

Work Write-Up and Bid Document/By Trade

Stevie Dewayne Manning

10224 East 273 Road St. S Porum, OK 7-
(918) 990-2622

Contractor Name:

Contractor Signature:

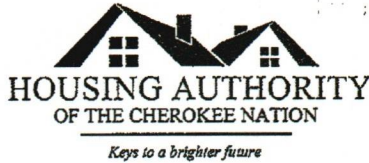
This document must be signed to be a valid bid.

PROJECT TYPE: Replacement Bid Due Date:

Trade	Work Description / Comments	Gen. Spec.	Qty Unit	Item Bid
Carpentry				
1	Area: EXTERIOR Residential Structure/1091 SF/2 BR & 2 Bath ADA. Build new residential structure finished inside & out. Contractor is responsible for all permits and inspections (see Div. 17). SEE PLANS.	Div.# 17.A.	1091 SF	
Site Work				
2	Area: 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. Single story frame house.	Div.# 2.A.	1000 SF	

Total:

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.



HACN HOUSING REHAB SITE DIRECTIONS

Name: Stevie Manning

Telephone: (918)990-2622

Address: 10224 E 273 Rd st south
Porum, OK 74455

Muskogee Co.

County: Sequoyah **Year Built:** 1962

GPS Coordinates: _____ **Drive Time:** 1 hr



Directions: From Cherokee Nation,
Take Hwy62 west 19.4 miles to Hwy 351
Take 351 south to I - 40
Take I-40 west Hwy 2
Take Hwy 2 south to Porum
Turn left on Ute St. [Ross Road]
Take Ross Rd. 3 miles east
house on left

David Tackett

7-26-21

Cost Estimator/Inspector

Date



HOUSING REHAB
SITE EVALUATION

Name: Stevie Manning Address: 10224 E 273 Rd. South
Phone: 918 - 380 - 6995 County: Muskogee
Directions: See Attach
4 mile west of Porum on Ross Rd.

(CHECK ALL THAT APPLY TO THE SITE)

- Handicap (yes or no) (yes)
 Existing Certified Septic System/Drainfield 1993
 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 REC How far from Site: on Site
Gas Company Propane How far from Site _____
RWD Name: Porum Water Dist. How far from Site on Site

Environmental Report Requested Environmental Issues, noted below

Notes: Same Location

Attach:

House plans

Cost Estimator: David Toekert

Signature

Date



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



Homeowner, Stevie Manning 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 ___

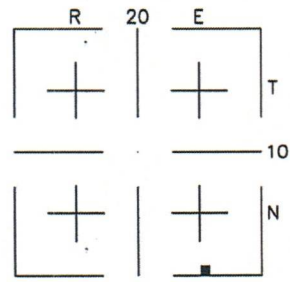
Homeowners agrees and understands the above and NO other changes will be made after this date. 918-380-6995

Per Phone Call
Homeowner: _____ Date: _____

David Bickett
Inspector: _____ Date: _____

LEGEND

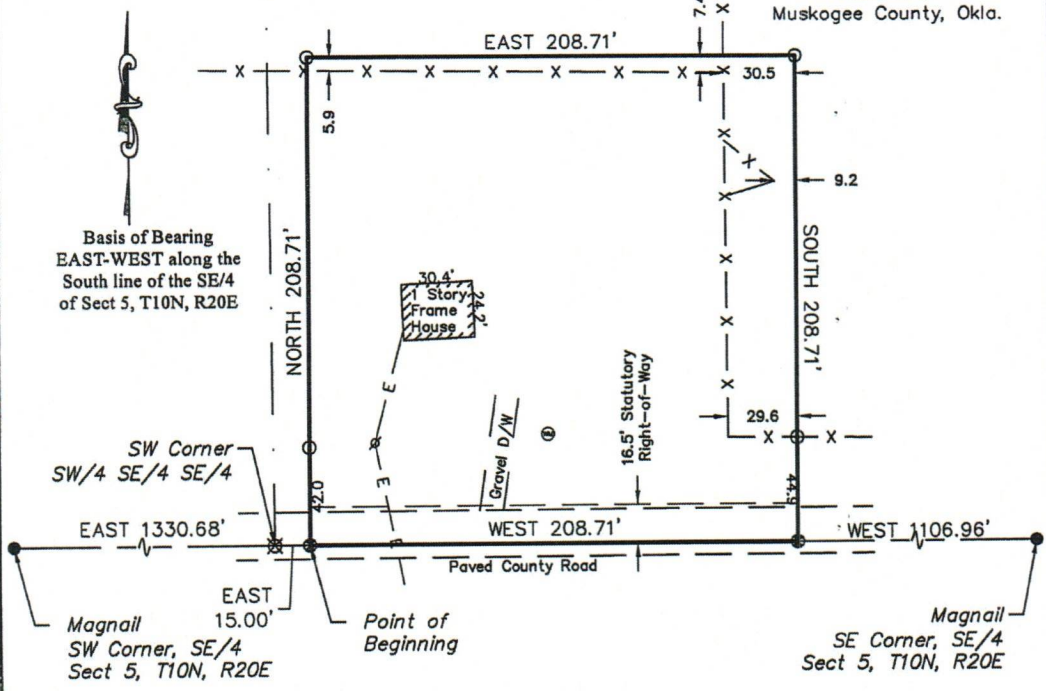
— E — E — Electric Line	— — — — — Section Line	⊕ Water Meter
— — — — — Easement Line	— — — — — 10 Acre/40 Acre Line	⊗ Power Pole
— X — X — Fence Line	— — — — — R/W Right-of-Way Line	□ Stone Monument
		△ Brass Cap
		○ Set #3 Rebar w/cap
		● Existing Magnail
		⊙ Set Magnail w/shiner
		⊗ Calculated Point



