



New Construction Office
5006 S. Muskogee • P.O. Box 1007
Tahlequah, OK 74465-1007

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

CHEROKEE COUNTY

UNIT # 75175

Briana & Matthew Ballard

13740 N. 569 Rd.
Proctor, OK 74457

4 BEDROOM
(918) 207-8583
(918) 931-0936

oselandb@yahoo.com

DIRECTIONS: From Tahlequah, take HWY 62 east for approx. .5 miles. Turn north onto N Oakdale Dr and continue for 0.8 miles, stay left at the 'Y'. Continue for 2.4 miles and turn left onto N. 569 Rd. Driveway will be 1.2 miles on the right. Site will be 0.1 miles on the right.

Ballard, Briana and Matthew
Cherokee Co.

1390 N. Heritage Lane # 114
Tahlequah, OK 74464
918-207-8583
918-931-0936
oselandb@yahoo.com

Legal Description:

NE4 SE4 NW4 And SE4 SE4 NW4, Section 5, T17N R23E, Cherokee County, OK

Directions to Site:

From Tahlequah, take HWY 62 east for approx. 5 miles. Turn north onto N Oakdale Dr and continue for 0.8 miles, stay left at the 'Y'. Continue for 2.4 miles and turn left onto N. 569 Rd. Driveway will be 1.2 miles on the right. Site will be 0.1 miles on the right.

NOTES: QCD, Hattie M. King, personal Representative Melba J. Inskeep (previously Pettit), Richard F. King, Linda M. King-O'Seland (previously Pettit) TO Melba J. Inskeep, Linda M. King-O'Seland and Richard F. King, 4/17/19, 1238/516

11/23/22, landowner and easement owners, Melba Inskeep and Randy Inskeep, w/h, 2418 33rd St., Moline, IL 61256, 309-912-0682; Linda King-O'Seland and William Anthony O'Seland, w/h, 13732 N. 569 Rd. Proctor, OK 74457, 918-207-8582, 918-207-8581; Richard King, single, 705 E. Shawnee Apt 3B, Tahlequah, OK 74464, 918-718-5812

Electric---Lake Region, 918-772-2526
Water---drill well
Electric located on site, SE corner.
Need access easement.
N 569 Rd, county road for 15 years.

Survey from property line on NE side; and outside of Conservation Easement, 10/30/19, 1255/628.

N35°58'58.4" W094°52'33.2"

