

Phillips, Cayce and Lindy  
Cherokee County

PO Box 95  
Kansas, OK 74347  
918-261-6035 mrs  
918-261-6992  
caycephillips@ymail.com

Legal Description:

A tract of land in the SE4 SW4 NE4 Section 23 T19N R23E, Cherokee County, OK.

Directions to Site:

Driving directions from the new roundabout in Kansas. Take Hwy 10 exactly 8 miles south. There are 2 driveways on the left (east) side of the road. Take the most southern driveway. It is an unnamed road. The road 40 yards to the north is Pine Bluff Road, do not take this road. Drive to the top of the hill and stay on the road as it veers to the right. Then it will veer back to the left around an old chicken house pad. Continue on the road as it enters into the woods and then stay to the right and it will come to a cleared area where the site will be.

NOTES: Order, QTS, Estate of C.W. Burdett, TO Cayce Phillips, 3/1/22, 1341/659-661.

12/8/23, landowner, Cayce and Lindy Phillips, h/w, current contact information above.

Electric---Lake Region, 918-772-2526  
Water---drill well  
Electric to North, approximately 850'+/-  
Need access/utility easements, approximately 2000'+/-  
State HWY.

N36°06'42.3" W094°49'13.7"

Unit address: 4198 HWY 10, Kansas, OK 74347  
Unit #: 75420

4 bedroom

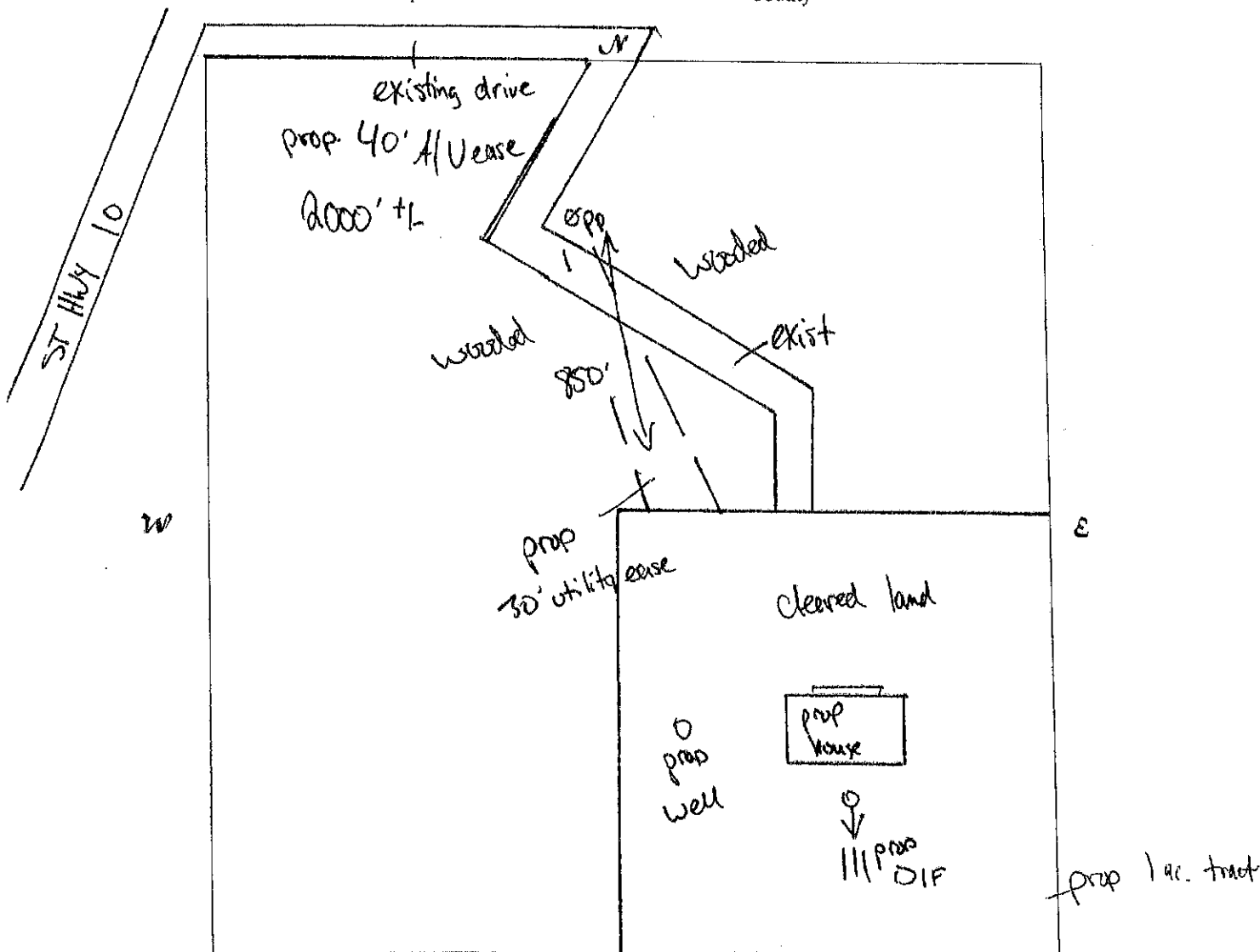
Not eligible for single close.

