

Adams, Chris and Tonya
Muskogee Co.

* Excessive Slope/Elevation
* Extensive Pad material
will be needed

PO Box 161
Webbers Falls, OK 74470
918-774-6116 Tonya
918-990-1080
chrisadamsusmcr@gmail.com

Legal Description:

A tract of land in the S2 SE NW4, Section 15, T12N R20E, Muskogee County, OK

Directions to Site:

Webbers Falls, Junction of HWY 100 and HWY 64, take HWY 64 West approximately 1 mile to South 125th St. E, .2 miles to E 173rd St S (take left for approximately .1 mile), .1 mile to S 123rd St. E for approximately .4 miles, take left for approximately .2 miles to E 167th St. S, 2nd drive on right, 11982 E 167th St. S.

NOTES: WD, Carl Adams, single TO Christopher Wayne Adams, 10/13/17 4563/300.

2/14/23, landowner, Christopher Wayne and Tonya Adams, h/w, current contact information above.
Access/utility easement, Carl & Laura Adams, h/w, 11980 E 163rd St. South, Webbers Falls, OK 74470, 918-513-2795; John J. and Deborah Lynn Hammond, h/w, 413 E. 103 1/2, PO Box 394 Webbers Falls, OK 74470, 918-685-0193; Sheila Shanks, single, 12010 E. 167th St. South, Webbers Falls, OK 74470, 918-348-6280.

Electric---Cookson Hills Electric, 918-967-4614

Water---East Central Ok Water Authority, 918-464-2280

Electric/water on site, existing services.

Need access/utility easements, existing driveway.

167 St. S, aka EW 1035, county road for 15 years.

N35°30'59.2" W095°10'40.8"

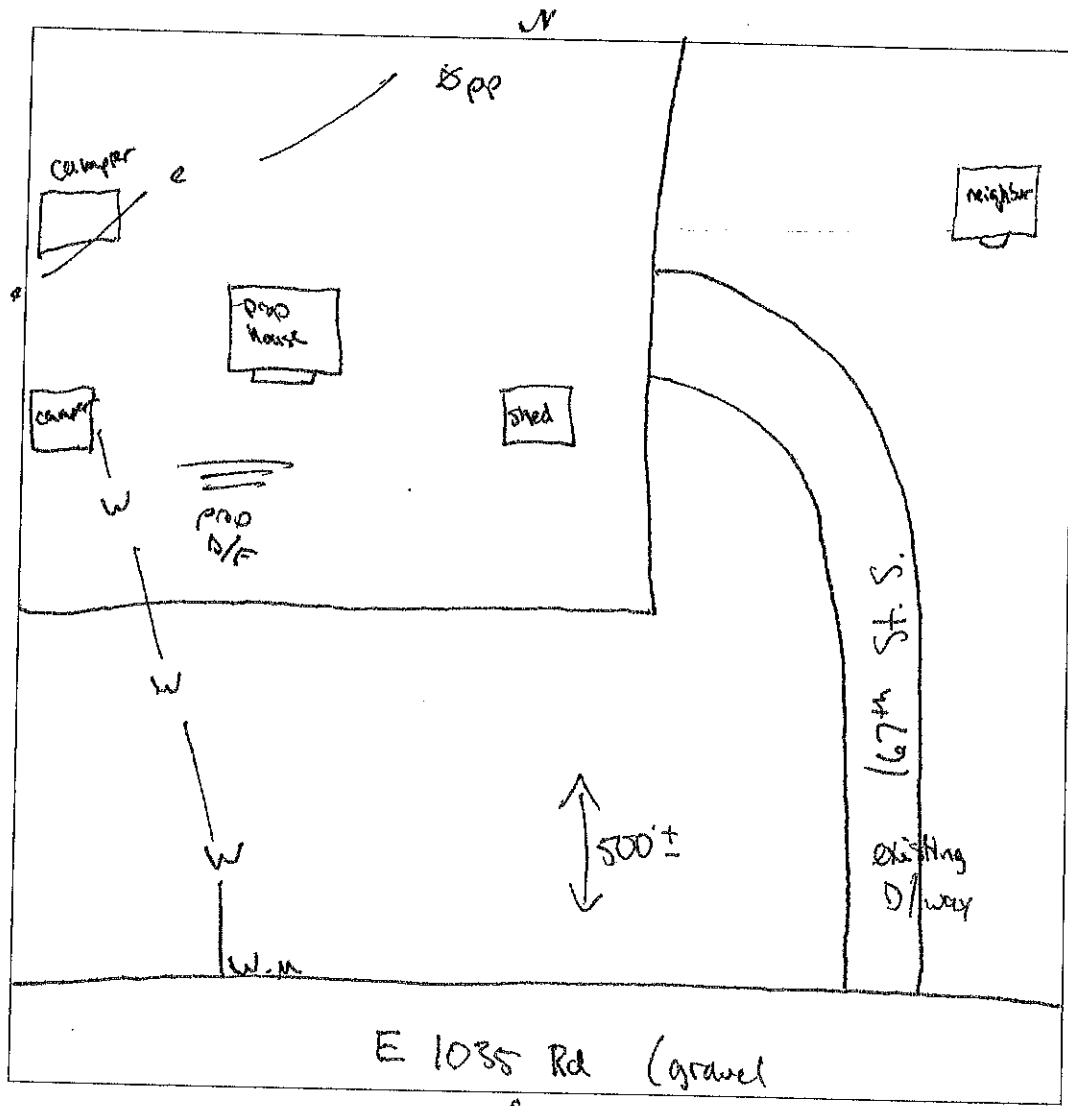
Unit address: 11982 E. 167th St. S., Webbers Falls, OK 74470

