

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:

SEQUOYAH

(SC) Jessica Davis	# 74988	4 Bedrooms	\$ _____
(SC) Tracey Barger	# 74813	*3 Bedrooms	\$ _____
Changed from 4 to 3 Bedrooms per written request from tenant received 12/30/19.			
(SC) Kally Brown	#74907	4 Bedrooms	\$ _____
(SC) Carl Busch	# 74871	4 Bedrooms	\$ _____
(SC) Kacee Cardenas	# 74910	4 Bedrooms	\$ _____
(SC) Glenn Fleetwood	# 74802	3 Bedrooms	\$ _____
(SC) Miranda Holt	# 74780	4 Bedrooms	\$ _____
(SC) Lenora Blakely	# 75060	3 Bedrooms	\$ _____
(SC) Bobby Callaway	# 74878	4 Bedrooms	\$ _____
(SC) Christina Huggins	# 74761	4 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

SEQUOYAH COUNTY

UNIT # 74878

BOBBY & ERICA CALLAWAY

207 East Sequoyah Street
Vian, OK 74962

4 BEDROOM
(918) 235-7014
or 208-4782

DIRECTIONS: From Tahlequah to Vian on Highway 82 South, turn Left on Sequoyah Street just past 3rd house on Right, open empty lot with old foundation on it, trailer home on Right.

UNIT # 74761 (SC)

CHRISTINA & JAMES HUGGINS

109897 South 4720 Road
Muldrow, OK 74948

4 BEDROOM
(918) 575-0549
or 721-1445

DIRECTIONS: To Muldrow Exit I40, head East to Muldrow Exit, turn Left (North) through town over Railroad tracks, take Second Road to the Left, which is NW 2nd Street, turn West take first curve which is Fargo Street, continue North take another curve, which is 4th Street continue, take another curve which is Flat Rock Road, continue take another curve, continue which will put you on S 4720 Road, continue until you see a dug out shell pit, just past the shell pit is a driveway and entrance to the land.

Callaway, Bobby and Erica
Sequoyah County

PO Box 496
Vian, OK 74962
918-235-7014 mr. c
918-208-4782 mrs.

Legal Description:

The N2 of Lot 2 of Block 10 to the Town of Vian, Sequoyah County, OK

Directions to Site:

To Vian on HWY 82 south from Tablequah, turn left on Sequoyah St. just past 3rd house on right, open empty lot with old foundation on it, trailer home on right.

NOTES: WD, Janet Coppin, single, and Samantha Hooper, single, and Brett Hooper, single, TO Erica Crutchfield, 3/12/14, 1332/257.

7/26/17, landowner, Erica Callaway (formerly Crutchfield) and Bobby Callaway, current contact information above.

Electric---OG&E, 918-684-4682
Water---Vian PWA, 918-773-8310
Sewer line available.
Electric/sewer to south; waterline to north.
Do not need access/utility easements.
City platted streets.

N35°29'55.8" W094°38'01.7"

Unit address: 207 E. Sequoyah St., Vian, OK 74962
Unit #: 74878

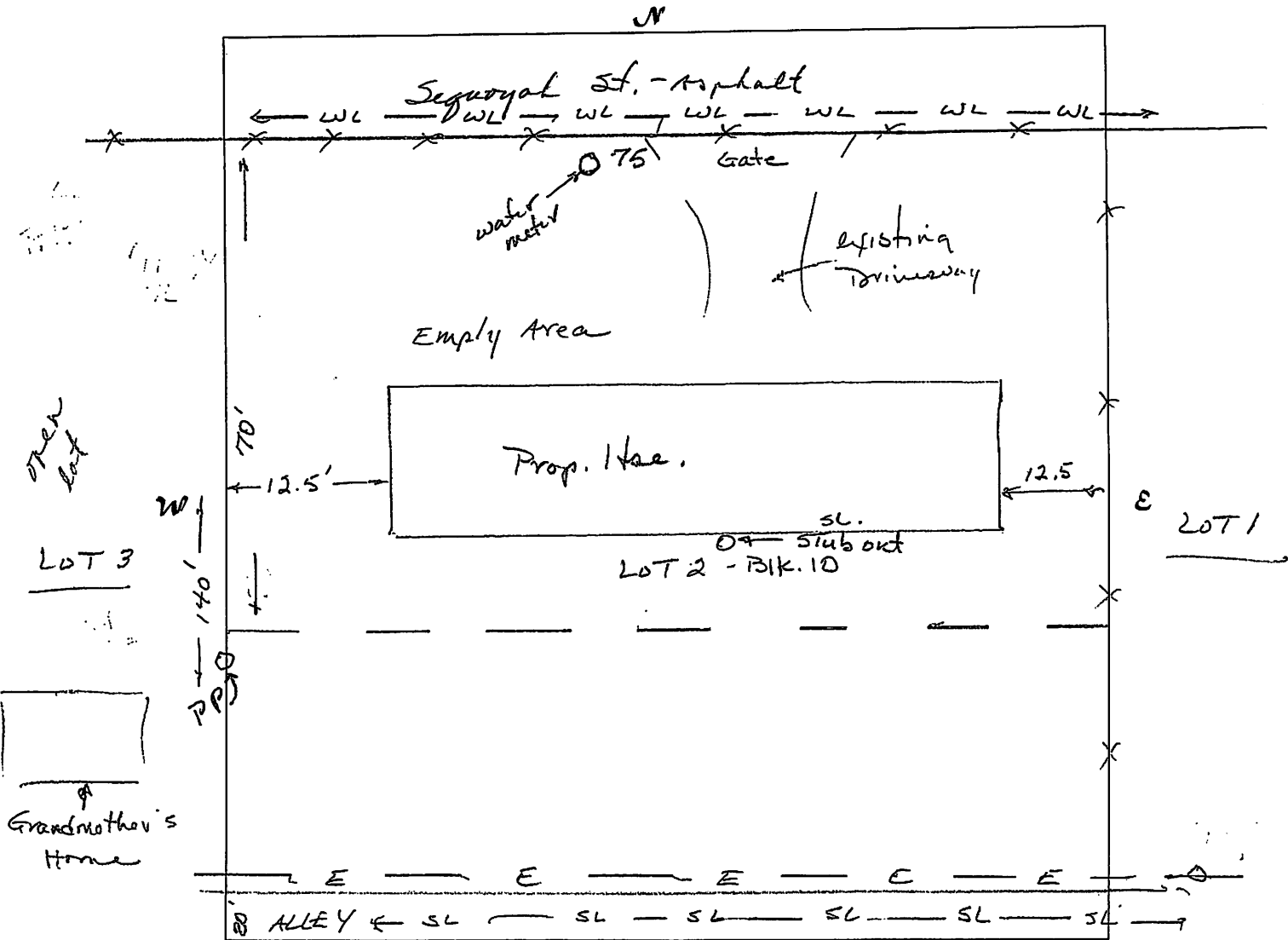
4 bedroom

Eligible for single close.

