

Revised - Use in Bid Packet -

MANDATORY BID RESPONSE SPREADSHEET – HACN  
 BID SOLICITATION # 2020-001--017

The General Contractor, as Bidder, agrees to perform all work as shown and called for in the scope of work and specifications for the HACN.

The work will be completed within 180 consecutive calendar days of acceptance of this proposal, a fully executed contract, and receipt of a Notice to Proceed. The Bidder agrees to furnish all necessary labor, quality control, licenses, material, equipment, tools, supplies, permits, insurance and supervision to complete the entire project and to perform the work required thereof for the sum of:

DELAWARE

Terrie Arnold Handicap Unit	# 74933	4 Bedrooms	\$ _____
(SC) Rodney Revas	# 74984	4 Bedrooms	\$ _____
(SC) Millard Hampton	# 74882	3 Bedrooms	\$ _____
Roy Evans	# 74926	3 Bedrooms	\$ _____
(SC) Deanna Meyer	# 74862	4 Bedrooms	\$ _____
(SC) Ashley Snell	# 74927	3 Bedrooms	\$ _____
(SC) Heather Macy	# 74815	4 Bedrooms	\$ _____
(SC) Justin Martineau	# 75054	4 Bedrooms	\$ _____
Jesse Browning	# 74756	4 Bedrooms	\$ _____
David Roof	# 75016	3 Bedrooms	\$ _____
GRAND TOTAL			\$ _____

Time to Complete – 180 Consecutive Calendar days from the date of executed contract.

NOTE TO BIDDERS REGARDING (CHEROKEE) TRIBAL OR INDIAN PREFERENCE:

(Check One)

TERO Certified Contractor: \_\_\_\_\_ YES \_\_\_\_\_ NO

(Proof of Certification must accompany all bids)

SUBMITTED:

\_\_\_\_\_  
 COMPANY NAME

\_\_\_\_\_  
 COMPANY ADDRESS

\_\_\_\_\_  
 PRINT NAME & TITLE

\_\_\_\_\_  
 AUTHORIZED SIGNATURE

\_\_\_\_\_  
 DATE



*New Construction Office*

5000 S. Muskogee • P.O. Box 1007  
Tahlequah, OK 74465-1007

PHONE # (918) 456-5482  
FAX # (918) 431-1071

## DELAWARE COUNTY

### UNIT # 74756

**JESSE BROWNING**

43737 CR 570

Eucha, OK 74342

**\*4 BEDROOM**

**(918) 397-3046**

**or 397-3045**

**DIRECTIONS:** From Jay take Highway 20 West to 1<sup>st</sup> turn on Eucha Road, sign on Right side of road, go South on Eucha you will come to a "Y", stay left at "Y" for approximately 1 mile, will pass cemetery, land joins against cemetery on South side, empty are this is site for new house.

### UNIT # 75016

**DAVID ROOF**

192 Basswood Drive

Eucha, OK 74342

**3 BEDROOM**

**(918) 260-2904**

**or 934-1944**

**DIRECTIONS:** From Tahlequah take Highway 10, turns into Highway 59 stay on Highway 59, take Left on Highway 20, then you will turn Right on Highway 28, go straight on N 4540 Road, go Right on 375 – aka Elm Drive, you will go past Dogwood Chapel, about 300 yards you will come to Basswood Drive, on the Right are the Lots 183 & 184, they are on the corner between Basswood Drive & 375.

January 6, 2020

TO: Housing Authority of Cherokee Nation

I, Jesse Jay Browning, DOB:10-12-1988, wish to change my floor plan to a 4-bedroom home.

Thank You,

*Jesse Browning*

1-6-2020

Browning, Jesse  
Delaware County

PO Box 74  
Jay, OK 74346  
918-397-3046  
918-397-3045  
(4/18/19 updated phone #'s)

Legal Description:

The E2 NE4 SE4 SW4, Section 17, T22N, R23E, 5 acres, m/l, Delaware County

Directions to Site:

From Jay take Hwy. 20 west to 1<sup>st</sup> turn on Eucha road, sign on right side of road. Go south on Eucha and will come to a Y, stay left at Y for approx. 1 mile. Will past cemetery, land joins against cemetery on south side. Empty area. This is the site for new house.

NOTES: WD, McKinley Ledbetter and Ethel Ledbetter, h/w TO Mark Browning and Marilyn Browning, h/w, 6/22/95, 875/267

1/19/15, landowners, Mark Browning and Marilyn Browning, h/w, PO Box 18, Jay, OK 74346, 918-397-3046.

2/2/15, the 5 acres, legal above, is leased to Joe Browning (aka Joel Browning), dated 4/9/09 to 4/9/34, filed 4/9/09, 1855/774; Deed Restriction Agreement (Rehab Grant, Cherokee Nation Rehab), filed 10/28/10, 1924/808 for 1.01 acres only. Agreement to Terminate Lease signed by all parties for proposed site.

Electric---PSO, 888-216-3523  
Water---Delaware Co. RWD #1, 918-253-2525.  
Electric on site to East, water is across asphalt road to East.  
Do not need access/utility easements.

Site is adjacent to a designated Historical Cemetery and requires a 100' buffer from west fence to any buildings, etc.

N36°22'98.2" W094°52'37.1"

