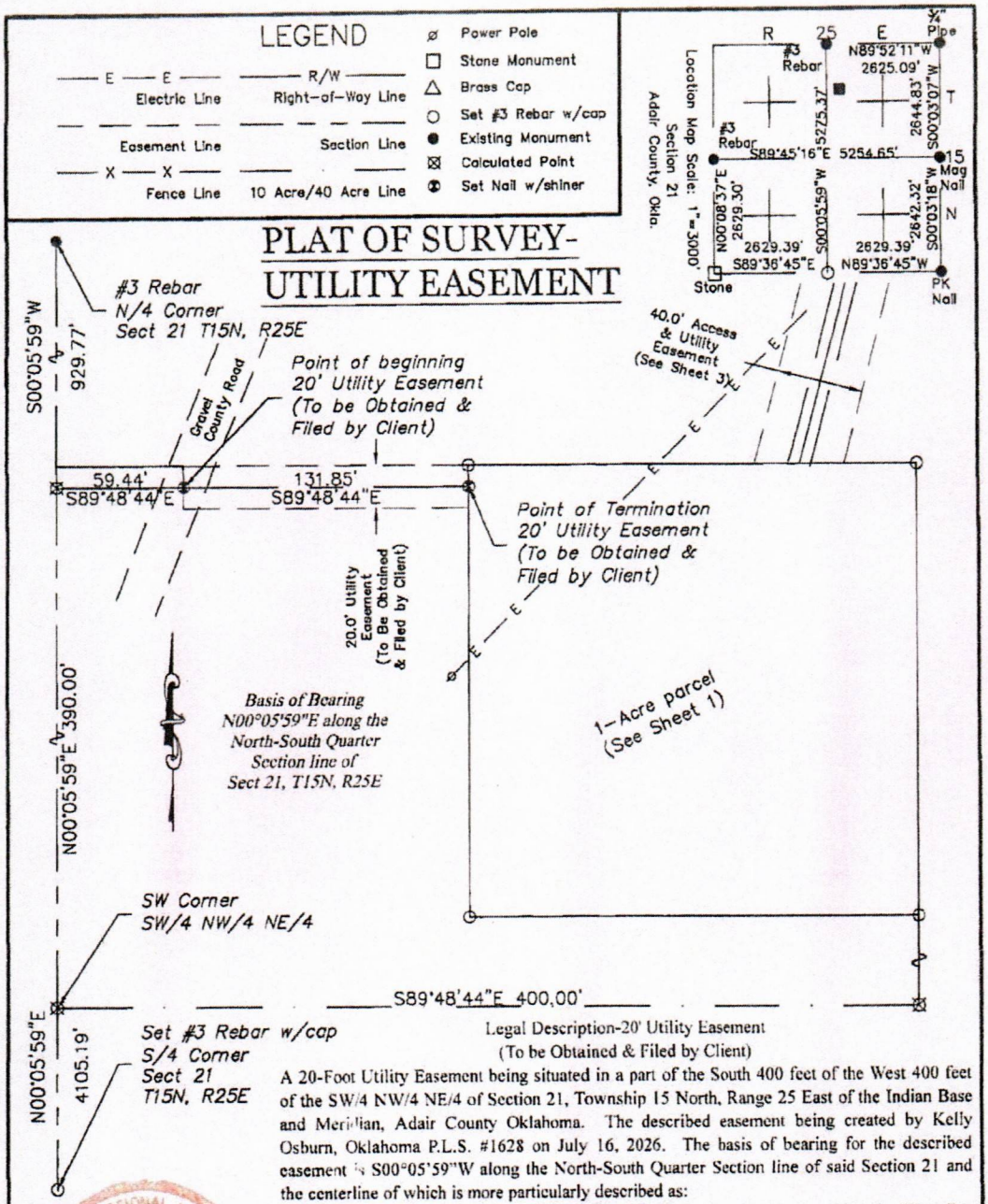
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Osburn Land Surveyors, LLC.
P.O. Box 1406 3615 W. Cherokee Sallisaw, OK 74955
918.775.9322–Office

SCALE: 1"=60'		SURVEY BY: PB
DATE: 7-10-26	JOB NUMBER: 26-10754 Part of the NE/4 of Sect 21, T15N, R25E	DRAWN BY: ND
LAST SITE VISIT	FOR: APPROVED BY:	Sheet 1 of 3
7/14/25		

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PLAT OF SURVEY-
UTILITY EASEMENT



Legal Description-20' Utility Easement
(To be Obtained & Filed by Client)

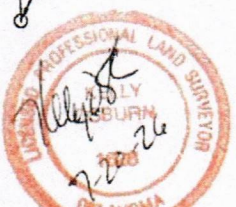
A 20-Foot Utility Easement being situated in a part of the South 400 feet of the West 400 feet of the SW/4 NW/4 NE/4 of Section 21, Township 15 North, Range 25 East of the Indian Base and Meridian, Adair County Oklahoma. The described easement being created by Kelly Osburn, Oklahoma P.L.S. #1628 on July 16, 2026. The basis of bearing for the described easement is S00°05'59"W along the North-South Quarter Section line of said Section 21 and the centerline of which is more particularly described as:

Commencing at the NW Corner of the NE/4 of said Section 21; thence along the West line thereof S00°05'59"W 929.77 feet; thence S89°48'44"E 59.44 feet to a set magnail w/shiner in the center of a county road for the point of beginning; thence S89°48'44"E 131.85 feet to a set 60d nail w/shiner for the point of termination, said point being on the West line of a 1-acre parcel.

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 6/30/27

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 compromise 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.



