

Site # 5

Delaware County

29651 S. 670 Rd.  
Grove, OK 74344  
918-791-5677 mr c  
918-791-0807

- \* New Driveway with Tinthorn
- \* Remove trees at the home location
- \* Haul in pad material

Legal Description:

Part of the S2 SW4 SW4, 2.5 acres, Section 25 T24N R23E, Delaware County, OK

Directions to Site:

Grove, 5 miles South on S 620 road, right on E 346 road, right on S 610 road, left on E 343 road, right on S 605 road, left on E 340 trail, 3/10 mile on right.

Electric---NEO, 918-256-6405

Water---Delaware Co. RWD #3, 918-786-5227

Electric onsite, E, water to S across road approximately 240'+/-

Need access/utility easement on West side of property.

County maintained gravel road.

Home: 36.52544 -94.80502

Driveway: 36.52488 -94.80517

Need HA easement on West side of property for property to N of site. Site is 165'x312'

Unit address: 60228 E. 340 Trail, Grove OK 74344

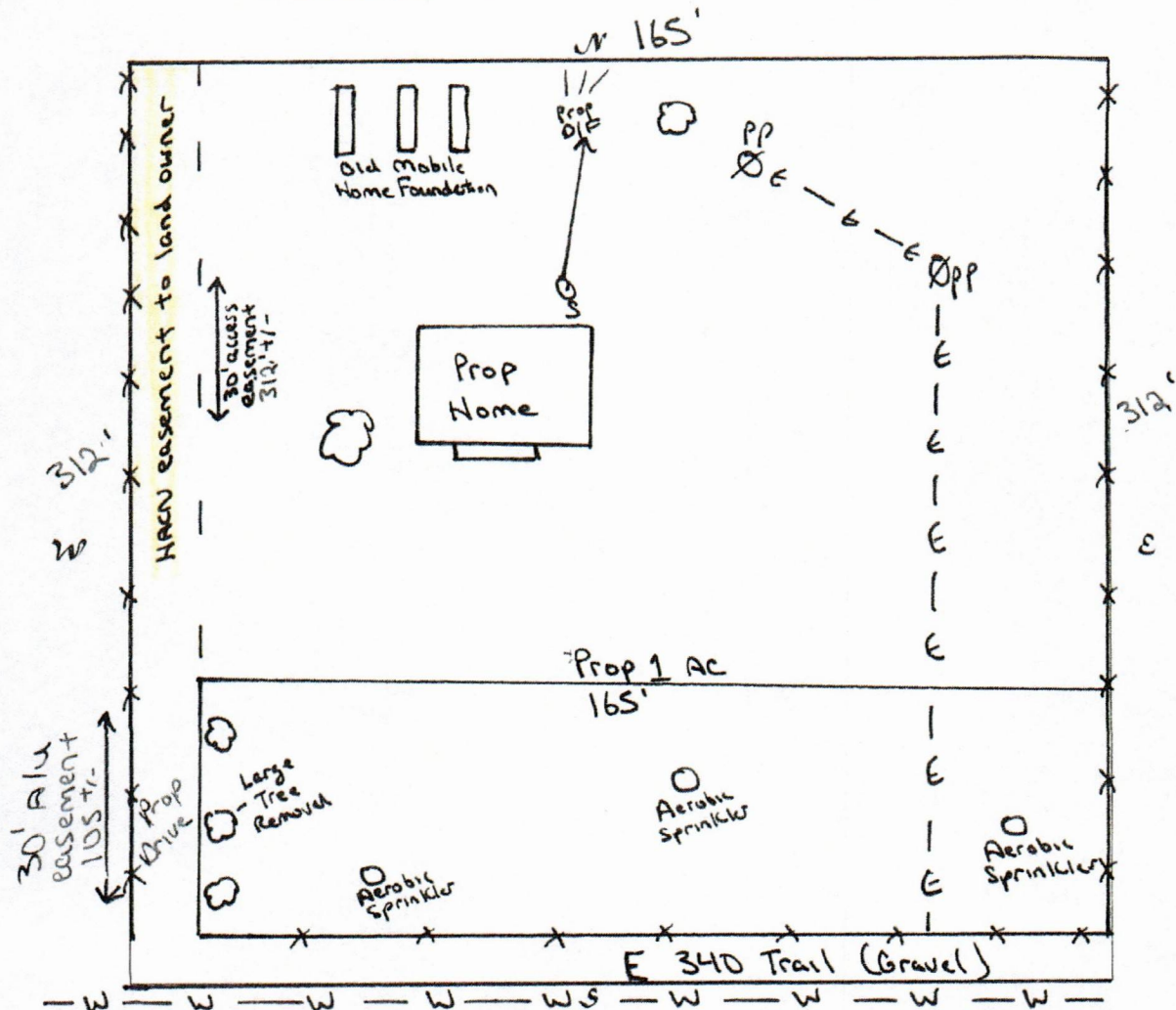
Unit #: 75556

4 bedroom

GABLE ROOF

SITE INFORMATION Site #5  
Name of Recipient

Delaware Co.  
County



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

gravel X, none \_\_\_\_\_. Access Easement needed Need, Utility Easement needed Need.

