

Site# 2

Cherokee County

15594 E. 689 Rd.
Tahlequah, OK 74464
918-718-4246
918-931-9942 msg (11/20/2025)
Kyledale1234@gmail.com

* Several Large trees will
need removed. They are all
marked
* Excessive pad material needed

Legal Description:

West 528.0 ft of the NE4 SW4 SE4 & NW4 SW4 SE4 Section 24 T18N R21E, Cherokee County, OK

Directions to Site:

Tahlequah, HWY 82 N about 6 miles, turn left onto 690 road, go approximately 1 mile to Y section, stay left and follow creek for about 1 mile, turn left into drive right before crossing creek bridge, the drive is marked with a flag.

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

Water---drill well.

Electric to S approximately 150'+/-

Need access/utility easements.

County road

Home: 36.02018 -95.01876

Driveway: 36.01945 -95.0185

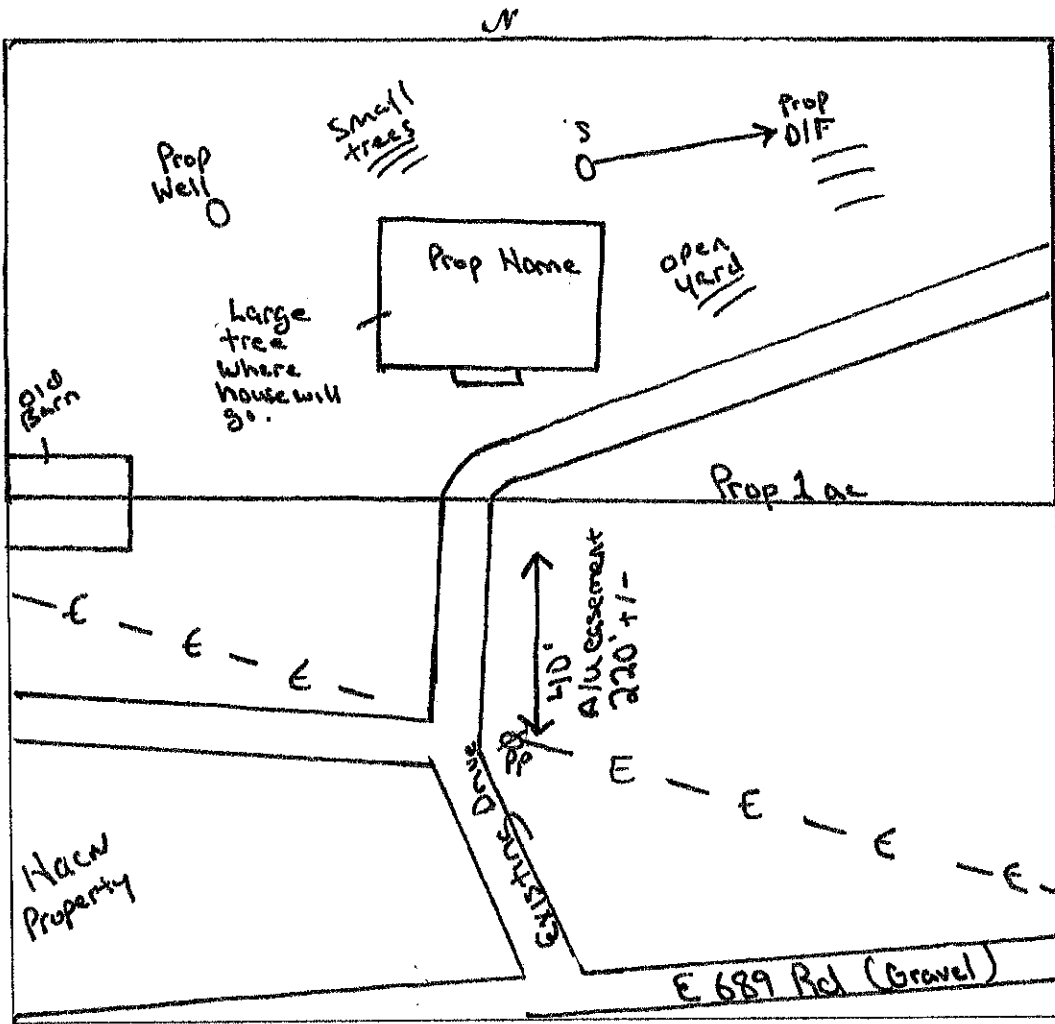
Unit address: 15584 E. 689 Rd. Tahlequah, OK 74464

Unit #: 75553

4 bedroom

GABLE ROOF

FLUE KIT



Access to site from: county X, state _____, private _____ road; asphalt _____

gravel X, none _____. Access Easement needed Need, Utility Easement needed Need.

Electric Need, septic/sewer Need, waterline N/A, existing well Need

Home GPS Coordinates: Long 36.02018 Lat -95.01876

Driveway Home GPS Coordinates: Long 36.01945 Lat -95.0185

Existing Structure Maintained
(circle one)

Notes: Prop 1 ac in the north central part of parent tract. Owner Property connects to county maintained road. Electric 150' south of prop home site. Need new septic and water well. Existing driveway exist. Large tree needs removed where prop home location is. Minimum tree removal besides large tree. Need 40' A/u easement 220' +/- from Prop 1 ac to county road, running along existing driveway.

