

Muskogee County

Site #6

1509 E. Hogner St.  
Tahlequah, OK 74464  
918-718-4596  
918-718-4158

Legal Description:

2 acre parcel in the N2 SW4 NW4 SW4 and part of N2 SE4 NW4 SW4 lying West of HWY 10, Section 14 T13N R20E, Muskogee County, OK

RESTRICTED LAND—will need to remove restrictions on acreage.

Directions to Site:

Beginning from Tahlequah Walmart, Go South on 62 and head towards Ft Gibson/Muskogee-20 miles, Turn left at the red light beside Ft Gibson Casino, Immediately turn left onto Highway 10, Continue on Highway 10 until you pass Camp Gruber and Braggs-14 miles, Once you pass Camp Gruber and Braggs, next landmark will be Greenleaf State Park. 2 miles past the turn off for Greenleaf state park will be the location site. Wooded area on the right (west side), If you reach Hughart Cemetary (0.1 miles away) you went too far. New construction beside location with all the trees.

Electric---Lake Region, 918-772-2526  
Water---Seq. Co. Water Assoc., 918-775-9672  
Electric/water to East, water service line to South.  
Need access easement and for existing residence to West.  
State Hwy.

N35°36'00.0" W095°09'45.3"

Unit address: 10527 S. HWY 10, Gore, OK 74435

Unit #: 75400

4 bedroom

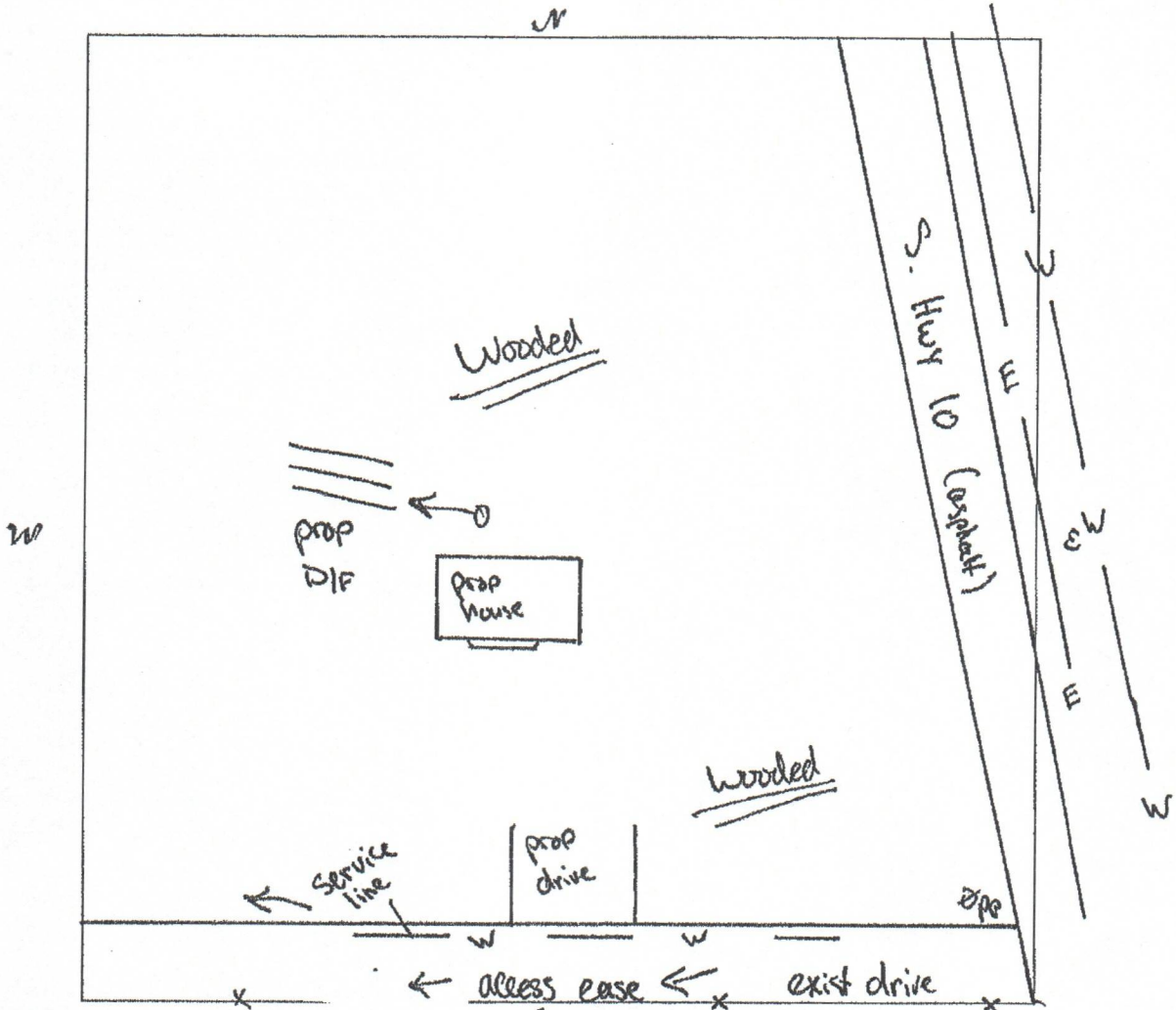
Not eligible for single close.