Unit address: 43737 CR 570, Eucha, OK 74342  
Unit #: 74756

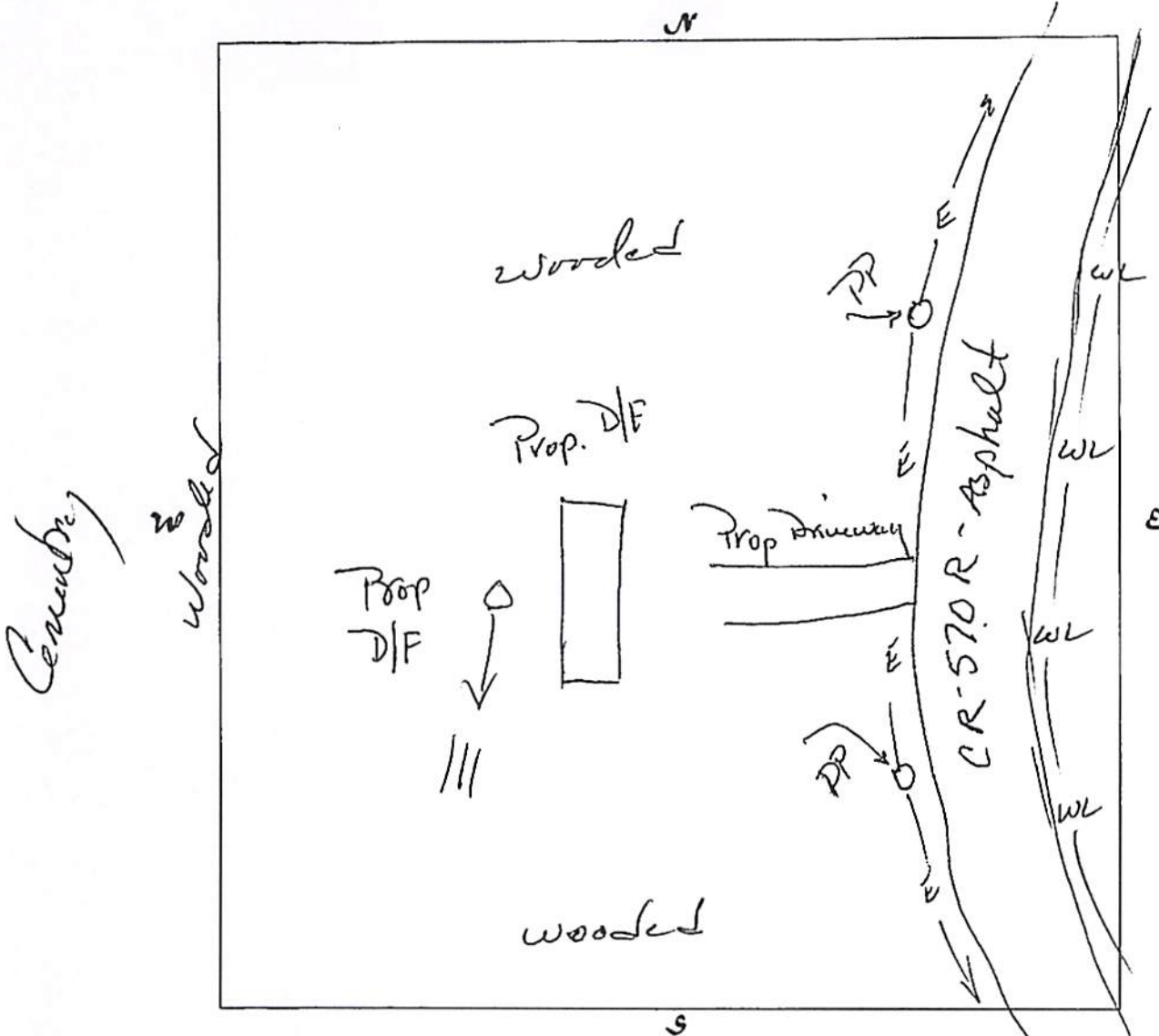
~~3~~ bedroom 4

Not eligible for single close.

SITE INFORMATION

P. W. King, June  
Name of Recipient

DeWalle, Co.  
County



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

gravel \_\_\_\_\_, none \_\_\_\_\_. Access Easement needed N, Utility Easement needed N.

Electric on site, septic/sewer Need, waterline across Rd to east, existing well N/A

GPS Coordinates: Long N 36° 22' 98.2" Lat W 094° 52' 37.1"

Landowner Name/Marital Status/Address/Phone WD - Mark & Marilyn Benning

married /

BEDROOM SIZE: 3 ~~bdms~~  
4

Notes: Need road base, for WL.

10/14/15 - Per TS stop - Not eligible for single class.

Inspected by: Thomas Stapp Jr  
Print name & initial

1/19/15  
Date



# Using Authority of the Cherokee Nation

1500 Hensley Drive

P.O. Box 1007

Tahlequah, OK 74465-1007

Phone 918-456-5482 Fax 918-458-5018

(THIS FORM IS FURNISHED TO YOU 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 OR YOU MAY TAKE IT TO THE COMPANY, THEY COMPLETE AND SIGN THE FORM WHICH IS FASTER)

## UTILITY COMPANY INFORMATION

Browning, Jesse  
Name of Recipient

Del. Co.  
County

### Electric Company

AEP / Public Service of Oklahoma  
Name

P.O. Box 24421  
Address

CANTON, OH 44701-4421  
Address

888-216-3523  
Phone/Fax/Contact, etc..

*11/14/15  
CB*

\_\_\_\_\_  
fees, if available.

\_\_\_\_\_  
Signature, Utility Co. Representative  
(if applicable)

### Water Company (if applicable)

Delaware County Rural Water Dist. #1  
Name

P.O. Box 38  
Address

Eucha, OK 74342  
Address

Ph. 918-253-2525 Jacob Wiese  
Phone/Fax/Contact, etc.

41250 - plus installation  
fees, if available

[Signature]  
Signature, Utility Co. Representative  
(if applicable)

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

### HOUSING DEVELOPMENT STAFF TO CONTACT TO SUBMIT THE INFORMATION OR QUESTIONS:

David Igert  
C-918-525-2952  
O-918-456-5482 ext. 1148  
F-918-458-5018  
david.igert@hacn.org

Carolyn Bilby  
O-918-456-5482 ext. 1108  
F-918-458-5018  
carolyn.bilby@hacn.org

Thomas Stopp  
C-918-316-3635  
O-918-456-5482 ext. 1191  
F-918-458-5108  
thomas.stopp@hacn.org

WARRANTY DEED

2019-004612 Book 2283 Pg: 536  
08/17/2019 11:08 am Pg 0538-0538  
Fee: \$ 13.00 Doc: \$ 0.00  
Barbara Barnes - Delaware County Clerk  
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

THAT MARILYN BROWNING, A SINGLE PERSON, party of the first part, in consideration of the sum of ONE dollar, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto HOUSING AUTHORITY OF THE CHEROKEE NATION OF OKLAHOMA, P.O. Box 1007, Tahlequah, OK 74465-1007, party of the second part, the following described real property and premises situated in DELAWARE County, State of Oklahoma, to-wit:

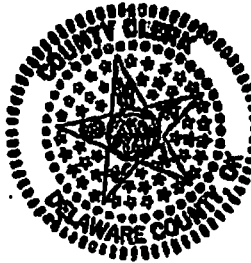
A tract of land situated in the E½ NE¼ SE¼ SW¼ of Section 17, Township 22 North, Range 23 East, Delaware County, Oklahoma, described as follows: Commencing at the NW corner of the E½ NE¼ SE¼ SW¼ of said Section; thence S 00° 00' 25" East along the West line of said E½ NE¼ SE¼ SW¼, a distance of 107.67 feet to the point of beginning; thence N 89° 59' 30" East a distance of 136.50 feet to the centerline of a county road; thence S 14° 24' 16" East along said centerline a distance of 58.49 feet; thence S 19° 51' 56" East along said centerline a distance of 72.07 feet; thence S 25° 30' 39" East along said centerline a distance of 84.87 feet; thence S 30° 28' 09" West and leaving said centerline a distance of 52.91 feet; thence S 89° 59' 27" West a distance of 185.23 feet to said West line; thence N 00° 00' 25" West along said West line a distance of 246.64 feet to the point of beginning, being subject to any and all easements.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature; EXCEPT all easements and rights of way, outstanding mineral interest, if any, or mineral leases, covenants and restrictions of record, public roads and taxes not yet due and payable.

Signed and delivered this 16 day of May, 2019.

Marilyn Browning  
MARILYN BROWNING



STATE OF OKLAHOMA

INDIVIDUAL ACKNOWLEDGEMENT  
(Oklahoma Form)

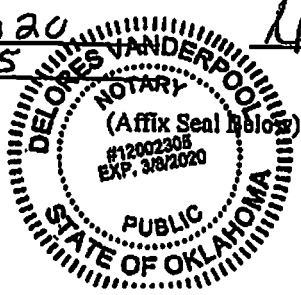
COUNTY OF Delaware §:

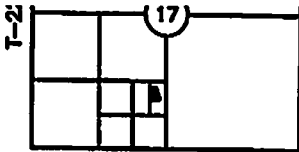
This instrument was acknowledged before me on the 16 day of May, 2019, by MARILYN BROWNING, A SINGLE PERSON.

My commission expires  
Commission No:

03/08/2020  
12002305

Delores Vanderpool Notary Public





LOCATION MAP

COUNTY: DELAWARE

PARTICIPANT: JESSE BROWNING  
 MAILING ADDRESS: P.O. BOX 18, JAY, OK 74346  
 UNIT ADDRESS: 43737 CR. 570, EUCHA, OK 74342  
 UNIT # 74756

BASIS OF BEARINGS:  
 GEODETIC NORTH

LAT 36°22'58.4"N  
 LONG 94°52'21.9"W

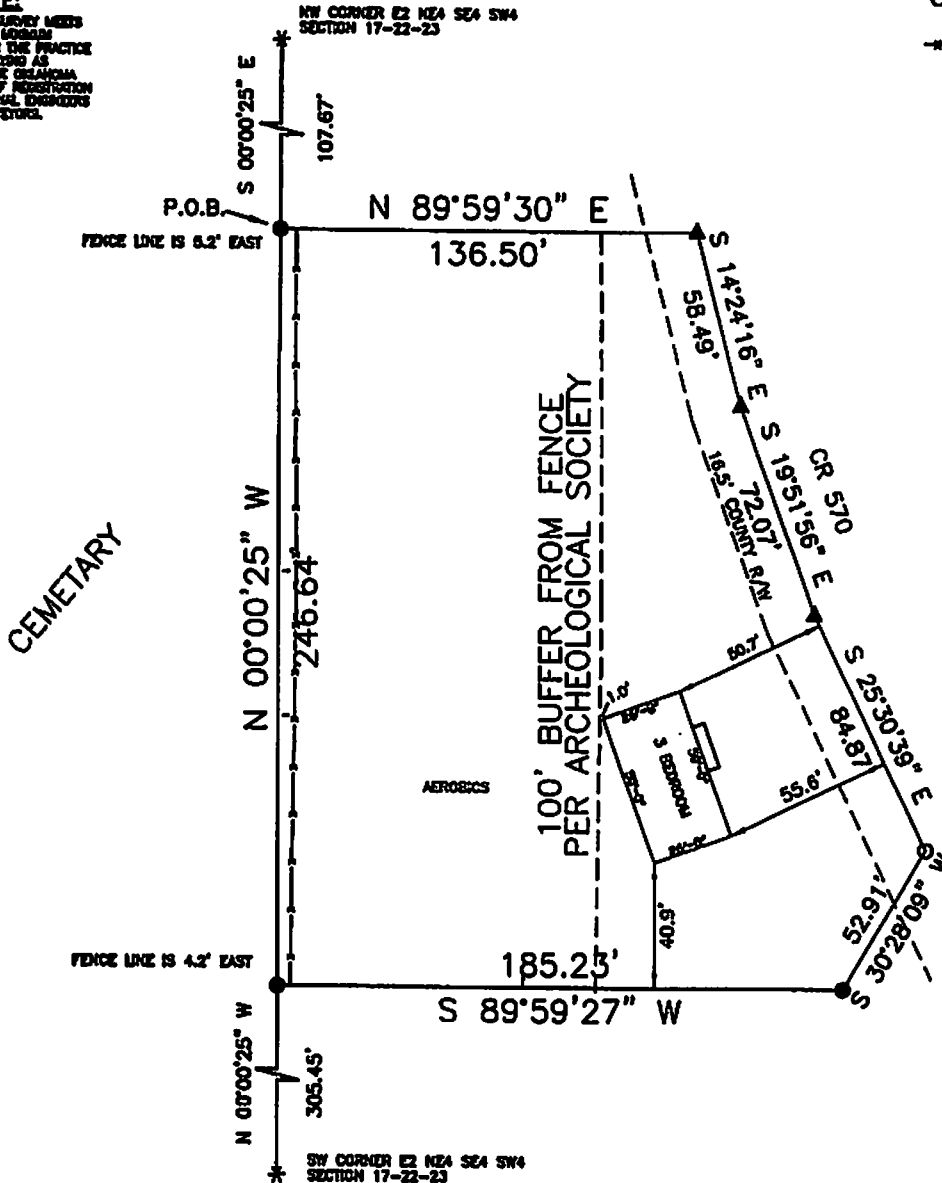
1"=60'

