

Site #8

Sequoyah County

PO Box 2341
Sallisaw OK 74955
918-571-6565

- * Remove trees marked with ribbon
- * Install Tin horn at the road along with new driveway
- * Haul in off site material for the pad

Legal Description:

NW4 NW4 SE4 NE4 AKA Little Farm #13, Less Acreage, Section 8, T12N R24E, Sequoyah County, OK

Directions to Site:

Sallisaw, N on HWY 17. 1st right past New Blunt Church, go .8 miles, vacant property on right.

Electric---Cookson Hills
Water---Seq. Co. Water
Electric and water to N across asphalt road.
Do not need access/utility easements.
Asphalt section line road.

Home: 35.53195 -94.78288

Driveway: 35.53234 -94.78311

Unit address: 462776 E. 1023 Rd. Sallisaw OK 74955

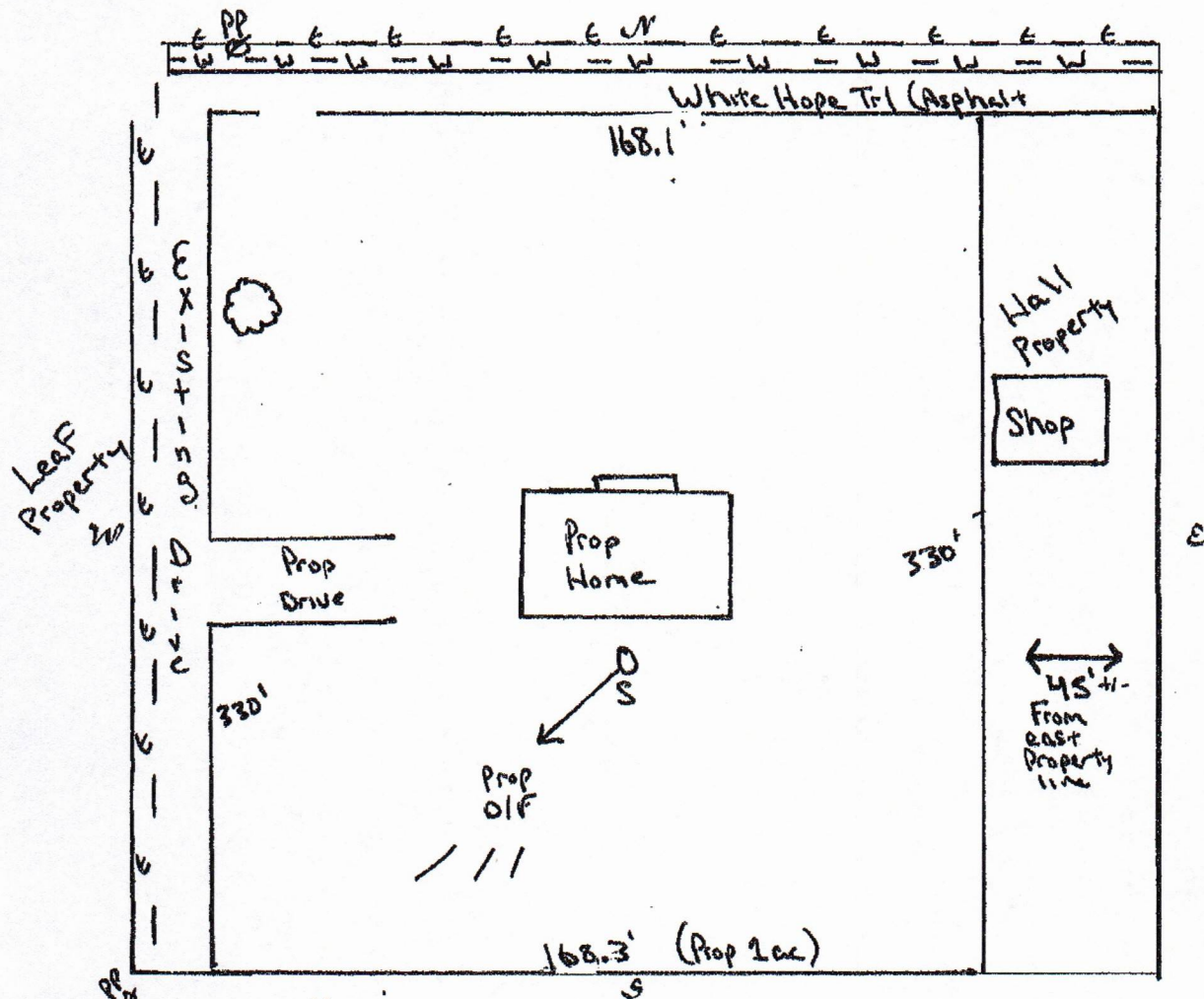
Unit #: 75568

4 bedroom

GABLE ROOF

Prop 1 ac 135' x 330'