SITE INFORMATION

Callan & Bobby
Name of Recipient

Se. Co.
County D



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

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

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

GPS Coordinates: Long N. 35° 29' 55.8" Lat W. 109° 38' 01.7" 4-bdrn.

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

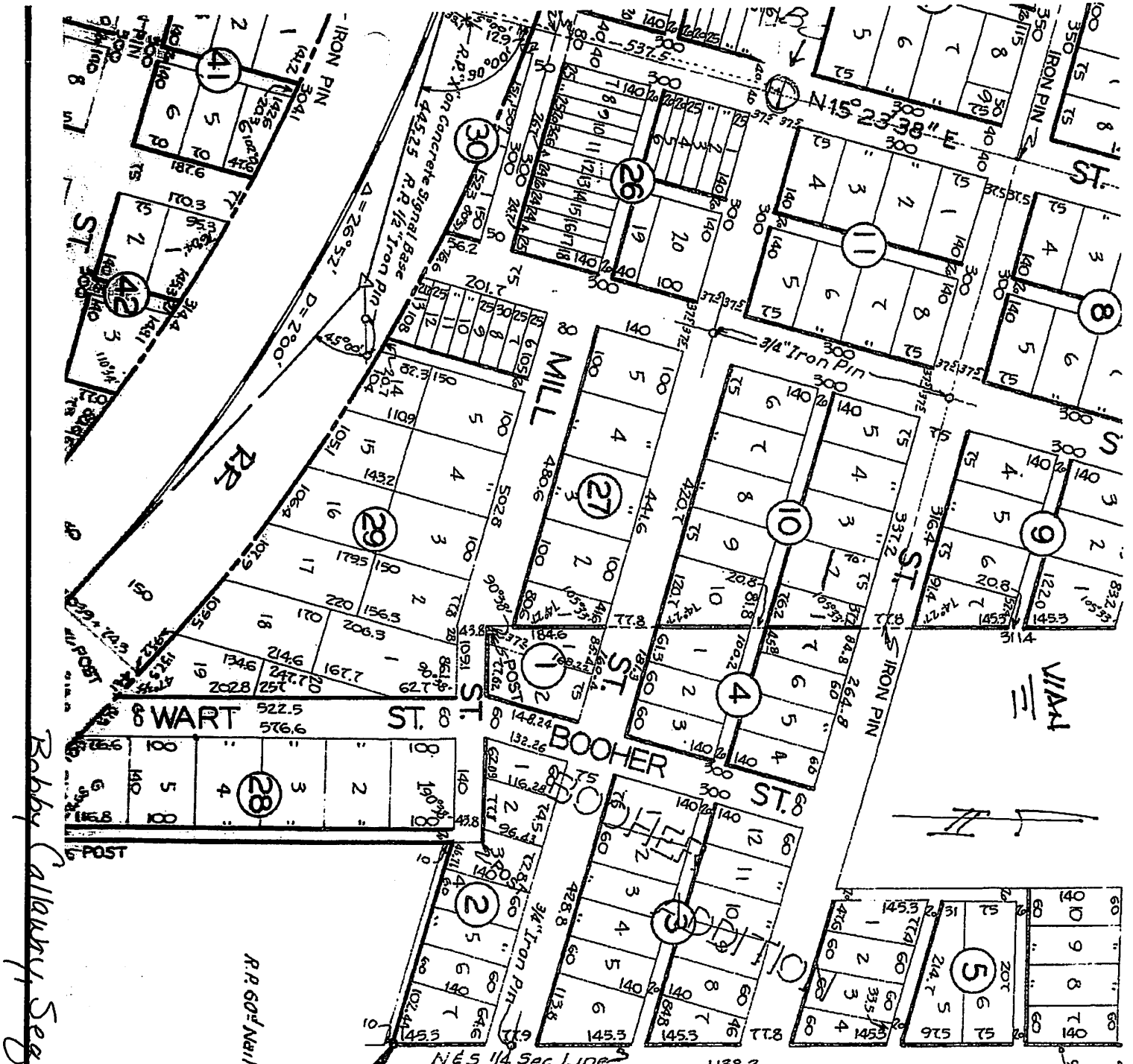
Notes: 2nd New site. Grand open lot w/ utilities. Owners are going to purchase the back 70 feet of Lot from different owner asap. No Covenants, No Restrictions, No Set back lines. Per plat @ Crthe.

Inspected by: Therian Skipp Jr
Print name & initial

07/26/17
Date



Robby Callaway, Seg. Co

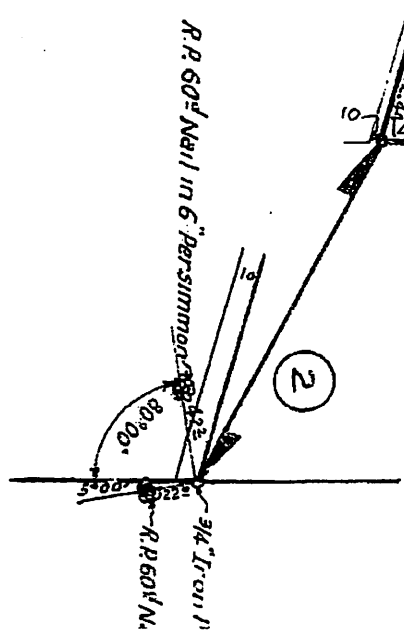


NOTES

ALL DISTANCES ARE IN FEET AND MEASURED WITH A STEEL TAPE. BOUNDARY POSTS ARE 4"X4"X5' ALL BLOCK AND ALLEY CORNERS BY OAK STAKES 2"X2"X18" ALL BLOCK CORNERS NOT MARKED ANGLES. IRON PINS HAVE BEEN SUNK FLU AT 17 BASE LINE INTERSECTIONS WHERE DISTANCES ALONG THE DIFFER FROM THOSE GIVEN BY THE DISTANCE GIVEN ON THIS CHECKED. ANGLES ALONG CURVES ARE TA

VIAN, INDIAN TERRITORY
 I HEREBY CERTIFY THAT AND ACCURATELY SURVEYED AND VIAN CHEROKEE NATION INDIAN THE ABOVE DESCRIBED LAND AND CORRECT PLAT THEREOF

DEPARTMENT OF THE INTERIOR
 WASHINGTON, D.C.
 APPROVED



Robby Callaway, Sec. Co.

000-1

AA

Consideration: \$0.00 (donation)
Doc Stamps: Tax Exemption (68OS§3202.11)

HACN-19-225
Green Country Abstract & Title Co.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT ERICA CRUTCHFIELD A/K/A ERICA MARIE CRUTCHFIELD A/K/A ERICA MARIE HOOPER N/K/A ERICA CALLAWAY AND BOBBY CALLAWAY, WIFE AND HUSBAND, 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 SEQUOYAH County, State of Oklahoma, to-wit:

The North 1/4 of Lot 2, Block 10 to the City of Vian, Sequoyah County, State of Oklahoma.

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 3rd day of December, 2019.