PLAT OF SURVEY

Center of House:
LAT: 35°21'46.3290"
LON: 95°12'26.4680"

Location Map Scale: 1"=3000'
Section 5
Muskogee County, Okla.



Legal Description

A 1.00-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 SW/4 SE/4 SE/4 of Section 5, Township 10 North, Range 20 East of the Indian Base and Meridian Muskogee County, Oklahoma. The described parcel being created by Kelly Osburn, Oklahoma PLS #1628 on February 7, 2023. The basis of bearing for the described parcel is EAST-WEST along the South line of the SE/4 of said Section 5 and is more particularly described as:

Commencing at the SW corner of said SW/4 SE/4 SE/4; thence along the South line thereof EAST 15.00 feet to a set magnail w/shiner for the point of beginning; thence NORTH 208.71 feet to a set #3 rebar w/cap; thence EAST 208.71 feet to a set #3 rebar w/cap; Thence SOUTH 208.71 feet to a set magnail w/shiner on the South line of said SW/4 SE/4 SE/4; thence along said South line WEST 208.71 feet to the point of beginning.

I, Kelly Osburn, Oklahoma Professional Land Surveyor, No. 1628, do hereby certify that the plat hereon correctly represents a survey made on-the-ground under my supervision, and that this survey is based on existing county records and existing survey monuments available at the time of this survey and that the survey and plat hereon was made for the client or clients so named per this plat, pursuant to clients request and for client's specific use and benefits only. No responsibility is assumed herein or hereby to the future landowners or occupants. This survey meets the requirements of the Oklahoma Minimum Standards. Certificate of Authorization, No. 5391, Expires 6/30/23.

