

Site # 10

Sequoyah County

106582 S. 4757 Rd.
Muldrow, OK 74948
479-652-9620 c
479-410-7512 msg

- * Re-route 100' of water service line from the meter to the sister's house.
- * Pump out old septic and demdish tank.
- * Excessive pad material
- * Extensive work on new driveway, will need 2 12' tin horns
- * Remove marked trees and brush for house and new driveway
- * Remove 100' of old fence on South side of home.

Legal Description:

West 208' of the North 208' of the NE4 NE4 SW4 of Section 33, T12N R26E, Sequoyah Co., OK
East Half of the North 208' of the NE4 NE4 SW4 of Section 33, T12N R26E, Sequoyah Co., OK

Directions to Site:

Roland from Ft. Smith, turn right at stop light, go approximately 5 miles North, go past Liberty School up Jeremiah Mountain, at top turn left, go down 2 miles, driveway is on the right, mailbox with house #.

Electric---Cookson Hills, 918-775-2211

Water---Seq. Co. Water Assoc., 918-775-9672

Electric and water onsite, electric in NW corner, water to North across gravel driveway

Do not need access/utility easement.

County asphalt road

Need 30' easement from HACN for existing residence W of proposed site; Relocate/build driveway on North side.

35.47023 -94.5585

Unit address: 106594 S. 4757 Rd, Muldrow, OK 74948

Unit #: 75542

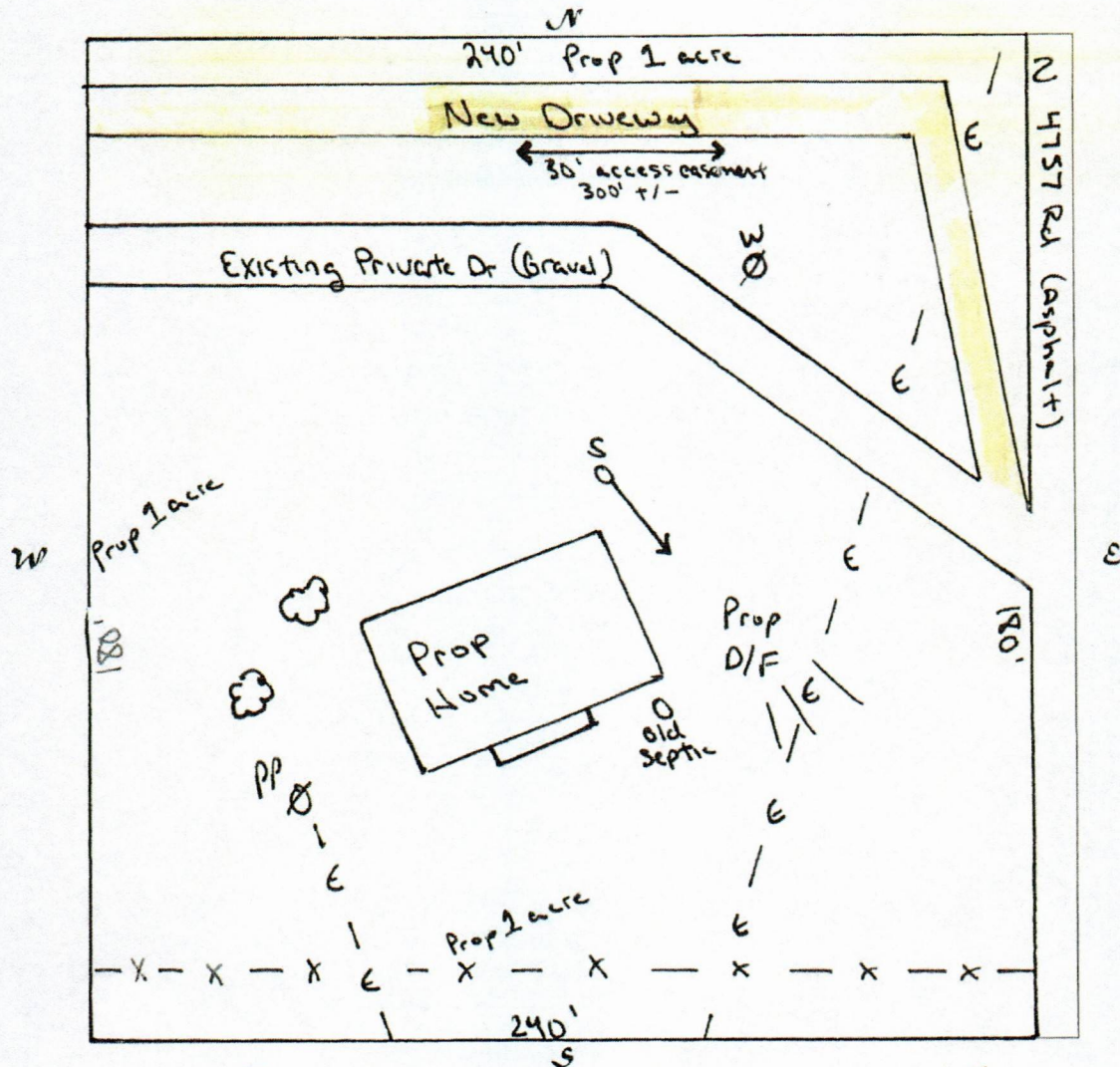
4 bedroom

GABLE ROOF

SITE INFORMATION

Site #10
Name of Resident

Sequoia Co.
County



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

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

Electric On Site, septic/sewer Need, waterline On site, existing well Rural Water

GPS Coordinates: Long 35.47023 Lat -94.5585

