



HACN HOUSING REHAB SITE DIRECTIONS

Name: Joyce Johnson

Telephone: (918)900-7637

Address: 10531 South Hwy 10
Gore, OK 74435

County: Sequoyah **Year Built:** 1970

GPS Coordinates: 35.60050,-95.16098 **Drive Time:** 1 Hour

Directions: From Cherokee Nation, Take hwy 62 west to hwy 10 toward Braggs. Go about 17 miles (through Braggs) to the driveway. House is not visible from hwy. It is about 100 yards west of Hughart Cemetery Road.

David Tackett
Cost Estimator/Inspector

10/4/2022
Date

WorkWrite-Up and Bid Document/By Trade

Joyce Johnson

10531 South Hwy 10 Gore, OK 7-4435
 (918) 900-7637

Contractor Name: _____

Contractor Signature: _____

This document must be signed to be a valid bid.

PROJECT TYPE: Replacement **Bid Due Date:** _____

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
Carpentry				
1	<i>Area:</i> EXTERIOR Residential Structure/1,660 SF/ADA / 3 BR & 1 1/2 Bath. Build ADA new residential structure finished inside & out. Contractor is responsible for all permits and inspections (see Div. 17). SEE PLANS.	Div.# 17.A.	1660 SF	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>
Site Work				
2	<i>Area:</i> EXTERIOR Residential Structure/Single Story Structure/Pier & Beam Foundation/Demolish & Remove. Demolish and remove all debris from the site to a code legal dump site. Frame home.	Div.# 2.A.	1000 SF	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>

All construction shall be in accordance with local codes, manufacturers' recommended installation procedures, good quality workmanship practices, General Specifications and Lead-Based Paint requirements when applicable. Conflicts between requirements will be resolved by compliance with the more stringent requirement.

Total:



Housing Authority of the Cherokee Nation
1500 Hensley Drive
P.O. Box 1007
Tahlequah, OK 74465-1007
Phone 918-456-5482



Homeowner, Joyce Johnson accepts/declines the required specifications for Handicap Assessability, for Housing Program (New Construction or Rehab).

Items Listed:

GRAB BARS AT TOILET: Accept / Decline ___

GRAB BARS AT TUB/SHOWER: Accept / Decline ___

HIGH RISE TOILET Accept / Decline ___

ADA SHOWER W / TRANSFER: Accept / Decline ___

ENTRY DOORWAY OF 36": Accept / Decline ___

RAMP: Accept / Decline ___

WALL HUNG VANITY: Accept / Decline ___

VISUALLY IMPAIRED (BLIND) ___ Accept/Decline ___

HEARING IMPAIRED (DEAF) ___ Accept/Decline ___

OTHER _____ Accept/Decline ___

Homeowners agrees and understands the above and NO other changes will be made after this date.

Joyce Johnson 9/28/2022
Homeowner: Date:

David Tackett 9/28/2022
Inspector: Date:

HOUSING REHAB
SITE EVALUATION

Name: Joyce Johnson Address: _____

Phone: _____ County: _____

Directions: 35160050, -95.16098

From Gore go North ON Hwy 10 to Intersection of
10/10 A Go ON West toward Bragg 1.5 mile
(100 yard west of Hughart Cemetary Rd)

(CHECK ALL THAT APPLY TO THE SITE)

- Handicap (yes or no)
 Existing Certified Septic System/Drainfield
 Perc Test or Soil Test (attach)
 New Septic System or Aerobic System (Circle One)
 Survey (attach)
 Plat (attach)
 Drill Well

Name City Utilities _____ Rural Utilities _____

Electric Company Lake Region Elec. Corp How far from Site: ON Property - 60 ft.

Gas Company _____ How far from Site _____

RWD Name: Sequoiah Co. water How far from Site ON Property -

Environmental Report Requested Environmental Issues, noted below

Notes: Same location as existing. Repeats

Attach:

House plans

Cost Estimator: David Tackett 9/28/2022
Signature Date



QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Charlie Wildcat** and **Stephanee Wildcat**, husband and wife, **Susanna Wildcat**, a single person, **Tommy Wildcat**, a single person, **Tammy Wildcat Buchanan**, a single person, **Joyce Johnson**, a single person, and **Lucas Wildcat** and **Leah Wildcat**, husband and wife, parties of the first part, in consideration of LOVE AND AFFECTION together with other valuable consideration, do hereby quit claim, grant, bargain, and convey unto **JOYCE JOHNSON**, 19028 E 840 Rd, Lot 5, Park Hill, OK 74451, party of the second part, all their right, title, interest, estate, and every claim and demand, both at law and in equity, in and to the following described real property and premises situated in MUSKOGEE County, State of Oklahoma, to-wit:


A 1.80-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 N/2 SW/4 NW/4 SW/4 of Section 14, Township 13 North, Range 20 East of the Indian Base and Meridian, Muskogee County, Oklahoma. The basis of bearing for the described parcel is S00°00'07"E along the West line of the SW/4 of said Section 14 and is more particularly described as: Commencing at the NW Corner of said SW/4; thence along the West line thereof S00°00'07"E 660.00 feet to the NW Corner of said N/2 SW/4 NW/4 SW/4 for the point of beginning; Thence along the North line thereof S89°54'33"E 593.00 feet to a set #3 rebar w/cap; Thence S00°00'07"E 150.94 feet to a set #3 rebar w/cap; Thence N89°54'22"W 214.29 feet to a set #3 rebar w/cap; Thence N00°00'07"W 29.62 feet to a set #3 rebar w/cap; Thence N89°54'22"W 378.71 feet to a set #3 rebar w/cap on the West line of said N/2 SW/4 NW/4 SW/4; Thence along said West line N00°00'07"W 121.29 feet to the Point of Beginning.

