

Asbill, Courtney and Terry
Adair County

469051 HWY 51
Stilwell, OK 74960
918-507-0744
918-507-3001
Courtney80a@gmail.com

Legal Description:

1 acre, m/l, in the NE4 NE4 NW4 Section 10 T15N R25E, Adair County, OK

Directions to Site:

From Stilwell, off Hwy 59, take Hwy 100 west for 1 mile. Turn south onto N. 4700 Rd. Follow for 0.8 miles onto E. 840 Rd. Drive for site is 0.5 miles on the right. Site will be located 500' south of drive in the field.

NOTES: QCD, Bill C. Garrett, Trustee, TO Terry Asbill and Courtney Asbill, h/w jt, 1/5/22 589/842-843. No Memo of Trust found.

12/13/23, landowner, Terry and Courtney Asbill, h/w, jt., current contact information above; access/utility easement owner, Bill C. Garrett, Trustee, 470754 E. 840 Rd., Stilwell OK 74960, 918-696-0532.

Electric---Ozarks Electric, 918-696-7733
Water---Adair Co. RWD #2, 918-696-3918
Electric/water to North 400' +/-.
Need access/utility easements.
Section line road, asphalt.

N35°47'45.8" W094°38'26.1"

Unit address: 470444 E. 840 Rd, Stilwell OK 74960
Unit #: 75444

4 bedroom

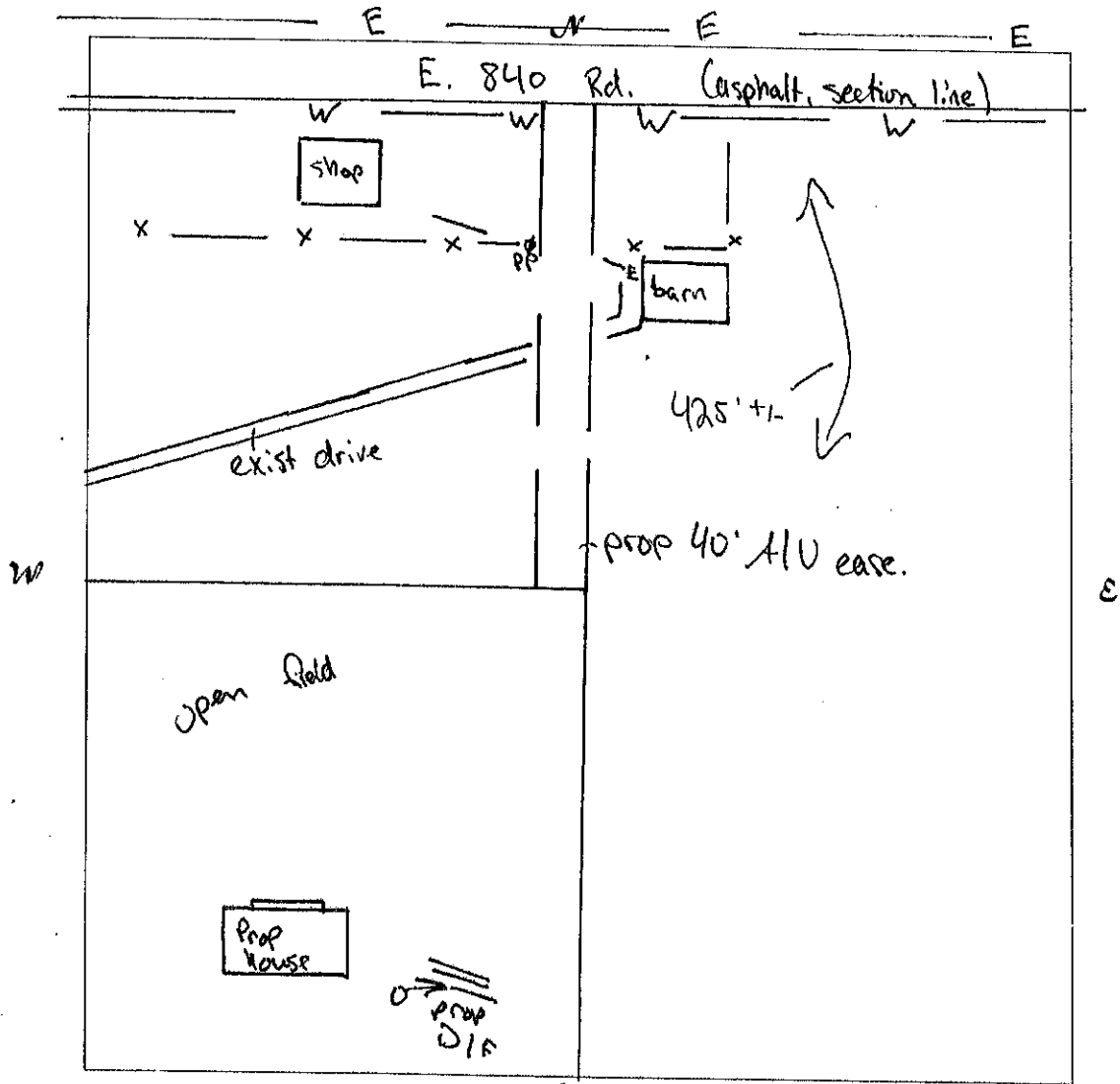
Eligible for single close.

