Site #9

* Site is flat, been marked

Muskogee County

13492 E. 198th St. S.
Webbers Falls, OK 74470
918-990-0417 c
918-464-2006

Legal Description:

Lots 1-2 Block 3, Town of Gritts, Muskogee County, OK

Directions to Site:

I-40 to Webbers Falls exit, turn left, south, go across Dirty Creek bridge, 1st house on right, old wood siding, red metal roof, maxwell log at driveway.

Electric---Cookson Hills Electric, 800-328-2368
Water---East Central OK Water Assoc., 918-464-2280
Electric and water on site, E side.
Need access/utility easement 150'+/-.
Platted street.

Home: 35.47083 -95.15285 Driveway: 35.47006 -95.15198

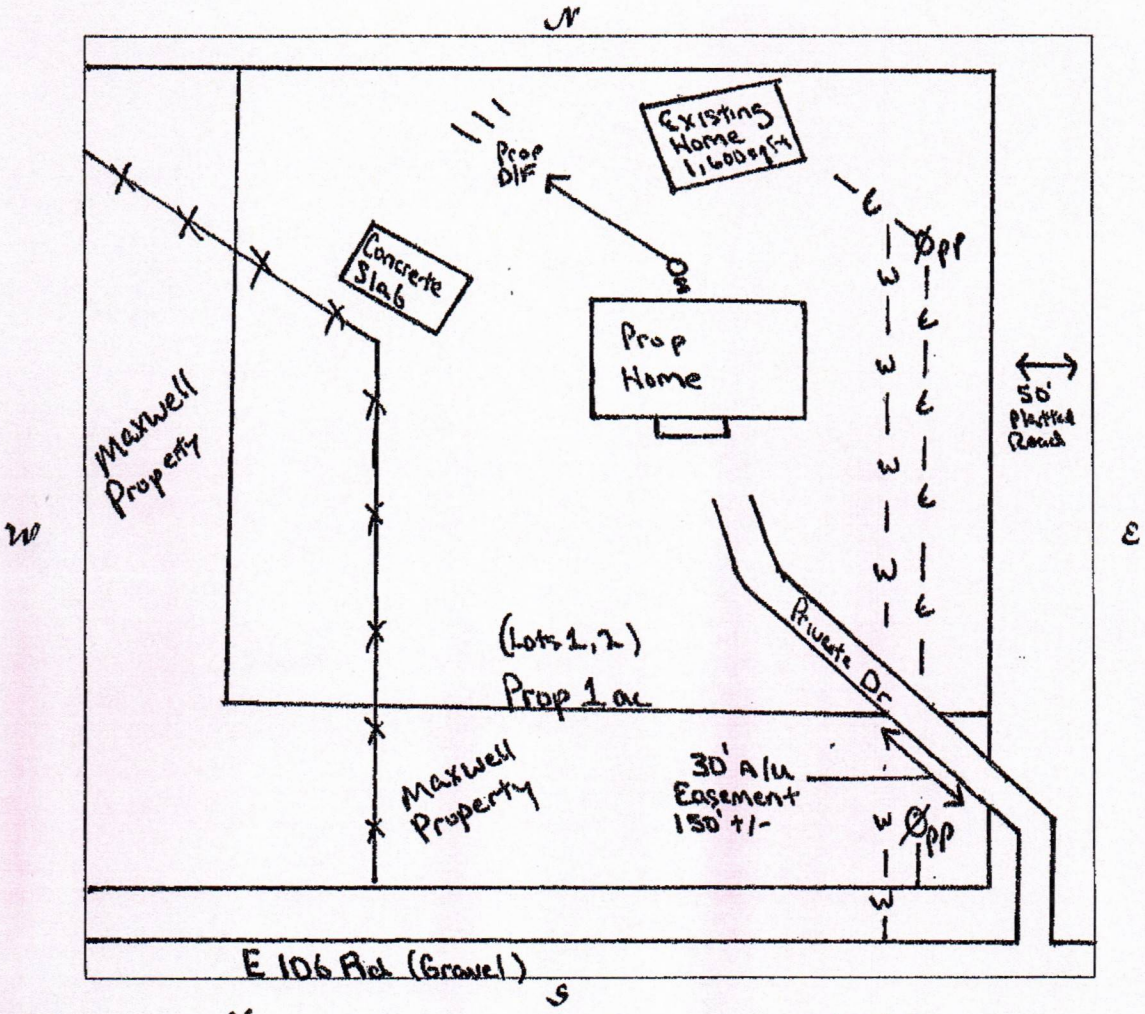
HA~~/contractor~~ demolish existing 1600 sq. ft. home.