SITE INFORMATION Site #8 Sequoia Co
Name of Recipient County



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

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

Home GPS Coordinates: Long 35.53195 Lat -94.78288

Driveway Home GPS Coordinates: Long 35.53234 Lat -94.78311

Existing Structure/Maintained
(circle one)

Notes: Prop 1 ac 135' x 330' +/- connects to asphalt county road.
Electric and rural water run along north side of roadway
165' from prop home. Need new septic. Need driveway built 60'
from existing drive. Need 3 large trees removed at prop home location.
Prop 1 ac is flat with few trees.

* East prop 1 ac line needs to run along west side of shop

Inspected by: Josh Tammell
Print name & initial

5/13/26
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

<u>Site #8</u>	
Name of Participant	Sequoyah County
Electric Company	
<u>Coonson Hills Electro</u>	
Name	
<u>P.O. Box 587</u>	fees, if available.
Address	
<u>Sallisaw OK</u>	
Address	
<u>918-775-2211</u>	<u>Carla Rushoon</u>
Phone/Fax/Contact, etc.	Signature, Utility Co. Representative (if applicable)
Water Company	
<u>Sequoyah County Water</u>	<u>1500' meter Set</u>
Name	fees, if available
Address	
Address	
Phone/Fax/Contact, etc.	<u>Stacy Serrano</u>
	Signature, Utility Co. Representative (if applicable)

NOTES: _____

LEGEND			
— E — E — Electric Line	— R/W — Right-of-Way Line	□ Power Pole	
— Easement Line	— Section Line	△ Brass Cap	
— X — X — Fence Line	10 Acre/40 Acre Line	⊗ Set #3 rebar W/cap	
		○ Set #3 rebar W/cap	
		● Set Spike W/shiner	
		● Existing #3 rebar W/cap #1628	

PLAT OF SURVEY

NW Corner
NW/4 NW/4 SE4 NE4

NE Corner
NW/4 NW/4 SE4 NE4

SW Corner
NW/4 NW/4 SE4 NE4

Location Map Scale: 1"=3000'
Section 8
Sequoyah County, Okla.

Legal Description

A 1.27-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 NW/4 NW/4 SE/4 NE/4 of Section 8, Township 12 North, Range 24 East of the Indian Base and Meridian, Sequoyah County Oklahoma. The described parcel being created by Kelly Osburn, Oklahoma P.L.S. #1628 on June 22, 2026. The basis of bearing for the described parcel is S00°02'10\"W along the East line of the NE/4, yielding a bearing of N89°50'47\"E along the North line of the S/2 NE/4 of said Section 8 and is more particularly described as:

Commencing at #3 rebar with cap #1628 marking the NW Corner of said NW/4 NW/4 SE/4 NE/4, thence along the North line thereof N89°50'47\"E 168.17 feet to a set 60d nail with shiner #1628; thence S00°06'31\"W 330.06 feet to a set #3 rebar with cap #1628 on the South line of said NW/4 NW/4 SE/4 NE/4; thence along said South line, S89°50'34\"W 168.31 feet to a set #3 rebar with cap #1628 for the SW corner of said NW/4 NW/4 SE/4 NE/4; thence along the West line thereof, N00°07'58\"W 330.07 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 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 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
918.775.9322—Office			
SCALE: 1"=80'	SURVEY BY: pb		
DATE: 6-22-26	JOB NUMBER: 26-10736	Part of the NW/4 NW/4 SE/4 NE/4 of Sect. 8 T24N R24E S8q. Co.	DRAWN BY: kjo
LAST SITE VISIT	FOR:	APPROVED BY:	CHECKED BY:
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