Unit #: 75392

3 bedroom

Eligible for single close.

GABLE ROOF



Access to site from: county _____, state _____, private road; asphalt _____
 gravel , none _____. Access Easement needed , Utility Easement needed N/A.

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

GPS Coordinates: Long N 35° 30' 59.2" Lat W 095° 10' 40.8"

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

Notes: Currently living in camper trailer, two on site. Use existing drive, utilities. Private drive, Access ease, needed.

Inspected by: Quinton Johnston
 Print name & initial

2-14-23
 Date


HOUSING AUTHORITY
OF THE CHEROKEE NATION

Keys to a brighter future

Housing Authority of the Cherokee Nation
1500 Hensley Drive
P.O. Box 1007
Tahlequah, OK 74465-1007
Phone 918-456-5482
Toll Free 800-837-2869

(THIS FORM IS FURNISHED 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 FORM

Chris + Tonya Adams
Name of Recipient

Muskogee
County

Electric Company

Cookson Hills Elec Co-op
Name

Nothing Service
fees, if available.

PO Box 539
Address

Stigler OK 74462
Address

9-967-4614
Phone/Fax/Contact, etc..

Signature, Utility Co. Representative
(if applicable)

Water Company (if applicable)

East Central OK Water Authority
Name

PO Box 426
Address

Webbers Falls OK 74470
Address

918-464-2280
Phone/Fax/Contact, etc.

Nothing Service
fees, if available

Signature, Utility Co. Representative
(if applicable)

NOTES: _____

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

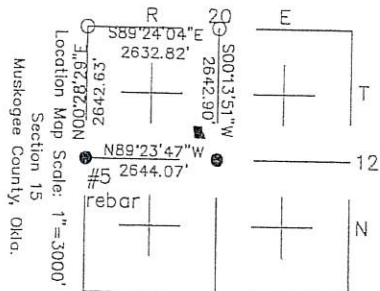
David Igert
C-918-525-2952
O-918-456-5482
F-918-458-5018
david.igert@hacn.org

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

Quinton Johnston
C-918-506-7555
O-918-456-5482
F-918-458-5108
quinton.johnston@hacn.org