Inspected by: bsk Tannehill
Print name & initial

4/2/26
Date





Housing Authority of the Cherokee Nation
1500 Hensley Drive
P.O. Box 1007
Tahlequah, OK 74465-1007
Phone 918-456-5482

4/24/26
CB

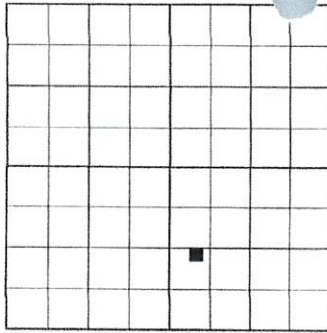
This form is furnished in order to obtain the required utility company information that will furnish the services for your site. You may complete, submit and our office will contact the company to verify services or you may take it to the company, they complete and sign the form.

UTILITY COMPANY INFORMATION FORM

Name of Participant _____		Cherokee County
Electric Company		
Name	Lake Region Electric Coop	5.00 membership 35.00 application fees, if available.
Address	127 Lake Region Rd	300.00 Deposit & Construction costs to be determined at a later date
Address	918 772 2526	
Phone/Fax/Contact, etc.		Phyllis Johnson Signature, Utility Co. Representative (if applicable)
Water Company	Drill well	
Name		fees, if available
Address		
Address		
Phone/Fax/Contact, etc.		Signature, Utility Co. Representative (if applicable)

NOTES: _____

PLAT OF SURVEY



LOCATION MAP

SEC. 24 T 18 N, R 21 E
 SCALE: 1" = 60'
 ● = Iron Pin
 —x— = Fence

LEGAL DESCRIPTION

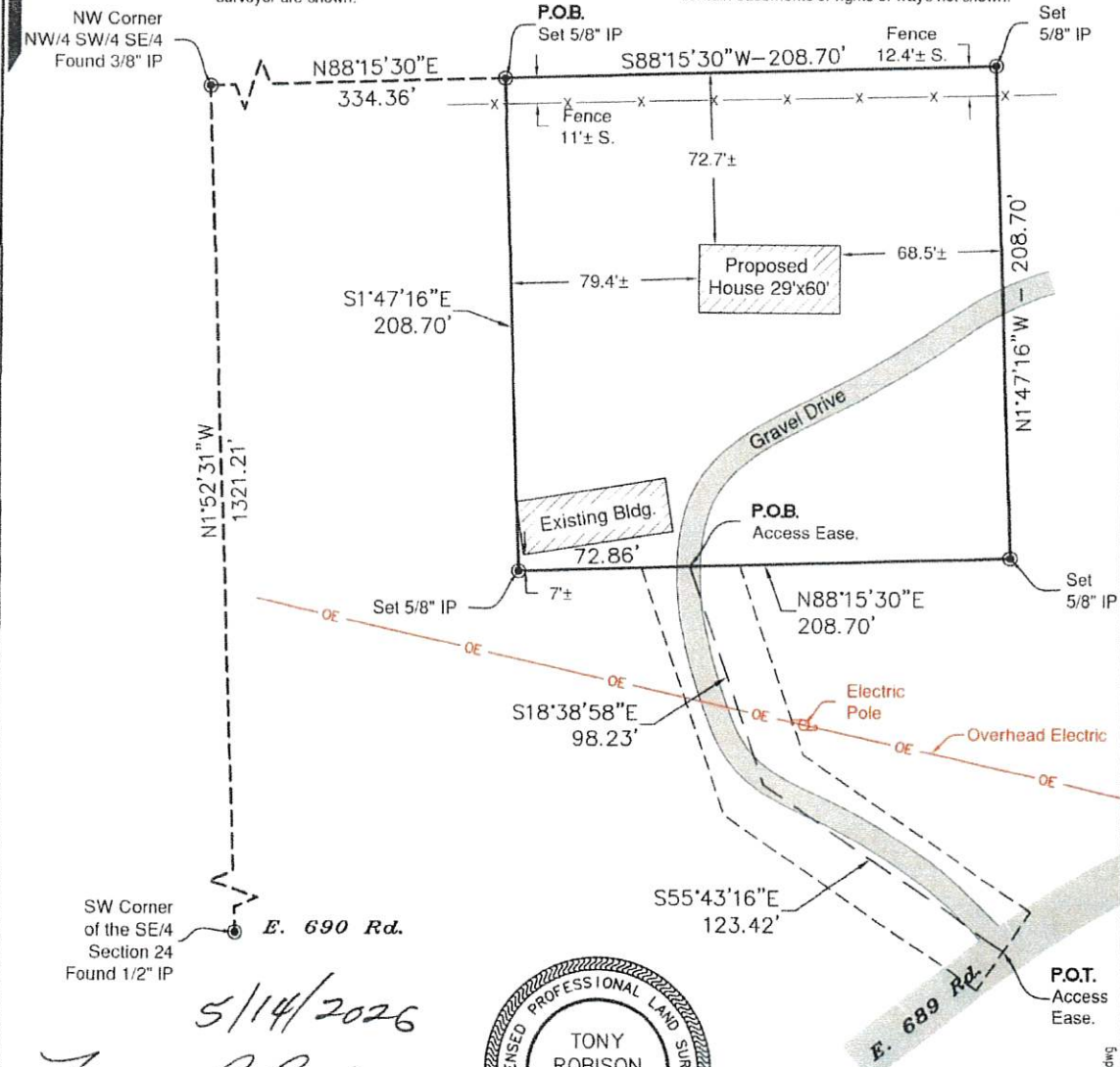
A tract of land situated in the NW/4 SW/4 SE/4 in Section 24, T18N, R21E of the I.B.&M., Cherokee County, State of Oklahoma; with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 5/5/2026 by Tony Robison, LS #1686; said tract of land being more particularly described by metes and bounds as follows: Commencing at the SW Corner of the SE/4, thence N1°52'31"W along the West line of the SE/4 a distance of 1321.21 feet to the NW Corner of the NW/4 SW/4 SE/4; thence N88°15'30"E along the North line thereof a distance of 334.36 feet to the Point of Beginning; thence S1°47'16"E a distance of 208.70 feet; thence N88°15'30"E a distance of 208.70 feet; thence N1°47'16"W a distance of 208.70 feet to a point on the North line of the NW/4 SW/4 SE/4; thence S88°15'30"W along said North line a distance of 208.70 feet to the Point of Beginning. Containing 1.00 acre, more or less.

