

Site #4

Muskogee County

13381 E. 198th St. S.
Webbers Falls, OK 74470
918-990-0130 c
918-990-3556 c mrs

Legal Description:

The North 208.71' of the East 208.71' of the SW4 SE4 NE4 Section 10 T12N R20E, Muskogee County, OK

Directions to Site:

Take Webbers Falls exit (HWY 100), North to HWY 64, take Overlook Rd North approximately 2 miles, turn left at the Vaught Cemetery sign, go around the curve, turn left at the driveway before the mobile home.

NOTES:

Electric---Cookson Hills Electric, 800-328-2368
Water---East Central OK Water Auth., 918-464-2280
Electric and waterline to West approximately 420'+/-.
Need access/utility easements.
County road.

35.53098 -95.17055

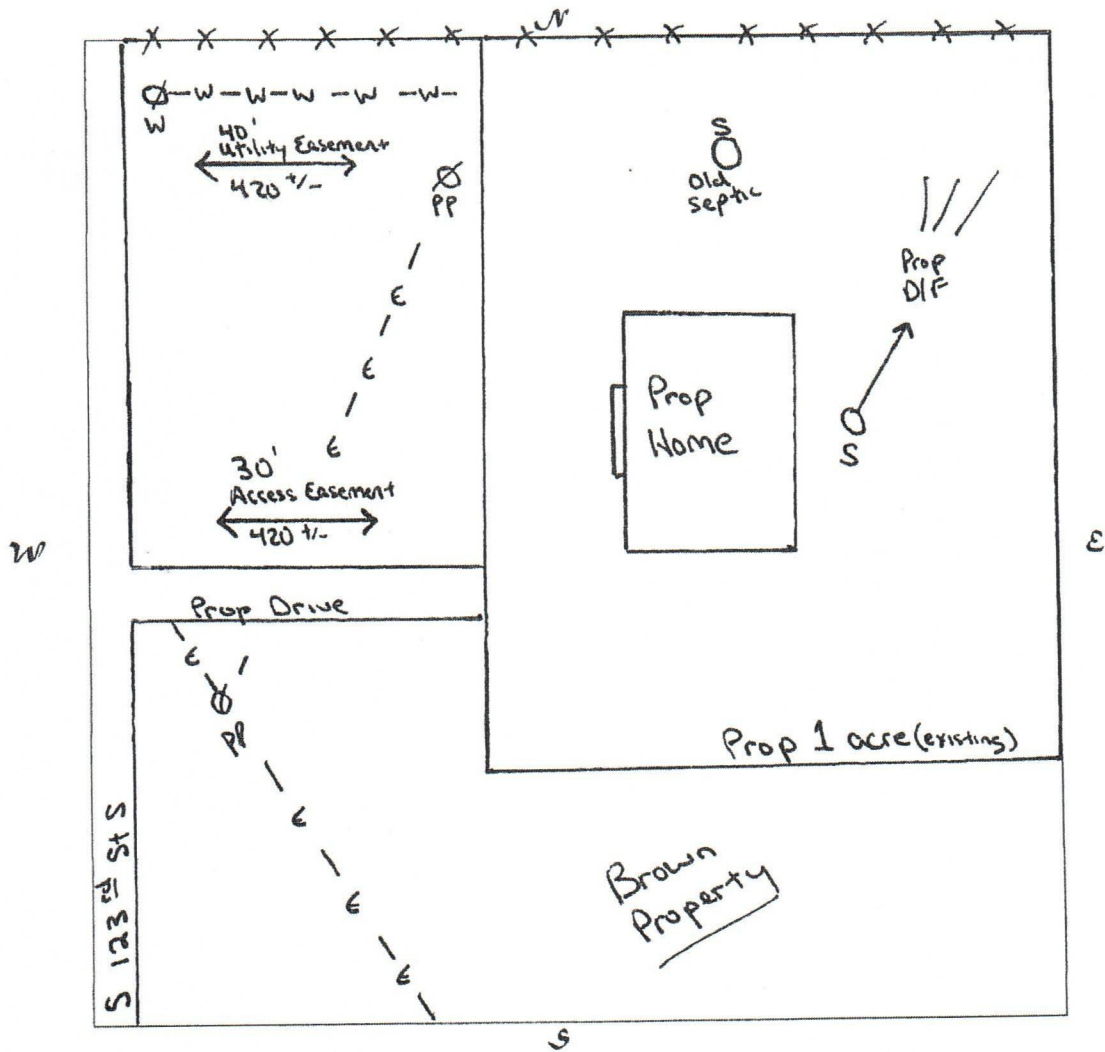
Unit address: 15746 S. 123rd St. S., Webbers Falls, OK 74470
Unit #: 75539

