

Geneva, Garret
Adair County

Rt. 2 Box 863
Stilwell, OK 74960
918-905-1993

Legal Description:

The N2 N2 SE4 SE4 lying and being West of the County Road of Section 4, T16N, R26E, Adair County, OK, in Tract 6 on title

Directions to Site:

From Stilwell take Hwy-51 east past Wilma Mankiller Clinic approx. 2 ½ miles to S. 4740 road (a.k.a. Piney road) church on corner. Turn north and follow paved road approx. 5.2 miles and will come to a "Y" follow road to left and go approx. 6 10ths of a mile and there will be a driveway to the left just before a house on left. Turn left on that driveway and cross cattle guard and just past cattle guard the pasture opens up, turn right along fence. Follow fence to west to back of pasture near tree line. Want house built there.

NOTES: WD, James W. McGee aka Jim W. McGee and Betty Gene McGee, h/w, TO Jim W. McGee and Betty Gene McGee, Co-Trustees of the McGee Family Revocable Trust dated 10/31/08, 12/31/08, 450/142.

5/6/16, landowner, Jim W. McGee, aka James W. McGee, and Betty Gene McGee, Rt. 2 Box 1510, Stilwell, OK 74960, 918-696-2433.

Electric---Ozarks Electric, 918-696-7733

Water---drill well.

Electric to south approximately 850'.

Need access easement from East approximately 2000'.

~~The applicant will bring the electric to the site and build the driveway to the site.~~

Have letter from the county commissioner, Piney Road, county road for 15 years.

N35°53'23.5" W094°33'09.4"