GABLE ROOF

SITE INFORMATION

Name of Recipient \_\_\_\_\_

Mustang County



Access to site from: county \_\_\_\_\_, state , private \_\_\_\_\_ road; asphalt

gravel \_\_\_\_\_, none \_\_\_\_\_, Access Easement needed , Utility Easement needed n/a

Electric on site, septic/sewer need, waterline on site, existing well n/a

GPS Coordinates: Long N 35° 36' 00.0" Lat W 095° 09' 45.3"

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

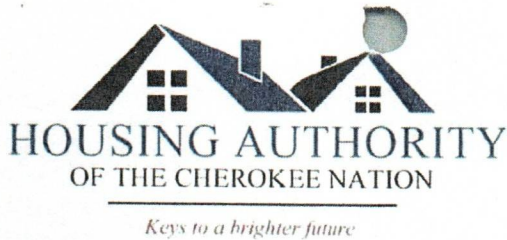
Notes: Restricted land. Need access ease for existing house.

Utilities on site. Need septic. Site is very wooded.  
Existing service line along drive.

Inspected by: Quinton Johnston  
Print name & initial

10-11-23  
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

(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 \_\_\_\_\_

County Muskogee

**Electric Company**

Name Lake Region Electric

fees, if available. to be determined

Address 516 S Lake Region Road

Address Hubert OK 74441

Phone/Fax/Contact, etc.. 918-722-2526

Signature, Utility Co. Representative (if applicable) [Signature]

**Water Company (if applicable)**

Name Sequoyah Co. Water Assoc

fees, if available

Address 3520 W. Cherokee / PO Box 627

Address Sallisaw OK 74955

Phone/Fax/Contact, etc. 918-775-9672

Signature, Utility Co. Representative (if applicable)

NOTES: \_\_\_\_\_

**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

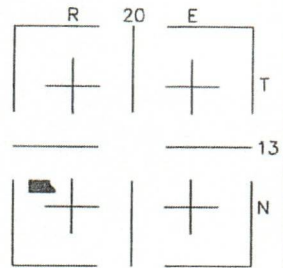
Carolyn Bilby  
 O-918-456-5482  
 F-918-458-5018  
 carolyn.bilby@hacn.org

Quinton Johnston  
 C-918-506-7555  
 O-918-456-5482  
 F-918-458-5108  
 quinton.johnston@hacn.org

