

Site # 5

Sequoyah County

103 Gamma Circle
Roland, OK 74954
918-774-3517 c
Dm469t@gmail.com

*Needs Road Bore for water

*Take out all Trees within the Acre Tract

*Tin horn in the driveway at the Blacktop location.

Legal Description:

A 1.00 acre parcel of land, m/l, in a part of the N2 SE4 SE4 Section 20 T12N R26E, Sequoyah County, OK

Directions to Site:

Coming from Muldrow, go North on HWY 64 to WW grocery, turn right onto 1050 Rd, go 1 mile and turn left, north, onto 4750 Rd, go to the first house on the left which is next to the land.

Electric---Cookson Hills, 918-775-2211
Water---Seq. Co. Water, 918-775-9672
Electric and water to East across road.
Do not need access and utility easements.
County asphalt road.

35.49431 -94.5673

Unit address: 104876 S. 4750 Rd. Muldrow, OK 74948

Unit #: 75541

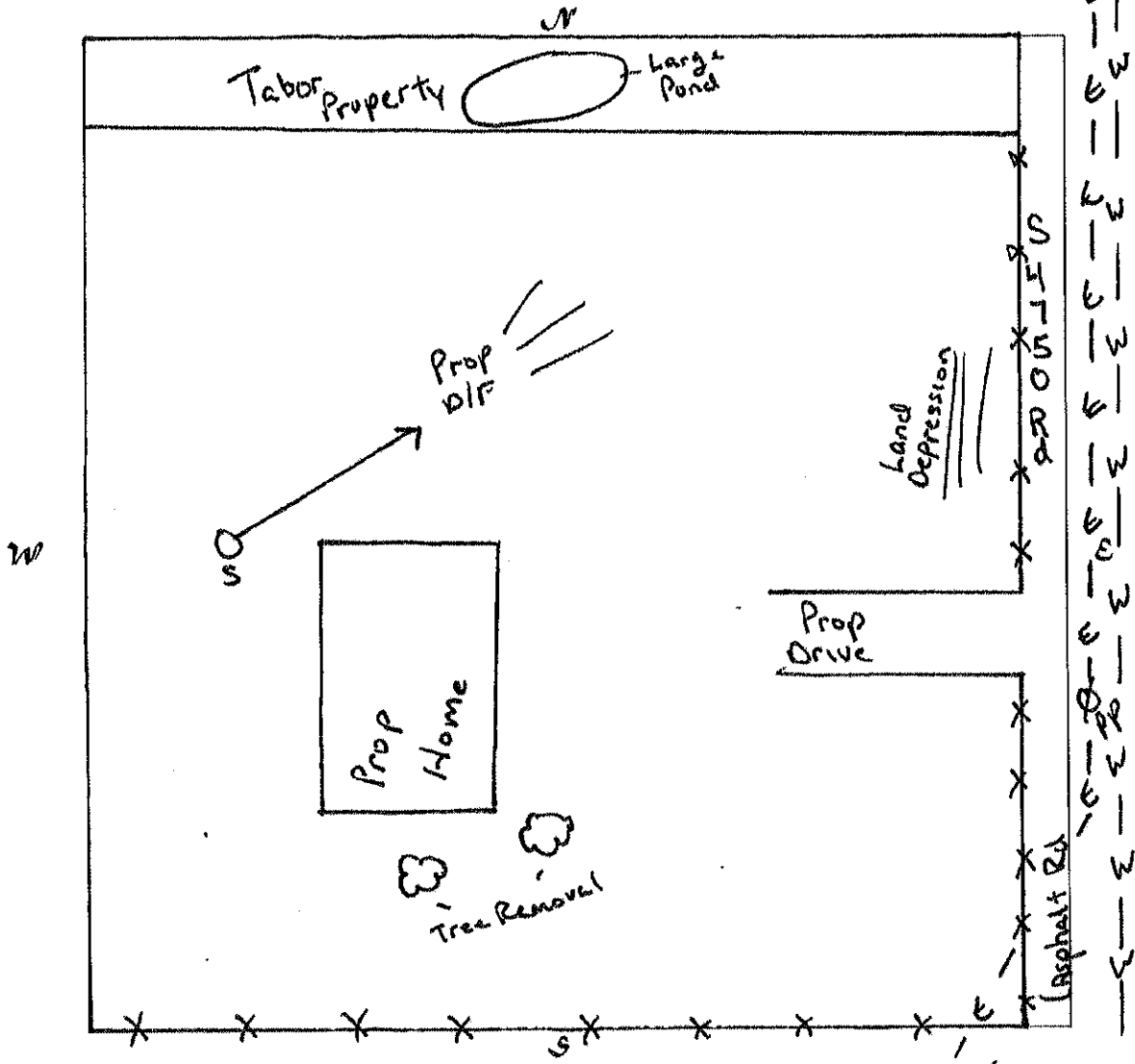
4 bedroom

GABLE ROOF

SITE INFORMATION

NAME OF PROJECT

Seaway Co.
County



Access to site from: county X, state _____, private _____ road; asphalt X,
 gravel _____, none _____, Access Easement needed N/A, Utility Easement needed N/A.

Electric Need, septic/sewer Need, waterline Need, existing well Rural Water

GPS Coordinates: Long 35.49431 Lat -94.5673

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

Notes: Existing 1 acre tract that connects to asphalt county road.
Electric and rural waterline run along property on opposite side
of county asphalt road. Waterline road here will be needed.
Need new septic. Slight grade from prop home sight to roadway.
Minimal tree removal. Otherwise clear site.