PROPOSED 40' ACCESS & UTILITY EASEMENT

A strip of land 40.00 feet in width, being 20.00 feet each side of the following described centerline: Commencing at the SW Corner of the SE/4 of Section 24, T18N, R21E of the I.B.&M., Cherokee County, State of Oklahoma, thence N1°52'31"W along the West line of the SE/4 a distance of 1321.21 feet to the NW Corner of the NW/4 SW/4 SE/4; thence N88°15'30"E along the North line thereof a distance of 334.36 feet; thence S1°47'16"E a distance of 208.70 feet; thence N88°15'30"E a distance of 72.86 feet to the Point of Beginning; thence S18°38'58"E a distance of 98.23 feet; thence S55°43'16"E a distance of 123.42 feet to the Point of Termination.

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.

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



5/14/2026
Tony Robison
 TONY ROBISON, LAND SURVEYOR NO. 1686
Heartland Surveying & Mapping, PLLC
 CA #4849
 600 Emporia St., Ste. "C"
 Muskogee, Oklahoma 74401
 (918) 682-7796



FOR:
 15584 E. 689rd, Tahequah
 DATE: 5/5/2026

Measured bearings are based on NAD83 Oklahoma State Plane Coordinate System.
 SHEET SIZE 8.5x14
 W.O.# 13941
 SURVEYED BY: RT/PD
 DRAWN BY: AM
 Last Site Visit: 5/4/26

FILE NAME
 May 14, 2026 - 2:38pm
 S:\CAD - HEARTLAND - FILES\wci13941.dwg

DOCUMENTARY TAX EXEMPTION:
O.S. TITLE 68 § 3202.11
60 O.S. 2021, §§ 121.8

-2026-00050 Book 1485 Pg 165
06/24/2026 1:59pm Pg 0164-0165
Fee \$20.00 Doc \$0.00
Cheryl Trammel - Cherokee County Clerk
State of OK



EXHIBIT A

A tract of land in the NW¼ SW¼ SE¼ in Section 24, Township 18 North, Range 21 East of the Indian Base and Meridian, Cherokee County, Oklahoma being more particularly described by metes and bounds as follows: Commencing at the SW Corner of the SE¼, thence N1°52'31"W along the West line of the SE¼ a distance of 1321.21 feet to the NW Corner of the NW¼ SW¼ SE¼; thence N88°15'30"E along the North line thereof a distance of 334.36 feet to the Point of Beginning; thence S1°47'16"E a distance of 208.70 feet; thence N88°15'30"E a distance of 208.70 feet; thence N1°47'16"W 208.70 feet; thence S88°15'30"W along said North line a distance of 208.70 feet to the Point of Beginning

AND

A 40-Foot Access and Utility Easement being a strip of land 40.00 feet in width, being 20.00 feet each side of the following described centerline: Commencing at the SW Corner of the SE¼ of Section 24, Township 18 North, Range 21 East of the Indian Base and Meridian, Cherokee County, Oklahoma thence N1°52'31"W along the West line of the SE¼ a distance of 1321.21 feet to the NW Corner of the NW¼ SW¼ SE¼; thence N88°15'30"E along the North line thereof a distance of 334.36 feet; thence S1°47'16"E a distance of 208.70 feet; thence N88°15'30"E a distance of 72.86 feet to the Point of Beginning; thence S18°38'58"E a distance of 98.23 feet; thence S55°43'16"E a distance of 123.42 feet to the Point of Termination