Erica Callaway
ERICA CRUTCHFIELD A/K/A ERICA
MARIE CRUTCHFIELD A/K/A ERICA
MARIE HOOPER N/K/A ERICA
CALLAWAY

Bobby Callaway
BOBBY CALLAWAY

STATE OF OKLAHOMA
COUNTY OF CHEROKEE

§:

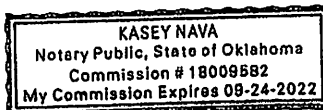
INDIVIDUAL ACKNOWLEDGEMENT
(Oklahoma Form)

This instrument was acknowledged before me on the 3rd day of December, 2019, by ERICA CRUTCHFIELD A/K/A ERICA MARIE CRUTCHFIELD A/K/A ERICA MARIE HOOPER N/K/A ERICA CALLAWAY AND BOBBY CALLAWAY, WIFE AND HUSBAND.

My commission expires 9-24-22
Commission No: 18009582

Kasey Nava Notary Public

(Affix Seal Below)





Bobby Callaway
(918) 235-7

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

8/24/17
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

Bobby Callaway
Name of Recipient

Seq.
County

Electric Company
EMMATT OGE
Name

fees, if available.

RevPro @ OGE.com
Address

2301 S. 24th St. W
Address

Muskogee OK 74401
9-684-4682
Phone/Fax/Contact, etc..

Signature, Utility Co. Representative
(if applicable)

Water Company (if applicable)

Name
VIAN PUBLIC WORKS AUTHORITY
P.O. BOX 687

fees, if available

Address
VIAN, OK 74962

107 S Thornton
Address

918-773-8310, 918-773-4082
Phone/Fax/Contact, etc.

deposit \$150
Sewer line available
Per Linda 8/29/17 CB/bj

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

J

LEGAL DESCRIPTION
(Provided by Client)

The North 1/2 of Lot 2, Block 10, to the City of Vian, Sequoyah County, State of Oklahoma.

Containing 0.12 acres, more or less, less public road right of ways and being subject to any easements of record.

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 clients 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 6/30/21.

SURVEYOR'S NOTE:

1. This Survey was done to mark the corners on the ground and to show observed structures if any. Utilities located, if any, are from above ground inspection. The surveyor makes no guarantee that the structures and utilities shown compromise all such structures and utilities on the property. This survey was done from the description furnished by 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.

S15°35'05"W
37.50

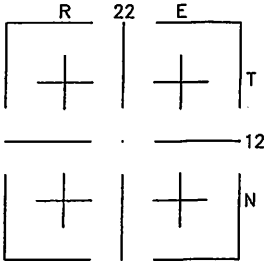
Fnd. Mag Nail
@ Centerline of
Thorton & Sequoyah

S74°24'55"E 640.00'

N15°35'05"E
337.50

Basis of Bearing
N15°35'05"E
between found
Monuments along
the centerline of
Thorton Street

Fnd. O.D.O.T.
Brass Cap @
Centerline of
Hwy. 64 &
Thorton St.



Location Map Scale: 1"=3000'
Section 22
Sequoyah County, Okla.



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.

PLAT OF SURVEY

<p>LEGEND</p> <p>— E — E — Section Line</p> <p>— — — — — 10 Acre/40 Acre Line</p> <p>— X — X — R/W —</p> <p>— — — — — Fence Line Right-of-Way Line</p> <p>⊙ Sewer Manhole</p> <p>⊕ Light Pole</p> <p>⚡ Power Pole</p> <p>□ Stone Monument</p> <p>△ Brass Cap</p> <p>○ Set #3 Rebar w/cap</p> <p>● Existing Monument</p> <p>⊗ Calculated Point</p> <p>GM ⊕ Gas Meter</p> <p>⊕ Water Meter</p>		<p>Osburn Land Surveyors, LLC.</p> <p>P.O. Box 1406 5615 W. Cherokee Sallisaw, OK 74955</p> <p>918.775.9322 - Office</p>	
		<p>SCALE: 1"=60'</p> <p>DATE: 7-1-19</p> <p>LAST SITE VISIT: 6/26/19</p>	<p>APPROVED BY: [Signature]</p> <p>CHECKED BY:</p>
<p>FOR: Bobby Calloway/Housing Auth. Cherokee Nation</p>		<p>N/2 Lot 2 of Block 10, Town of Vian, Sequoyah County, Ok</p> <p>JOB NUMBER: 19-7589</p>	

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Huggins, Christina and James
Sequoyah County
(formerly Christina Yoakum)

PO Box 81
Muldrow, OK 74948
918-575-0549 mrs c
918-721-1445
christinayoakum266@gmail.com

Legal Description:

Tract 1 – The SE4 SW4 SW4 of Section 13, T11N, R25E; Part of the N2 NW4 NW4, Section 24, T11N, R25E, Sequoyah County, OK

Directions to Site:

To Muldrow, exit I40, head East, Muldrow exit, turn left, north, travel north through town over railroad tracks, take second road on left which is NW 2nd st, turn west, take first curve which is Fargo St, continue North, take another curve which is 4th St, continue, take another curve which is Flat Rock road, continue, take another curve, continue, which will put you on S4720 road, continue until you see a dug out shell pit, just past the shell pit is driveway entrance to land.

NOTES: WD, Donald Ray Stamps and Sandra L. Stamps, h/w TO Timothy Stamps and Wendy Stamps, h/w, 2/6/04, 1010/157; WD, Donald Ray Stamps and Sandra L. Stamps, h/w, TO Timothy Stamps and Wendy Stamps, h/w, 3/12/04, 1013/464.

4/26/19, landowner, Timothy and Wendy Stamps, h/w, PO Box 81, Muldrow, OK 74948, 479-461-6468 cell Wendy; 479-461-1151 cell Tim.

Electric---Cookson Hills Electric, 918-775-2211

Water---Sequoyah Co. Water Association, 866-755-9595

Both on site.

Need access/utility easements.

Have letter from county commissioner, Flat Rock Road, county road for 15 years.

Will remove existing home and some trees.