GABLE ROOF

SITE INFORMATION

County Asbill
Name of Recipient

Address _____
County



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

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

Electric need 425', septic/sewer need, waterline need 425', existing well n/a

GPS Coordinates: Long N 35° 47' 45.8" Lat W 044° 38' 26.1"

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

Notes: Need driveway w/ A/V ease. 425' +/-
Open field. Need septic.
Section line rd. Electric across rd to north, water south
side of rd.

Inspected by: Quinton Johnston QJ
Print name & initial

12.13.23
Date



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

Terry & Courtney Asbill
Name of Recipient

Adair
County

Electric Company

Ozark Electric Company
Name

P.O. Box 28
Address

Stilwell OK 74960
Address

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

fees, if available.

Water Company (if applicable)

~~Stilwell Area Dev Auth~~
Name

~~P.O. Box 1511~~
Address

Stilwell OK 74960
Address

~~918-696-5111~~
Phone/Fax/Contact, etc.

Signature, Utility Co. Representative (if applicable)

fees, if available

Signature, Utility Co. Representative (if applicable)

NOTES:

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

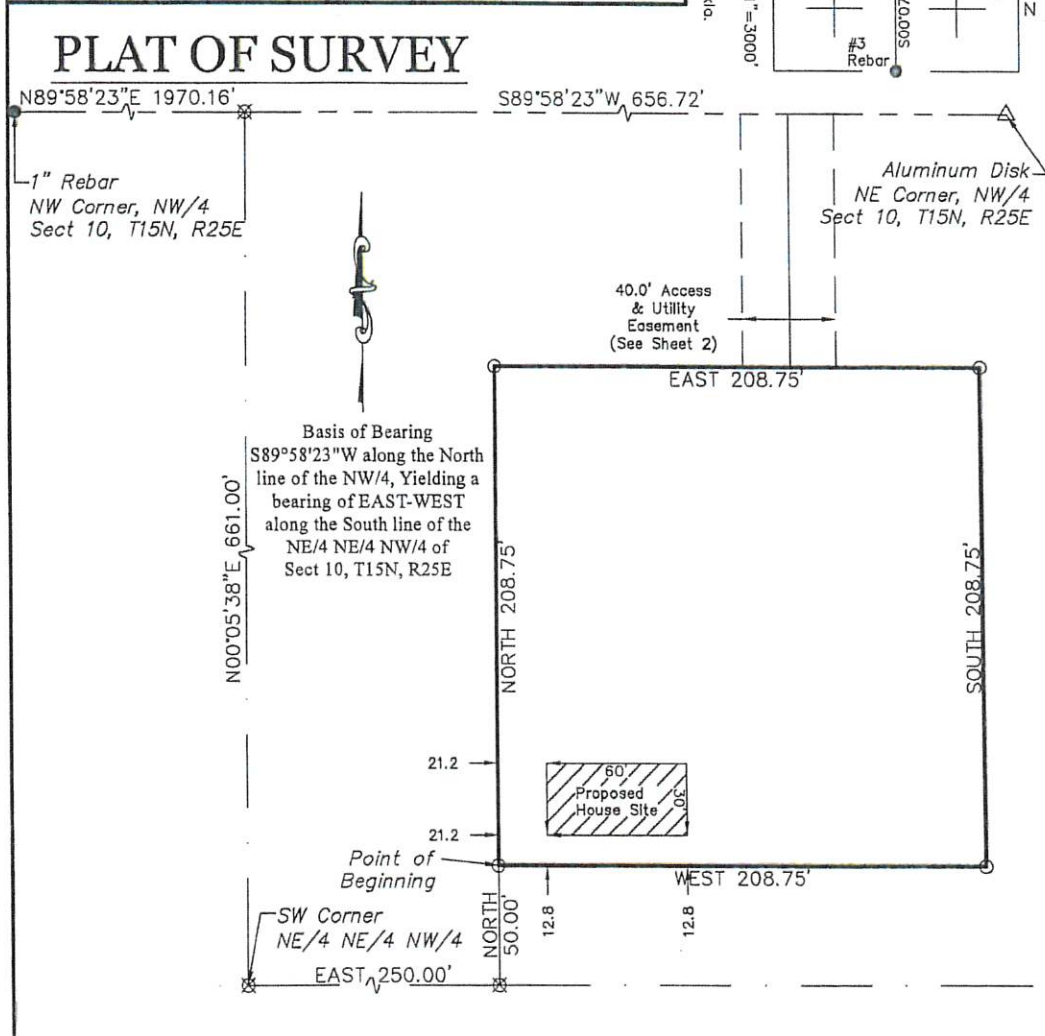
David Igert
C-918-525-2952
O-918-456-5482
F-918-458-5018
david.igert@hacn.org