GABLE ROOF

SITE INFORMATION

Cayce Phillips  
Name of Re...ent

Cherokee  
County



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

gravel \_\_\_\_\_, none \_\_\_\_\_. Access Easement needed , Utility Easement needed

Electric Need 850', septic/sewer need, waterline N/A, existing well need

GPS Coordinates: Long N 36° 06' 42.3" Lat W 094° 49' 13.7"

Single Close: Yes  No

Existing Structure/Maintained

Notes: Existing drive. Need Access ease 2,000' +/-. Electric is 850' to north  
Need utility ease.

Trees will need cleared for Electric. Need well + septic.  
Prop. 1 ac. is cleared off

Inspected by: Quinten Johnston QJ  
Print name & initial

11-16-23  
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**

Coyce Phillips  
 Name of Recipient

Cherokee  
 County

**Electric Company**

Lake Region Elec Coop.  
 Name

\$300 dep + \$5 mem fee  
 fees, if available.

PO Box 127  
 Address

\$35.00 application fee

Humble OK 74441  
 Address

construction costs TBD

918 772 2526  
 Phone/Fax/Contact, etc..

Carla J. Landwehr  
 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)

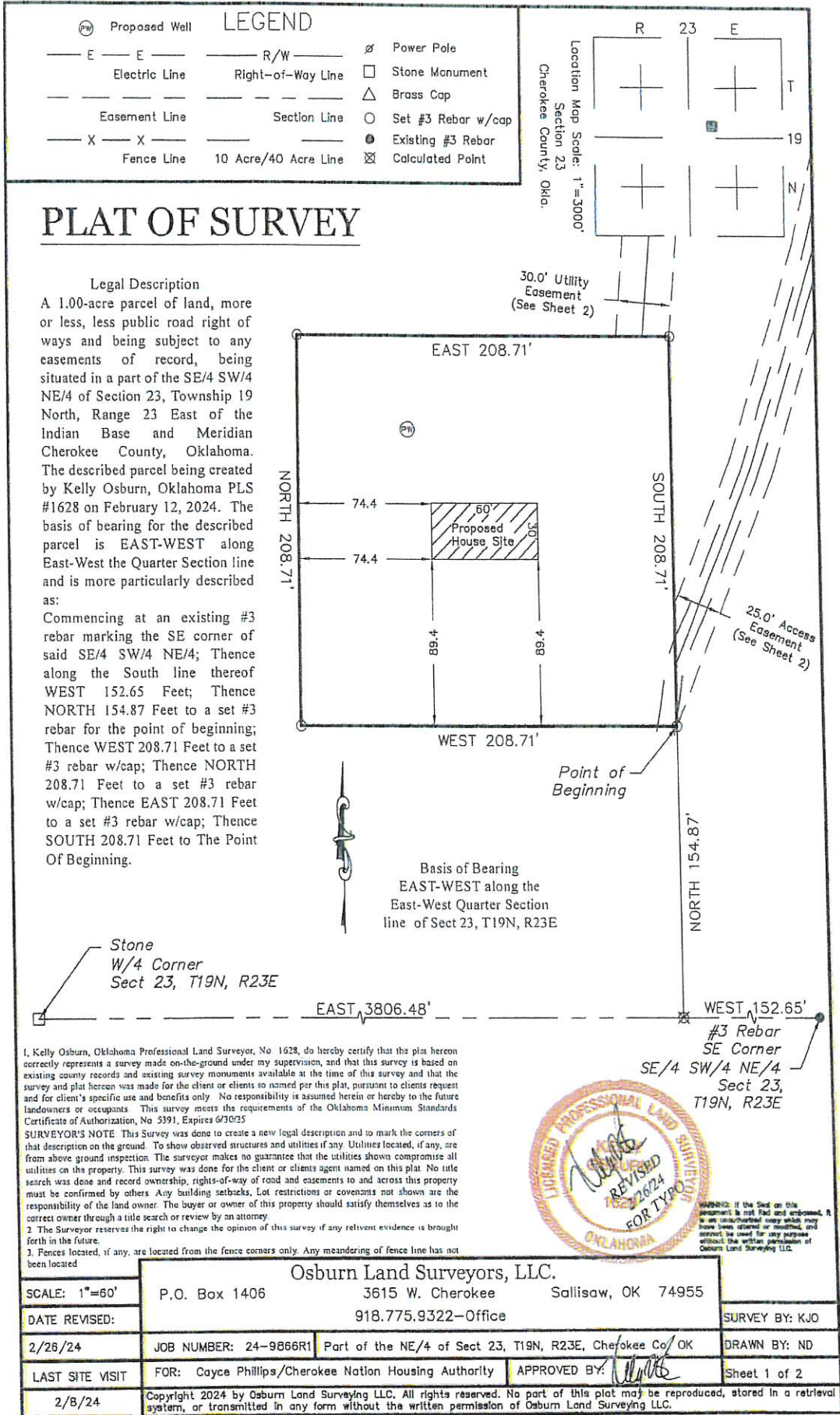
NOTES: \_\_\_\_\_

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

David Iger  