Unit address: 475766 E. 779 Rd, Stilwell, OK 74960

Unit #: 74924

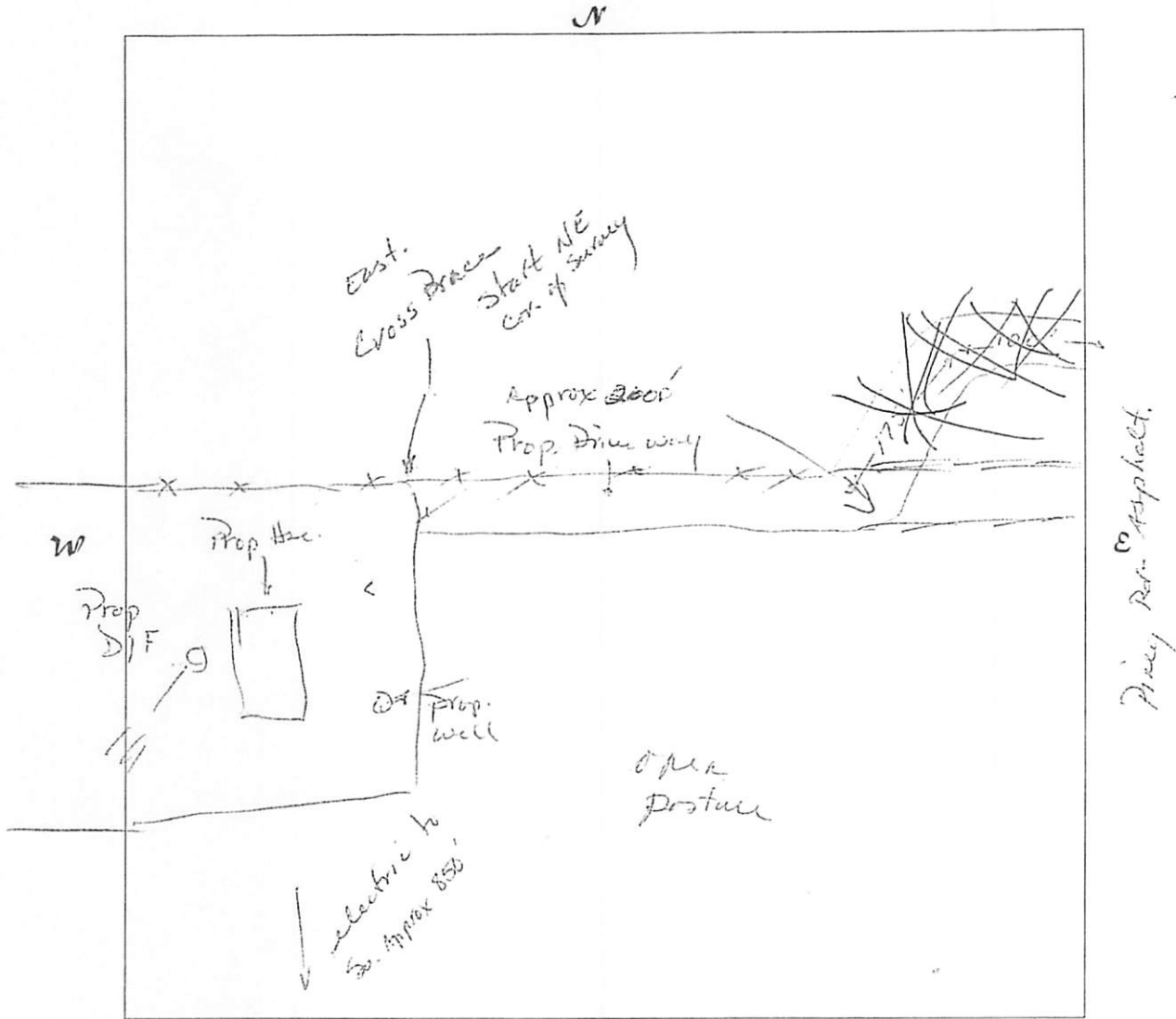
4 bedroom

Eligible for single close.

SITE INFORMATION

Geneva Gravett
Name of Recipient

Adair, Co
County



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

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

Electric to South approx. 850', septic/sewer Need, waterline N/A, existing well Need

GPS Coordinates: Long N 35° 53' 23.5" Lat W 109° 4' 33.09.4"

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

Notes: ~~There will be minor clearing around hse. lot - mainly clear 4' from hse. set. minor well being electric + build driveway to site - 7' wide. To sign - WD shows paper being in tract is needed. 2~~

need well drilled.

Inspected by: Thomas Gapp Jr
Print name & initial

05/06/16
Date

X

7144-2



2020-003086 Book0572 Pg: 757
10/16/2020 2:17 pm Pg 0757-0758
Fee: \$ 20.00 Doc: \$ 0.00
Cathy Harrison - Adair County Clerk
State of Oklahoma

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

HACN-19-183
Green Country Abstract & Title Co.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT JIM W. MCGEE AND BETTY GENE MCGEE, CO-TRUSTEES OF THE MCGEE FAMILY REVOCABLE TRUST, DATED OCTOBER 31, 2008, 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 ADAIR County, State of Oklahoma, to-wit:

A tract of land being situated in part of the SE4 NE4 SW4 and the SW4 NE4 SW4 of Section 4, Township 16 North, Range 26 East of the Indian Base and Meridian, Adair County, State of Oklahoma more particularly described as: Commencing at a set #3 rebar for the Northwest Corner of the SE4 NE4 SW4 of said Section 4; Thence S89°46'31"E, 14.95 feet to a calculated point; Thence S00°13'19"W, 9.80 feet to the POINT of BEGINNING, said point being an existing fence cross brace; Thence S00°13'19"W, 208.71 feet to a set #3 rebar; Thence N89°46'41"W, 208.71 feet to a set #3 rebar; Thence N00°13'19"E, 208.71 feet to a set #3 rebar; Thence S89°46'41"E, 208.71 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 October, 2020.

The McGee Family Revocable Trust, dated October 31, 2008

STATE OF OKLAHOMA

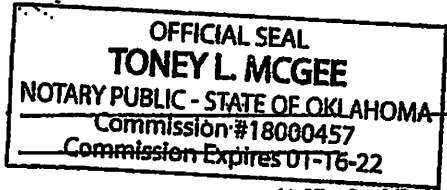
INDIVIDUAL ACKNOWLEDGEMENT
(Oklahoma Form)

COUNTY OF Adair

§:

This instrument was acknowledged before me on the 11 day of October, 2020, by JIM W. MCGEE AND BETTY GENE MCGEE, CO-TRUSTEES OF THE MCGEE FAMILY REVOCABLE TRUST, DATED OCTOBER 31, 2008.