**Acre to be L shape, use chainlink fence as West property line.

N35°25'12.4" W094°36'59.0"

Unit address: 109897 S. 4720 Rd, Muldrow, OK 74948

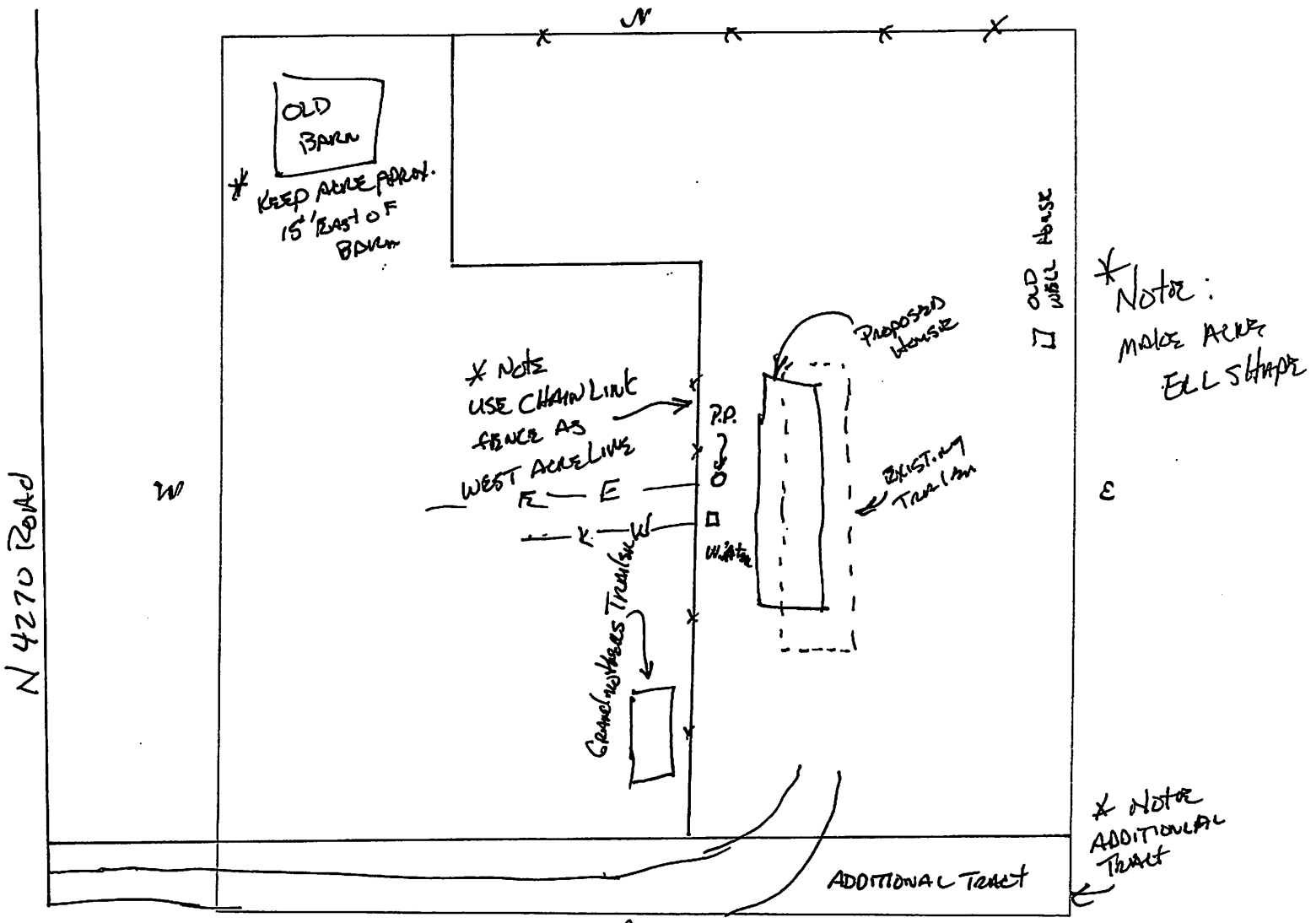
Unit #: 74761

4 bedroom

Eligible for single close.

SITE INFORMATION CHRISTINA YOKUM
Name of Recipient

SEQUOIA
County



Access to site from: county 4270 Rd, state _____, private Gravel road; asphalt _____,

gravel _____, none _____. Access Easement needed ROAD, Utility Easement needed None.

Electric ONSITE, septic/sewer PROPOSED, waterline ONSITE, existing well _____

GPS Coordinates: Long N 35° 25' 12.4" Lat W 094° 36' 59.0" 4 BEDROOM

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

Notes: mobile home will be moved by participant before construction.
* Note make acres ell shape. use chain link fence as west prop line.

Inspected by: Daveo Grant
Print name & initial

3-21-19
Date

NORTH

D. GOSS & ASSOCIATES
 12347 Heywood Hill rd.
 Sapulpa, OK 74066
 PH. (918)371-0096
 email: survey@goss-survey.com
 website: dgoss-survey.com

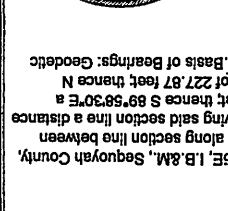
Scale: NO SCALE DATE: 08/02/2019
 HUGGINS DRAWN BY: CJ
 JOB # 13446 REVISED:

SITE LAST VISTED: 07/29/2019

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

WITNESS MY HAND AND SEAL THIS 02 DAY OF AUGUST, 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.

