

Site # 11

Washington County

PO Box 98
Ramona, OK 74061
918-630-7445 c
918-536-1035

Legal Description:

Lot 3 Block 4 Albert Keeler Addition, Ramona, Washington County, OK

Directions to Site:

140 Ottawa Ave., Ramona, from HWY 75, turn E into Ramona and onto Wyandotte Ave., continue straight past school campus, curve right, then turn left onto Osae Ave., go over the RR tracks and turn left onto Ottawa Ave., continue past Cheyenne Ave. and it will be on the empty middle lot on the West side of the street.

Electric---PSO, 833-776-7697
Water---City of Ramona, 918-536-2245
Electric/water on site, sewer hookup on W area.
Do not need access/utility easements.
City street.

Home: 36.53379 -95.92171

Driveway: 36.53375 -95.92146

Lot 54'x125', underground storm shelter may need to be removed, no setbacks.
Shotgun style floor plan.

Unit address: 140 Ottawa Ave., Ramona, OK 74061
Unit #: 75554

3 bedroom

HIP ROOF

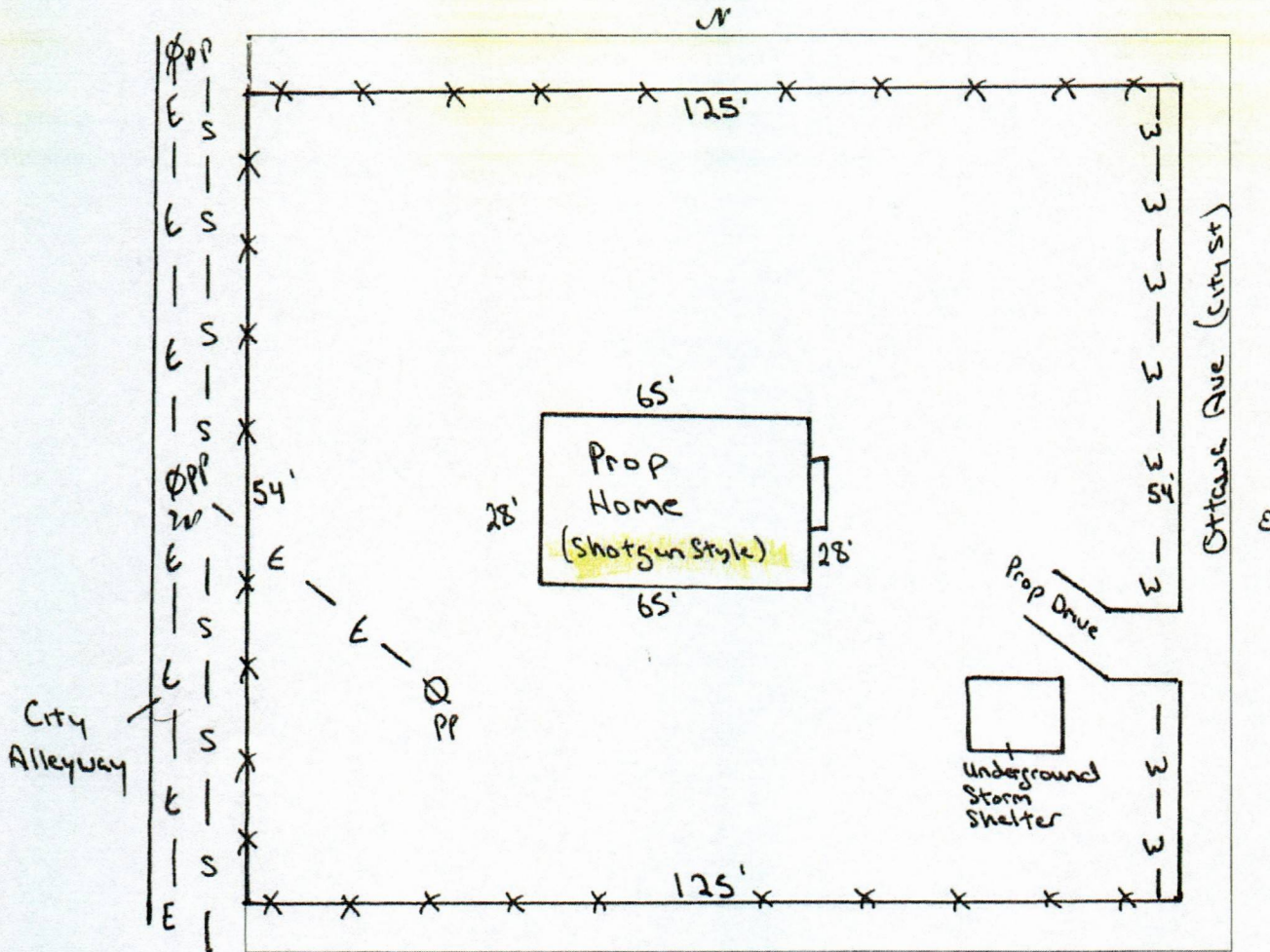
- * Remove all trees and Brush from inside our lot.
- * New Driveway and tin horn.
- * Trim all trees that are hanging over our property line, but the trees are on the adjacent lot. (Trim only)