Unit address: 13740 N. 569 Rd., Proctor, OK 74457
Unit #: 75175

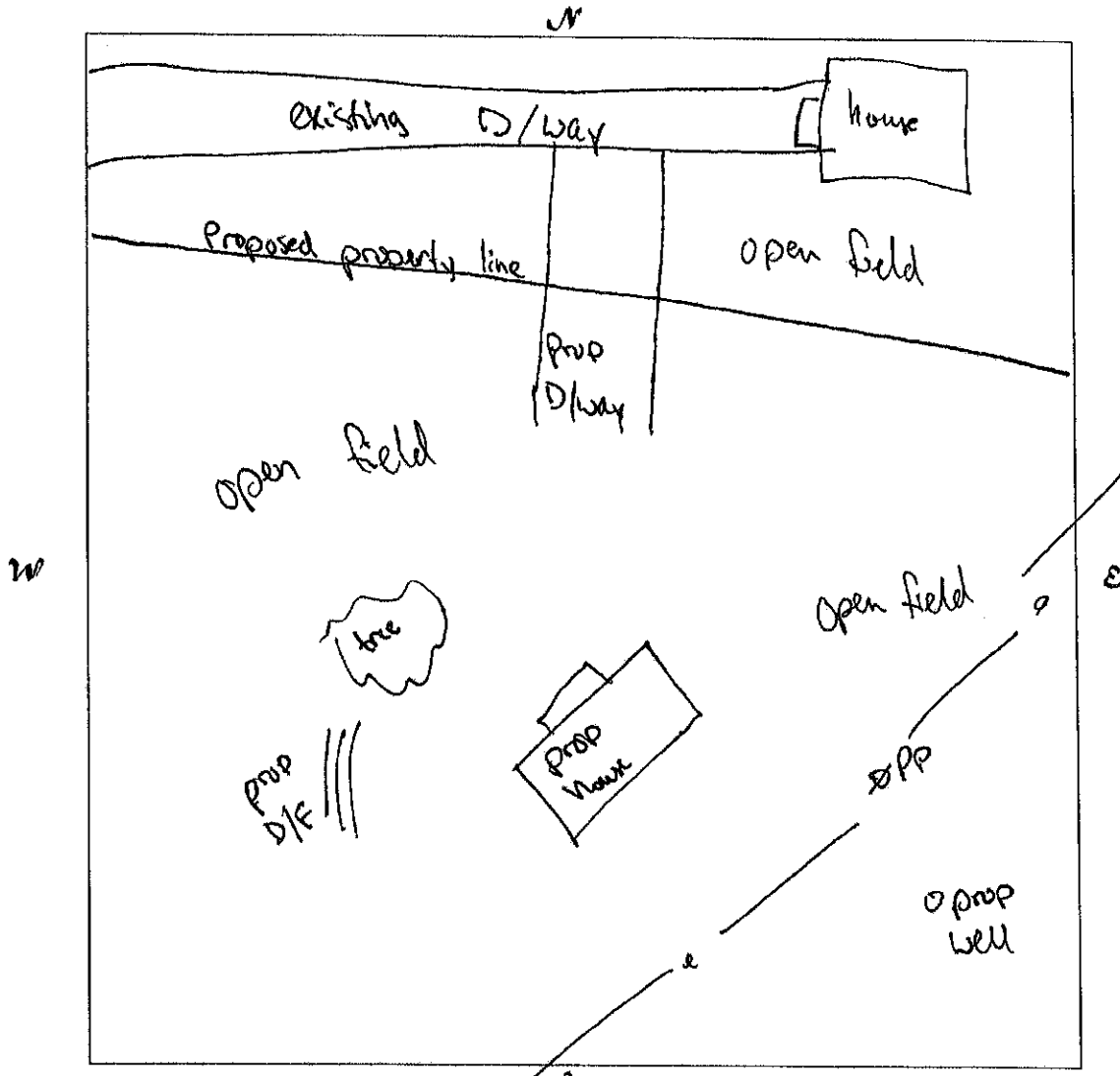
4 bedroom, with brick and garage.

~~Flight of stairs to house.~~

SITE INFORMATION

Name of Recipient Bria Ballard

County Clatsop



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

gravel _____, none _____, Access Easement needed , Utility Easement needed

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

GPS Coordinates: Long N 35° 58' 58.4" Lat W 094° 52' 33.2"

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

Notes: Driveway is 0.1 mile. Open field, need well.
* Survey from property line on NE side.
A/U agreements needed.

Inspected by: Quinton Schuster
Print name & Initial

11-4-22
Date



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

Briana Ballard
Name of Recipient

Cherokee
County

Electric Company

Lake Region Electric Corp
Name

PO Box 127
Address

Hubert ON Tahl
Address

918-772-2520
Phone/Fax/Contact, etc..

\$305 - deposit + membership fees, if available. fee

35 application fee

Construction costs to be determined

Be Oula Landaude
Signature, Utility Co. Representative (if applicable)

Water Company (if applicable)

Name

fees, if available

Address

Address

Phone/Fax/Contact, etc..