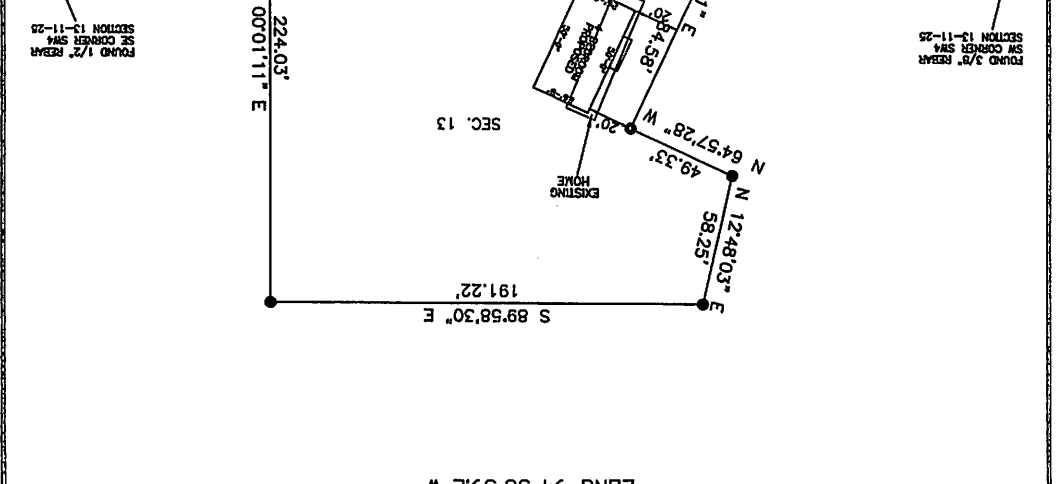


CERTIFICATE

North, Legal Description prepared by: Daniel S. Goss P.L.S. 1316, August 02, 2019
 25°02'31"E a distance of 78.82 feet to the POINT OF BEGINNING, Containing 1.00 Acres, more or less...Basis of Bearings: Geodetic
 distance of 191.22 feet, thence S 00°01'11"E a distance of 224.03 feet, thence N 89°58'27"W a distance of 227.87 feet, thence N 89°58'30"E a distance of 49.33 feet, thence N 12°48'03"E a distance of 58.25 feet, thence N 64°57'28"W a distance of 49.33 feet, thence N 23°02'31"E a distance of 76.92 feet, thence N 89°58'27"W a distance of 227.87 feet, thence N 89°58'27"W a distance of 1480.03 feet, thence S 00°01'11"E a distance of 224.03 feet, thence N 89°58'27"W a distance of 191.22 feet, thence S 89°58'30"E a distance of 191.22 feet, thence S 89°58'27"E along section line between Sections 13 & 24 a distance of 975.59 feet to the POINT OF BEGINNING; thence N 25°02'31"E and leaving said section line a distance of 84.58 feet, thence N 64°57'28"W a distance of 49.33 feet, thence N 12°48'03"E a distance of 58.25 feet, thence N 64°57'28"W a distance of 49.33 feet, thence N 25°02'31"E and leaving said section line a distance of 84.58 feet, thence N 64°57'28"W a distance of 49.33 feet, thence N 12°48'03"E a distance of 58.25 feet, thence N 64°57'28"W a distance of 49.33 feet, thence N 23°02'31"E a distance of 76.92 feet, thence N 89°58'27"W a distance of 227.87 feet, thence N 89°58'27"W a distance of 1480.03 feet, thence S 00°01'11"E a distance of 224.03 feet, thence N 89°58'27"W a distance of 191.22 feet, thence S 89°58'30"E a distance of 191.22 feet, thence S 89°58'27"E along section line between Sections 13 & 24 a distance of 975.59 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION

A tract of land situated in the SE4 SW4 SW4 of Section 13 AND the NW4 NW4 of Section 24, T11N, R25E, 1.B.&M., Sequoyah County, Oklahoma, described as follows: Commencing at the SW corner of said Section 13; thence S 89°58'27"E along section line between Sections 13 & 24 a distance of 975.59 feet to the POINT OF BEGINNING; thence N 25°02'31"E and leaving said section line a distance of 84.58 feet, thence N 64°57'28"W a distance of 49.33 feet, thence N 12°48'03"E a distance of 58.25 feet, thence N 64°57'28"W a distance of 49.33 feet, thence N 23°02'31"E a distance of 76.92 feet, thence N 89°58'27"W a distance of 227.87 feet, thence N 89°58'27"W a distance of 1480.03 feet, thence S 00°01'11"E a distance of 224.03 feet, thence N 89°58'27"W a distance of 191.22 feet, thence S 89°58'30"E a distance of 191.22 feet, thence S 89°58'27"E along section line between Sections 13 & 24 a distance of 975.59 feet to the POINT OF BEGINNING.



BOUNDARY SURVEY PLOT PLAN

PREPARED FOR CHEROKEE NATION HOUSING AUTHORITY
 PARTICIPANT: CHRISTINA & JAMES HUGGINS
 MAILING ADDRESS: P.O. BOX 81, MULDRUP, OK 74948
 UNIT ADDRESS: 109897 S. 4720 RD., MULDRUP, OK 74948
 UNIT #74761

BASIS OF BEARINGS:
 GEODETIC NORTH
 LAT 35°25'12.6"N
 LONG 94°36'59.2"W

LOCATION MAP
 COUNTY: SEQUOYAH
 T-11-N
 R-25-E

LEGEND
 ○ - FOUND MONUMENT
 ● - SET IRON PIN
 W/ CAP 151316
 NTS

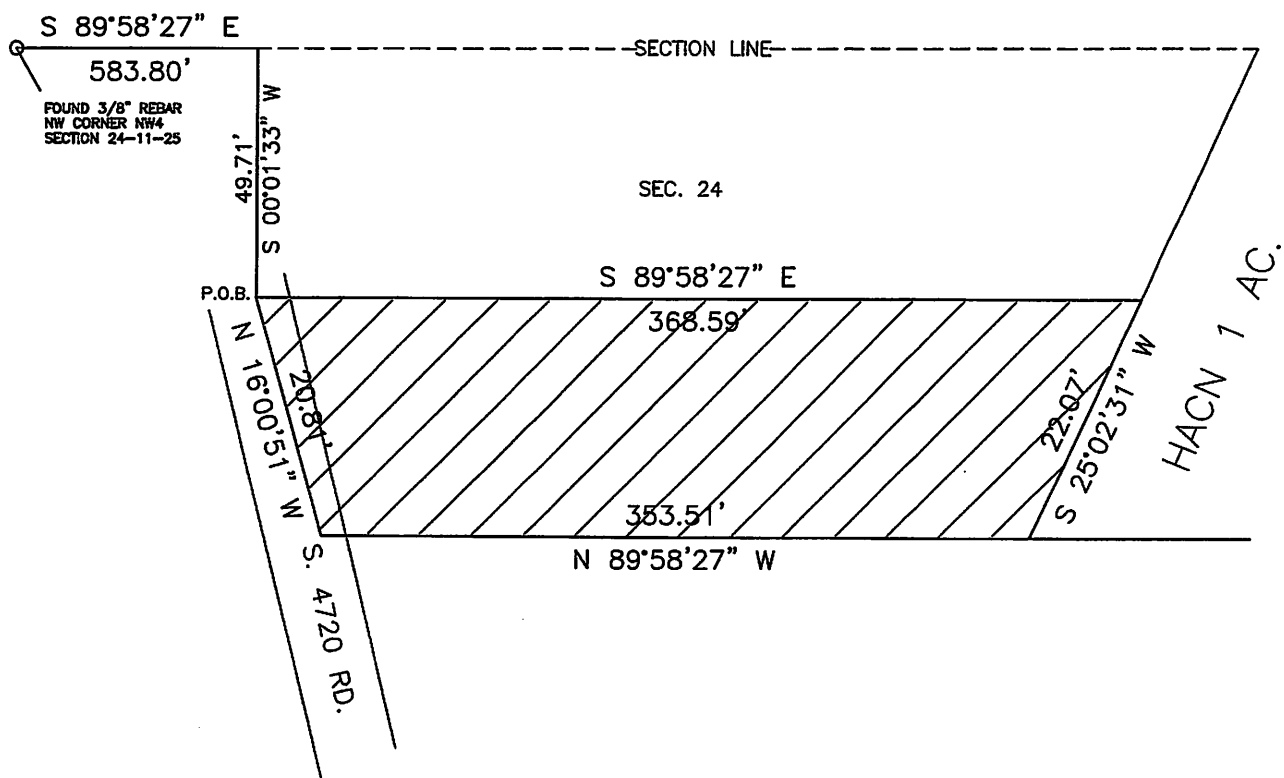
NOTE:
 THE PLAT OF SURVEY SHOWS THE GEOMETRIC BEARINGS AND DISTANCES FOR THE PURPOSE OF LAND SURVEYING AS ACCEPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

20' ACCESS EASEMENT

"CHRISTINA & JAMES HUGGINS"



SEC. 13



EASEMENT LEGAL DESCRIPTION

A tract of land situated in the NW4 of Section 24, T11N, R25E, I.B.&M., Sequoyah County, Oklahoma, described as follows: Commencing at the NW corner of the NW4 of said Section; thence S 89°58'27"E a distance of 583.80 feet; thence S 00°01'33"W a distance of 49.71 feet to the POINT OF BEGINNING; thence S 89°58'27"E a distance of 368.59 feet; thence S 25°02'31"W a distance of 22.07 feet; thence N 89°58'27"W a distance of 353.51 feet; thence N 16°00'51"W a distance of 20.81 feet to the POINT OF BEGINNING...Basis of Bearings: Geodetic North, Legal Description prepared by: Daniel S. Goss PLS 1316, August 02, 2018