Unit address: 13492 E. 198th St. S. Webbers Falls OK 74470
Unit #: 75552

3 bedroom

GABLE ROOF
FLUE KIT

SITE INFORMATION Site #9 _____ Muskogee 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 On Site, existing well Rural Water

Home GPS Coordinates: Long 35.47083 Lat -95.15285

Driveway Home GPS Coordinates: Long 35.47006 Lat -95.15198

Existing Structure/Maintained
(circle one)

Notes: Prop 1 ac is in the north central part of parent tract. Owner property connects to county maintained road. Electric and rural water on site. Need new septic. Need existing home (approx 1,600 sqft) demolished and removed. Need 30' A/U easement 150' +/- Following private dr across parent tract to prop 1 ac. Site is clear and flat

*HACN will have existing home demolished.

Inspected by: Josh Tannehill 4/17/26
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 #9 — Name of Participant

Muskogee — County

Electric Company

Cookson Hills Electric CO-OP — Name

PO Box 539 — Address

1002 East Main Stigler OK 74462 — Address

1800-328-2368 — Phone/Fax/Contact, etc.

4/21/26 CB — fees, if available.

Signature, Utility Co. Representative **(if applicable)**

Water Company

East Central OK Water Association — Name

Po Box 426 — Address

Webbers falls OK 74470 — Address

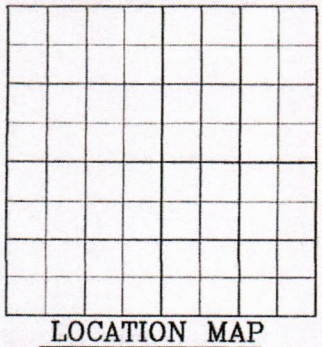
918-464-2280 — Phone/Fax/Contact, etc.

4/21/26 CB — fees, if available

Signature, Utility Co. Representative **(if applicable)**

NOTES: _____

PLAT OF SURVEY



LOCATION MAP

SEC. 35 T 12 N, R 20 E

SCALE: 1"= 100'