Signature, Utility Co. Representative (if applicable)

NOTES: Need well

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

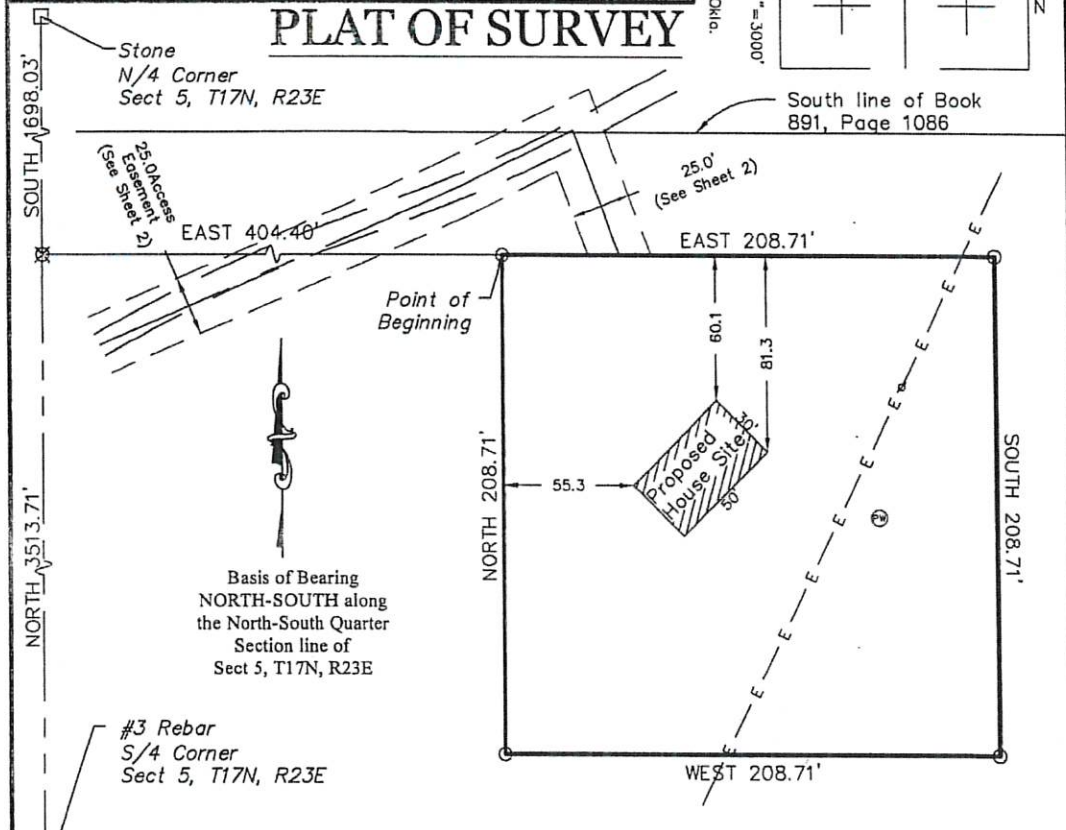
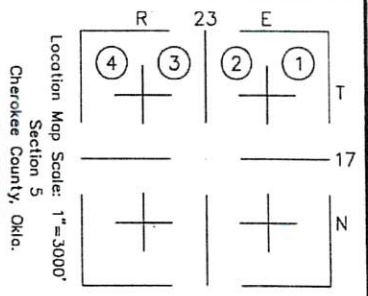
David Iger
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Carolyn Bilby
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carolyn.bilby@hacn.org

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

LEGEND

Electric Line	R/W Right-of-Way Line	Proposed Well
Easement Line	Section Line	Power Pole
Fence Line	10 Acre/40 Acre Line	Stone Monument
		Brass Cap
		Set #3 Rebar w/cap
		Existing #3 Rebar
		Calculated Point

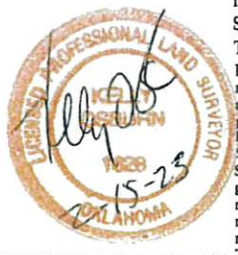


Legal Description

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 NE/4 of Section 5, Township 17 North, Range 23 East of the Indian Base and Meridian Cherokee County, Oklahoma. The described parcel being created by Kelly Osburn, Oklahoma PLS #1628 on February 14, 2023. The basis of bearing for the described parcel is NORTH-SOUTH along the North-South Quarter Section line of said Section 5 and is more particularly described as:

Commencing at an existing stone marking the North Quarter corner of said Section 5, thence along the North-South Quarter Section line SOUTH 1698.03 Feet; Thence EAST 404.40 Feet to a set #3 rebar w/cap for the point of beginning; Thence EAST 208.71 Feet to a set #3 rebar w/cap; Thence SOUTH 208.71 Feet to a set #3 rebar w/cap; Thence WEST 208.71 Feet to a set #3 rebar w/cap; Thence NORTH 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.