11/11/2

I-2019-008000 Book 1512 Pg: 319
12/23/2019 9:37 am Pg 0319-0319
Fee: \$ 18.00 Doc: \$ 0.00
Julie Haywood - Sequoyah County Clerk
State of Oklahoma

JH

Consideration: \$0.00 (donation)
Doc Stamps: Tax Exemption (68OS§3202.11)

HACN-19-248
Green Country Abstract & Title Co.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT TIMOTHY STAMPS AND WENDY STAMPS, HUSBAND AND WIFE, 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 SEQUOYAH County, State of Oklahoma, to-wit:

A tract of land situated in the SE4 SW4 SW4 of Section 13 and the NW4 NW4 of Section 24, Township 11 North, Range 25 East, I.B.&M., Sequoyah County, Oklahoma, described as follows: Commencing at the SW corner of said Section 13; thence S 89°58'27" E along section line between Sections 13 & 24 a distance of 975.59 feet to the POINT OF BEGINNING; thence N 25°02'31" E and leaving said section line a distance of 84.58 feet; thence N 64°57'28" W a distance of 49.33 feet; thence N 12°48'03" E a distance of 58.25 feet; thence S 89°58'30" E a distance of 191.22 feet; thence S 00°01'11" E a distance of 224.03 feet; thence N 89°58'27" W a distance of 227.87 feet; thence N 25°02'31" E a distance of 76.92 feet to the POINT OF BEGINNING.

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 11 day of Dec, 2019.

Timothy Stamps
TIMOTHY STAMPS

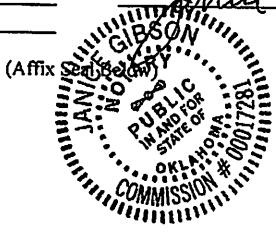
Wendy Stamps
WENDY STAMPS

STATE OF Oklahoma §: INDIVIDUAL ACKNOWLEDGEMENT
COUNTY OF Sequoyah (Oklahoma Form)

This instrument was acknowledged before me on the 11 day of Dec, 2019, by TIMOTHY STAMPS AND WENDY STAMPS, HUSBAND AND WIFE.

My commission expires 11-16-2020
Commission No: 00017281

Janice Gibson Notary Public



444-1

ROAD AND RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That TIMOTHY STAMPS AND WENDY STAMPS, HUSBAND AND WIFE, hereinafter referred to as Grantor, in consideration of ONE DOLLAR and other good and valuable consideration, do hereby grant, bargain, sell and convey to HOUSING AUTHORITY OF THE CHEROKEE NATION OF OKLAHOMA, P.O. Box 1007, Tahlequah, OK 74465-1007, hereinafter referred to as Grantee, a perpetual roadway and utility easement and for ingress and egress, over and across the following described real property, situate in SEQUOYAH County, State of Oklahoma, to-wit:

20' Access Easement described as follows:

A tract of land situated in the NW4 of Section 24, Township 11 North, Range 25 East, I.B.&M., Sequoyah County, Oklahoma, described as follows: Commencing at the NW corner of the NW4 of said Section; thence S 89°58'27"E a distance of 583.80 feet; thence S 00°01'33"W a distance of 49.71 feet to the POINT OF BEGINNING; thence S 89°58'27"E a distance of 368.59 feet; thence S 25°02'31"W a distance of 22.07 feet; thence N 89°58'27"W a distance of 353.51 feet; thence N 16°00'51"W a distance of 20.81 feet to the POINT OF BEGINNING.

for the following purposes: Enabling the Grantee, to go upon, construct, build, and maintain a road through, along, and over the above described property.

The easement herein granted shall be a private perpetual easement. The Grantee shall have the power, authority and right to grant road easements and rights of way over and across the above described real property to third parties subsequently acquiring interest in and to any portion of the real estate described below:

A tract of land situated in the SE4 SW4 SW4 of Section 13 and the NW4 NW4 of Section 24, Township 11 North, Range 25 East, I.B.&M., Sequoyah County, Oklahoma, described as follows: Commencing at the SW corner of said Section 13; thence S 89°58'27"E along section line between Sections 13 & 24 a distance of 975.59 feet to the POINT OF BEGINNING; thence N 25°02'31"E and leaving said section line a distance of 84.58 feet; thence N 64°57'28"W a distance of 49.33 feet; thence N 12°48'03"E a distance of 58.25 feet; thence S 89°58'30"E a distance of 191.22 feet; thence S 00°01'11"E a distance of 224.03 feet; thence N 89°58'27"W a distance of 227.87 feet; thence N 25°02'31"E a distance of 76.92 feet to the POINT OF BEGINNING.

The easement granted herein shall not be abandoned by non-user, shall be transferable and assignable, and shall attach to and pass with the title to any interest in the last above described real property or any part thereof.

To Have and To Hold such easement and right of way unto said Grantee

Signed and delivered this 11 day of Dec, 2019.

Timothy Stamps
TIMOTHY STAMPS

Wendy Stamps
WENDY STAMPS

STATE OF OKLAHOMA
COUNTY OF CHEROKEE

§:

INDIVIDUAL ACKNOWLEDGEMENT
(Oklahoma Form)

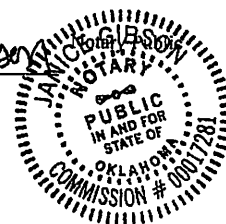
This instrument was acknowledged before me on the 11 day of Dec, 2019, by TIMOTHY STAMPS AND WENDY STAMPS, HUSBAND AND WIFE.

My commission expires
Commission No:

11-16-2020
00017281

(Affix Seal Below)

Jamie Gibson





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

APR 02 2019

MOS emailed to 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

Christina Yoakum
Name of Recipient

Sequoyah
County

Electric Company

Cookson Hills Electric Cooperative
Name

4/4/19 CB letter rec'd
fees, if available.

1800 Hoe Power DR, Sallisaw, OK
Address 74955

Address

918 775 2211
Phone/Fax/Contact, etc..

