

Site #4

Nowata County

822 S. Maple  
Nowata, OK 74048  
918-876-8135  
918-212-7037  
hobsonmindy@gmail.com

Driveway will need a tinhorn and will need a road bore for water line.

Legal Description:

A tract of land in the SE4 of Section 23 T25N R15E, Less acreage, Nowata County, OK

Directions to Site:

Claremore, HWY 88 to HWY 169 North towards Nowata, you will turn left on road 27, go approximately 1 mile, site on the right.

Electric---Verdigris Valley Elec., 800-870-5948  
Water---Nowata Co. RWD #6  
Electric on site, water across road to South  
Do not need access/utility easements.  
County road, asphalt.

Driveway will need tinhorn.

\* Waterline road bore

N36.62703° W095.67216° / 36.627030, -95.672160

Unit address: 11805 EW 27 Rd., Nowata, OK 74048  
Unit #: 75455

3 bedroom

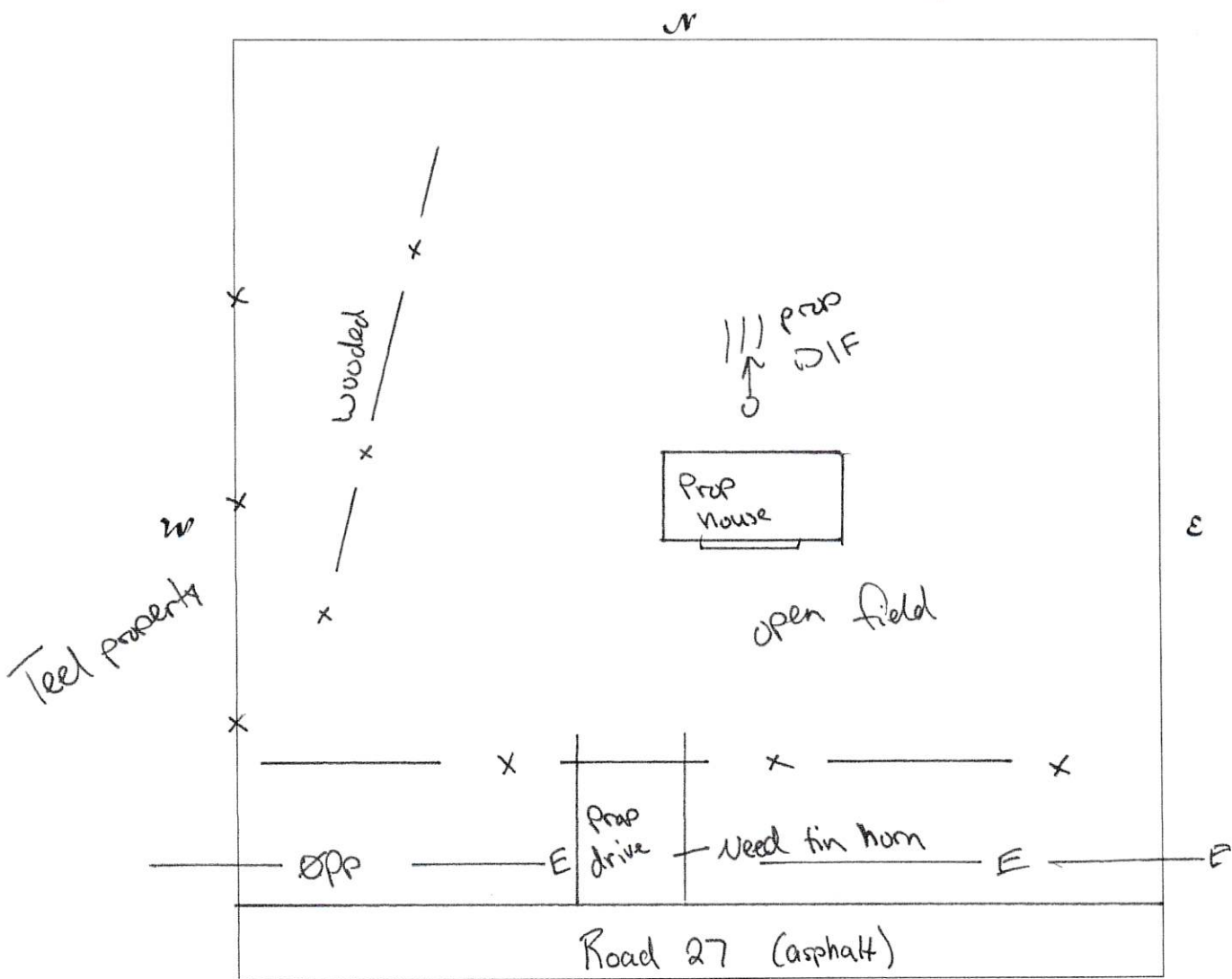
Eligible for single close.