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

Notes: Prop 1 acre is in the NE corner of parent tract. Owner prop connects to asphalt county road. Prop 2 acre has existing gravel driveway. Electric and rural water are on site. Electric pole may need relocated. Need new septic. Old septic needs decommissioned. 2 trees removed. Redirect Driveway to the north. Need 30' access easement for new driveway 300' +/- * Prop 1 ac 180' x 240' *

Inspected by: Josh Tarnethall
Print name & initial

3/9/26
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

Site #10.
Name of Participant

Sequoyah
County

Electric Company
Cookson Hills electric
Name
1800 KOA Powder dr.
Address
Sallisaw OK. 74955
Address
918-775-2211
Phone/Fax/Contact, etc.

fees, if available.

Carla Rishoon
Signature, Utility Co. Representative
(if applicable)

Water Company water
Sequoyah County Association
Name
3520 W Cherokee Sallisaw, OK
Address 74955
Address
918-775-9672
Phone/Fax/Contact, etc.

fees, if available

Signature, Utility Co. Representative
(if applicable)

NOTES: Seq. water wouldnt fill out the form
but said yes they can service water.

PLAT OF SURVEY

#3 Rebar
NW Corner, SW/4
Sect 33, T12N, R26E
Legal Description

A 1.15-acre parcel of land, more or less, less public road right of ways and being subject to any easements of record, being the East 240 feet of the North 208 feet of the NE/4 SW/4 of Section 33, 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 (Date). The basis of bearing for the described parcel is S00°05'09"E along the East line of the SW/4 of said Section 33 and is more particularly described as:

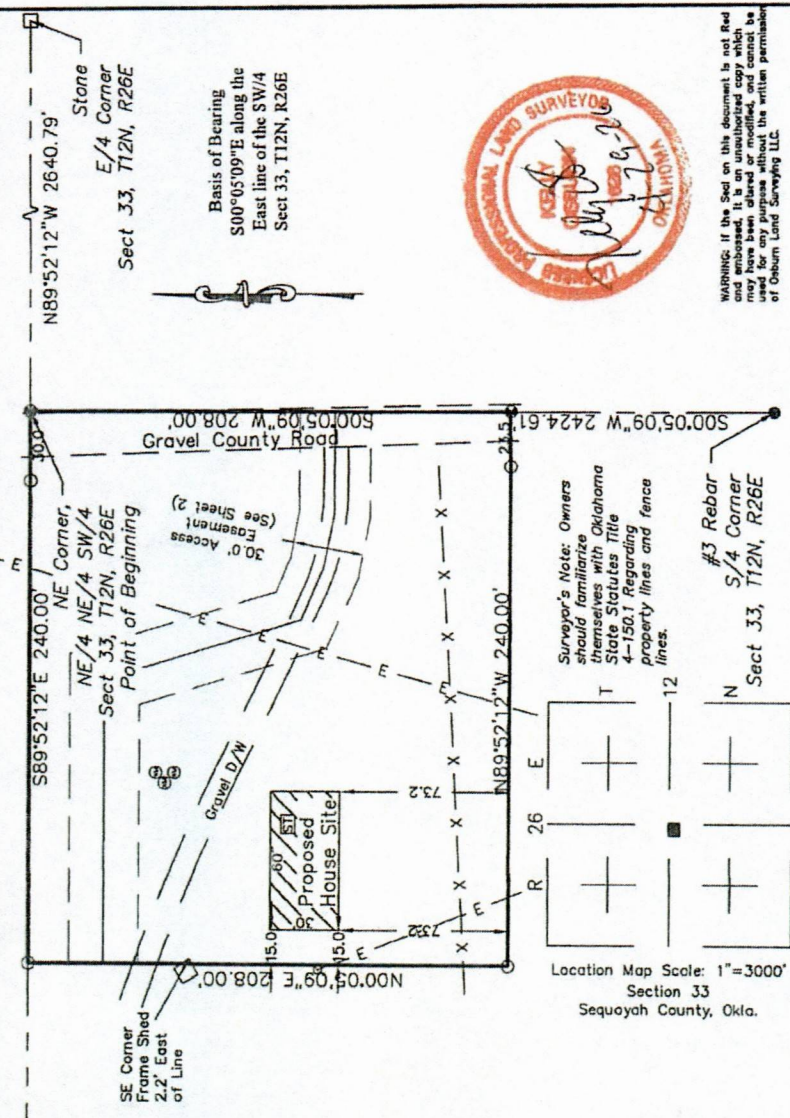
Beginning at the NE corner of said NE/4 SW/4; thence along the East line thereof S00°05'09"W 208.00 feet to a set magnall w/shiner; thence N89°52'12"W 240.00 feet to a set #3 rebar w/cap; thence N00°05'09"E 208.00 feet to a set #3 rebar w/cap on the North line of said NE/4 SW/4; thence along said North line S89°52'12"E 240.00 feet to the point of beginning.

1. Kelly Osburn, Oklahoma Professional Land Surveyor, No. 3628, do hereby certify that the plat herein 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 herein 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 6/30/27.

SURVEYOR'S NOTE: This Survey was done to create a new legal description and to mark the corners of that description on the ground. To show observed structures and utilities if any. Utilities located, if any, are from above ground inspection. The surveyor makes no guarantee that the utilities shown comprise all utilities on the property. This survey was done for 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 meandering of fence line has not been located.



WARNING: If the Set on this document is not Red and stamped with the Surveyor's name and number, it may have been altered or modified, and cannot be used for any purpose without the written permission of Osburn Land Surveying LLC.

LEGEND		Osburn Land Surveyors, LLC.	
☒ Water Meter	☒ Septic Tank	P.O. Box 1406	Sallisaw, OK 74955
☐ Electric Line	☐ Power Pole	3615 W. Cherokee	
☐ Right-of-Way Line	☐ Stone Monument	918.775.9322-Office	
☐ Easement Line	☐ Brass Cap	JOB NUMBER: 26-10664	Part of the SW/4 of Sect 33, T12N, R26E, Sequoyah Co, OK
☐ Section Line	☐ Set #3 Rebar w/cap	DATE: 4-24-26	APPROVED BY: [Signature]
☐ Existing Iron Pin	☐ Set Magnall w/shiner	LAST SITE VISIT	FOR: [Signature]
☐ 10 Acre/40 Acre Line		4/23/26	
SURVEY BY: PB		DRAWN BY: ND	
SHEET 1 OF 2		Copyright 2026 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.	

PLAT OF SURVEY

#3 Rebar NW Corner, SW/4 Sect 33, T12N, R26E
 N89°52'12"W 2410.57' Point of Termination
 30-Foot Access Easement (To be Obtained & Filed by Client)

Legal Description: 30' Access Easement (To be Obtained & Filed by Client)

