

Cherokee Co.

912 Parker Circle B-2

Hulbert, OK 74441

918-772-8647

918-316-5651 msg (11/20/25)

Legal Description:

E2 NE4 SW4; NW4 NW4 SE4; SW4 NW4 SE4, less tracts, Section 1, T17N, R20E, Cherokee County, Oklahoma.

Directions to Site:

From Hulbert, take Lost City road, north 3.4 miles, take a right onto N. 715 Rd and continue for 0.8 miles, stay right and continue for 0.2 miles, site is on the left.

NOTES: Order Final Account/Determination of Heirs/Final Distribution 11/16/01, Restricted Land.

1/29/25 landowner, Housing Authority

Electric---Lake Region, 918-772-2526

Water---Cherokee Co RWD #11, 918-772-2915

Electric 200 ft east. Waterline to North, needs extension of approximately 700 ft.

Need access/utility easements.

ODOT, N 715 county road for 15 years.

N35°58'38.1" W095°07'35.3"

Unit address: 13730 N. 715 Rd., Hulbert, OK 74441

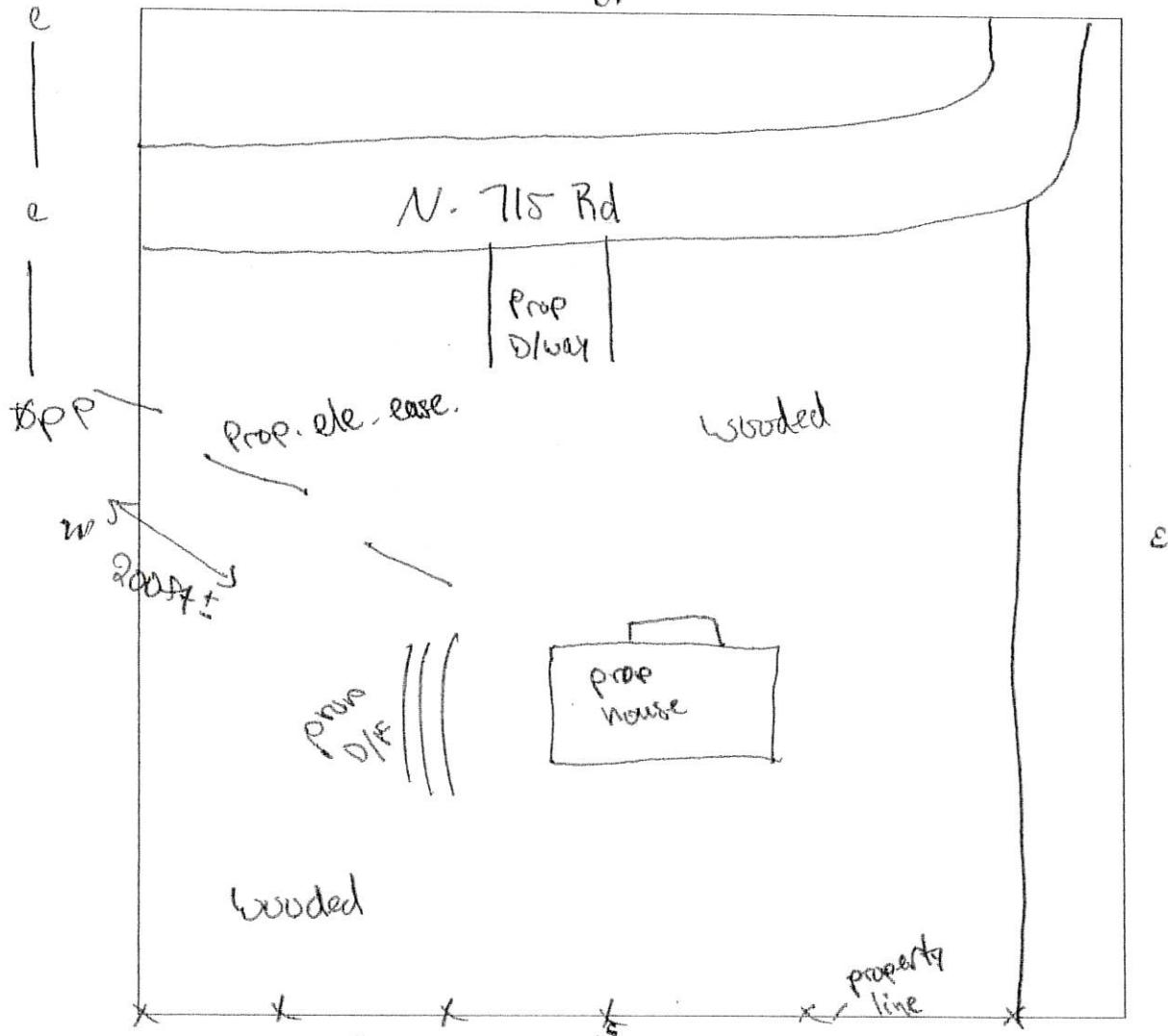
Unit #: 75166

3 bedroom

Not eligible for single close.

