

Site # 4

Cherokee County

* Clear all trees

16945 W. 850 Rd.
Tahlequah, OK 74464
918-239-8886
918-708-2623

Legal Description:

A tract of land in Section 7 T15N R22E, Cherokee County, OK

Directions to Site:

Tahlequah, turn S on 82 HWY towards Keys, turn on Stone Chapel Rd, drive 3 miles to S. 500 Rd., drive 1 mile to W 850 Rd, driveway is 1/2 mile on N side of road.

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

Water---drill well

Electric, existing underground electric box meter, current account.

Need access and utility easements.

Asphalt section line road.

Home: 35.78963 -95.01162

Driveway: 35.78377 -95.01127

Unit address: 16490 W. 850 Rd., Tahlequah, OK 74464

Unit #: 75548

4 bedroom

GABLE ROOF

FLUE KIT

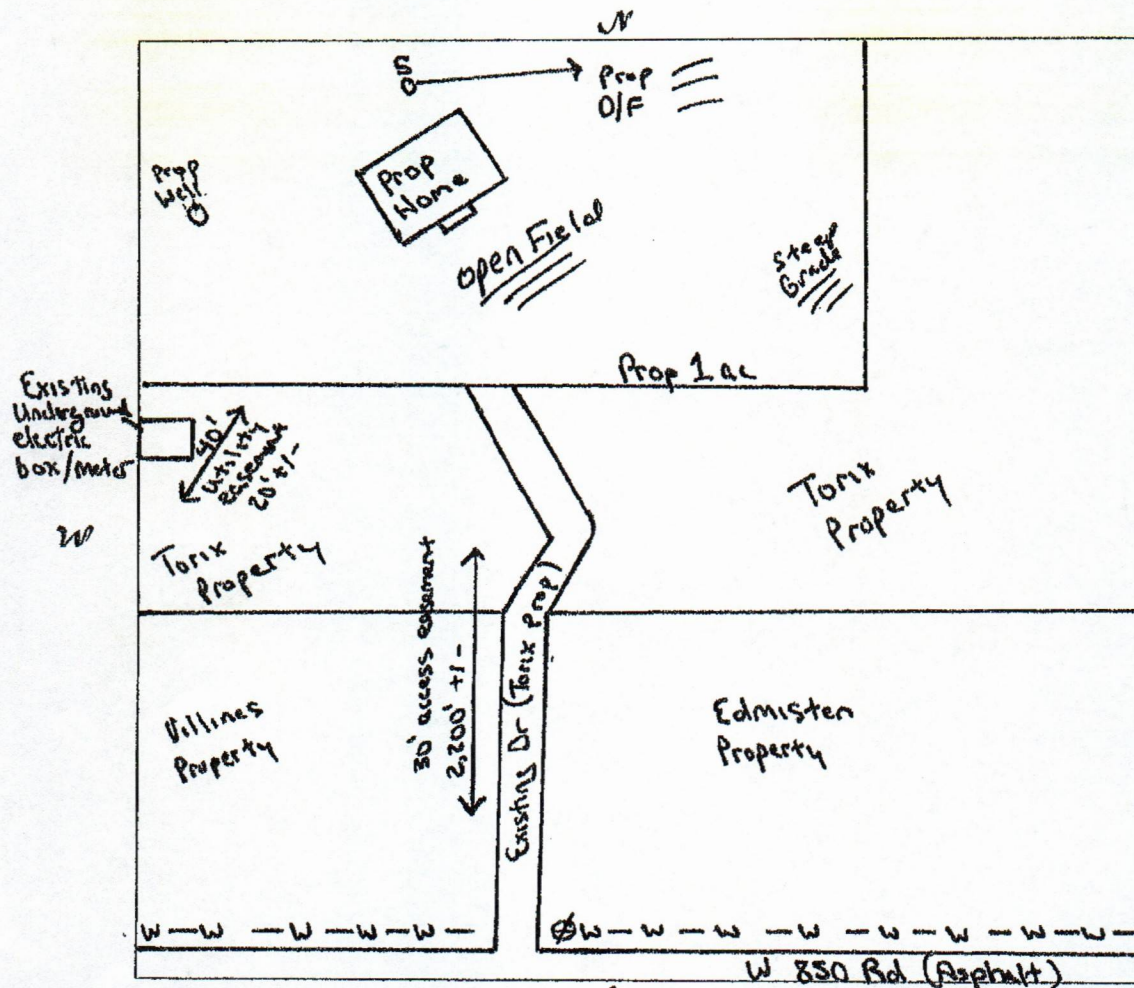
SITE INFORMATION

Site #4

Cherokee Co.