4 bedroom

GABLE ROOF
FLUE KIT

SITE INFORMATION Site #4
 Name of Resident _____

M. Kogee Co.
 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

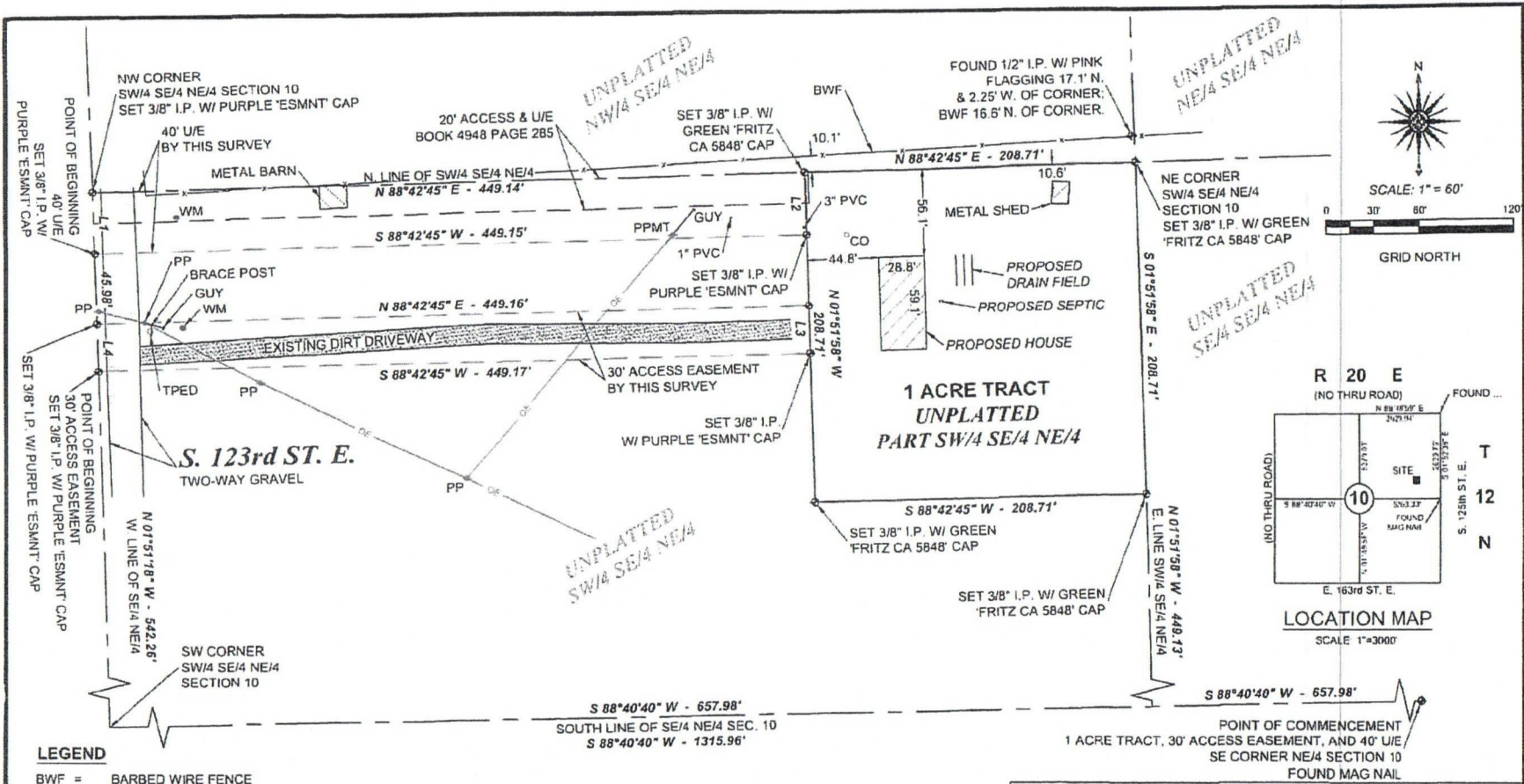
GPS Coordinates: Long 35.53098 Lat -95.17055