**LEGEND**

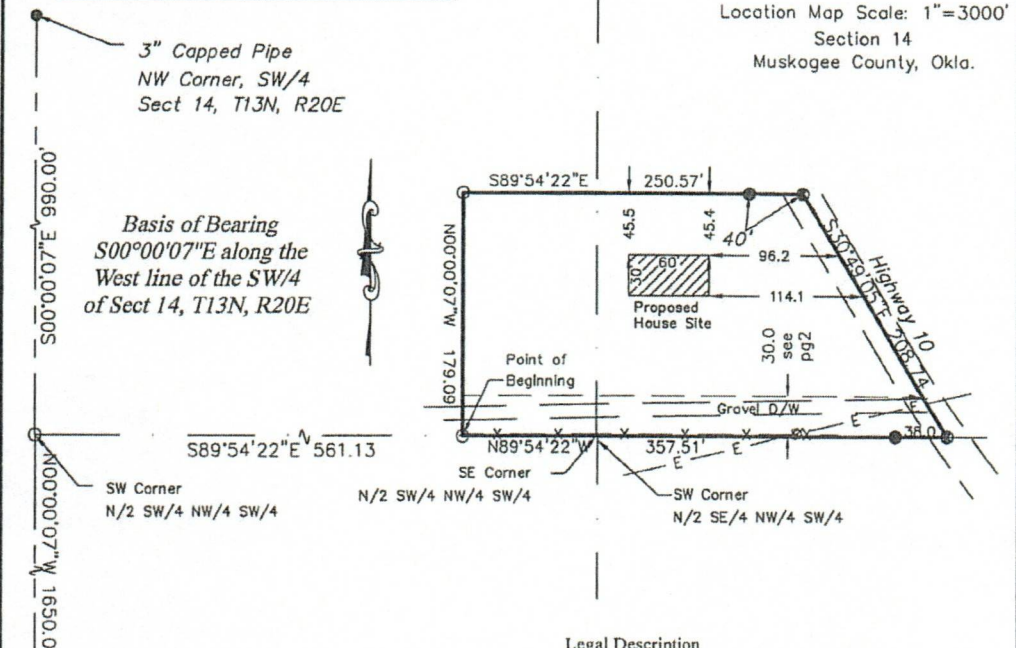
— E — E — Electric Line  
 — R/W — Right-of-Way Line  
 — Easement Line — Section Line  
 — X — X — Fence Line 10 Acre/40 Acre Line

⊙ Power Pole  
 □ Stone Monument  
 △ ODOT Brass Cap  
 ○ Set #3 Rebar w/cap  
 ● Existing #3 Rebar (Otherwise Labeled)  
 ⊗ Calculated Point  
 ⊕ Exist Magnail w/shiner  
 ⊗ Set Magnail w/shiner



Location Map Scale: 1"=3000'  
 Section 14  
 Muskogee County, Okla.

**PLAT OF SURVEY**



**Legal Description**

A 1.25-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 N/2 SW/4 NW/4 SW/4 and a part of the N/2 SE/4 NW/4 SW/4 lying West of Highway 10 in Section 14, Township 13 North, Range 20 East of the Indian Base and Meridian Muskogee County, Oklahoma. The described parcel being created by Kelly Osburn, Oklahoma PLS #1628 on December 13, 2023. The basis of bearing for the described parcel is S00°00'07"E along the West line of the SW/4 of said Section 14 and is more particularly described as:  
 Commencing at the NW Corner of said SW/4; thence along the West line thereof S00°00'07"E 990.00 feet to the SW corner of said N/2 SW/4 NW/4 SW/4; thence along the South line thereof S89°54'22"E 561.13 Feet to a set #3 rebar w/cap for the Point of Beginning; Thence N00°00'07"W 179.09 Feet to a set #3 rebar w/cap; Thence S89°54'22"E 250.57 Feet to an existing magnail w/shiner at the centerline of Highway 10; Thence along said centerline S30°49'05"E 208.74 Feet to a existing Mag nail with shiner on the South line of said N/2 SE/4 NW/4 SW/4; Thence along said South line and the South line of the N/2 SW/4 NW/4 SW/4 N89°54'22"W 357.51 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 6/30/25.

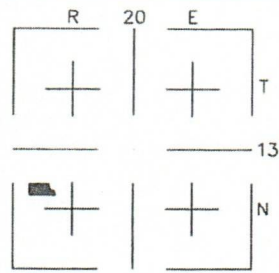
WARNING: If the Seal on this document is not Red and embossed, it is an unauthorized copy which may have been altered or modified, and cannot be used for any purpose without the written permission of Osburn Land Surveying LLC.

**SURVEYOR'S NOTE:**  
 1. This Survey was done to mark the corners on the ground and to show observed structures if any. Utilities located, if any, are from above ground inspection. The surveyor makes no guarantee that the structures and utilities shown comprises all such structures and utilities on the property. This survey was done from the description furnished by 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 measuring of fence lines has not been located.