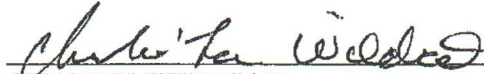
Subject to Access Easement described as follows: A 25.00-foot access easement, being situated in a part of the N/2 SW/4 NW/4 SW/4 of Section 14, Township 13 North, Range 20 East of the Indian Base and Meridian, Muskogee County, Oklahoma. The basis of bearing for the described parcel is S00°00'07"E along the West line of the SW/4 of said Section 14 and the centerline of which, is more particularly described as: Commencing at the NW Corner of the SW/4 of said Section 14; Thence along the West line thereof S00°00'07"E 761.29 feet; Thence S89°54'22"E 145.00 feet; Thence N00°05'38"E 12.50 feet to a set 60d nail w/shiner for the point of beginning; Thence S89°54'22"E 246.19 feet to a set 60d nail w/shiner; Thence S00°00'07"E 29.62 feet to a set 60d nail w/shiner; Thence S89°54'22"E 201.79 feet to a set 60d nail w/shiner for the point of termination, said point being on the West line of a 0.60 acre tract.

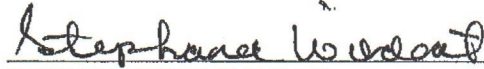
TO HAVE AND TO HOLD said described premises unto the said party of the second part, and to his heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT remains restricted.


Signed and delivered this 14th day of June, 2022.

APPROVED:

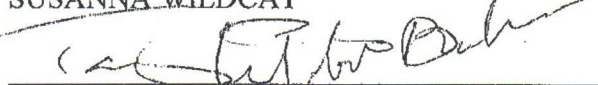

JUDGE OF THE DISTRICT COURT
Case No. FB-2022- 1


CHARLIE WILDCAT


STEPHANEE WILDCAT

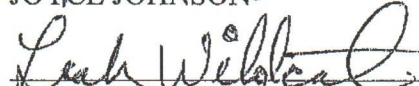

TOMMY WILDCAT


SUSANNA WILDCAT


TAMMY WILDCAT BUCHANAN


JOYCE JOHNSON

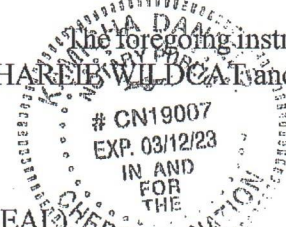

LUCAS WILDCAT

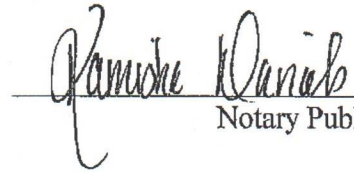

LEAH WILDCAT

STATE OF OKLAHOMA)
COUNTY OF Cherokee) SS:

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me on the 8 day of February, 2022, by CHARLIE WILDCAT and STEPHANEE WILDCAT, husband and wife.



(SEAL) My Commission Expires: 3/14/23


Notary Public

STATE OF OKLAHOMA)
COUNTY OF Cherokee) SS:

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me on the 10 day of Feb, 2022, by SUSANNA WILDCAT, a single person.

(SEAL) My Commission Expires: 05/12/2025



Notary Public

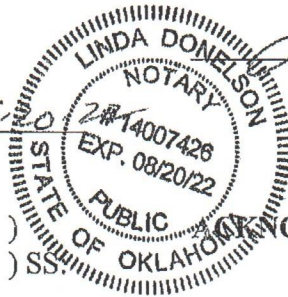
STATE OF OKLAHOMA)
COUNTY OF Cherokee) SS:

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me on the 9th day of Feb., 2022, by TOMMY WILDCAT, a single person.

(SEAL)

My Commission Expires: 8-20



Linda Donelson
Notary Public

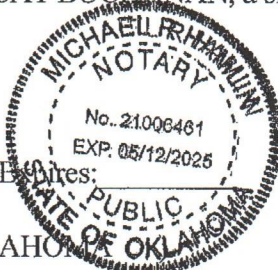
STATE OF OKLAHOMA)
COUNTY OF Adair) SS:

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me on the 10 day of Feb., 2022, by TAMMY WILDCAT BUCHANAN, a single person.

(SEAL)

My Commission Expires:



Michael R. Hamlin
Notary Public

STATE OF OKLAHOMA)
COUNTY OF Cherokee) SS:

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me on the 8 day of Feb, 2022, by JOYCE JOHNSON, a single person.

CASSANDRA CARTER
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES APR. 23 2024
COMMISSION # 20004354

(SEAL)

My Commission Expires: 04-23-24

Cassandra Carter
Notary Public

STATE OF OKLAHOMA)
COUNTY OF Cherokee) SS:

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me on the 10 day of Feb., 2022, by LUCAS WILDCAT and LEAH WILDCAT, husband and wife.

(SEAL)

My Commission Expires:



Michael R. Hamlin
Notary Public