SITE INFORMATION

Site #11

Name of recipient

Washington Co.
County



Access to site from: county X, state S, private road; asphalt X, gravel , none . Access Easement needed NIA, Utility Easement needed NIA.

Electric On site, septic/sewer On site, waterline On site, existing well City.

Home GPS Coordinates: Long 36.53379 Lat -95.92171

Driveway Home GPS Coordinates: Long 36.53375 Lat -95.92146

Existing Structure/Maintained (circle one)

Notes: 1 city lot (54' x 125') in city of Ramona. City water, electric and sewer available and on site. Underground storm shelter may need to be removed due to lot size. Shotgun style floor plan. No setbacks

Inspected by: Josh Tannehill
Print name & initial

4/16/26
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 #11

Name of Participant

Washington
County

Electric Company

PSO

Name

322 S Comanche Ave

Address

Porterville, OK 74003

Address

833-776-7697

Phone/Fax/Contact, etc.

fees, if available.

Water Company

City of Ramona

Name

400 2nd St

Address

Ramona, OK 74061

Address

918-536-2245

Phone/Fax/Contact, etc.

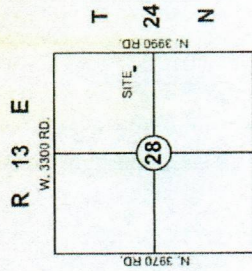
Signature, Utility Co. Representative
(if applicable)

fees, if available

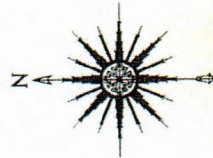
Verbal confirmation with
City by inspector CB
sewer available

Signature, Utility Co. Representative
(if applicable)

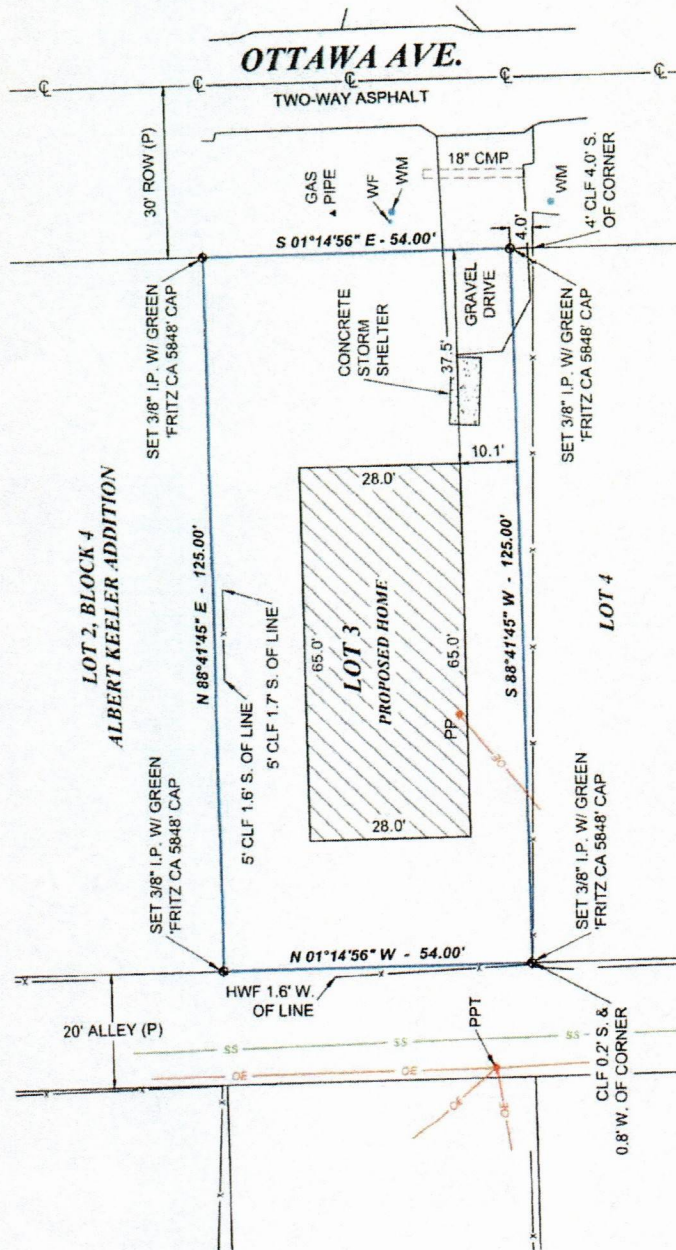
NOTES:



LOCATION MAP
SCALE 1"=3000'



SCALE: 1" = 20'
0 10 20 40



LEGEND

- CL = CENTERLINE
- CLF = CHAIN LINK FENCE
- CMP = CORRUGATED METAL PIPE
- GM = GAS METER
- HWF = HOG WIRE FENCE
- A.A. = IRON PIN
- (P) = PER PLAT
- PP = POWER POLE
- PPT = POWER POLE W/ TRANSFORMER
- ROW = RIGHT-OF-WAY
- SSMH = SANITARY SEWER MANHOLE
- WF = WATER FAUCET
- WM = WATER METER
- CL = CENTERLINE
- X- = FENCE LINE
- OE- = OVERHEAD ELECTRIC
- SS- = SANITARY SEWER

PLAT OF SURVEY -

LOT THREE (3), BLOCK FOUR (4), ALBERT KEELER ADDITION
140 OTTAWA AVE., RAMONA, WASHINGTON COUNTY, OKLAHOMA 74061



SURVEY: JAL	DATE: 05.11.2026	PREPARED BY: FRITZ LAND SURVEYING, LLC
DRAFT: DKP	DATE: 05.19.2026	524 E. MAIN ST., JENKS, OK 74037
APPROVED: PLS	DATE: 05.20.2026	PH: 918-528-5121
SHEET 1 OF 2	PROJ. NO. 26171	FRITZLANDSURVEYING@GMAIL.COM
		C.A. # 5848 EXPIRES 6-30-2028

LEGAL DESCRIPTION - AS PROVIDED QCD BOOK 1212 PAGE 2812

LOT THREE (3), IN BLOCK FOUR (4), ALBERT KEELER ADDITION, RAMONA, WASHINGTON COUNTY, OKLAHOMA.

SURVEYOR'S NOTES

PREPARED FOR: HOUSING AUTHORITY OF THE CHEROKEE NATION
PARTICIPANT: HELEN AGNEW

PHYSICAL ADDRESS: 140 OTTAWA AVE., RAMONA, WASHINGTON COUNTY, OKLAHOMA 74061

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: 6,750.0 SQ. FEET OR 0.15 ACRES

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE
MAP, TOWN OF RAMONA, OKLAHOMA, COMMUNITY PANEL NO. 40147C027SD - SEPTEMBER 26, 2008, 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: MAY 11, 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 20th DAY OF MAY, 2026.



ANDY FRITZ, PLS
OK LIC. 1694
CA #5848

PLAT OF SURVEY -

LOT THREE (3), BLOCK FOUR (4), ALBERT KEELER ADDITION

140 OTTAWA AVE., RAMONA, WASHINGTON COUNTY, OKLAHOMA 74061



SURVEY: M/L	DATE: 05.11.2026	PREPARED BY: FRITZ LAND SURVEYING, LLC
DRAFT: DKP	DATE: 05.19.2026	524 E. MAIN ST., JENKS, OK 74037
APPROVED: PLS	DATE: 05.20.2026	PH: 918-528-5121
SHEET 2 OF 2	PROJ. NO. 26171	FRITZLANDSURVEYING@GMAIL.COM
		C.A. # 5848 EXPIRES: 6-30-2026

I hereby dedicate to the Town of Ramona, forever, all that part of this Addition designated hereon as Streets and Alleys. In witness whereof I hereunto set my hand this 28th day of March 1905.

Albert Keeler

Indian Territory
Northern District

Be it known that on this 28 day of March 1905, personally appeared before me, a Notary Public within and for said District and Territory, Albert Keeler and acknowledged above as his voluntary act for the purposes therein stated.