Inspected by: Josh Tannehill
 Print name & initial

3/13/26.
 Date

✓



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

[Redacted Name of Participant]

Name of Participant

Seq
County

Electric Company

Cookson Hills

Name

~~4800400~~

Address

1800 KOA Power Dr.

Address

918-775-2211

Phone/Fax/Contact, etc.

fees, if available.

Water Company

Sequoyah County Water

Name

3520 West Cherokee Ave

Address

Sallisaw, OK 74955

Address

918-775-9672

Phone/Fax/Contact, etc.

*3/20/16
CB*

Carla Reschou

Signature, Utility Co. Representative
(if applicable)

Services Site

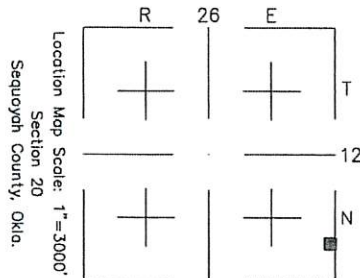
fees, if available

Signature, Utility Co. Representative
(if applicable)

NOTES: _____

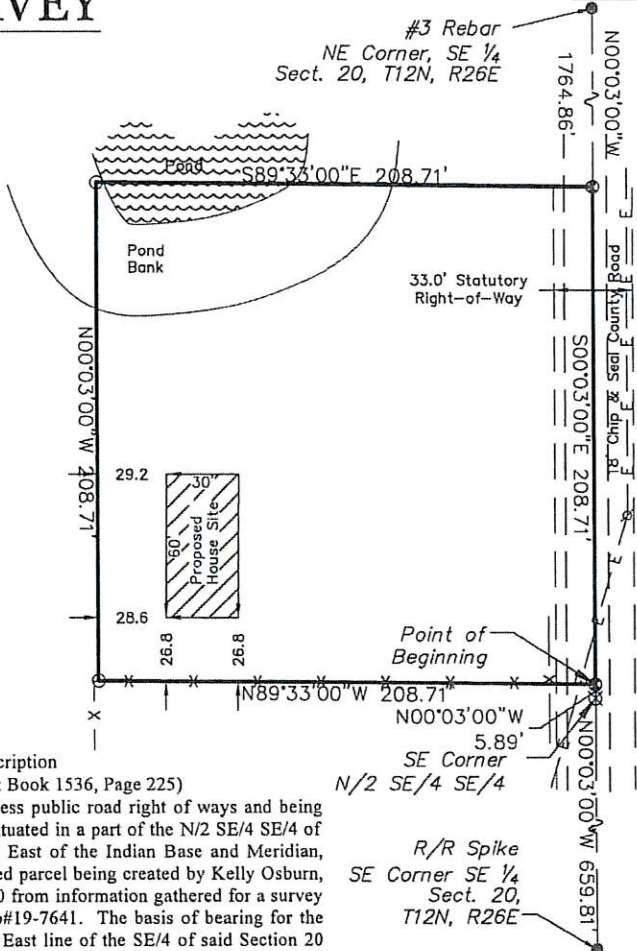
LEGEND

- E — E — Section Line
- Electric Line
- Easement Line
- X — X — Fence Line
- 10 Acre/40 Acre Line
- R/W --- Right-of-Way Line
- ∅ Power Pole
- Stone Monument
- △ Brass Cap
- Set #3 Rebar w/cap
- Existing Monument (As Labeled)
- ⊗ Calculated Point
- ⊙ Set Magnall



PLAT OF SURVEY

Basis of Bearing
N00°03'00"W along the
West line of the SE 1/4
of Sect. 20, T12N, R26E



Legal Description

(Legal Provided by Client: Book 1536, Page 225)

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 N/2 SE/4 SE/4 of Section 20, Township 12 North, Range 26 East of the Indian Base and Meridian, Sequoyah County, Oklahoma. The described parcel being created by Kelly Osburn, Oklahoma P.L.S. #1628 on August 23, 2020 from information gathered for a survey completed by this FIRM dated 9-10-19 Job#19-7641. The basis of bearing for the described parcel is S00°03'00"E along the East line of the SE/4 of said Section 20 and is more particularly described as:

Commencing at the SE corner of the N/2 SE/4 SE/4 thence along the East line thereof N00°03'00"W 5.89 feet to the Point of Beginning, said point also being the NE corner of Book 1258 at Page 164; thence along the North line of said Book 1258 at page 164, N89°33'00"W 208.71 feet; thence leaving said North line N00°03'00"W 208.71 feet; thence S89°33'00"E 208.71 feet to the East line of the N/2 SE/4 SE/4; thence along said East line, S00°03'00"E 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 as named per this plat, pursuant to clients request and for clients specific use and benefit 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 6/30/27.

SURVEYORS 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 compromise 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 encroaching of fence line has not been located.



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.

Osburn Land Surveyors, LLC.			
P.O. Box 1406		3615 W. Cherokee Sallisaw, OK 74955	
SCALE: 1"=60'	918.775.9322--Office		SURVEY BY: KJO
DATE: 9-26-20	JOB NUMBER: 26-10654	Part of the SE/4 of Sect 20 T12N R26E, Sequoyah Co, OK	DRAWN BY: ND
LAST SITE VISIT	FOR:	'Cherokee Nation Housing Authority	APPROVED BY: [Signature]
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