WARNING: If the Seal on this document is not Red and embossed, it is or contains every which may have been altered or modified, and cannot be used for any purpose without the written permission of Osburn Land Surveying LLC.

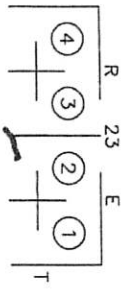
SURVEYOR'S NOTE: This Survey was done to create a new legal description and to mark the corners of that description on the ground. To show observed structures and utilities if any. Utilities located, if any, are from above ground inspection. The surveyor makes no guarantee that the utilities shown compromise 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 relivent evidence is brought forth in the future.

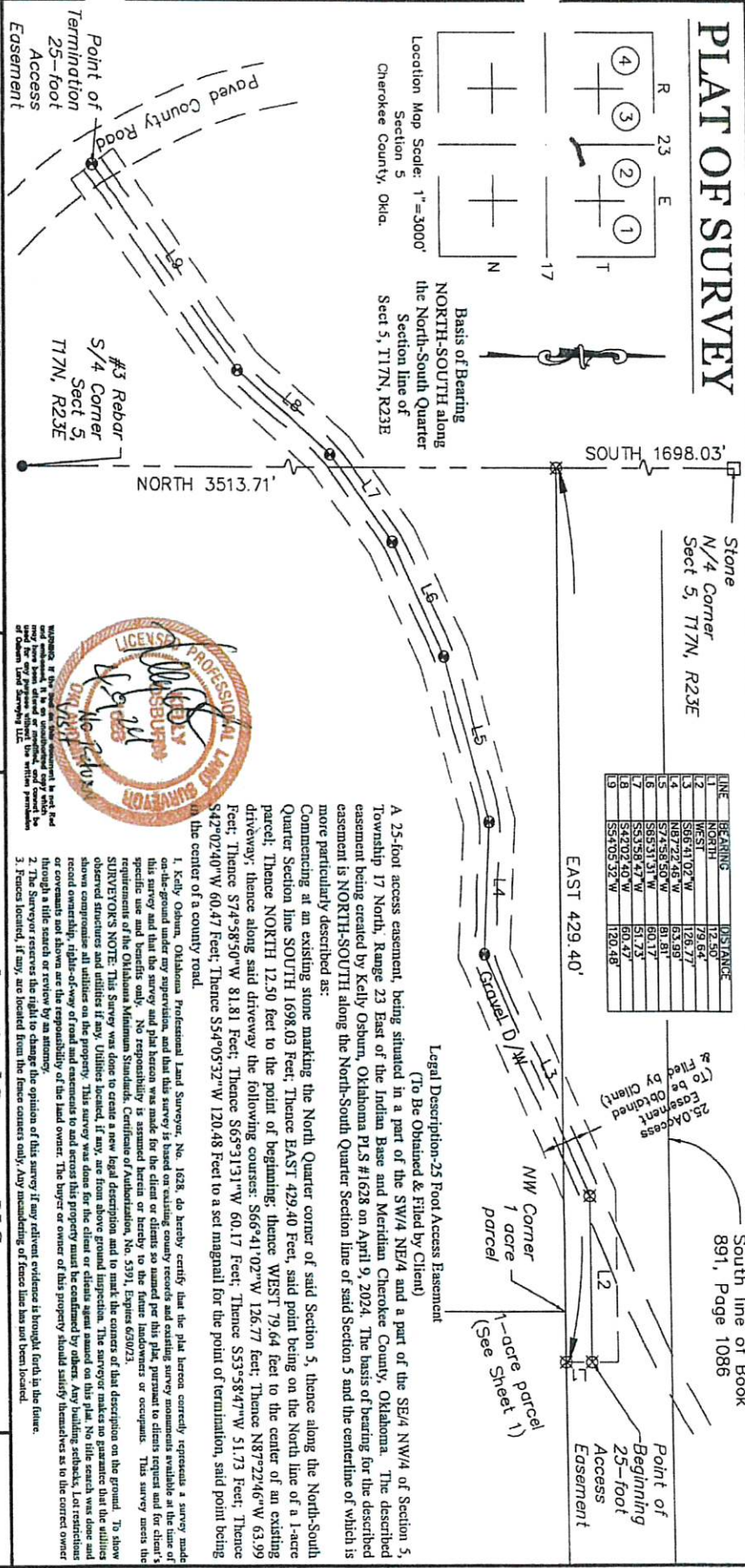
3. Fences located, if any, are located from the fence corners only. Any meandering of fence line has not been located.