(Notarial Seal)

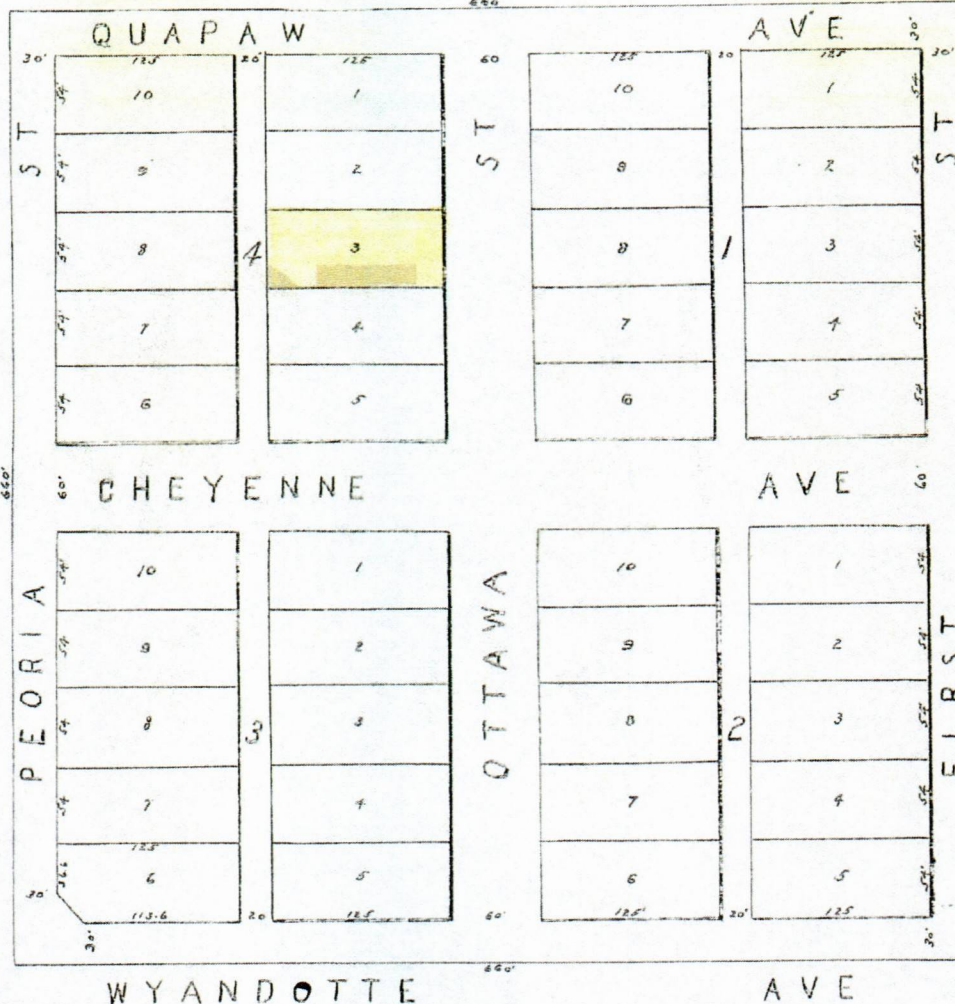
Frank McManney
Notary Public
My commission expires 3rd Jan. 1907
NOTE

This addition comprises the SE¹/₄ of the SE¹/₄ of the NE¹/₄ of Sec. 20, Twp. 24 North, Range 13 East of the Indian Meridian.

Bartlesville, T. Nov. 12, 1904

I hereby certify that I have carefully and accurately surveyed and staked Albert Keeler's Addition to Ramona and that this is a correct plat of same.

Frank S. Bunk



ALBERT KEELERS ADDITION

TO

RAMONA

INDIAN TERRITORY

Scale, 1 inch = 50 ft.

I hereby certify that this instrument was filed for record Oct. 17, 1905 and is duly recorded in Vol. 124 page 115 of the records of this office at Claremore, Ind. Terr.

- Sent -

Plat Book 2
Page 5

State of Oklahoma)
Rogers County) ss.

T. W. P. Payne, Register of Deeds in and for the above named County and State do hereby certify that the above and foregoing is a true, perfect and correct copy of the original plat as the same appears on file and of record in my office.

Witness My Hand and seal of Office this 27th day of Sept 1905

T. W. P. Payne
Register of Deeds