My commission
expires
Commission No:



Toney L. McGee Notary Public

(Affix Seal Below)

0007



ROAD AND RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That JIM W. MCGEE AND BETTY GENE MCGEE, CO-TRUSTEES OF THE MCGEE FAMILY REVOCABLE TRUST, DATED OCTOBER 31, 2008, 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 ADAIR County, State of Oklahoma, to-wit:

**A 40 FOOT ACCESS EASEMENT BEING DESCRIBED AS:
BEING SITUATED IN PART OF THE SE/4 NE/4 SW/4 AND S/2 NW/4 SE/4 AND W/2 NE/4 SE/4 OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 26 EAST OF THE INDIAN AND BASE MERIDIAN, ADAIR COUNTY, OKLAHOMA. THE DESCRIBED PARCEL BEING CREATED BY KELLY OSBURN, OKLAHOMA P.L.S. #1628 ON JUNE 6, 2019. THE BASIS OF BEARING FOR THE DESCRIBED EASEMENT IS S89°44'08"E ALONG THE EAST-WEST QUARTER SECTION LINE OF SECTION 4, AND THE CENTERLINE OF SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A SET #3 REBAR FOR THE NORTHWEST CORNER OF THE SE/4 NE/4 SW/4 OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 26 EAST, THENCE S89°46'31" E 14.95 FEET TO A CALCULATED POINT; THENCE S00°13'19"W 24.81 FEET TO A SET MAG NAIL WITH SHINER FOR THE POINT OF BEGINNING SAID POINT BEING ON THE EAST LINE OF AN 1 ACRE TRACT; THENCE S89°49'31"E 2355.85 FEET TO THE POINT OF TERMINATION SAID POINT BEING IN A 20 FOOT PAVED COUNTY ROAD.**

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 being situated in part of the SE4 NE4 SW4 and the SW4 NE4 SW4 of Section 4, Township 16 North, Range 26 East of the Indian Base and Meridian, Adair County, State of Oklahoma more particularly described as: Commencing at a set #3 rebar for the Northwest Corner of the SE4 NE4 SW4 of said Section 4; Thence S89°46'31"E, 14.95 feet to a calculated point; Thence S00°13'19"W, 9.80 feet to the POINT of BEGINNING, said point being an existing fence cross brace; Thence S00°13'19"W, 208.71 feet to a set #3 rebar; Thence N89°46'41"W, 208.71 feet to a set #3 rebar; Thence N00°13'19"E, 208.71 feet to a set #3 rebar; Thence S89°46'41"E, 208.71 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 October, 2020.

The McGee Family Revocable Trust, dated October 31, 2008

STATE OF OKLAHOMA

INDIVIDUAL ACKNOWLEDGEMENT
(Oklahoma Form)

COUNTY OF Adair

§:

This instrument was acknowledged before me on the 11 day of OCTOBER, 2020, by JIM W. MCGEE AND BETTY GENE MCGEE, CO-TRUSTEES OF THE MCGEE FAMILY REVOCABLE TRUST, DATED OCTOBER 31, 2008.

My commission
expires
Commission No:

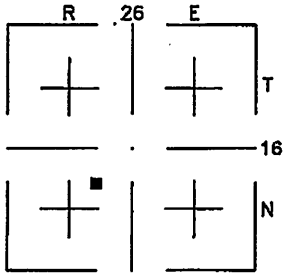
OFFICIAL SEAL
TONEY L. MCGEE
NOTARY PUBLIC - STATE OF OKLAHOMA
Commission #18000457
Commission Expires 01-16-22

(Affix Seal Below)

