

[REDACTED]  
Cherokee Co.

912 Parker Circle B-2

Hulbert, OK 74441

918-772-8647

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

[REDACTED]  
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

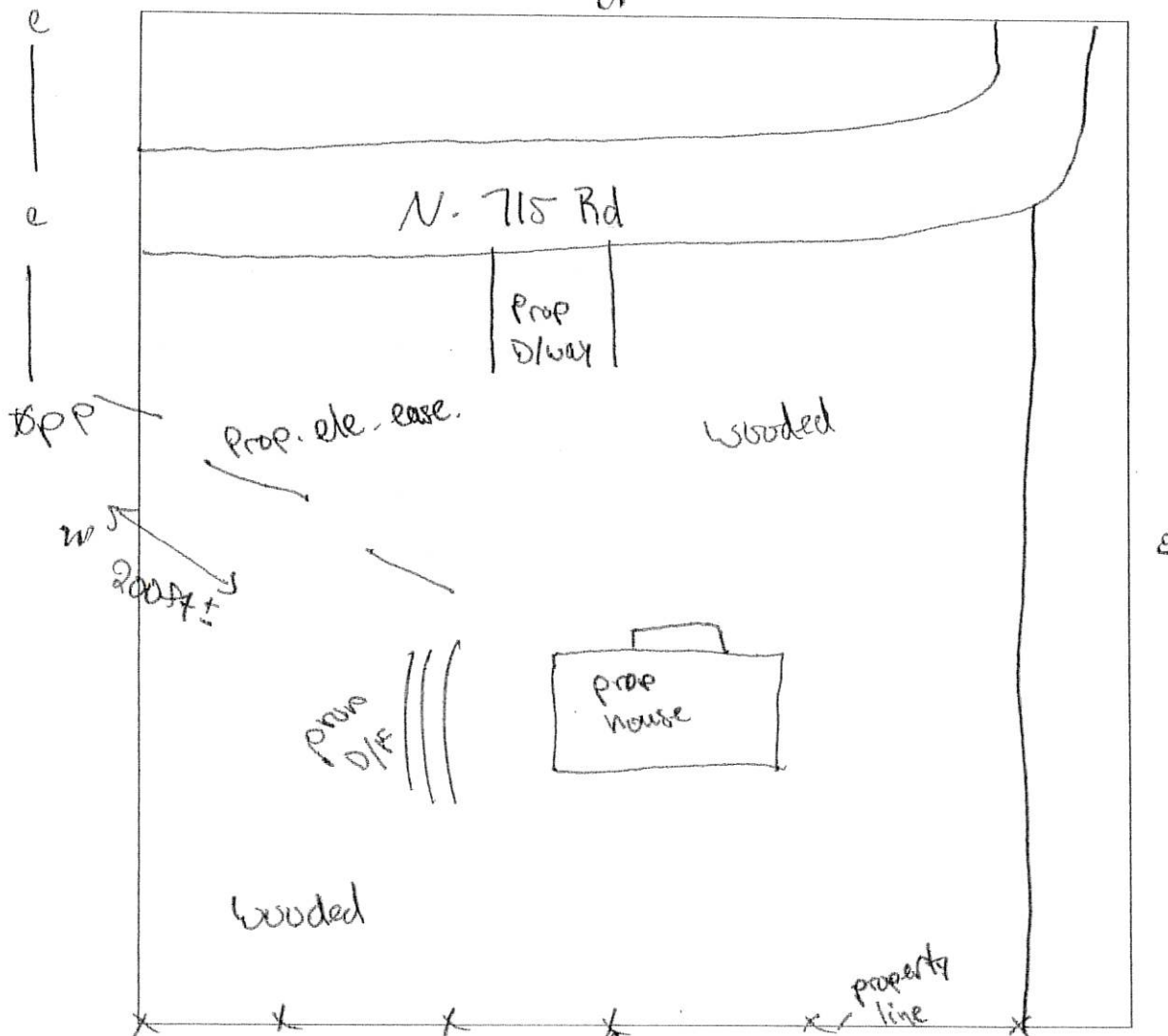
Unit #: 75166

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 ✓/A, Utility Easement needed ✓

Electric on site, septic/sewer need, waterline need, existing well ✓/A

GPS Coordinates: Long N 35° 58' 38.1" Lat W 095° 07' 35.3"

Single Close: Yes No  
(circle one)

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

**RECEIVED**  
OCT 26 2022  
BY: 11:18 KD

(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  
Address

Address

Hulbert OK 74441  
Address

Address

918 772 2526  
Phone/Fax/Contact, etc..

Phone/Fax/Contact, etc..

5.00 membership  
35.00 application  
fees, if available.  
300.00 New Construction  
Deposit

Refis A. Johnson  
Signature, Utility Co. Representative  
(if applicable)

**Water Company (if applicable)**

Rural Water District #11  
Name

Name

117 E Main  
Address

Address

PO Box 190 Hulbert OK 74441  
Address

Address

918-772-2915 (fax) 918-772-3023  
Phone/Fax/Contact, etc.