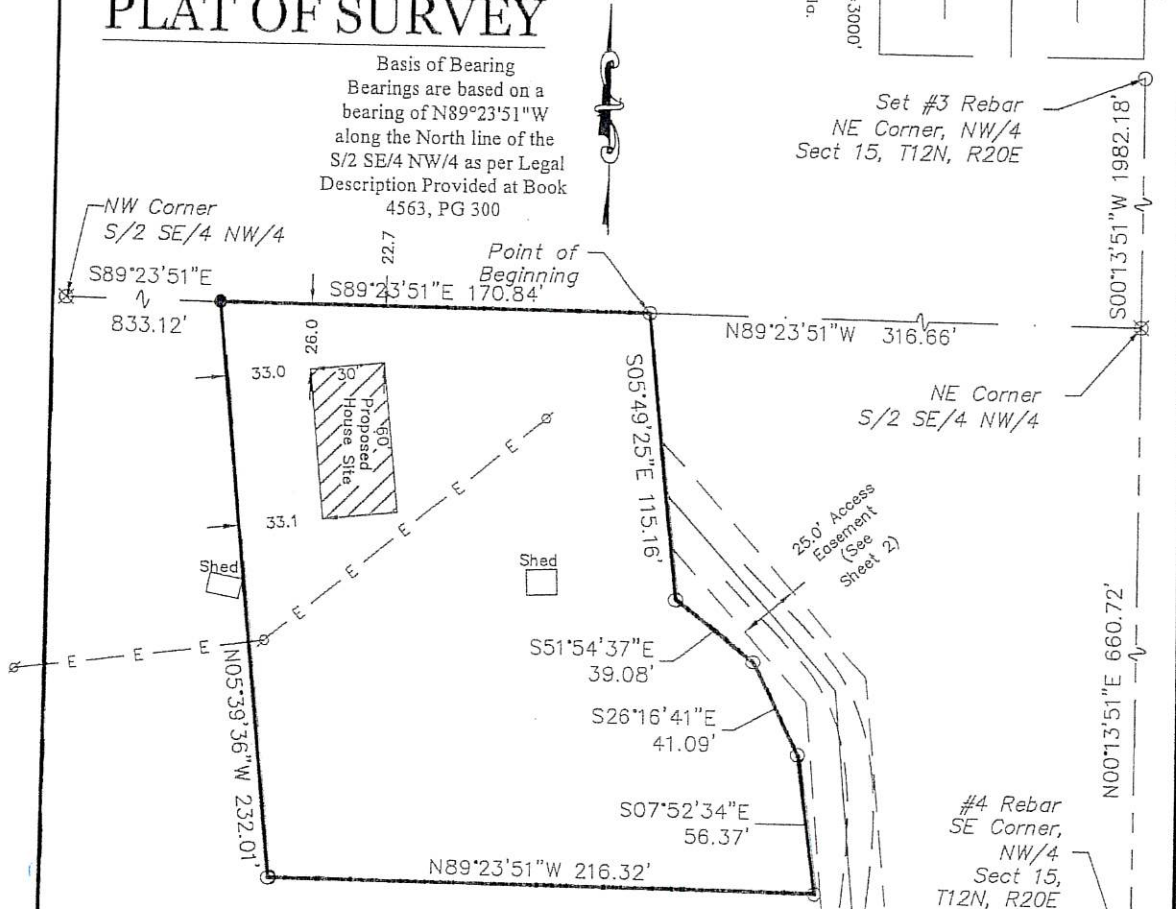
LEGEND

- E — E — R/W — Power Pole
- Electric Line Right-of-Way Line □ Stone Monument
- Easement Line Section Line △ Brass Cap
- X — X — Fence Line 10 Acre/40 Acre Line ○ Set #3 Rebar w/cap
- Existing #4 Rebar
- ⊗ Calculated Point



PLAT OF SURVEY

Basis of Bearing
Bearings are based on a bearing of N89°23'51"W along the North line of the S/2 SE/4 NW/4 as per Legal Description Provided at Book 4563, PG 300



Set #3 Rebar
NE Corner,
NW/4
Sect 15, T12N, R20E

#4 Rebar
SE Corner,
NW/4
Sect 15,
T12N, R20E

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 S/2 SE/4 NW/4 of Section 15, Township 12 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 November 16, 2023. The basis of bearing for the described parcel is N89°23'51"W along the North line of the S/2 SE/4 NW/4 as per Legal Description Provided at Book 4563, PG 300 and is more particularly described as:

Commencing at the NE corner of said S/2 SE/4 NW/4; Thence along the North line thereof N89°23'51"W 316.66 Feet to a set #3 rebar w/cap for the point of beginning; Thence S05°49'25"E 115.16 Feet to a set #3 rebar w/cap; Thence S51°54'37"E 39.08 Feet to a set #3 rebar w/cap; Thence S26°16'41"E 41.09 Feet to a set #3 rebar w/cap; Thence S07°52'34"E 56.37 Feet to a set #3 rebar w/cap; Thence N89°23'51"W 216.32 Feet to a set #3 rebar w/cap; Thence N05°39'36"W 232.01 Feet to an existing #4 rebar on the North line of said S/2 SE/4 NW/4; Thence along said North line S89°23'51"E 170.84 Feet to The Point Of Beginning.

I, Kelly Osburn, Oklahoma Professional Land Surveyor, No. 1628, 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 the survey and plat herein was made for the client or clients so named per this plat, pursuant to clients request and for clients' specific use and benefit 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 6/30/25.

SURVEYORS 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 remodeling of fence line has not been located.



WARNING: If the used on this document is not read and understood, 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.

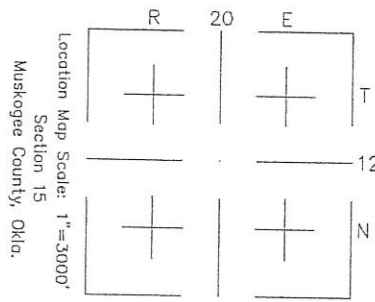
Osburn Land Surveyors, LLC.

P.O. Box 1406 3615 W. Cherokee Sallisaw, OK 74955
918.775.9322—Office

SCALE: 1"=60'	DATE: 1-10-23		SURVEY BY: PB
LAST SITE VISIT	JOB NUMBER: 23-9767	Part of the NW/4 of Sect 15, T12N, R20E, Muskogee Co OK	DRAWN BY: ND
11/13/23	FOR: Chris Adams/Cherokee Nation Housing Authority	APPROVED BY: [Signature]	Sheet 1 of 2
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LEGEND

- E — E — Right-of-Way Line
- R/W — Right-of-Way Line
- E — E — Electric Line
- X — X — Fence Line
- Section Line
- 10 Acre/40 Acre Line
- ⊗ Power Pole
- Stone Monument
- △ Brass Cap
- Set #3 Rebar w/cap
- Existing #4 Rebar
- ⊗ Calculated Point
- ⊙ Set 60d nail w/shiner



PLAT OF SURVEY EASEMENTS

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.

Set #3 Rebar
NE Corner, NW/4
Sect 15, T12N, R20E

Basis of Bearing
Bearings are based on a bearing of N89°23'51"W along the North line of the S/2 SE/4 NW/4 as per Legal Description Provided at Book 4563, PG 300

S05°49'25"E
72.34'
Point of Beginning
25' Access
Easement
(To be Obtained &
Filed by Client)

1-acre parcel
(see Sheet 1)

N89°23'51"W 316.66'

S41°29'39"E
103.34'

NE Corner
S/2 SE/4 NW/4

S04°16'07"E
164.88'

Gravel
D/W

Legal Description
25-Foot Access Easement
(To be Obtained & Filed by Client)

A 25-foot access easement, being situated in a part of the S/2 SE/4 NW/4 of Section 15, Township 12 North, Range 20 East of the Indian Base and Meridian Muskogee County, Oklahoma. The described easement being created by Kelly Osburn, Oklahoma PLS #1628 on November 16, 2023. The basis of bearing for the described easement is N89°23'51"W along the North line of the S/2 SE/4 NW/4 as per Legal Description Provided at Book 4563, PG 300 and is more particularly described as:

Commencing at the NE corner of said S/2 SE/4 NW/4; Thence along the North line thereof N89°23'51"W 316.66 Feet to a set #3 rebar w/cap; Thence S05°49'25"E 72.34 Feet to a set 60d nail w/shiner for the point of beginning, said point being on the East line of a 1-acre parcel; Thence S41°29'39"E 103.34 Feet; Thence S04°16'07"E 164.88 Feet; Thence S01°50'57"E 344.82 Feet to a set 60d nail w/shiner for the point of termination, said point being in a gravel county road.