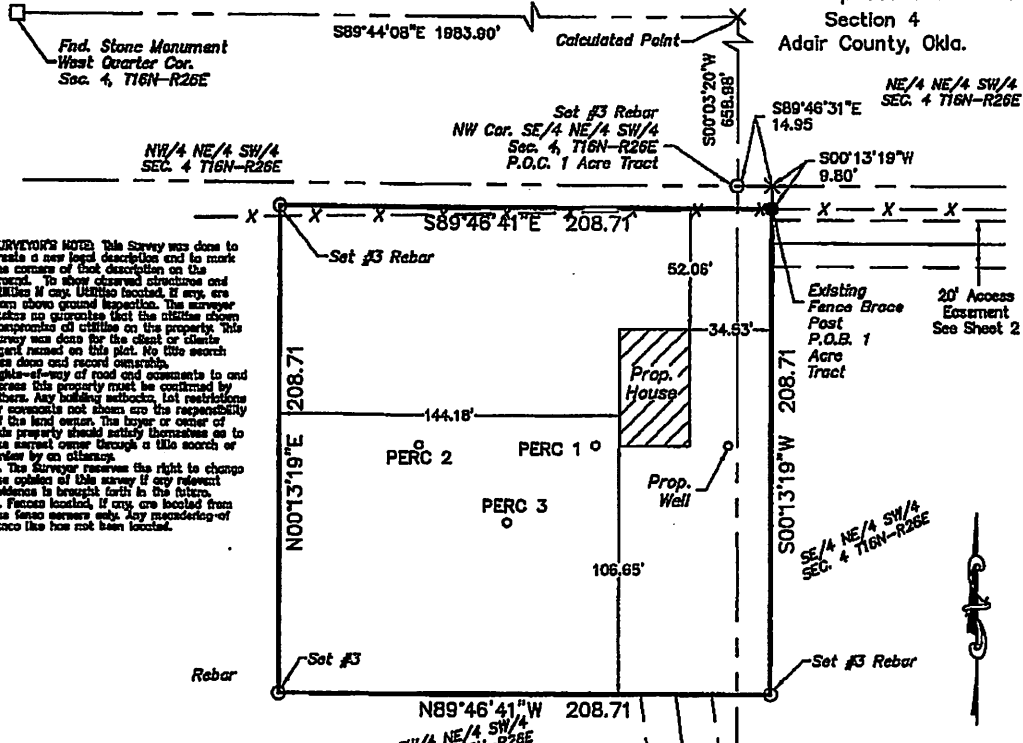
Toney L. McGee Notary Public

LEGEND

— E — E —	— R/W —	⊗ Power Pole
Electric Line	Right-of-Way Line	□ Stone Monument
- - - - -	- - - - -	△ Brass Cap
Easement Line	Section Line	○ Set Iron Pin
— X — X —	- - - - -	● Existing Iron Pin
Fence Line	10 Acre/40 Acre Line	



PLAT OF SURVEY



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 cleared monuments 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 in and across this property must be confirmed by others. Any building setbacks, lot restrictions or easements not shown are the responsibility of the land owner. The buyer or owner of this property should actively themselves as to the correct owner through a title search or review by an attorney.

- The Surveyor reserves the right to change the opinion of this survey if any relevant evidence is brought forth in the future.
- Fences located, if any, are located from the fence owners only. Any miscalculating of fence line has not been located.