Osburn Land Surveyors, LLC.			
P.O. Box 1406		3615 W. Cherokee Sallisaw, OK 74955	
SCALE: 1"=60'		918.775.9322-Office	
DATE: 7-15-23	JOB NUMBER: 23-9114	A part of the NE/4 of Sect 5, T17N, R23E, Cherokee Co., OK	
LAST SITE VISIT: 2/11/23	FOR: Briana Ballard/Cherokee Nation Housing Authority	APPROVED BY:	SURVEY BY: KJO
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.			DRAWN BY: ND
			Sheet 1 of 2

PLAT OF SURVEY



Location Map Scale: 1"=3000'
 Section 5
 Cherokee County, Okla.
 Basis of Bearing
 NORTH-SOUTH along
 the North-South Quarter
 Section line of
 Sect 5, T17N, R23E



LINE	BEARING	DISTANCE
1	NORTH	12.50'
2	WEST	79.64'
3	N87°22'46" W	63.99'
4	S74°58'50" W	81.81'
5	S65°31'31" W	60.17'
6	S53°58'47" W	51.73'
7	S42°02'40" W	60.47'
8	S54°05'32" W	120.48'
9		

EAST 429.40'

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

South line of Book
 891, Page 1086

Point of Beginning
 25-foot
 Access
 Easement



MATERIALS IN THIS SURVEY OR INSTRUMENT ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF Osburn Land Surveying, LLC.

1. 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 for this plat, pursuant to clients request and for client's 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 6/30/23.

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 correspond to those shown on the plat. This survey was done for the client or clients named on this plat. No title search was done and no 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 and 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 measuring of fences here has not been located.

LEGEND

- ⊕ Proposed Well
- ⊙ Power Pole
- Stone Monument
- △ Brass Cap
- Set nail w/spher
- ⊙ Existing #3 Rebar
- ⊗ Calculated Point

____ E ____ E ____ R/W ____
 Electric Line Right-of-Way Line

____ E ____ X ____ Section Line
 Easement Line Section Line

____ X ____ X ____ 10 Acre/40 Acre Line
 Fence Line

SCALE: 1"=60'

DATE REVISION: 2/11/23

LAST SITE VISIT: 2/11/23

JOB NUMBER: 23-9114R1

FOR: Brian Boland/Cherokee Nation Housing Authority

APPROVED BY: [Signature]

DATE: 2/11/23

DATE REVISION: 2/11/23

LAST SITE VISIT: 2/11/23

FOR: Brian Boland/Cherokee Nation Housing Authority

APPROVED BY: [Signature]

Osburn Land Surveyors, LLC.
 3615 W. Cherokee
 918.775.9322-Office
 Solisow, PK 74955

SURVEY BY: KJO
 DRAWN BY: ND

Sheet 2 of 2