LEGEND

- - SET IRON PIN W/ CAP L51318
- ▲ - SET MAG SPIKE W/ SINGER L51318
- - FOUND MONUMENT
- +— FENCE

NOTE:

THIS PLAN OF SURVEY MEETS THE OKLAHOMA MODERN STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



LEGAL DESCRIPTION

A tract of land situated in the E2 NE4 SE4 SW4 of Section 17, T22N, R23E, I.B.&M., Delaware County, Oklahoma, described as follows: Commencing at the NW corner of the E2 NE4 SE4 SW4 of said Section; thence S 00°00'25" E along the West line of said E2 NE4 SE4 SW4 a distance of 107.67 feet to the POINT OF BEGINNING; thence N 89°59'30" E a distance of 136.60 feet to the centerline of a county road; thence S 14°24'16" E along said centerline a distance of 58.49 feet; thence S 19°51'58" E along said centerline a distance of 72.07 feet; thence S 25°30'39" E along said centerline a distance of 84.87 feet; thence S 30°28'09" W and leaving said centerline a distance of 52.91 feet; thence S 89°59'27" W a distance of 185.23 feet to said West line; thence N 00°00'25" W along said West line a distance of 246.64 feet to the POINT OF BEGINNING, Containing 0.99 Acres, more or less...Basis of Bearings: Geodetic North, Legal Description prepared by: Daniel S. Goss PLS 1316. MARCH 07, 2016

CERTIFICATE

I, DANIEL S. GOSS, A REGISTERED SURVEYOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE ABOVE TRACT HAS BEEN SURVEYED UNDER MY DIRECT SUPERVISION, TO THE BEST OF MY KNOWLEDGE, THE ABOVE PLAN IS AN ACCURATE REPRESENTATION OF SAID SURVEY, NO UNDERGROUND UTILITIES WERE LOCATED, AND THERE ARE NO BUILDING ENCROACHMENTS THEREON EXCEPT AS INDICATED, AND THAT NO EFFORT WAS MADE TO RESEARCH FOR ANY EASEMENTS AT THE COUNTY CLERK OR OTHER RECORDS OFFICE.



WITNESS MY HAND AND SEAL THIS 07 DAY OF MARCH, 2015

DANIEL S. GOSS P.L.S. NO. 1316, CA NO. 3932



Roof, David  
Delaware County

225 W. Urbana St.  
Broken Arrow, OK 74012  
\* 918-260-2904  
918-934-1944

Legal Description:

Lot 183 & Lot 184 of Chestnut Hills, Addition of Lakemont Shores, a subdivision located in Eucha, OK, Delaware County, OK

Directions to Site:

Tahlequah, HWY 10 out turns into HWY 59, stay on HWY 59, take left on HWY 20, then you will turn right on HWY 28, go straight on N 4540 road, go right on 375, aka Elm Drive, you will go past Dogwood Chapel, about 300 yards you will come up to Basswood Drive, on your right are the lots, 183 & 184 on the corner between Basswood Drive and 375.

NOTES: QCD, J.T. Ray and Elizabeth Ray, TO David Roof, 11/28/16, 2177/666.  
QCD, Wayman C. Mullins and Louise C. Mullins, TO David A. Roof, 11/30/16, 2178/1-5.

1/11/17, landowner, David A. Roof, single, current contact information above.

Electric---NEO, 918-256-6405

Water---Delaware Co. RWD #12, 918-435-2944

Both on site, electric to west, water to south.

Do not need access/utility easements.

Street in plat.

Letter from county commissioner, county road for 15 years.

Use both lots, house on Lot 184.

N36°28'37.0" W094°54'17.4"