LEGAL DESCRIPTION

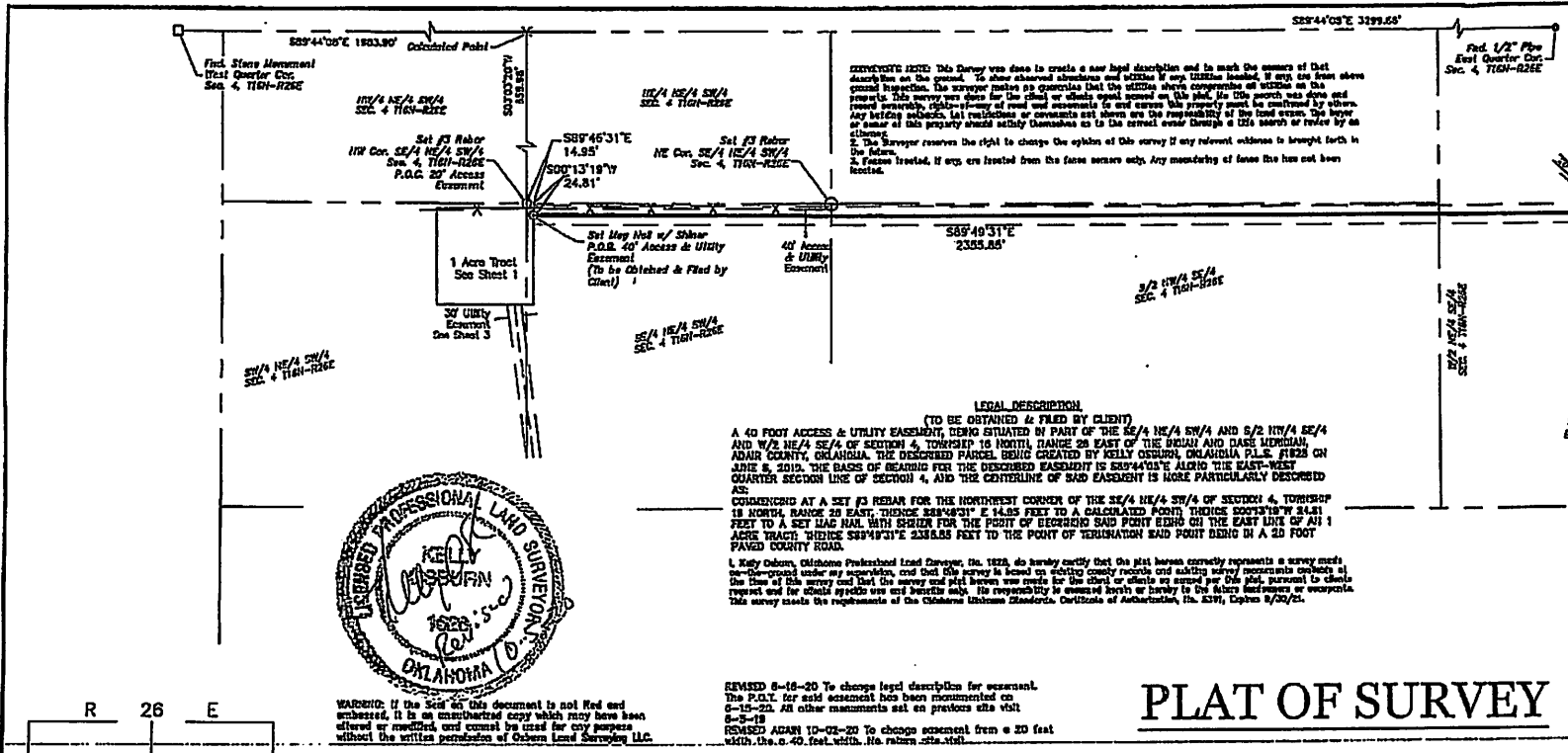
A 1.00 ACRE TRACT OF LAND, MORE OR LESS, LESS PUBLIC ROAD RIGHT OF WAY, AND BEING SUBJECT TO ANY EASEMENTS OF RECORDS, BEING SITUATED IN PART OF THE SE/4 OF NE/4 OF SW/4 AND SW/4 OF NE/4 OF SW/4 OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 26 EAST OF THE INDIAN AND BASE MERIDIAN, ADAIR COUNTY, OKLAHOMA. THE DESCRIBED PARCEL BEING CREATED BY KELLY OSBURN, OKLAHOMA P.L.S. #1828 ON JUNE 8, 2018. THE BASIS OF BEARING FOR THE DESCRIBED PARCEL IS S89°44'08"E ALONG THE EAST-WEST QUARTER SECTION LINE OF SECTION 4, AND IS MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A SET #3 REBAR FOR THE NORTHWEST CORNER OF THE SE/4 NE/4 SW/4 OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 26 EAST, THENCE S89°46'31"E 14.95 FEET TO A CALCULATED POINT; THENCE S00°13'19"W 9.80 FEET TO THE POINT OF BEGINNING, SAID POINT BEING AN EXISTING FENCE CROSS BRACE; THENCE S00°13'19"W 208.71 FEET TO A SET #3 REBAR; THENCE N89°46'41"W 208.71 FEET TO A SET #3 REBAR; THENCE N00°13'19"E 208.71 FEET TO A SET #3 REBAR; THENCE S89°46'41"E 208.71 FEET TO THE POINT OF BEGINNING

I, Kelly Osburn, Oklahoma Professional Land Surveyor, No. 1828, do hereby certify that the plat herein 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 this survey and plat herein was made for the client or clients as named per this plat, pursuant to clients request and for clients specific use and benefits only. No responsibility is assumed hereby to the future landowners or occupants. This survey meets the requirements of the Oklahoma Minimum Standards. Certificate of Authorization, No. 6381, Expires 6/30/2024



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.



CONVEYANCE NOTICE: This Survey was done to create a new legal description and to mark the corners of that description on the ground. To assure observed monuments and witness if any, there are located, it may be found above ground. The surveyor makes no guarantee that the witness above conforms to the description of the parcel. This survey was done for the client or other person named on this plat. No title search was done and no title insurance or other form of insurance or assessment to and cannot take property must be confirmed by other means. Any 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.

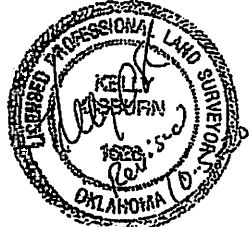
3. Forces created, if any, are created from the fence corners only. Any measuring of fence has not been recorded.