Electric On site, septic/sewer Need, waterline Need, existing well N/A

Home GPS Coordinates: Long 36.52544 Lat -94.80502

Driveway Home GPS Coordinates: Long 36.52488 Lat -94.80517

Existing Structure Maintained  
(circle one)

Notes: Prop 1<sup>st</sup> ac 165' x 312' is located in the central part of parent tract. Owner property connects to county maintained gravel road. Electric is on site. Waterline is located on south side of county road. Need new septic. Will need to remove 5-6 large trees. Home site is flat and clear. Need driveway 105' +/- Need waterline 240' +/- Need 30' ALU easement 105' +/- From county road to prop 1 ac Need 30' access easement 312' +/- thru prop 1 ac to back of property

Inspected by: Josh Tannehill  
Print name & initial

4/8/26  
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 #5  
Name of Participant

Delaware  
County

**Electric Company**  
Northeast Oklahoma Electric Cooperative  
Name  
29039 S 4440 RD.  
Address

Deposit - \$0  
fees, if available.

Vinita, OK 74301  
Address  
918-256-6405  
Phone/Fax/Contact, etc.

Shayla Alexander MSR  
Signature, Utility Co. Representative X 6431  
(if applicable)

**Water Company**  
Delaware County AWD 3  
Name  
PO Box 1228  
Address  
Sax OK 74346  
Address  
918-286-5227  
Phone/Fax/Contact, etc.

MEMBERSHIP - \$950.00  
fees, if available  
SERVICE INSTALL - \$2500.00  
TOTAL DUE - \$3,450.00

Mark Baker MGR. RWD #3  
Signature, Utility Co. Representative  
(if applicable)

NOTES: \_\_\_\_\_

\_\_\_\_\_

## A blank sheet of white graph paper with a black grid pattern. The grid consists of 10 columns and 8 rows of squares. There are some small dark spots or smudges on the paper, notably one near the bottom left corner and another near the top right corner.

A TRACT OF LAND SITUATED IN SE/4 SW/4 SW/4 THE OF SECTION 25, T24N, R23E, 18&M, ROGERS COUNTY, STATE OF OKLAHOMA: WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 05/11/2026 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 SECTION 25 THENCE N87°47'01"E ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1319.54 FEET TO THE SE CORNER OF THE SW/4 SW/4; THENCE N2°11'08"W ALONG THE EAST LINE OF THE SW/4 A DISTANCE OF 140.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N2°11'08"W ALONG THE EAST LINE OF THE SW/4 SW/4 A DISTANCE OF 312.00 FEET; THENCE S87°47'02"W A DISTANCE OF 164.65 FEET; THENCE S2°13'21"E A DISTANCE OF 312.00 FEET; THENCE N87°47'02"E A DISTANCE OF 164.45 FEET TO THE POINT OF BEGINNING. CONTAINING 1.18 ACRES, MORE OR LESS.

SEC. 25 T 24 N, R 23 E

A/E = Access Easement

⊙ = Iron Pin

—x— = Fence

FND = Found

(164.92')  
 164.65'  
 S87°47'02"W  
 FENCE .6' E  
 SET 5/8" IP  
 SET 5/8" IP  
 FENCE 5.5'E  
 30' A/E  
 N2°11'08"W 312.00'  
 CONCRETE SLAB  
 EXISTING POWER POLE  
 PROPOSED 29'x60' HOUSE  
 SET 5/8" IP  
 N87°47'02"E  
 164.45' (164.92')  
 P.O.B. E.2  
 SPRINK  
 30' ACCESS AND UTILITY EASEMENT  
 P.O.B. E.1  
 FND PIPE SW CORNER OF SEC.25, T24N, R23E P.O.C.  
 1154.62'  
 1169.62'  
 N87°47'01"E - 1319.54'

A TRACT OF LAND 30.00 FEET IN WIDTH, BEING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SW CORNER OF SECTION 25, T24N, R23E OF THE I.B.&M., DELAWARE COUNTY, STATE OF OKLAHOMA, THENCE N87°47'01"E ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1169.62 FEET TO THE POINT OF BEGINNING; THENCE N2°13'21"W A DISTANCE OF 140.05 FEET TO THE POINT OF TERMINATION. THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO MEET AT ANGLE POINTS AND TO BEGIN AND TERMINATE AT BOUNDARY LINES.

A TRACT OF LAND 30.00 FEET IN WIDTH, BEING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SW CORNER OF SECTION 25, T24N, R23E OF THE I.B.&M., DELAWARE COUNTY, STATE OF OKLAHOMA, THENCE N87°47'01"E ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1169.62 FEET; THENCE N21°3'21"W A DISTANCE OF 140.05 FEET TO THE POINT OF BEGINNING; THENCE N21°3'21"W A DISTANCE OF 312.00 FEET TO THE POINT OF TERMINATION. THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO MEET AT ANGLE POINTS AND TO BEGIN AND TERMINATE AT BOUNDARY LINES.

BEARINGS AND DISTANCES SHOWN  
IN PARENTHESES ARE RECORD  
BEARINGS AND DISTANCES. ALL  
OTHERS ARE FIELD MEASURED.

Fences were only located at property corners.

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.

SHEET SIZE 8.5x14

W.O.# 13965

SURVEYED BY: RT PD

DRAWN BY: NY

Last Site Visit: 5/7/2026

TONY ROBISON, LAND SURVEYOR NO. 1686

**Heartland Surveying & Mapping, PLLC**

FOR:

CA #4849

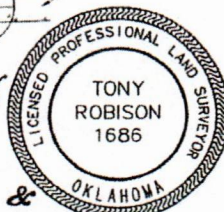
60228 E. 340 TRAIL, GROVE, OK

DATE: 5/11/2026

600 Emporia St., Ste."C"  
Muskogee, Oklahoma 74401

(918) 682-7796

THIS SURVEY MEETS OKLAHOMA MINIMUM TECHNICAL STANDARDS



FILE NAME  
May 21, 2025 - 4:54pm  
S:\CAD -HEARTLAND-FILES\WO13955.dwg