Unit address: 192 Basswood Dr., Eucha, OK 74342

Unit #: 75016

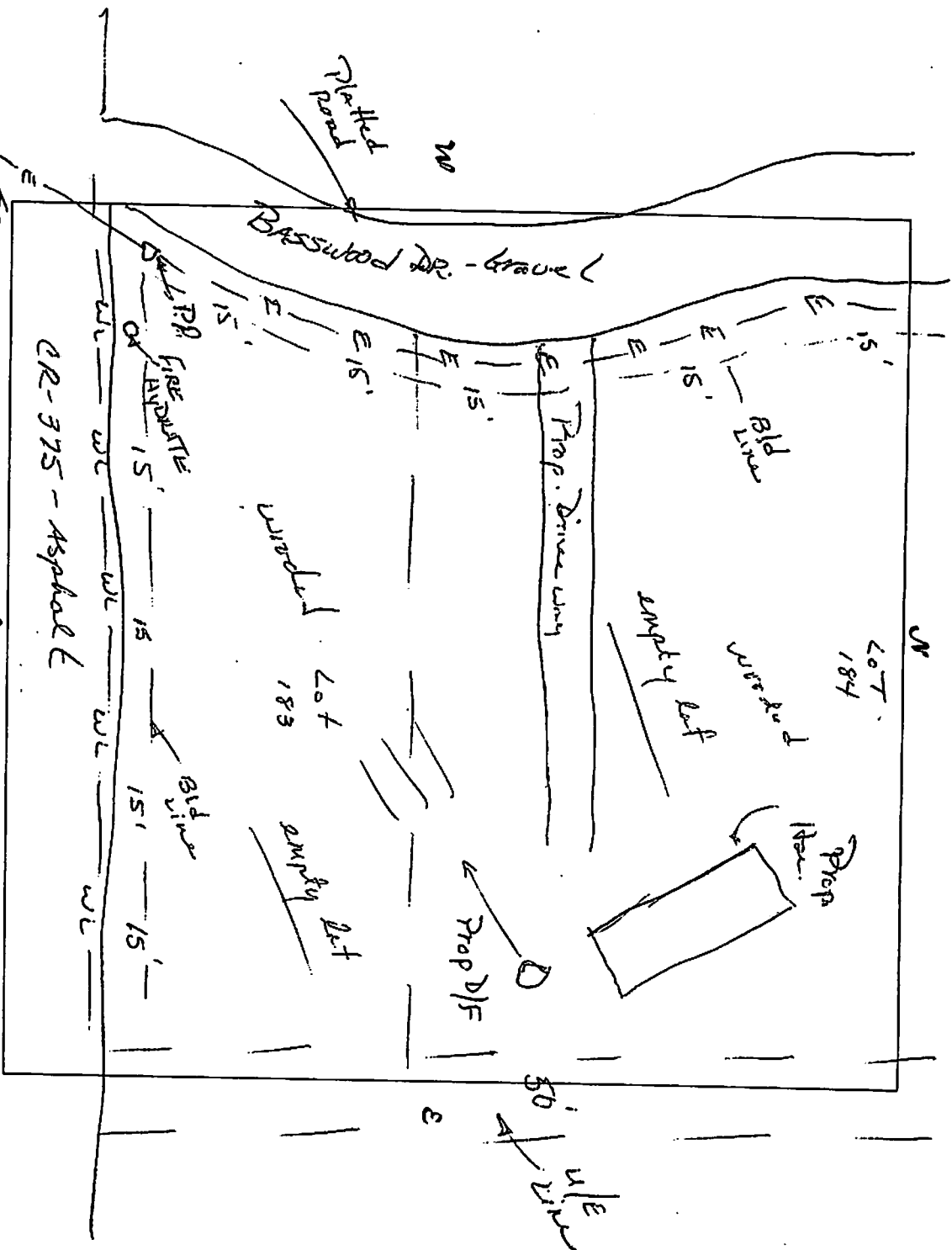
3 bedroom

Not eligible for single close.

SITE INFORMATION

Name of Recipient Rebecca David

County DeWitt



Access to site from: county  state  private  road: asphalt

Gravel  none  Access Easement needed  N Utility Easement needed  N

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

GPS Coordinates: Long N 36° 28' 37.0" Lat W 094° 54' 12.4"

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

Notes: Owner will clear and plan around the site & underbank for driveway. Wants the slope graded on lot 184, using both lots for coverage. Plat & Easements attached.

Inspected by: Thomas Stepp Jr Date 02/11/13  
Print name & Initial

4201-1

I-2019-010098 Book 2305 Pg: 789  
12/28/2019 10:29 am Pg 0789-0789  
Fee: \$ 18.00 Doc: \$ 0.00  
Barbara Barnes - Delaware County Clerk  
State of Oklahoma

Consideration: \$0.00 (donation)  
Doc Stamps: Tax Exemption (680S\$3202.11)

HACN-19-220  
Green Country Abstract & Title Co.

### WARRANTY DEED

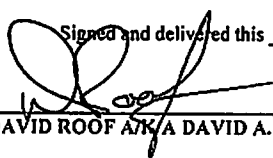
KNOW ALL MEN BY THESE PRESENTS:

THAT DAVID ROOF A/K/A DAVID A. ROOF A/K/A DAVID ANDREW ROOF A/K/A D. ROOF, A SINGLE PERSON, party of the first part, in consideration of the sum of ONE dollar, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto HOUSING AUTHORITY OF THE CHEROKEE NATION OF OKLAHOMA, P.O. Box 1007, Tahlequah, OK 74465-1007, party of the second part, the following described real property and premises situated in DELAWARE County, State of Oklahoma, to-wit:

Lots 183 and 184, Chestnut Hills Addition to Lakemont Shores & Bay Club, a subdivision, Delaware County, Oklahoma, according to the recorded plat thereof.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature; EXCEPT all easements and rights of way, outstanding mineral interest, if any, or mineral leases, covenants and restrictions of record, public roads and taxes not yet due and payable.

Signed and delivered this 5<sup>th</sup> day of December, 2019.  
  
\_\_\_\_\_  
DAVID ROOF A/K/A DAVID A. ROOF A/K/A DAVID ANDREW ROOF A/K/A D. ROOF



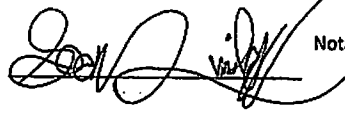
STATE OF Oklahoma  
COUNTY OF Tulsa

INDIVIDUAL ACKNOWLEDGEMENT  
(Oklahoma Form)

§:

This instrument was acknowledged before me on the 5<sup>th</sup> day of DECEMBER, 2019, by DAVID ROOF A/K/A DAVID A. ROOF A/K/A DAVID ANDREW ROOF A/K/A D. ROOF, A SINGLE PERSON.

My commission expires 02-27-2023  
Commission No: 19002093

  
Notary Public

(Affix Seal Below)



M-ain Residential Structure – Ground Floor

Birchbark – 1,000 square feet  
Blackjack – 1,000 square feet  
Chestnut Hills – lots 1-324 = 1,000 square feet  
                  lots 325-348 = 1,150 square feet  
                  lots 349-376 = 1,250 square feet  
Cherrywood – 1,000 square feet  
Chinquapin – 1,000 square feet  
Dogwood – 820 square feet  
East – 720 square feet  
Echo I – 820 square feet  
Echo II – 820 square feet  
Estates – 820 square feet  
Golf – 820 square feet  
Grand View – lots 1 – 17 = 528 square feet  
                  lots in blocks 3, 4, 5, 6, 7 = 720 square feet  
                  lots in blocks 1, 2 = 820 square feet  
Hawthorn Hills – 1,000 square feet  
Heather Valley – wilderness  
Hickory – 820 square feet  
Hilltop – 820 square feet  
Lonesome Pines – 1,000 square feet  
Mobile Vista – 540 square feet  
Oaks – 720 square feet  
Persimmon Park & Ponderosa Park = R.V. lots  
Redbud – 820 square feet  
South – 720 square feet  
Spruce Hills – 1,000 square feet  
Sycamore Heights – 1,000 square feet  
Smoketree Hills – 500 square feet  
Valley View – 820 square feet  
Walnut Ridge – 1,000 square feet  
West – 720 square feet

Single wides only in Smoketree Hills, Mobile Vista & Grandview.