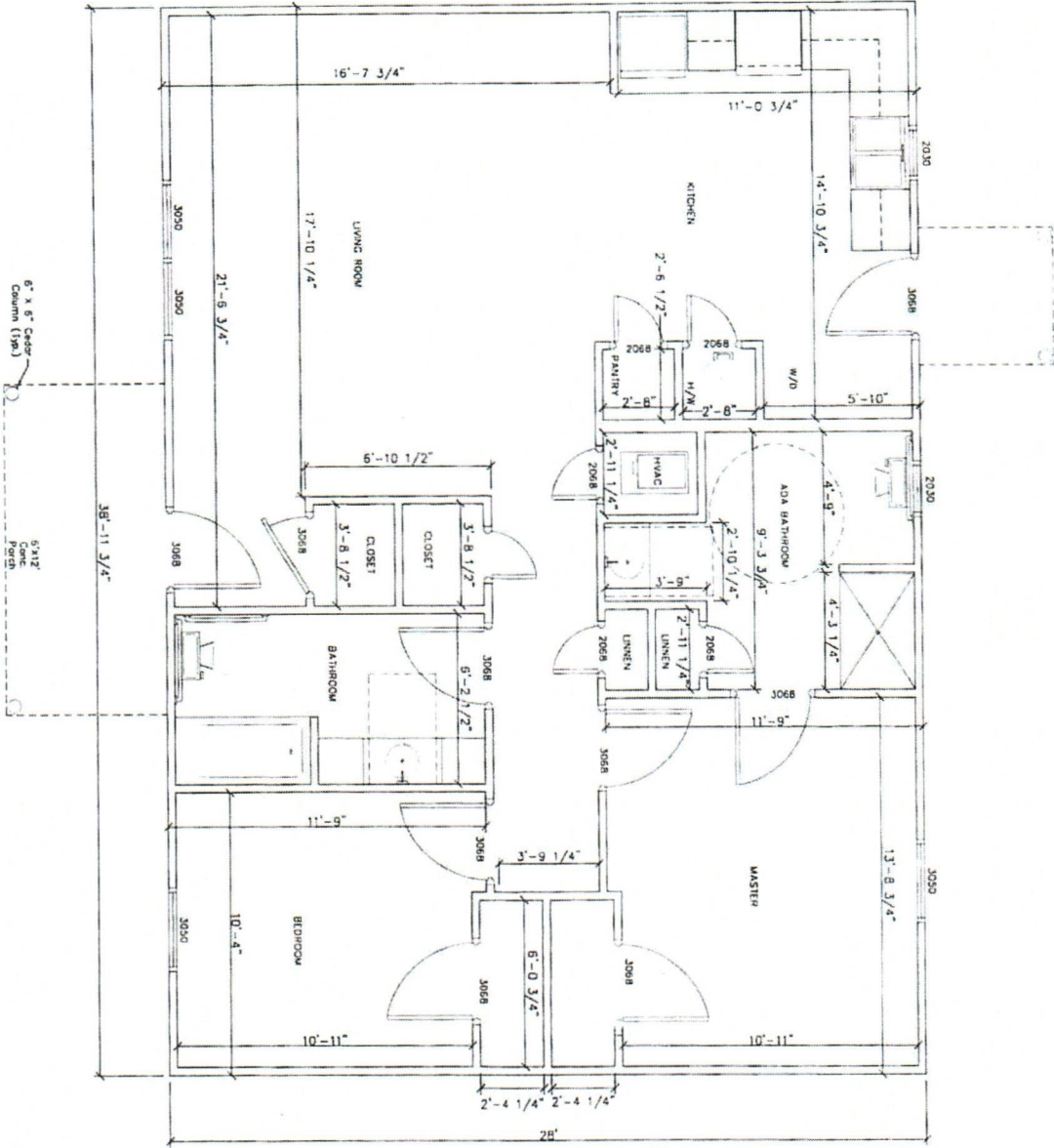
SURVEYOR'S NOTE: This Survey was done to create a new legal description and to mark the corners of that description on the ground. To show observed structures and utilities if any. Utilities located, if any, are from above ground inspection. The surveyor makes no guarantee that the utilities shown compromise all utilities on the property. This survey was done for the client or clients agent named on this plat. No title search was done and record ownership, rights-of-way of road and easements to and across this property must be confirmed by others. Any building setbacks, Lot restrictions or covenants not shown are the responsibility of the land owner. The buyer or owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.
2. The Surveyor reserves the right to change the opinion of this survey if any relevant evidence is brought forth in the future.
3. Fences located, if any, are located from the fence corners only. Any meandering of fence line has not been located.



Warning: If the seal on this document is not red and embossed, it is an unauthorized copy which may have been altered or modified, and cannot be used for any purpose without the written permission of Osburn Land Surveying LLC.

Osburn Land Surveyors, LLC.			
P.O. Box 1406	3615 W. Cherokee	Sallisaw, OK 74955	
918.775.9322—Office			
SCALE: 1"=60'			SURVEY BY: PB
DATE: 2/13/23	JOB NUMBER: 23-9107	A part of the SE/4 of Sect 5, T10N, R20E, Muskogee Co, OK	DRAWN BY: ND
LAST SITE VISIT	FOR: Stevie Manning/Cherokee Nation Housing Authority	APPROVED BY: [Signature]	CHECKED BY:
2/4/23	Copyright 2023 by Osburn Land Surveying LLC. All rights reserved. No part of this plat may be reproduced, stored in a retrieval system, or transmitted in any form without the written permission of Osburn Land Surveying LLC.		

1091 SQ. FEET



SCALE
1/2" = 1'

A102
SHEET NO.

**Cherokee Nation
2 Bedroom Floor Plan
1091 Square Feet**

CLIENT Cherokee Nation
Housing Authority



ENGINEER
KAS Gales Company
Consulting Engineers
18772 Harmon Road
Fayetteville, AR 72704
WA 479 361 9977 Cell 479 422 2763
Email: kas@kasgales.com

NO.	REVISION	DATE	BY	DESIGNED BY	APPROVED BY
1					
2					