Name of Decipient

County

Access to site from: county X, state S, private _____, road; asphalt X,gravel _____, none _____. Access Easement needed Need, Utility Easement needed Need.Electric Need, septic/sewer Need, waterline N/A, existing well Need.Home GPS Coordinates: Long 35.78963 Lat -95.01162Driveway Home GPS Coordinates: Long 35.78377 Lat -95.01127Existing Structure Maintained
(circle one)

Notes: Prop 1 ac is in the NW corner of parent tract. Owner prop connects to asphalt county road and includes existing driveway as part of prop.
New underground electric service available on southside of prop 1 acre.
Need new septic and water well. Rural water available 2,200' south of prop 1 ac.
Existing driveway is dirt, may need gravel 2,200' from county road.
Need 30' access easement 2,200' +/- to county road from prop 1 ac.
Need 40' utility easement 20' +/- to u/g electric box.

Inspected by:

Josh Tannehill
Print name & initial4/2/26
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 #4

Name of Participant

Cherokee

County

Electric Company

LBEC

Name

516 S. Lake region Rd

Address

Hulbert, OK 74441

Address

918-72-2526

Phone/Fax/Contact, etc.

fees, if available.

Signature, Utility Co. Representative
(if applicable)

Water Company

Name

fees, if available

Address

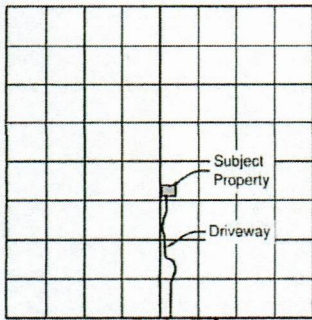
Address

Phone/Fax/Contact, etc.

Signature, Utility Co. Representative
(if applicable)

NOTES:

PLAT OF SURVEY



W. 850 Rd.
LOCATION MAP

SEC. 7 T15N, R22E

SCALE: 1" = 80'

U/E = Utility Easement

R/W = Right of Way

● = Iron Pin

—x— = Fence

PROPOSED 40' 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 7, T15N, R22E of the I.B.&M., Cherokee County, State of Oklahoma, thence N2°00'48"W along the West line of the SE/4 a distance of 1983.49 feet; thence N88°17'14"E a distance of 20.00 feet to the Point of Beginning; thence N2°00'48"W a distance of 53.00 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.

Measured bearings are based on NAD83 Oklahoma State Plane Coordinate System.

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



4/30/2026

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:

16490 W. 850 Rd., Tahlequah

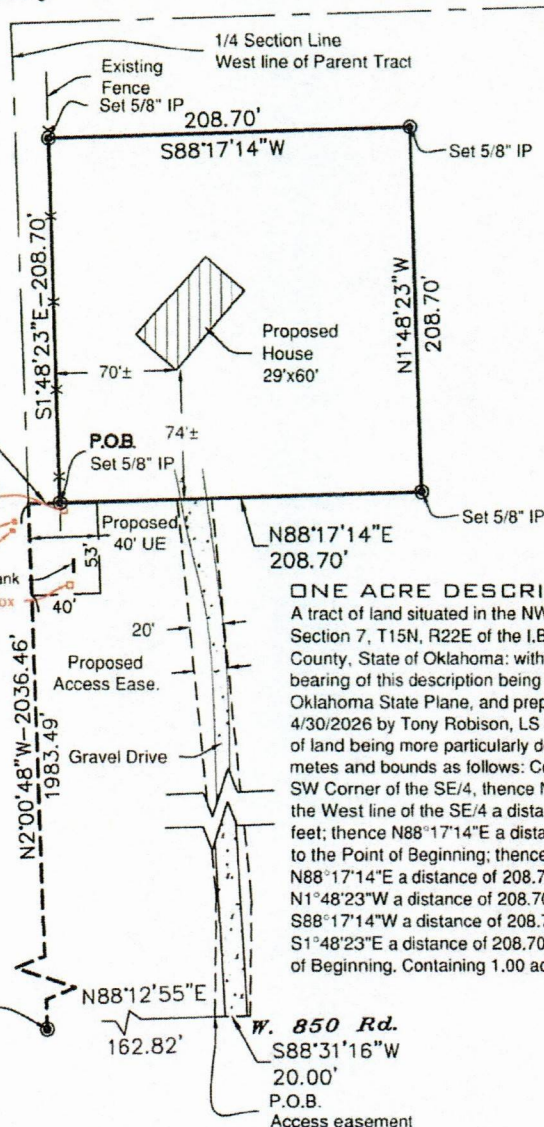
DATE: 4/16/2026

Revised tract 4/30/2026

THIS SURVEY MEETS OKLAHOMA MINIMUM TECHNICAL STANDARDS

PROPOSED ACCESS EASEMENT

A strip of land in Section 7, T15N, R22E of the I.B.&M., Cherokee County, State of Oklahoma described as follows: Commencing at the SW Corner of the SE/4, thence N88°14'55"E along the South line of the SE/4 a distance of 162.82 feet to the Point of Beginning; thence continuing N88°14'55"E a distance of 20.00 feet; thence N2°00'00"W a distance of 579.48 feet; thence N26°26'00"E a distance of 91.89 feet; thence N15°33'27"E a distance of 69.63 feet; thence N9°19'29"E a distance of 122.37 feet; thence N22°08'25"W a distance of 135.80 feet; thence N63°36'10"W a distance of 136.09 feet; thence N15°46'35"W a distance of 66.83 feet; thence N4°02'55"W a distance of 307.94 feet; thence N14°47'56"W a distance of 130.31 feet; thence N9°53'59"E a distance of 205.03 feet; thence N21°21'02"E a distance of 72.09 feet; thence N5°37'36"W a distance of 231.79 feet; thence S88°17'14"W a distance of 20.05 feet; thence S5°37'36"E a distance of 228.36 feet; thence S21°21'02"W a distance of 69.30 feet; thence S9°53'59"W a distance of 211.42 feet; thence S14°47'56"E a distance of 132.81 feet; thence S4°02'55"E a distance of 308.11 feet; thence S15°46'35"E a distance of 77.75 feet; thence S63°36'10"E a distance of 137.39 feet; thence S22°08'25"E a distance of 122.60 feet; thence S9°19'29"W a distance of 115.40 feet; thence S17°24'12"W a distance of 59.25 feet; thence S2°00'48"E a distance of 15.66 feet; thence S88°15'35"W a distance of 12.33 feet; thence S21°23'53"W a distance of 84.11 feet; thence S2°00'00"E a distance of 583.14 feet to the Point of Beginning.



ONE ACRE DESCRIPTION

A tract of land situated in the NW/4 SE/4 of Section 7, T15N, R22E 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 4/30/2026 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 N2°00'48"W along the West line of the SE/4 a distance of 2036.46 feet; thence N88°17'14"E a distance of 18.48 feet to the Point of Beginning; thence continuing N88°17'14"E a distance of 208.70 feet; thence N1°48'23"W a distance of 208.70 feet; thence S88°17'14"W a distance of 208.70 feet; thence S1°48'23"E a distance of 208.70 feet to the Point of Beginning. Containing 1.00 acre, more or less.

SHEET SIZE 8.5x14

W.O. # 13888

SURVEYED BY: AC/KE

DRAWN BY: AM

Last Site Visit: 4/15/26

FILE NAME
Apr 30, 2026 - 10:09am
S:\CAO - HEARTLAND - FILES\wo 13888-2.dwg