Dogwood  
Chapel ->

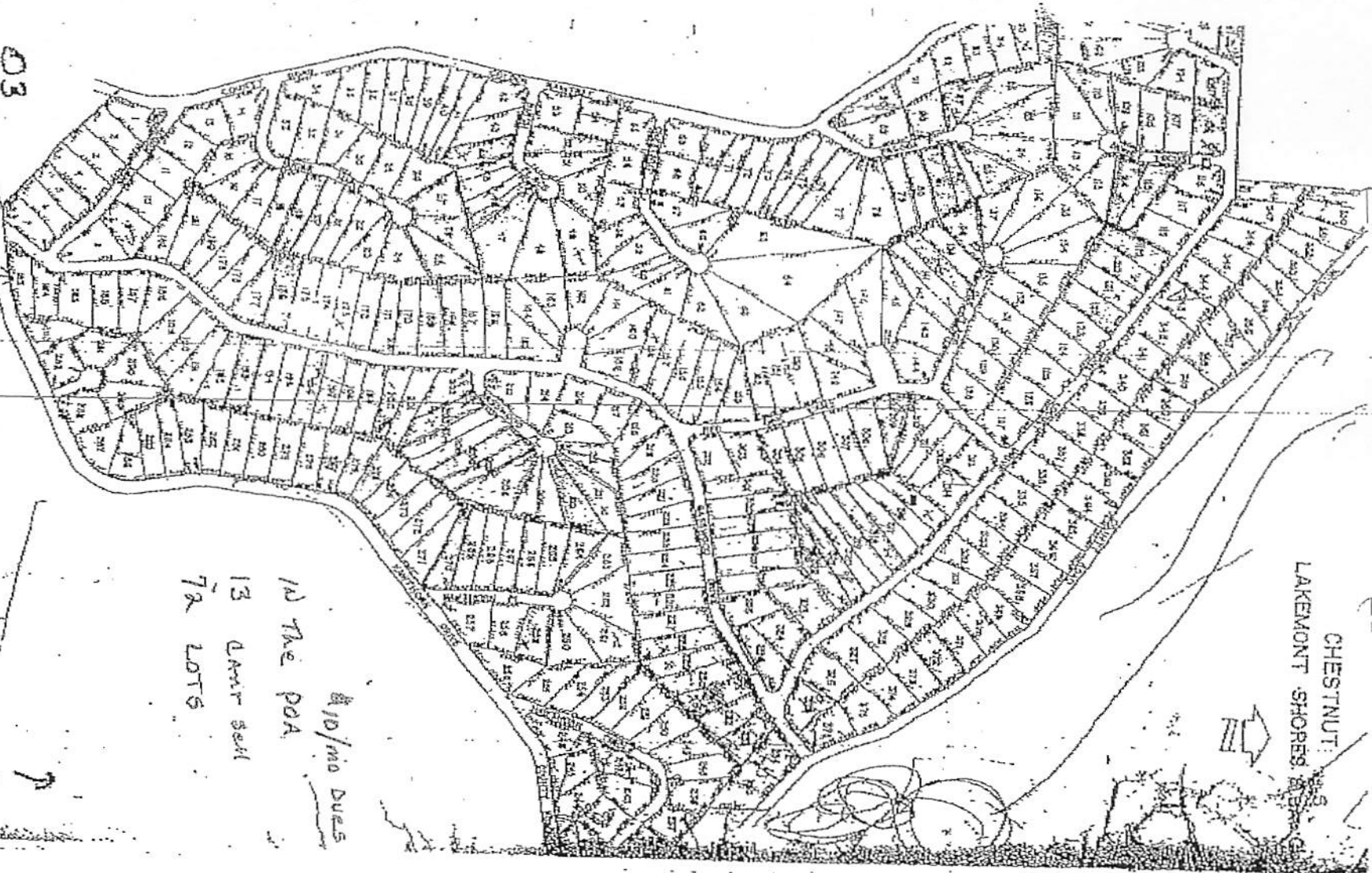
03

lots  
(10-3)  
(18-1)

CHESTNUT HILLS

N

10/mo dues  
13 The POA  
13 Unit Sell  
72 LOTS



CHESTNUT  
LAKEMONT SHORES

## COVENANTS AND RESTRICTIONS FOR CHESTNUT HILLS

For the purpose of providing an orderly development of CHESTNUT HILLS, an addition to Lakemont Shores and Bay Club in Delaware County, Oklahoma, and for the further purpose of protection of ourselves and our successors in title to any property therein, and for the further purpose of preserving the character of development and construction therein and for the protection and safety of the general public, and to insure a pleasant neighborhood appearance, we do hereby declare, establish and impose certain covenants and restrictions upon CHESTNUT HILLS (hereinafter referred to as the Addition), which are outlined hereinafter, which covenants and restrictions shall be adhered to, by our successors in title to properties in the Addition, and shall be adhered to by any person, or persons, who shall reside or make use of, any property therein, and any person, firm, partnership, corporation or other legal entity accepting title or conveyance to, residing in or having any interest of any kind or type whatsoever in the Addition, shall strictly adhere to such covenants and restrictions, and by accepting such title or conveyance, either directly or remotely to any property in the Addition, shall be deemed to have assented and agreed to, and be bound by such restrictive covenants and shall be entitled to all of its benefits thereof, and shall assume all of the responsibilities thereof.

1. CHESTNUT HILLS is an addition to Lakemont Shores and Bay Club and is hereby made subject to the Declaration of Covenants and Restrictions recorded with the real estate records of Delaware County, Oklahoma, on the 18th day of January, 1977, in Book 352 beginning at Page 823. The Plat of CHESTNUT HILLS setting forth and creating that addition has been recorded with the real estate records of Delaware County, Oklahoma, on the 14th day of January, 1977, in Book 283B beginning at Page 589.

2. The lots in the Addition shall be used exclusively for residential purposes. No lot shall be subdivided without the prior written consent of the Architectural Control Committee of Lakemont Shores Property Owners Association. The ground floor area of the main residential structure built on any lot, exclusive of open porches and garages, shall be as follows:

- (a) Lots numbered 325 through 328, inclusive, - 1000 square feet.
- (b) Lots numbered 329 through 338, inclusive, - 1180 square feet.
- (c) Lots numbered 349 through 375, inclusive, - 1250 square feet.

No more than one structure shall be erected on any lot, and no structure previously used or erected shall be moved onto any lot. No structure of a temporary character, trailer, tent, shack, garage or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. Construction and installation of all improvements including, but not limited to, all electrical wiring and plumbing shall conform to the standards prescribed in the National Building Code and as otherwise prescribed by the Architectural Control Committee; however, in no event shall such standards be less than those provided by the Federal Housing Administration and all state and local codes.

3. No water well or other well of any nature shall be drilled upon any lot.

4. No clothesline of either a temporary or permanent nature shall be erected upon any lot unless it is screened from view from all streets in a manner and with materials acceptable to and approved in writing by the Architectural Control Committee.