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

<p>— E — E — R/W — Electric Line Right-of-Way Line</p> <p>- - - Easement Line Section Line</p> <p>— X — Fence Line 10 Acre/40 Acre Line</p>	<p>∅ Power Pole</p> <p>□ Stone Monument</p> <p>△ Aluminum Disk</p> <p>○ Set #3 Rebar w/cap</p> <p>● Existing Monument (As Labeled)</p> <p>⊠ Calculated Point</p>	
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Legal Description
(Legal Provided by Client: Book 589, Page 842)

A tract of land located in the NE/4 NE/4 NW/4 of Section 10, Township 15 North, Range 25 East, Adair County, Oklahoma. More particularly described as follows:
Beginning 250' EAST and 50' NORTH of the SW Corner of the NE/4 NE/4 NW/4 for point of beginning; thence NORTH 208.75 feet; thence EAST 208.75 feet; thence SOUTH 208.75 feet; thence WEST 208.75 feet to point of beginning, containing 1 acre more or less.

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 done for the client or clients so named per this plat, pursuant to client 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. 5191, Expires 6/30/25.

SURVEYOR'S NOTE:

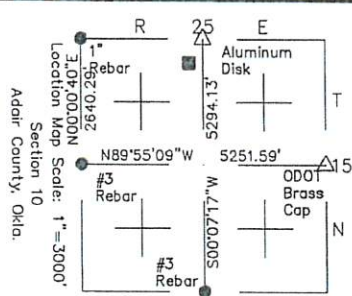
- This Survey was done to mark the corners on the ground and to show observed structures if any. Utilities located, if any, are from above ground inspection. The surveyor makes no guarantee that the structures and utilities shown compromise all such structures and utilities on the property. This survey was done from the description furnished by 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.
- 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 corners only. Any measuring of fence line has not been located.



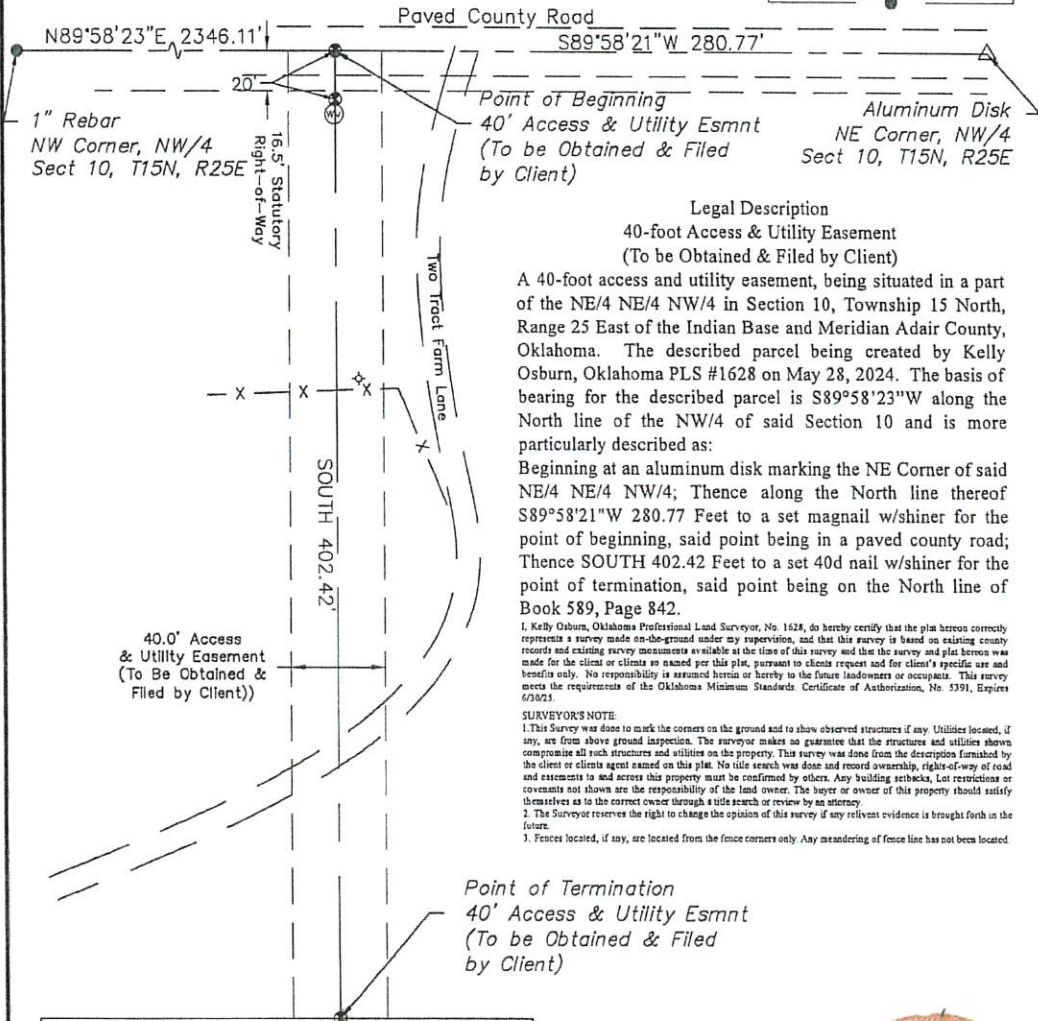
Osburn Land Surveyors, LLC.			
P.O. Box 1406		3615 W. Cherokee Sallisaw, OK 74955	
SCALE: 1"=60'		918.775.9322—Office	
DATE: 5/17/24	JOB NUMBER: 24-9974	Part of the NW/4 of sect 10, T15N, R25E, Adair Co, OK	SURVEY BY: PB
LAST SITE VISIT	FOR: Courtney Asbill/Cherokee Nation Housing Authority	APPROVED BY: <i>[Signature]</i>	DRAWN BY: ND
5/17/24	Copyright 2024 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.		Sheet 1 of 2