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

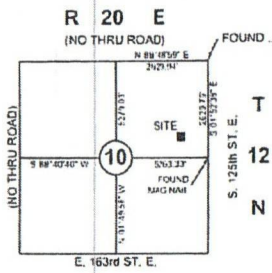
Notes: Existing 1 acre tract. Flat and clear site. Electric and rural water are on site. Need new septic. Old septic need decommissioned. Need a 40' utility easement 420' +/- on north side capturing water meter and existing electric pole. Need a 30' access easement 420' +/- on existing drive to county road.

Inspected by: Josh Tannehill
 Print name & initial

3/10/26
 Date



SCALE: 1" = 60'
 0 30' 60' 120'
 GRID NORTH



LOCATION MAP
 SCALE 1"=3000'

LEGEND

- BWF = BARBED WIRE FENCE
- CO = CLEAN OUT
- GUY = GUY ANCHOR
- I.P. = IRON PIN
- PP = POWER POLE
- PPMT = POWER POLE W/ ELECTRIC METER & TRANSFORMER
- TPED = TELEPHONE PEDESTAL
- U/E = UTILITY EASEMENT
- WM = WATER METER
- - - = FENCE LINE
- OE - = OVERHEAD ELECTRIC

LINE	BEARING	DISTANCE
L1	N 01°51'18" W	40.00'
L2	S 01°51'58" E	40.00'
L3	S 01°51'58" E	30.00'
L4	N 01°51'18" W	30.00'

PLAT OF SURVEY

PART OF THE SW/4 SE/4 NE/4 SEC.10, T12N, R20E
 15746 S. 123rd ST. E., WEBBERS FALLS, MUSKOGEE COUNTY, OKLAHOMA 74470

SURVEY: MJL DATE: 03.31.2026
 DRAFT: DPK DATE: 04.08.2026
 APPROVED: PLS DATE: 04.08.2026
 SHEET 1 OF 2 PROJ. NO. 26100

PREPARED BY: FRITZ LAND SURVEYING, LLC
 524 E. MAIN ST., JENKS, OK 74037
 PH: 918-528-5121
 FRITZLANDSURVEYING@GMAIL.COM
 C.A. # 5848 EXPIRES: 6-30-2026



LEGAL DESCRIPTION - AS PROVIDED - BOOK 4946 PAGE 283

THE NORTH 208.71 FEET OF THE EAST 208.71 FEET OF THE SW1/4 OF THE SE1/4 OF THE NE1/4 ALL IN SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

30' ACCESS EASEMENT LEGAL DESCRIPTION - BY THIS SURVEY

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SW/4 SE/4 NE/4) OF SECTION TEN (10), TOWNSHIP TWELVE (12) NORTH, RANGE TWENTY (20) EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION 10;
THENCE SOUTH 88°40'40" WEST ALONG THE SOUTH LINE THEREOF 1315.96 FEET TO THE SOUTHWEST CORNER OF THE SW/4 NE/4 SE/4 OF SAID SECTION 10;
THENCE NORTH 01°51'18" WEST ALONG THE WEST LINE THEREOF 542.26 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°51'18" WEST ALONG SAID WEST LINE 30.00 FEET;
THENCE NORTH 88°42'45" EAST 449.15 FEET;
THENCE SOUTH 01°51'58" EAST 30.00 FEET;
THENCE SOUTH 88°42'45" WEST 449.17 FEET TO THE WEST LINE OF THE SE/4 NE/4 OF SAID SECTION 10 AND POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 13,474.9 SQ. FEET OR 0.31 ACRES.
BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE NE/4 OF SEC.10, T12N, R20E AS SOUTH 88°40'40" WEST.