LEGAL DESCRIPTION
(TO BE OBTAINED & FILED BY CLIENT)

A 40 FOOT ACCESS & UTILITY EASEMENT, BEING SITUATED BY PART OF THE SE/4 NE/4 SW/4 AND S/2 NW/4 SE/4 AND W/2 NE/4 SE/4 OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 20 EAST OF THE MERIDIAN AND DASH MERIDIAN, ADAIR COUNTY, OKLAHOMA, THE DESCRIBED PARCEL BEING CREATED BY KELLY OSBURN, OKLAHOMA P.L.S. #1828 ON JUNE 8, 2010, THE BASIS OF BEARING BEING THE DESCRIBED EASEMENT IS S89°45'31" E ALONG THE EAST-WEST QUARTER SECTION LINE OF SECTION 4, AND THE CENTERLINE OF SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A SET #3 REBAR FOR THE NORTHWEST CORNER OF THE SE/4 NE/4 SW/4 OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 20 EAST, THENCE S89°45'31" E 14.95 FEET TO A CALCULATED POINT, THENCE S00°13'19" W 24.81 FEET TO A SET #3 REBAR WITH BEARING FOR THE POINT OF BEGINNING SAID POINT BEING ON THE EAST LINE OF A 1/4 ACRE TRACT, THENCE S89°45'31" E 2385.85 FEET TO THE POINT OF TERMINATION SAID POINT BEING IN A 20 FOOT PAVED COUNTY ROAD.

1. Kelly Osburn, Oklahoma Professional Land Surveyor, No. 1828, do hereby certify that the plat herein correctly represents a survey made and conducted under my supervision and that this survey is based on existing corner records and existing survey monuments on the date of this survey and that the survey was made for the client or other person named on this plat, pursuant to clients request and for the clients specific use and benefit only. His responsibility is assumed by the client and not the surveyor. This survey meets the requirements of the Oklahoma Uniform Standards, Certificate of Authorization, No. 8371, Dated 8/20/15.

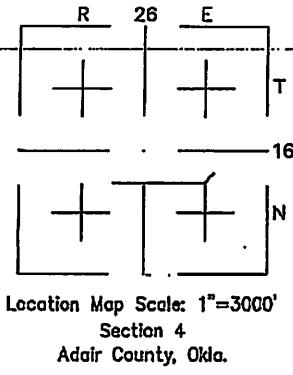


REVISED 8-16-20 To change legal description for easement. The P.L.S. for said easement has been monumented on 6-15-20. All other monuments set on previous site visit 6-5-19

REVISED AGAIN 10-02-20 To change easement from a 20 foot width, the a.40 foot width. No rebar set.

WARNING: If the Seal on this document is not Red and embossed, it is an unauthenticated 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



LEGEND	
— E — E —	— R/W —
Electric Line	Right-of-Way Line
— — — — —	— — — — —
Easement Line	Section Line
— X — X —	— — — — —
Fence Line	10 Acre/40 Acre Line
⊗	Power Pole
□	Stone Monument
△	Brass Cap
○	Set Monument
⊙	Existing Monument

Osburn Land Surveyors, LLC.
 P.O. Box 1406 3615 W. Cherokee Sallisaw, OK
 918.775.9322—Office

SCALE: 1"=300'	APPROVED BY: <i>Kelly Osburn</i>	SURVEY BY:
DATE: 10-5-20		DRAWN BY:
LAST SITE VISIT: 6-5-19	REVISION SITE VISIT: 6-15-20	Sheet 2 of
Part of S/2 Sec. 4 T16N-R26E, Adair Co. OK.		
FOR: Garret Geneva Housing Auth. Cherokee Nation	JOB NUMBER	

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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

(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

Geneva, Grant
Name of Recipient

Adair Co
County

Electric Company
Ozarks Electric
Name

meter loop \$230.00
fees, if available.

470479 Hwy 51
Address

Deposit \$150.00

918-696-7733
Address
Phone/Fax/Contact, etc..

Pole #25281

Bilby
Signature, Utility Co. Representative
(if applicable)

25281 Pole # Apply For Service

fees, if available

Phone/Fax/Contact, etc.

Signature, Utility Co. Representative
(if applicable)

NOTES: drill well - no wt

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