LEGEND

⊕ Light Pole	⊗ Water Valve	— E — E — Electric Line	— R/W — Right-of-Way Line	⊗ Power Pole
— X — X — Easement Line	— X — X — Fence Line	— Section Line	— 10 Acre/40 Acre Line	□ Stone Monument
				△ Aluminum Disk
				⊙ Set Nail w/shiner
				● Existing Monument (As Labeled)
				⊗ Calculated Point



PLAT OF SURVEY



Legal Description
 40-foot Access & Utility Easement
 (To be Obtained & Filed by Client)

A 40-foot access and utility easement, being situated in a part of the NE/4 NE/4 NW/4 in Section 10, Township 15 North, Range 25 East of the Indian Base and Meridian Adair County, Oklahoma. The described parcel being created by Kelly Osburn, Oklahoma PLS #1628 on May 28, 2024. The basis of bearing for the described parcel is S89°58'23"W along the North line of the NW/4 of said Section 10 and is more particularly described as:

Beginning at an aluminum disk marking the NE Corner of said NE/4 NE/4 NW/4; Thence along the North line thereof S89°58'21"W 280.77 Feet to a set magnail w/shiner for the point of beginning, said point being in a paved county road; Thence SOUTH 402.42 Feet to a set 40d nail w/shiner for the point of termination, said point being on the North line of Book 589, Page 842.

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 measurements available at the time of this survey and that the survey and plat hereon was made for the client or clients as named on this plat, pursuant to clients request and for clients 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 4/30/25.

SURVEYOR'S NOTE:

- This Survey was done to mark the corners on the ground and to show observed structures if any utilities located, if any, are from above ground inspection. The surveyor makes no guarantee that the structures and utilities shown compromise all such structures and utilities on the property. This survey was done from the descriptions furnished by 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.
- 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 corners only. Any meandering of fence line has not been located.



WARNING: If the Seal on this document is not filed 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.

1-acre parcel
 Bk 589, Pg 842
 (See Sheet 1)

Osburn Land Surveyors, LLC.			
P.O. Box 1406		3615 W. Cherokee Sallisaw, OK 74955	
SCALE: 1"=60'		918.775.9322—Office	
DATE:	JOB NUMBER: 24-9974	Part of the NW/4 of sect 10, T15N, R25E, Adair Co, OK	SURVEY BY: PB
LAST SITE VISIT	FOR: Courtney Asbill/Cherokee Nation Housing Authority	APPROVED BY: <i>[Signature]</i>	DRAWN BY: ND
5/17/24	Copyright 2024 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.		Sheet 2 of 2