Signature, Utility Co. Representative (if applicable)

Water Company (if applicable)

Sequoyan County Water Department
Name

5/13/19 - Verbal confirmation
CB

3520 Cherokee Ave, Sallisaw, OK
Address 74955

Address

918 427 4456
Phone/Fax/Contact, etc.

fees, if available

NOTES:

Board meeting on Tuesday 4/30, will let me know afterwards

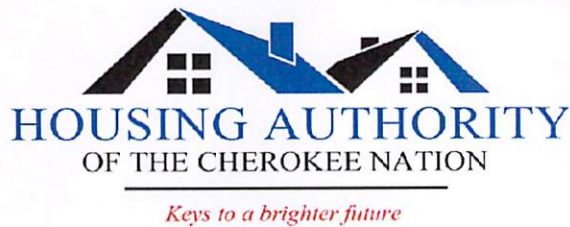
HOUSING DEVELOPMENT STAFF TO CONTACT

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

CTIONS:

191

g



New Construction Office

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

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

SEQUOYAH COUNTY

***BEDROOM CHANGE ONLY PER HOMEBUYER'S REQUEST
SEE ATTACHED.**

UNIT # 74813 (SC)
TRACEY BARGER
463282 E. 1040 Rd.
Sallisaw, OK 74955

***3 BEDROOM**
(918) 776-4606
or 431-1284

DIRECTIONS: From Sallisaw: Go 3 miles North on Highway 59 from Sallisaw, turn Right at Intersection of Highway 101, 3rd driveway past Intersection on Left (Store, house chickens in yard, property).

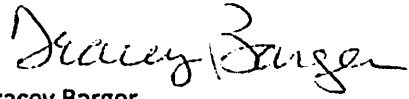
December 30, 2019

I was advised By Carla Henson during phone conversation this morning to make a written request.

I, Tracey Barger. Would like to request a change to my new construction application.

I would like to change from four (4) bedroom home to a three (3) bedroom home.

Thank you for your assistance in this matter.



Tracey Barger

RECEIVED
DEC 30 2019
BY: *Joyce D.*

Barger, Tracey
Sequoyah County

1100 Fullbright Rd. #7
Sallisaw, OK 74955
918-776-4606 c
918-431-1284 w

Legal Description:

The West 119.76 feet of the North 208.71 feet of the NW4 NE4 NW4, Section 21, T12N, R24E, Less public road rights of way and subject to easements of record. Sequoyah County, OK

Directions to Site:

3 miles North of Sallisaw on HWY 59, turn right at intersection of HWY 101, 3rd driveway past intersection on left, (store, house chicken yard, property)

NOTES: WD, Florence Sparks, single, TO Shanna Sparks, 6/26/06, 1095/725

12/17/16, landowner, Shanna Sparks, single, Rt. 2 Box 185-B, Sallisaw, OOK 74955, 918-208-7228.

Electric---Cookson Hills Electric, 918-775-2211

Water---Seq. Co. Water Assoc. 918-775-9672

Both on site.

Do not need access/utility easements.

N35°30'24.1" W094°46'26.7"

Unit address: 463282 E. 1040 Rd., Sallisaw, OK 74955

Unit #: 74813

3⁰ bedroom *changed per request received 12-30-19*

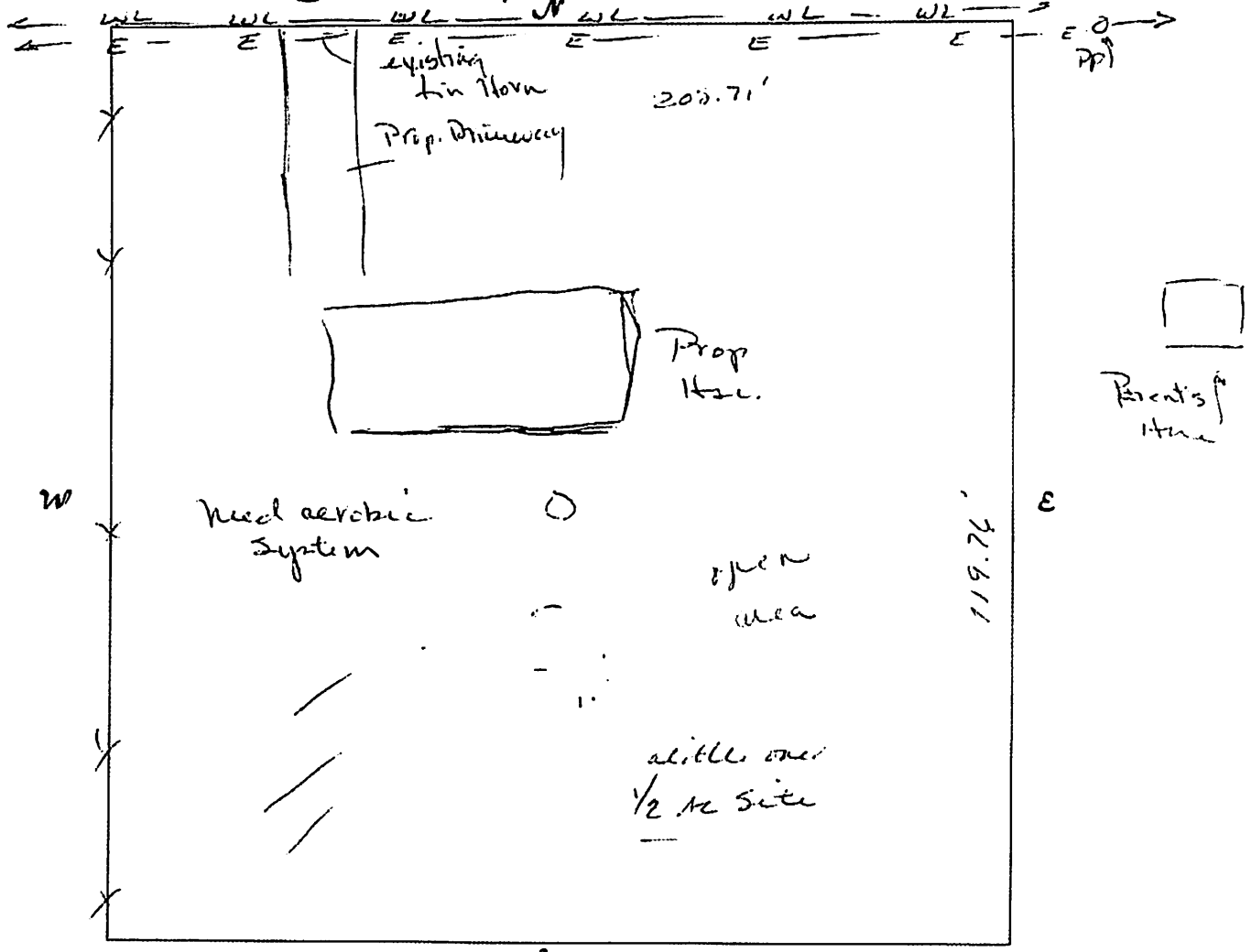
Eligible for single close.

SITE INFORMATION

Barnes, Tracey
Name of Recipient

Sy. Co.
County

E 1040 R - Asphalt Section Line Road.



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 aerobic, waterline on site, existing well N/A

GPS Coordinates: Long N 35° 30' 24.1" Lat W 094° 46' 26.7"

Single Close: Yes No Existing Structure: Maintained 3. bottom

Notes: area has chicken pens for fighting roasters - will
move off property after survey. will cut down trees for
site. need aerobic system. will check on release for Dec. 7 14/15.

need to contact Duke Sparks 918-315-4188 before survey - guard dog
in area.