5. No improvement of any kind shall be commenced upon any lot until adequate completion and payment bonds have been executed and delivered to and approved by the Architectural Control Committee adequate to insure completion of the proposed improvements and to indemnify the owner against any laborers' or materialmen's liens, and there shall have been furnished to the Architectural Control Committee proof of adequate builder's risk insurance, including workmen's compensation insurance. In addition, the owner of the lot shall furnish to the Architectural Control Committee such credit information and proof of financial ability as is required by the Committee to assure completion of the improvements within the time requirement provided in the Declaration of Covenants.

6. No wall, hedge or other obstruction which obstructs sight lines at elevations between two and six feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitation shall apply on a lot within ten (10) feet from the intersection of a street property line with the edge of a driveway. No trees shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

7. No lot shall be used for any purpose other than residential purposes; however, the Lakemont Shores Property Owners Association may permit the use of any lot for nonprofit, civic, religious, educational and community purposes such as, but not limited to, churches, schools, fire and police stations, community buildings, libraries or parks. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed 2-1/2 stories in height and private garages for the occupant's vehicles and other outbuildings incidental to the residential use of the lot.

8 The exterior of any structure, garage or outbuilding permitted which is proposed to be erected upon any lot shall be completely finished within six months of the date of the start of construction. The interior of any permitted structure, garage or outbuilding shall be completely finished within twelve months following the start of construction.

9 All signs are prohibited except:

(a) Signs erected by the developer for identification of streets, traffic control and directional purposes.

(b) Signs of a temporary nature advertising property for sale and construction signs which signs shall not exceed five square feet in area, and

(c) Signs erected by developer in connection with its sales program.

10 No provision herein shall preclude the developer from erecting, maintaining and utilizing model houses in connection with its sales program.

11 Except for the business of the developer, in furtherance of its sales program, the practice of any profession or the carrying on of any business is prohibited within the Addition.

12 No obnoxious or offensive activities shall be carried on within the Addition. Nothing shall be done or permitted to be done upon any lot which would be or become a legal nuisance or other nuisance to adjoining and surrounding lot owners. Additionally, each lot owner and/or occupant shall be responsible for keeping his lot clean and clear, and free from the collection of rubbish debris.

13 No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot in the Addition except that household pets such as dogs, cats and other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

14. No lot or other area within the Addition shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in a clean and sanitary condition, and disposition of the same shall be prompt.

15 No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon any lot or in the Addition, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon any lot or in the Addition. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot or in the Addition.

16 Except as otherwise noted on the Plat of CHESTNUT HILLS, the front yard (or back) and the rear yard shall not be less than 25 feet each and the side yards shall not be less than 5 feet. There shall be a certain Greenway Easement consisting of an area 25 feet each side of the rear lot lines of certain lots, constituting an area 50 feet in width altogether, as particularly shown and located on the Plat of CHESTNUT HILLS by the shaded area denoted thereon as Greenway Easement (G/E). No structures of any nature including fencing shall be placed on the Greenway Easement area and the natural, living, vegetation of those areas shall be permitted to grow thereon, subject only to the pruning and/or removal of dead vegetation and such vegetation which is of a size less than six inches in diameter. This pruning and/or removal of dead vegetation and/or vegetation of a size less than six inches in diameter may be performed by the abutting property owners to such Greenway Easement and/or by the Lakemont Shores Property Owners Association, in their sole discretion; provided that this provision does not in any way obligate the Lakemont Shores Property Owners Association to perform such pruning and/or removal of vegetation. As for the other easement areas above described, exclusive of the Greenway Easements, no structures other than fencing shall be placed on any such easement area as outlined on the Plat or as defined herein, nor nearer than five feet to any lot line. This restrictive covenant as to easements, including the Greenway Easement, shall not be deemed to prohibit installation of utility lines, etc., and their appurtenances on such easements.

17. Where in conflict herewith the Plat of CHESTNUT HILLS shall control.

18 For the public safety and to provide for ease of traffic passage, parking in and along the road traffic ways in excess of one hour is prohibited and vehicular traffic shall not exceed 25 miles per hour.

19 These covenants and restrictions shall run with and bind the land, and shall inure to the benefit of and be enforceable by the undersigned owner of the land, its successors and assigns and by the owner of any other lot within the Addition and by Lakemont Shores Property Owners Association, Inc. for a period of 20 years from the date this instrument is recorded, after which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless an instrument signed by the then owners of two-thirds of the lots within the Addition has been recorded, agreeing to change said covenants and restrictions in whole or in part.

20 Invalidation of any one of these covenants or restrictions shall be no wise affect the validity of any of the other covenants or restrictions, which other covenants and restrictions shall thereafter remain in full force and effect.

DATED the 24th day of January 1977



# Housing Authority of the Cherokee Nation

1500 Hensley Drive

P.O. Box 1007

Tahlequah, OK 74465-1007

Phone 918-456-5482 Fax 918-458-5018

1/18/17  
CB

(THIS FORM IS FURNISHED TO YOU 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 OR YOU MAY TAKE IT TO THE COMPANY, THEY COMPLETE AND SIGN THE FORM WHICH IS FASTER)

## UTILITY COMPANY INFORMATION

David A. Leaf  
Name of Recipient

DELAWARE  
County

Electric Company  
REC NORTHEAST OKLA ELECTRIC  
Name

\_\_\_\_\_

4 miles EAST of VINITA  
Address

\_\_\_\_\_

PO BOX 948 Vinita 74301  
Address

\_\_\_\_\_

918-256-6405  
Phone/Fax/Contact, etc..

\_\_\_\_\_  
Signature, Utility Co. Representative  
(if applicable)

1/31 (remailed)  
3/20 (mailed)  
Water Company (if applicable)

RWD 12 DELAWARE CITY  
Name

\_\_\_\_\_  
fees, if available

PO Box 17  
Address

\_\_\_\_\_

JAY, OK 74346  
Address

\_\_\_\_\_

918-435-2944  
Phone/Fax/Contact, etc..