GABLE ROOF

ENVIRONMENTAL REVIEW-ARCHEOLOGICAL SURVEY-CEMETERY- PROCEED WITH CAUTION ON GROUND-DISTURBING ACTIVITIES.



Access to site from: county state private road; asphalt

gravel none . Access Easement needed , Utility Easement needed .

Electric On site , septic/sewer need , waterline need , existing well N/A

GPS Coordinates: Long N35° 58'38.1" Lat W095° 07'35.3"

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

Notes: Wooded area. Waterline will be extended to site.
Utility easement needed for electric on east side - approx 200ft away
* Survey from south property line

Waterline approximately 700' North of site

Inspected by:

Quinton Schuster
Print name & initial

10-13-22
Date



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

RECEIVED
OCT 26 2022
BY: 11:18 PD.

(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



Name of Recipient

unit #75166

Cherokee

County

Electric Company

Lake Region Electric Coop
Name
P.O. Box 127

5.00 membership

35.00 application
fees, if available

300.00 New Construction
Deposit

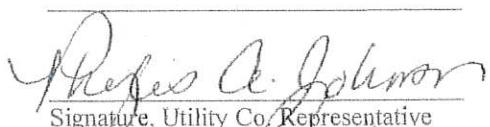
Address

Hulbert OK 74441

Address

918 772 2524

Phone/Fax/Contact, etc..



Signature, Utility Co. Representative
(if applicable)

Water Company (if applicable)

Rural Water District #11

Name

117 E Main

Address

PO Box 190 Hulbert OK 74441

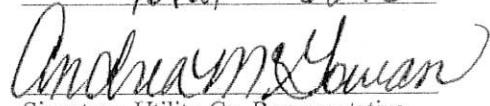
Address

918-772-2915 (fax) 918-772-3023

Phone/Fax/Contact, etc.

new membership 1200.00
fees, if available 75.00
pressure reg 75.00
line ext (700ft x \$8/ft) 5600.00

Total 46875.00



Signature, Utility Co. Representative
(if applicable)

NOTES: Construction cost of electrical build
will be determined at a later date.

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

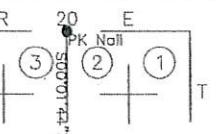
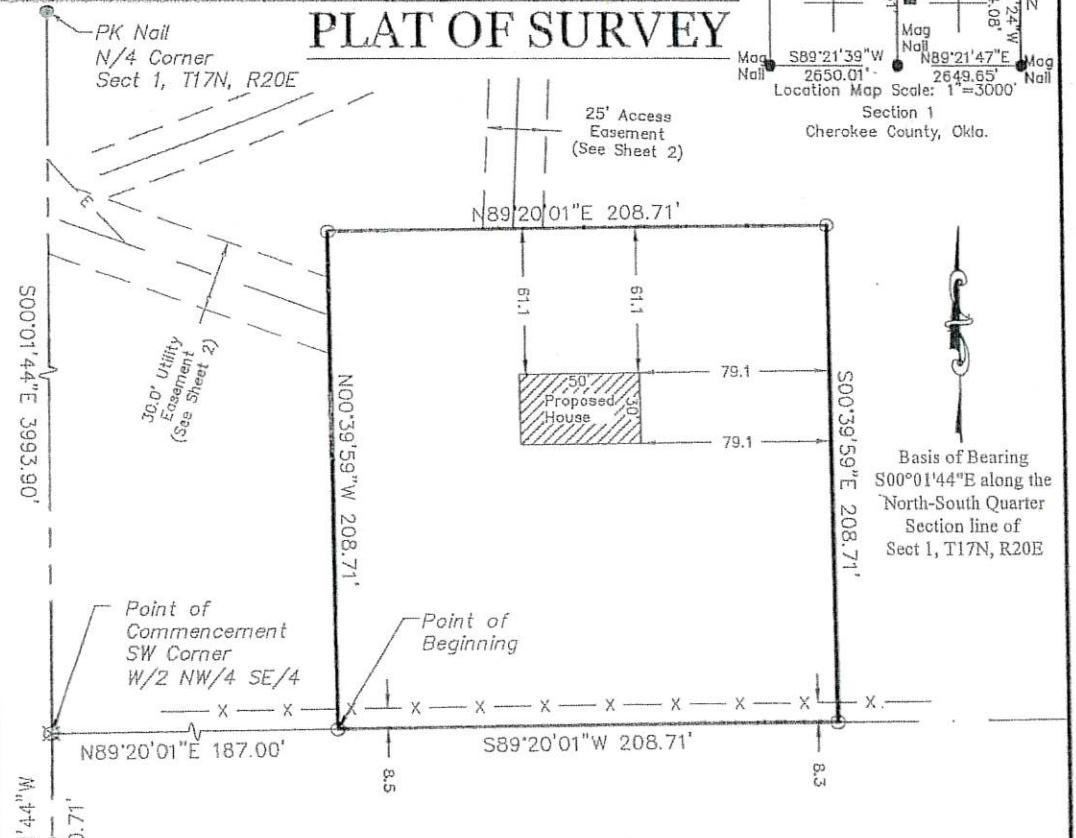
Quinton Johnston
C-918-506-7535
O-918-456-5482
F-918-458-5108
quinton.johnston@hacn.org