40' UTILITY EASEMENT LEGAL DESCRIPTION - BY THIS SURVEY

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SW/4 SE/4 NE/4) OF SECTION TEN (10), TOWNSHIP TWELVE (12) NORTH, RANGE TWENTY (20) EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION 10;
THENCE SOUTH 88°40'40" WEST ALONG THE SOUTH LINE THEREOF 1315.96 FEET TO THE SOUTHWEST CORNER OF THE SW/4 NE/4 SE/4 OF SAID SECTION 10;
THENCE NORTH 01°51'18" WEST ALONG THE WEST LINE THEREOF 618.24 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°51'18" WEST ALONG SAID WEST LINE 40.00 FEET TO THE NORTHWEST CORNER OF THE SW/4 NE/4 SE/4 OF SAID SECTION 10;
THENCE NORTH 88°42'45" EAST ALONG THE NORTH LINE THEREOF 449.14 FEET;
THENCE SOUTH 01°51'58" EAST 40.00 FEET;
THENCE SOUTH 88°42'45" WEST 449.15 FEET TO THE WEST LINE OF THE SE/4 NE/4 OF SAID SECTION 10 AND POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 17,965.0 SQ. FEET OR 0.41 ACRES.
BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE NE/4 OF SEC.10, T12N, R20E AS SOUTH 88°40'40" WEST.

SURVEYOR'S NOTES

PREPARED FOR: HOUSING AUTHORITY OF CHEROKEE NATION
PARTICIPANT: GARRETT AND TAYLOR CASADY

PHYSICAL ADDRESS: 15746 S. 123rd ST. E., WEBBERS FALLS, MUSKOGEE COUNTY, OKLAHOMA 74470

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83), MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED AND SHOWN HEREON.

GROSS LAND AREA: 43,557.6 SQ. FEET OR 1.00 ACRES

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TOWN OF WEBBERS FALLS, OKLAHOMA, COMMUNITY PANEL NO. 40101C0420F - FEBRUARY 4, 2011, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: MARCH 31, 2026.

UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE. ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!

CERTIFICATE OF SURVEY

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 8th DAY OF APRIL, 2026.

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



PLAT OF SURVEY

PART OF THE SW/4 SE/4 NE/4 SEC.10, T12N, R20E

15746 S. 123rd ST. E., WEBBERS FALLS, MUSKOGEE COUNTY, OKLAHOMA 74470



SURVEY: MJL	DATE: 03.31.2026	PREPARED BY: FRITZ LAND SURVEYING, LLC
DRAFT: DKP	DATE: 04.08.2026	524 E. MAIN ST., JENKS, OK 74037
APPROVED: PLS	DATE: 04.08.2026	PH: 918-528-5121
SHEET 2 OF 2	PROJ. NO. 26100	FRITZLANDSURVEYING@GMAIL.COM
		C.A. # 5848 EXPIRES: 6-30-2026



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 #4

Name of Participant

Muskogee

County

Electric Company

Cookson Hills

Name

fees, if available.

Address

Address

800-328-2368

Phone/Fax/Contact, etc.

Signature, Utility Co. Representative
(if applicable)

Water Company

EAST Central Oklahoma Water Authority

Name

417 N Hwy 100

fees, if available

Address

Webbers Falls, OK 74470

Address

918-414-2380

Phone/Fax/Contact, etc.

J White Eagle

Signature, Utility Co. Representative
(if applicable)

NOTES:

Land Office

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

The electric company is supposed to be me their paperwork back to me. As soon as I receive it I will email it to you. Please let me know there is anything else I