<b>Osburn Land Surveyors, LLC.</b>			
Page 1 of 2	P.O. Box 1406	3615 W. Cherokee	Sallisaw, OK 74955
SCALE: 1"=100'	918.775.9322—Office		SURVEY BY: PB
DATE: 12-18-23	JOB NUMBER: 23-9799	Part of the SW/4 of Sect 14, T13N, R20E, Muskogee Co, OK	DRAWN BY: ND
LAST SITE VISIT	FOR	APPROVED BY: <i>[Signature]</i>	CHECKED BY:
12/12/23	Copyright 2023 by Osburn Land Surveying LLC. All rights reserved. No part of this plat may be reproduced, stored in a retrieval system, or transmitted in any form without the written permission of Osburn Land Surveying LLC.		

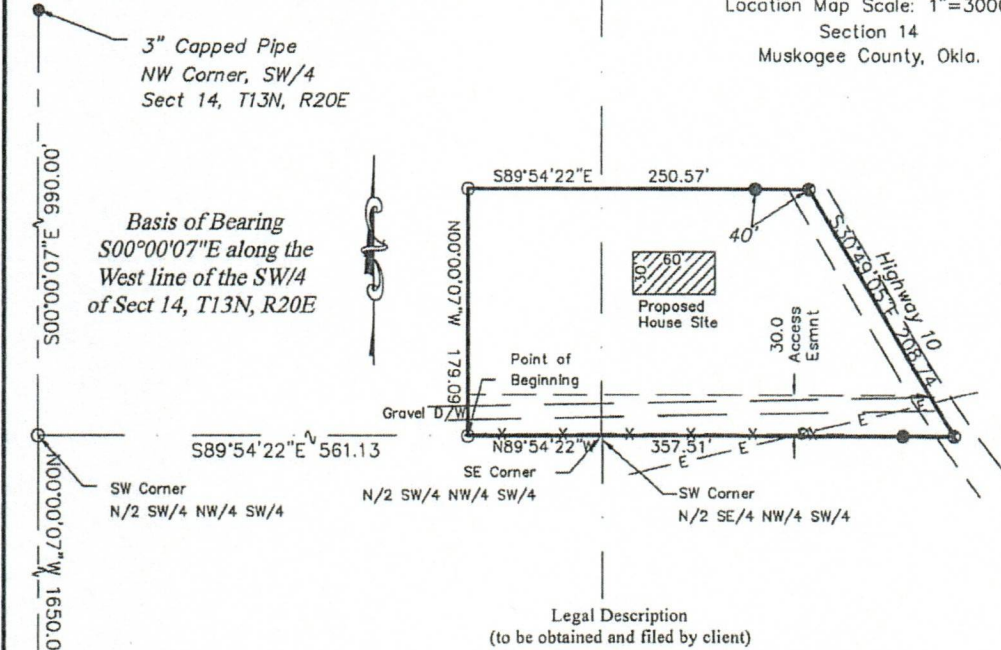
**LEGEND**

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- R/W — Right-of-Way Line
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**PLAT OF SURVEY - ESMNT**

Location Map Scale: 1" = 3000'  
Section 14  
Muskogee County, Okla.



**Legal Description**  
(to be obtained and filed by client)

The South 30.0 feet of the following described parcel.  
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3" Capped Pipe  
NW Corner, SW/4  
Sect 14, T13N, R20E

Basis of Bearing  
S00°00'07"E along the  
West line of the SW/4  
of Sect 14, T13N, R20E

SW Corner  
N/2 SW/4 NW/4 SW/4

SE Corner  
N/2 SW/4 NW/4 SW/4

SW Corner  
N/2 SE/4 NW/4 SW/4

Proposed House Site

Highway 10

30.0 Access Esmnt

Legal Description  
(to be obtained and filed by client)

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SCALE: 1"=100'  
DATE: 12-16-23  
LAST SITE VISIT: 12/12/23

JOB NUMBER: 23-9799  
Part of the SW/4 of Sect 14, T13N, R20E, Muskogee Co, OK

APPROVED BY: [Signature]

SURVEY BY: PB  
DRAWN BY: ND  
CHECKED BY:

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ODOT Brass Cap  
SW Corner, SW/4  
Sect 14, T13N, R20E

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