Phone/Fax/Contact, etc.

new membership 1200.00  
fees, if available 75.00  
pressure reg 5600.00  
line ext (700ft x \$8/ft)  
Total \$6875.00

Andrew M. Yaman  
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:

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david.igert@hacn.org

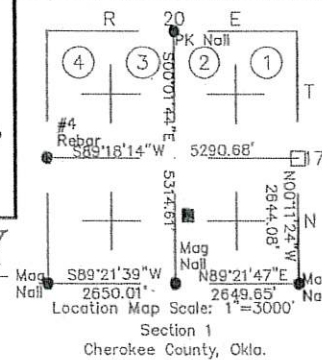
Carolyn Bilby  
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Quinton Johnston  
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quinton.johnston@hacn.org

✓



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



**PLAT OF SURVEY**

PK Nail  
N/4 Corner  
Sect 1, T17N, R20E

30' Utility Easement (See Sheet 2)

25' Access Easement (See Sheet 2)

Proposed House

Point of Commencement SW Corner W/2 NW/4 SE/4

Point of Beginning

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 and all 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 the East line thereof; Thence S00°39'59"E 208.71 Feet to the North line thereof; Thence N89°20'01"E 208.71 Feet to the Point of Beginning.

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 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.

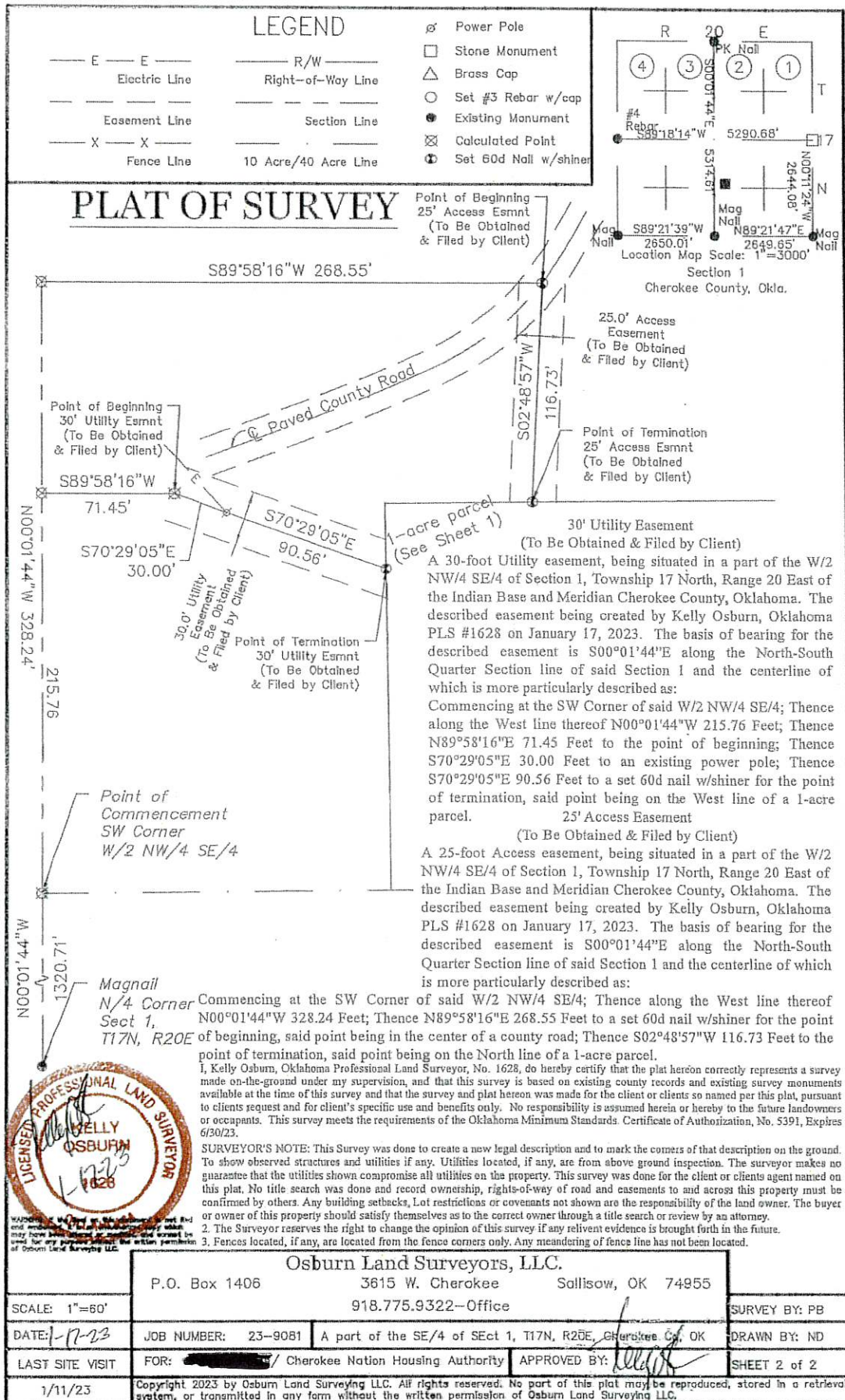
**SURVEYOR'S NOTE:** This Survey was done to create a new legal description and to mark the corners of that description on the ground. To show observed structures and utilities if any. Utilities located, if any, are from above ground inspection. The surveyor makes no guarantee that the utilities shown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

P.O. Box 1406                  3615 W. Cherokee                  Sallisaw OK 74955  
918.775.9322--Office

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Unit # 75166



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