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

SCALE: 1"=60'		SURVEY BY: PB
DATE: 7-28-26	JOB NUMBER: 26-10754	DRAWN BY: ND
LAST SITE VISIT	FOR:	Sheet 2 of 3
7/14/26		

Part of the NE/4 of Sect 21, T15N, R25E

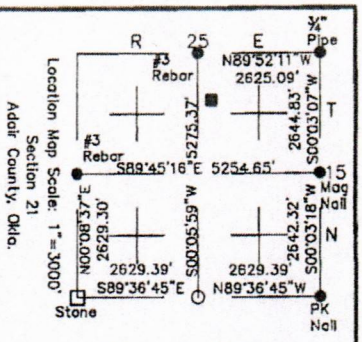
APPROVED BY:

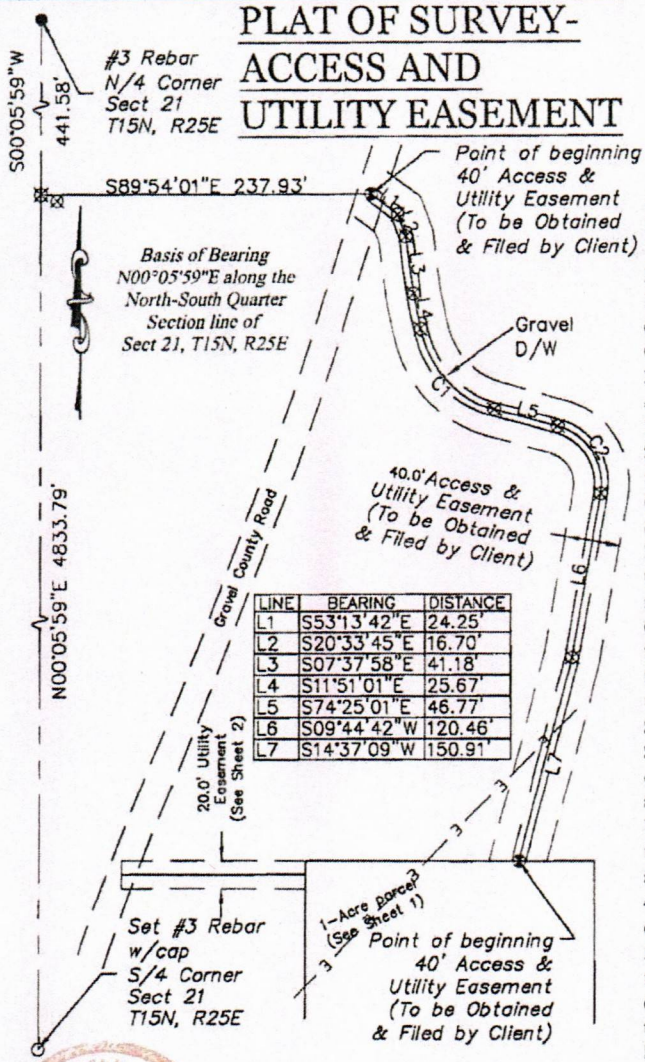
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PLAT OF SURVEY- ACCESS AND UTILITY EASEMENT

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	
Stone Monument	
Brass Cap	
Set #3 Rebar w/cap	
Existing Monument	
Calculated Point	
Set Nail w/shiner	





LINE	BEARING	DISTANCE
L1	S53°13'42"E	24.25'
L2	S20°33'45"E	16.70'
L3	S07°37'58"E	41.18'
L4	S11°51'01"E	25.67'
L5	S74°25'01"E	46.77'
L6	S09°44'42"W	120.46'
L7	S14°37'09"W	150.91'

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.63'	82.59'	S43°08'01"E	78.55'
C2	42.55'	62.51'	S32°20'10"E	57.04'

Legal Description-40 Foot
Access and Utility Easement
(To be Obtained & Filed by Client)

A 40-Foot Access and Utility Easement being situated in a part of the W/2 NW/4 NE/4 of Section 21, Township 15 North, Range 25 East of the Indian Base and Meridian, Adair County Oklahoma. The described easement being created by Kelly Osburn, Oklahoma P.L.S. #1628 on July 16, 2026. The basis of bearing for the described easement is S00°05'59"W along the North-South Quarter Section line of said Section 21 and the centerline of which is more particularly described as:

Commencing at the NW Corner of the NE/4 of said Section 21; thence along the West line thereof S00°05'59"W 441.58 feet; thence S89°54'01"E 237.93 feet to a set magnail w/shiner in the center of a paved county road for the point of beginning; thence along an existing driveway the following courses: S53°13'42"E 24.25 feet; thence S20°33'45"E 16.70 feet; thence S07°37'58"E 41.18 feet; thence S11°51'01"E 25.67 feet; thence along a curve to the left with a radius of 75.63 feet, an arc length of 82.59 feet, and a chord bearing and distance of S43°08'01"E 78.55 feet; thence S74°25'01"E 46.77 feet; thence along a curve to the right having a radius of 42.55 feet, an arc length of 62.51 feet, and a chord bearing and distance of S32°20'10"E 57.04 feet; thence S09°44'42"W 120.46 feet; thence S14°37'09"W 150.91 feet to a set 60d nail w/shiner for the point of termination, said point being on the north line of a 1-acre parcel.

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 that 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. The survey meets the requirements of the Oklahoma Minimum Standards Certificate of Authorization, No 5391, Expires 6/30/27

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918.775.9322–Office

SCALE: 1"=100'			SURVEY BY: PB
DATE: 7-20-26	JOB NUMBER: 26–10754	Part of the NE/4 of Sect 21, T15N, R25E	DRAWN BY: ND
LAST SITE VISIT	FOR:	APPROVED BY:	Sheet 3 of 3
7/14/26			

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