LEGEND

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

PLAT OF SURVEY



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

Basis of Bearing
S00°01'44"E along the
North-South Quarter
Section line of
Sect 1, T17N, R20E

Legal Description

A 1.00-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 W/2 NW/4 SE/4 of Section 1, Township 17 North, Range 20 East of the Indian Base and Meridian Cherokee County, Oklahoma. The described parcel being created by Kelly Osburn, Oklahoma PLS #1628 on January 17, 2023. The basis of bearing for the described parcel is S00°01'44"E along the North-South Quarter Section line of said Section 1 and is more particularly described as:

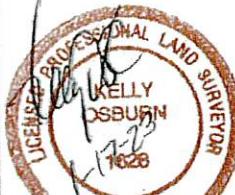
Commencing at the SW Corner of said W/2 NW/4 SE/4; Thence along the South line thereof N89°20'01"E 187.00' Feet to a set #3 rebar w/cap for the point of beginning; Thence N00°39'59"W 208.71' Feet to a set #3 rebar w/cap; Thence N89°20'01"E 208.71' Feet to a set #3 rebar w/cap; Thence S00°39'59"E 208.71' Feet to a set #3 rebar w/cap on the South line of said W/2 NW/4 SE/4; Thence along said South line S89°20'01"W 208.71' 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 so named for 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 6/30/23.

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.



WARNING: It is illegal to copy or reproduce any survey or map without the written permission of the surveyor. Any such action may be considered a criminal offense and may result in criminal penalties.

Osburn Land Surveyors, LLC.

P.O. Box 1406

3615 W. Cherokee

Sallisaw, OK 74955

918.775.9322—Office

SURVEY BY: PB

SCALE: 1"=60'

DATE: 1/17/23

JOB NUMBER: 23-9081 A part of the SE/4 of Sect 1, T17N, R20E, Cherokee Co, OK DRAWN BY: ND

LAST SITE VISIT

FOR: Cherokee Nation Housing Authority APPROVED BY: [Signature] SHEET 1 of 2

1/11/23

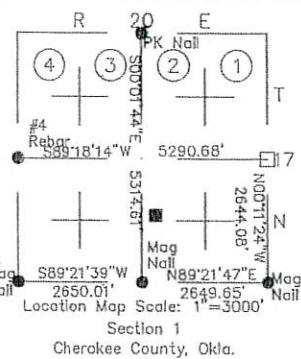
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Unit #75166