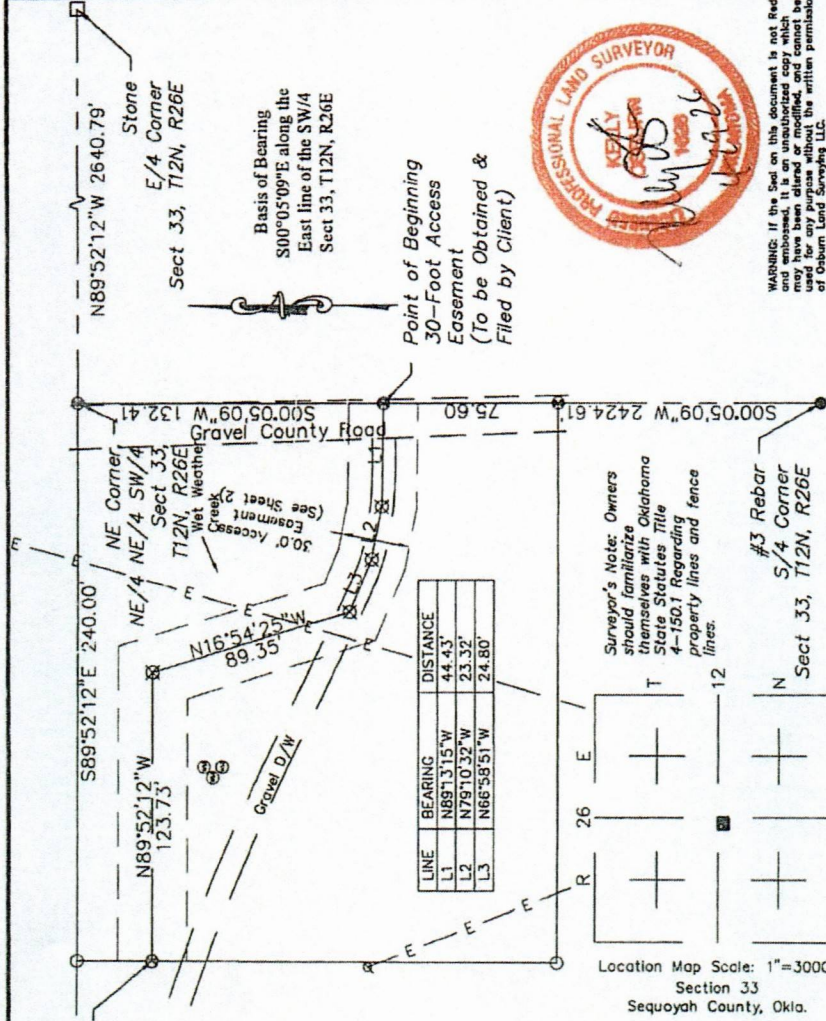
A 30-foot Access Easement, being situated in the NE/4 NE/4 SW/4 of Section 33, Township 12 North, Range 26 East of the Indian Base and Meridian, Sequoyah County Oklahoma. The described easement being created by Kelly Osburn, Oklahoma P.L.S. #1628 on April 27, 2026. The basis of bearing for the described easement is S80°05'09"E along the East line of the SW/4 said Section 33 and is more particularly described as:

Beginning at the NE corner of said NE/4 NE/4 SW/4; thence along the East line thereof S00°05'09"W 132.41 feet to the point of beginning, said point being in the center of an existing county road; thence in line with and along a driveway the following courses N89°13'15"W 44.43 feet; thence N79°10'32"W 23.32 feet; thence N66°38'51"W 24.80 feet; thence leaving said driveway N16°54'25"W 89.35 feet; thence N89°52'12"W 123.73 feet to the point of termination, said point being on the West line of a 1.15-acre parcel.

I, Kelly Osburn, Oklahoma Professional Land Surveyor, No. 1628, do hereby certify that the plat herein correctly represents a survey made on-the-ground under my supervision, and that this survey is based on existing survey records and existing survey monuments available at the time of this survey and that the survey and plat herein 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 6/30/27.

SURVEYOR'S NOTE: This Survey was done to create a new legal description and to mark the corners of that description on the ground. To show observed structures and utilities if any. Utilities located, if any, are from above ground inspection. The surveyor makes no guarantee that the utilities shown compromise all utilities on the property. This survey was done for 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.

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Osburn Land Surveyors, LLC. 3615 W. Cherokee 918.775.9322—Office		P.O. Box 1406 Salisaw, OK 74955
SCALE: 1"=60' DATE: 4-29-26 LAST SITE VISIT: 4/23/26	JOB NUMBER: 26-10664 FOR:	SURVEY BY: PB DRAWN BY: ND SHEET 2 of 2