GABLE ROOF

SITE INFORMATION

Name of recipient \_\_\_\_\_

Newport  
County



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

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

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

GPS Coordinates: Long N36.62703° Lat W095.67216°

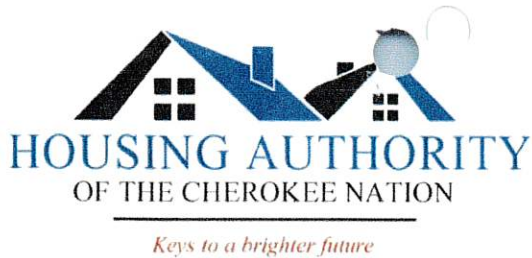
Single Close:  Yes  No Existing Structure/Maintained  
(circle one) (circle one)

Notes: Prop 1 ac. in SW corner of tract.

Utilities on site. Driveway will need finhorn(s)  
Open field, need septic. \* Will need road bore for waterline

GPS: 36.627030, -95.672160

Inspected by: Quinten Johnston QJS 5-1-24  
Print name & initial Date



**Housing Authority of Cherokee Nation**  
1500 Hensley Drive  
P.O. Box 1007  
Tahlequah, OK. 74465-1007

**Phone 918-456-5482**  
**Toll Free 800-837-2869**

5/20/24  
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 OR YOU MAY TAKE IT TO THE COMPANY, THEY COMPLETE AND SIGN THE FORM WHICH IS FASTER)

**UTILITY COMPANY INFORMATION FORM**

Name of Récipient \_\_\_\_\_

Nowata  
County

**Electric Company**

Verdigris Valley Electric Cooperative  
Name

P.O. Box ~~219~~ 219  
Address

Collinsville Ok 74002-0219  
Address

1800-870-5948  
Phone/Fax/Contact, etc..

7/16/24  
CB

fees, if available.

**Water Company (if applicable)**

Nowata County RWD 6  
Name

P.O. Box 6666  
Address

Nowata Ok 74048  
Address

918-273-0877  
Phone/Fax/Contact, etc.

CB

Signature, Utility Co. Representative  
(if applicable)

7/16/24-RWD 6-Per  
fees, if available

Carol Porrett, Water  
Service Available

CBilby  
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



# **FRITZ LAND SURVEYING, LLC**

***Professional Land Surveying Services***

JANUARY 16, 2026  
FLS #25599

## **NEW LEGAL DESCRIPTION - HOBSON 1 ACRE TRACT CREATED BY THIS SURVEY**

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, NOWATA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE/4 OF SAID SECTION 23;  
THENCE NORTH 88°31'58" EAST ALONG THE SOUTH LINE THEREOF 595.50 FEET;  
THENCE NORTH 01°27'30" WEST AND PARALLEL WITH THE WEST LINE OF SAID SE/4 A DISTANCE OF 16.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF "EW. 27 ROAD" AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°27'30" WEST 208.71 FEET;  
THENCE NORTH 88°31'58" EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 208.71 FEET;  
THENCE SOUTH 01°27'30" EAST 208.71 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID "EW. 27 ROAD";  
THENCE SOUTH 88°31'58" WEST ALONG SAID RIGHT-OF-WAY LINE 208.71 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 43,560.0 SQ. FEET OR 1.00 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SE/4, SEC. 23, T25N, R15E, AS NORTH 88°31'58" EAST.

***524 E. MAIN ST., JENKS, OK 74037***

***Ph: 918.528.5121***

***Email: fritzlandsurveying@gmail.com***

***www.fritzlandsurveying.com***