\_\_\_\_\_  
Signature, Utility Co. Representative  
(if applicable)

mailed 1/31  
NOTES: THE ALL READY PAID FOR WATER METER

HOUSING DEVELOPMENT STAFF TO CONTACT TO SUBMIT THE INFORMATION OR QUESTIONS:

David Igert  
C-918-525-2952  
O-918-456-5482 ext. 1148  
F-918-458-5018  
david.igert@hacn.org

Carolyn Bilby  
O-918-456-5482 ext. 1108  
F-918-458-5018  
carolyn.bilby@hacn.org

Thomas Stopp  
C-918-316-3635  
O-918-456-5482 ext. 1191  
F-918-458-5108  
thomas.stopp@hacn.org

✓



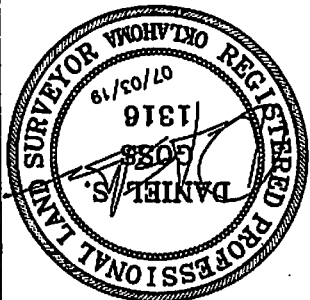


**D. GOSS & ASSOCIATES**  
 12247 HERWOOD HILL RD.  
 SAPULPA, OK 74066  
 PH. (918)371-0096 FAX (918)221-4330

Scale: 1" = 60'  
 DATE: 08/19/15  
 DRAWN BY: DG  
 JOB # 13429  
 REVISED:  
 SITE LAST VISTED: 07/02/19

DANIEL S. GOSS P.L.S. NO. 1316, CA NO. 3932

WITNESS MY HAND AND SEAL THIS 3 DAY OF JULY, 2019

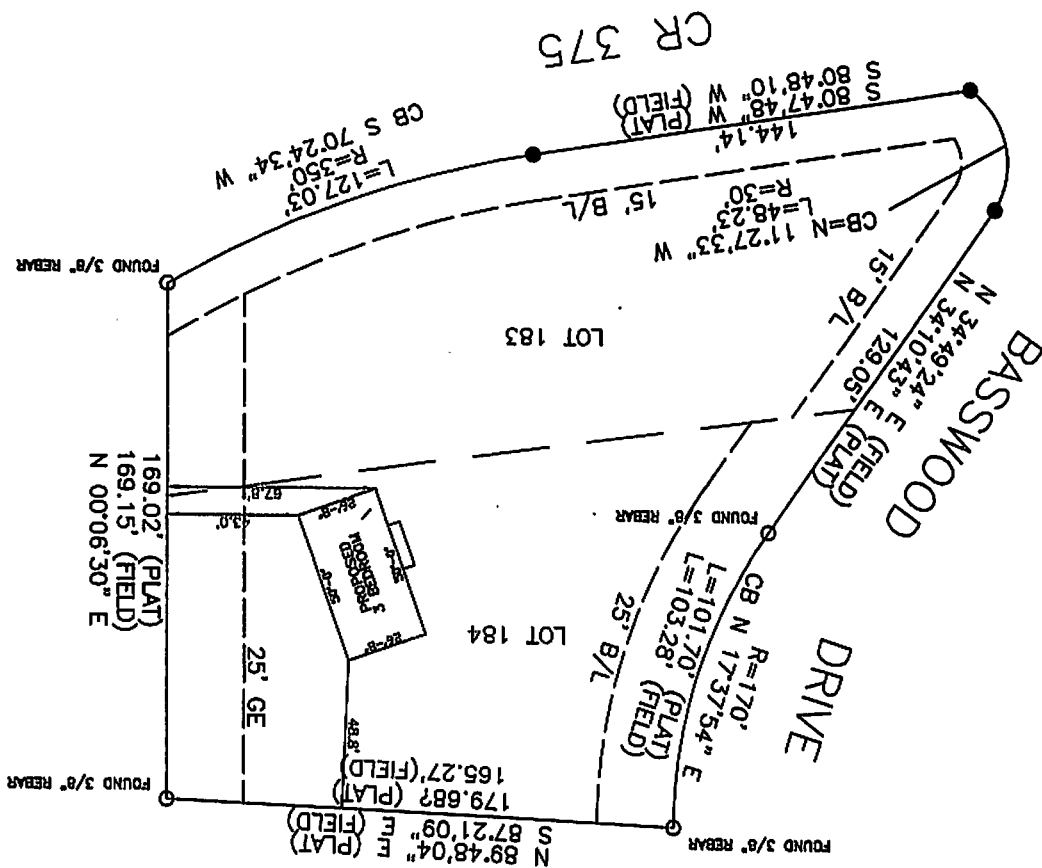


I, DANIEL S. GOSS, A REGISTERED SURVEYOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE ABOVE TRACT HAS BEEN SURVEYED UNDER MY DIRECT SUPERVISION, TO THE BEST OF MY KNOWLEDGE, THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY, NO UNDERGROUND UTILITIES WERE LOCATED, AND THERE ARE NO BUILDING ENCROACHMENTS THEREON EXCEPT AS INDICATED, AND THAT NO EFFORT WAS MADE TO RESEARCH FOR ANY EASEMENTS AT THE COUNTY CLERK OR OTHER RECORDS OFFICE.

**CERTIFICATE**

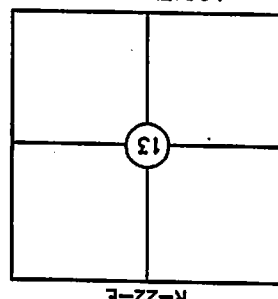
Lot 183 & Lot 184 of Chestnut Hills Addition of Lakemont Shores, a subdivision located in Eucha, Delaware County, description by others, containing 1.03 ac, more or less...

**LEGAL DESCRIPTION**



**NOTE:**  
 THIS PLAN OF SURVEY MEETS THE DELAWARE REBAR STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

**LOCATION MAP**  
 COUNTY: DELAWARE



PREPARED FOR CHEROKEE NATION HOUSING AUTHORITY  
 PARTICIPANT: DAVID ROOF  
 MAILING ADDRESS: 225 W. URBANA ST.  
 BROKEN ARROW, OK 74012  
 UNIT ADDRESS: 192 BASSWOOD DR., EUCHA, OK 74342  
 UNIT #75016  
 BASIS OF BEARINGS:  
 LAT 36°28'36.5"N  
 LONG 94°54'17.4"W

- LEGEND**
- - SET IRON PIN W/ CAP L51316
  - ▲ - SET IRON NAIL W/ SHOWER L51316
  - - FOUND MONUMENT
  - - - B/L - BUILDING LINE
  - GE - GREENWAY EASEMENTS



**BOUNDARY SURVEY  
 PLOT PLAN**