Inspected by: Thomas Stoff Jr. 12/17/15
Print name & initial Date

PLAT OF SURVEY

"Indian Owned Firm"

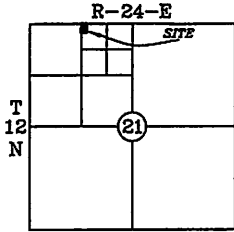
GWY



LAND SURVEYORS & ENGINEERS



SCALE 1"=60'



LOCATION MAP

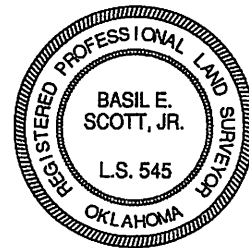
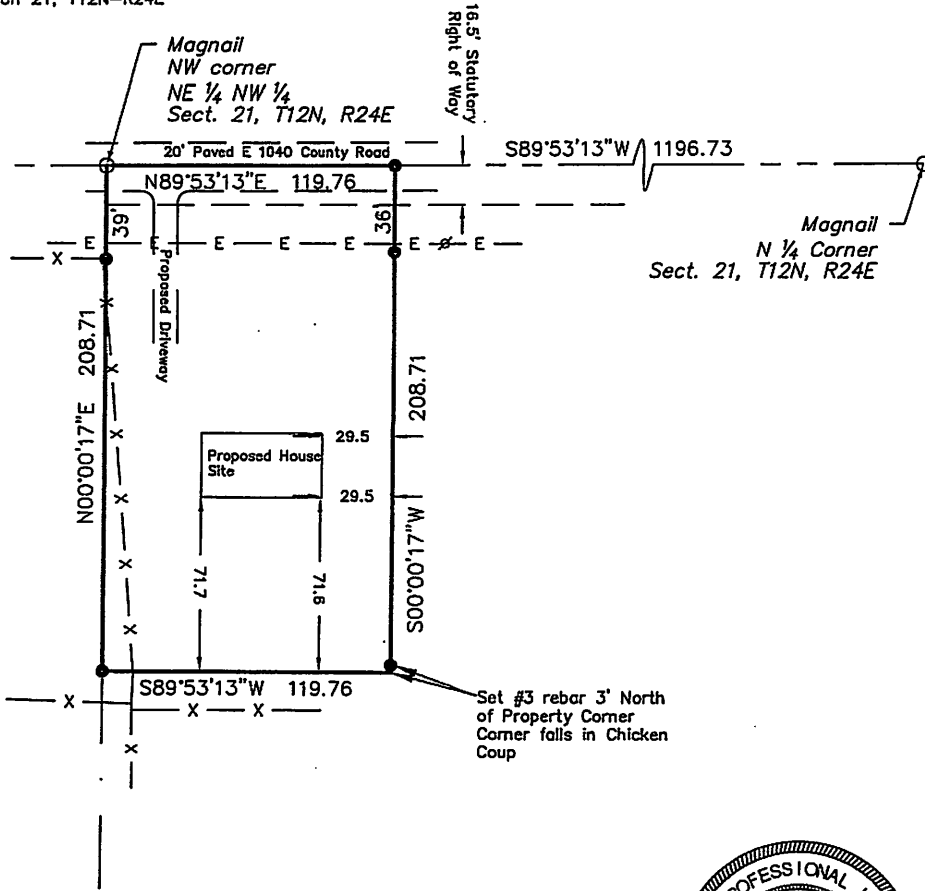
COUNTY: Sequoyah

Basis of Bearing

S89°53'13"W along the North Line of the NE 1/4 NW 1/4 of Section 21, T12N-R24E

LEGEND

SECTION LINE	---
FENCE	-x-x-x-
WATER LINE	-w-w-w-
GAS LINE	-g-g-g-
ELECTRIC LINE	-e-e-e-
TELEPHONE LINE	-t-t-t-
IRON PIN SET	● FND. ○
ELEVATION	□
EASEMENT LINE	- - - - -



LEGAL DESCRIPTION Bk 1095, Pg 725

The West 119.76 feet of the North 208.71 feet of the NW 1/4 NE 1/4 NW 1/4 of Section 21, Township 12 North, Range 24 East.

Containing 0.57 acres more or less.

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

WITNESS my hand and seal this 7th day of Sept. 2016.

Basil E. Scott, Jr.
 BASIL E. SCOTT JR. PLS #545
 CA. 1041 (PLS,PE) Expires 6/30/17

TRIBE: Cherokee Nation	SCOTT & ASSOCIATES, INC.	SURVEYED BY: PB
PARTICIPANT: Tracy Barger	901-B CALLAHAN STREET MUSKOGEE, OKLA. 74403	DRAWN BY: ND
LAST SITE VISIT:	OFC. 682-7577 FAX 686-0576	CH'D BY: <i>BES</i>
8-19-16	E-MAIL: scottsurveying@suddenlinkmail.com	REVISED:
		FILE NAME: 16-6635R1 SA

1744-2

Consideration: \$0.00 (donation)
Doc Stamps: Tax Exemption (680S\$3202.11)
Mailing Address: HACN, PO Box 1007, Tahlequah, OK 74465-1007

I-2018-003579 Book 1495 Pg: 549
08/10/2019 10:38 am Pg 0549-0549
Fee: \$ 13.00 Doc: \$ 0.00
Jude Haywood - Sequoyah County Clerk
State of Oklahoma

M

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT SHANNA SPARKS, 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 SEQUOYAH County, State of Oklahoma, to-wit:

THE WEST 119.76 FEET OF THE NORTH 208.71 FEET OF THE NW/4 NE/4 NW/4 OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 24 EAST, SEQUOYAH COUNTY, OKLAHOMA.

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 16th day of May, 2019.

Shanna Sparks
SHANNA SPARKS

STATE OF OKLAHOMA
COUNTY OF Sequoyah

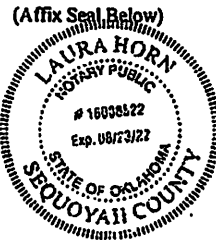
§:

INDIVIDUAL ACKNOWLEDGEMENT
(Oklahoma Form)

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

My commission expires Aug 23, 2022
Commission No: 18008522

Laura Horn Notary Public





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

2/23/16
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

Barger, Tracey
Name of Recipient

Electric Company

Cookson Hills
Name

1800 KOA Power Dr. PO Box 587
Address

Sallisaw, OK 74955
Address

918-775-2211
Phone/Fax/Contact, etc..

3/17 email

Water Company (if applicable)

Sequoyah County Rural Water Assoc.
Name

3520 W. Cherokee PO Box 627
Address

Sallisaw, OK 74955
Address

918-775-9672
Phone/Fax/Contact, etc.

3/17 LHV market

NOTES:

Sequoyah, Co.
County

\$25.00 (?)
fees, if available.

Signature, Utility Co. Representative
(if applicable)

\$1200.00 (?)
fees, if available

Signature, Utility Co. Representative
(if applicable)

3/28/16
3/30/16
Donna...
Sequoyah County Rural Water Assoc.
Allie Vance...
Manager

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

David Iger
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