LEGEND

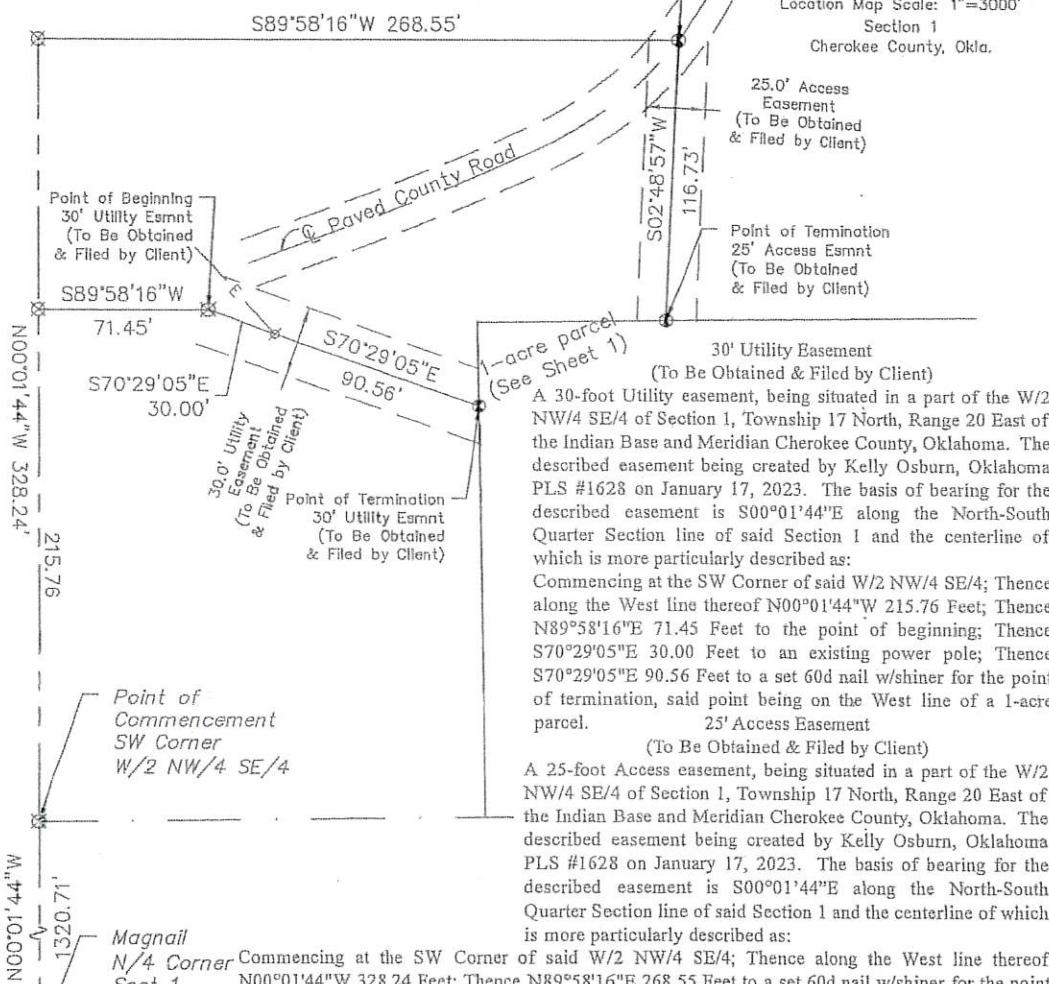
- E — E — R/W — Right-of-Way Line
- — — — Easement Line Section Line
- X — X — Fence Line 10 Acre/40 Acre Line

- Power Pole
- Stone Monument
- △ Brass Cap
- Set #3 Rebar w/cap
- Existing Monument
- ☒ Calculated Point
- ◎ Set 60d Nail w/shiner



PLAT OF SURVEY

S89°58'16"W 268.55'



30' Utility Easement (To Be Obtained & Filed by Client)

A 30-foot Utility easement, being situated in a part of the W/2 NW/4 SE/4 of Section 1, Township 17 North, Range 20 East of the Indian Base and Meridian Cherokee County, Oklahoma. The described easement being created by Kelly Osburn, Oklahoma PLS #1628 on January 17, 2023. The basis of bearing for the described easement is S00°01'44"E along the North-South Quarter Section line of said Section 1 and the centerline of which is more particularly described as:

Commencing at the SW Corner of said W/2 NW/4 SE/4; Thence along the West line thereof N00°01'44"W 215.76 Feet; Thence N89°58'16"E 71.45 Feet to the point of beginning; Thence S70°29'05"E 30.00 Feet to an existing power pole; Thence S70°29'05"E 90.56 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.

25' Access Easement (To Be Obtained & Filed by Client)

A 25-foot Access easement, being situated in a part of the W/2 NW/4 SE/4 of Section 1, Township 17 North, Range 20 East of the Indian Base and Meridian Cherokee County, Oklahoma. The described easement being created by Kelly Osburn, Oklahoma PLS #1628 on January 17, 2023. The basis of bearing for the described easement is S00°01'44"E along the North-South Quarter Section line of said Section 1 and the centerline of which is more particularly described as:

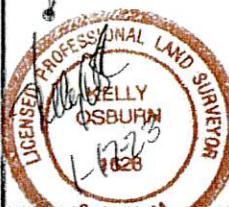
Commencing at the SW Corner of said W/2 NW/4 SE/4; Thence along the West line thereof N00°01'44"W 328.24 Feet; Thence N89°58'16"E 268.55 Feet to a set 60d nail w/shiner for the point of beginning, said point being in the center of a county road; Thence S024°48'57"W 116.73 Feet to the point of termination, 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 herein 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 herein 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 6/30/23.

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WARNING: THIS SURVEY WAS MADE FOR THE USE OF THE SURVEYOR AND ANOTHER. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS THE PROPERTY OF THE SURVEYOR AND MAY NOT BE COPIED OR USED BY ANYONE ELSE. IT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE USED BY ANYONE ELSE.

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3615 W. Cherokee

Sallisaw, OK 74955

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SCALE: 1"=60'

DATE: 1/1/23

JOB NUMBER: 23-9081 A part of the SE/4 of Sect 1, T17N, R20E, Cherokee Co, OK DRAWN BY: ND

LAST SITE VISIT

FOR: [REDACTED] Cherokee Nation Housing Authority

APPROVED BY: [Signature]

SHEET 2 of 2

1/11/23

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white #75166