R/W =Right of Way
⊙ =Iron Pin
—x— =Fence

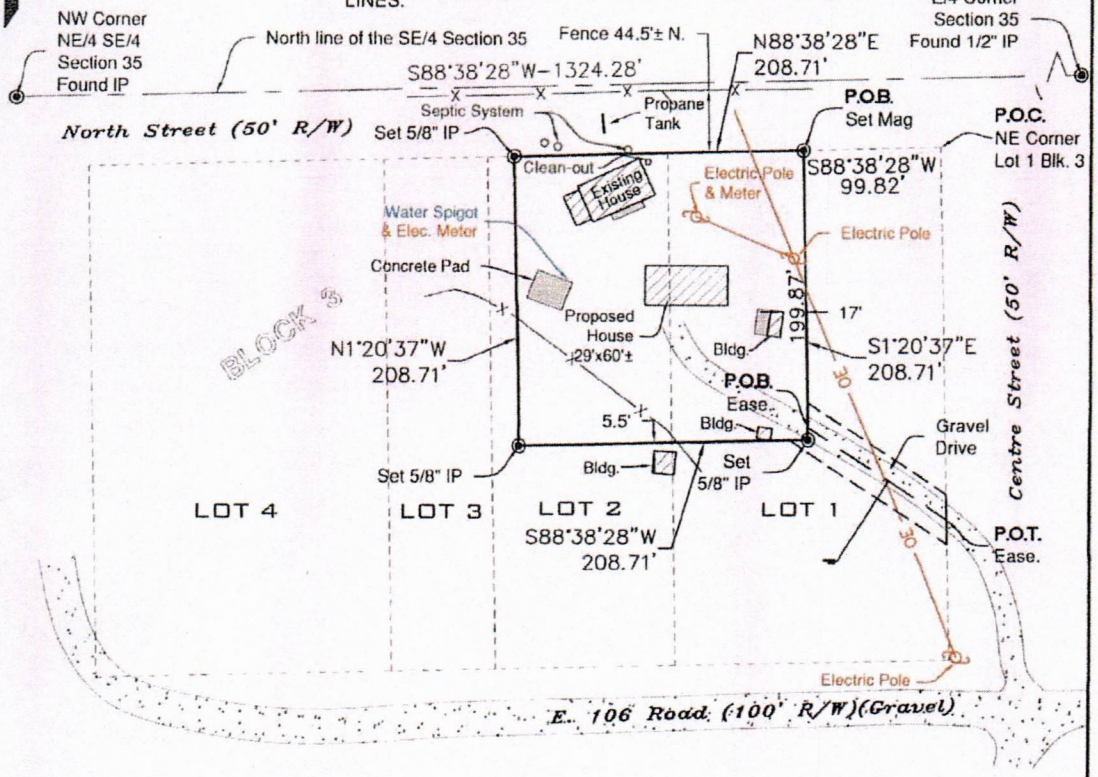
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LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN PART OF LOTS 1 AND 2 OF BLOCK 3, IN THE TOWN OF GRITTS, MUSKOGEE COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NE CORNER OF LOT 1, THENCE S88°38'28"W ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 99.82 FEET TO THE POINT OF BEGINNING; THENCE S1°20'37"E A DISTANCE OF 208.71 FEET; THENCE S88°38'28"W A DISTANCE OF 208.71 FEET; THENCE N1°20'37"W A DISTANCE OF 208.71 FEET TO A POINT ON THE NORTH LINE OF LOT 2; THENCE N88°38'28"E ALONG SAID NORTH LINE A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRE, MORE OR LESS.

PROPOSED 30' ACCESS & UTILITY EASEMENT

A STRIP OF LAND 30.00 FEET IN WIDTH, BEING 15.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE NE CORNER OF LOT 1, BLOCK 3 IN THE TOWN OF GRITTS, MUSKOGEE COUNTY, STATE OF OKLAHOMA, THENCE S88°38'28"W ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 99.82 FEET; THENCE S1°20'37"E A DISTANCE OF 199.87 FEET TO THE POINT OF BEGINNING; THENCE S57°00'17"E A DISTANCE OF 120.98 FEET TO A POINT ON THE EAST LINE OF LOT 1, BEING THE POINT OF TERMINATION. THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO MEET AT ANGLE POINTS AND TO BEGIN AND TERMINATE AT BOUNDARY LINES.



In compliance with state code, title 245-15-13-2-C-11 only easements and rights-of-way's provided to the surveyor are shown.

Measured bearings are based on NAD83 Oklahoma State Plane Coordinate System.

This survey was performed without the benefit of a title commitment being furnished and may contain easements or rights of ways not shown.

5/12/2026

TONY ROBISON, LAND SURVEYOR NO. 1686

LICENSED PROFESSIONAL LAND SURVEYOR
TONY ROBISON 1686
OKLAHOMA

Heartland Surveying & Mapping, PLLC

CA #4849

600 Emporia St., Ste."C"
Muskogee, Oklahoma 74401
(918) 682-7796

FOR: 13492 E. 198th St. S.,Webbers Falls

DATE: 4/30/2026

THIS SURVEY MEETS OKLAHOMA MINIMUM TECHNICAL STANDARDS

SHEET SIZE 8.5x14

W.O.#13928

SURVEYED BY: RT/NY

DRAWN BY: AM

Last Site Visit: 4/27/26

FILE NAME
May 12, 2026 - 7:59am
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