I, Kelly Osburn, Oklahoma Professional Land Surveyor, No. 1628, 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 the survey and plat herein 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 5/30/25.

Point of Termination
25' Access Easement
(To be Obtained &
Filed by Client)



WARNING: This seal is not to be used for any purpose other than that for which it was issued. It is not valid until the seal is properly filed and recorded. Any use of this seal for any purpose other than that for which it was issued is prohibited. The written permission of Osburn Land Surveying LLC.

#4 Rebar
SE Corner, NW/4
Sect 15, T12N, R20E

Gravel County Road

Osburn Land Surveyors, LLC.

P.O. Box 1406 3615 W. Cherokee Sallisaw, OK 74955
918.775.9322—Office

SCALE: 1"=100'

DATE: 11-16-23

LAST SITE VISIT

11/13/23

JOB NUMBER: 23-9767 Part of the NW/4 of Sect 15, T12N, R20E, Muskogee Co, OK

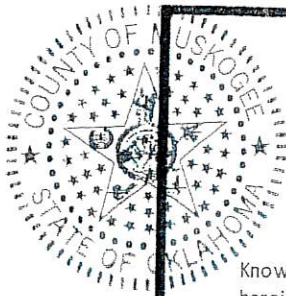
FOR: Chris Adams/Cherokee Nation Housing Authority APPROVED BY: [Signature]

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SURVEY BY: PB

DRAWN BY: ND

Sheet 2 of 2



Access Easement

Know all men by these presents, that JOHN J. HAMMOND AND DEBBIE HAMMOND, HUSBAND AND WIFE hereinafter referred to as Grantor(s), Convey unto HOUSING AUTHORITY OF THE CHEROKEE NATION OF OKLAHOMA hereinafter called the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer and convey to said Grantee, its successors and assigns, a perpetual Access and Utility easement and ingress and egress, over and across the following described real property, situated in MUSKOGEE County, State of Oklahoma:

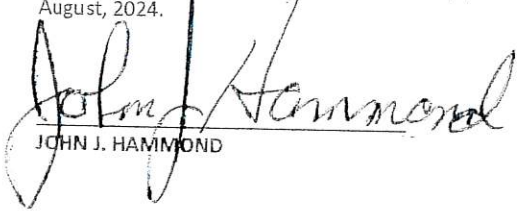
A 25-foot access easement being situated in a part of the S½ SE¼ NW¼ of Section 15, Township 12 North, Range 20 East of the Indian Base and Meridian, Muskogee County, Oklahoma and is more particularly described as: Commencing at the NE Corner of said S½ SE¼ NW¼; thence along the North line thereof N89°23'51"W 316.66 feet to a set #3 rebar w/cap; thence S05°49'25"E 72.34 feet to a set 60d nail w/shiner for the Point of Beginning, said point being on the East line of a 1-acre parcel; thence S41°29'39"E 103.34 feet; thence S04°16'07"E 164.88 feet; thence S01°50'57"E 344.82 feet to a 60d nail w/shiner for the Point of Termination, said point being on a gravel county road

The easement herein granted shall be a private perpetual easement and 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.

Grantor covenants that Grantor is the owner of the above described lands and that said lands are free and clear of all encumbrances and liens.

To have and to hold such easement and right-of-way unto the said Grantee, its successors and assigns, forever.

In witness whereof, the said Grantor(s) have executed this instrument this 16th day of August, 2024.


JOHN J. HAMMOND


DEBBIE HAMMOND

ACKNOWLEDGEMENT

State of Oklahoma }
County of }

Before me, a Notary Public in and for said County and State, on this 16th day of August, 2024, personally appeared JOHN J. HAMMOND AND DEBBIE HAMMOND, HUSBAND AND WIFE, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal, the day and year above set forth.




Notary Public

I-2024-008956 Book 4921 Pg 140
09/13/2024 10:39am Pg 0140-0140
Fee: \$18.00 Doc: \$0.00
POLLY IRVING - Muskogee County Clerk
State of OK