 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

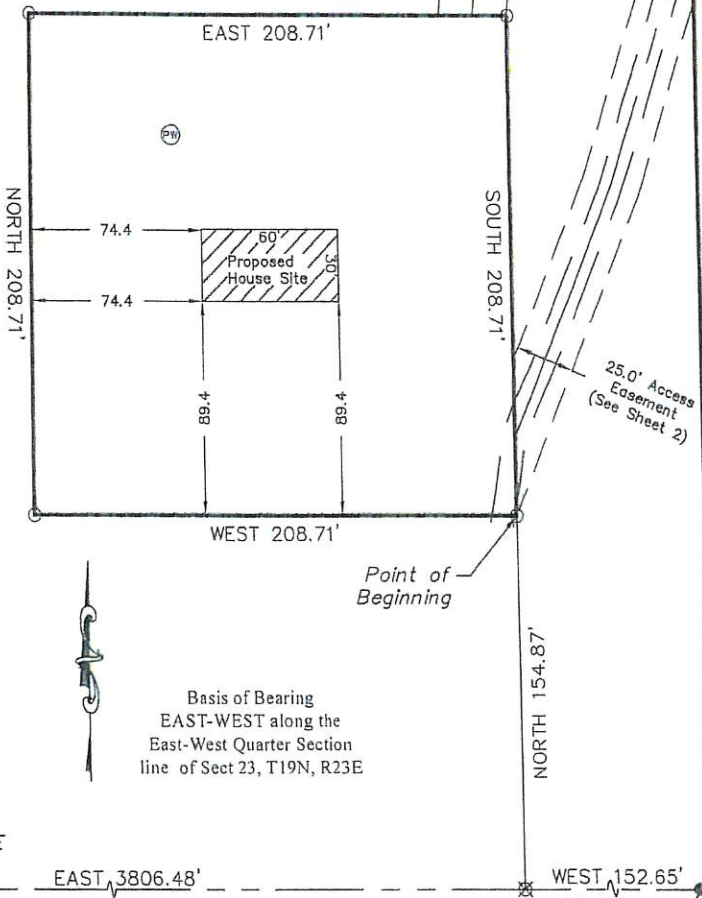


**LEGEND**

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

# PLAT OF SURVEY

**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 SE/4 SW/4 NE/4 of Section 23, Township 19 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 12, 2024. The basis of bearing for the described parcel is EAST-WEST along East-West the Quarter Section line and is more particularly described as:  
 Commencing at an existing #3 rebar marking the SE corner of said SE/4 SW/4 NE/4; Thence along the South line thereof WEST 152.65 Feet; Thence NORTH 154.87 Feet to a set #3 rebar for the point of beginning; Thence WEST 208.71 Feet to a set #3 rebar w/cap; 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 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. 3391, Expires 6/30/25.

**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 filed and embossed, it is an unauthentic copy which may have been altered or modified, and cannot be used for any purpose without the written permission of Osburn Land Surveying LLC.

|                                    |   |  |                    |
|------------------------------------|---|--|--------------------|
| <b>Osburn Land Surveyors, LLC.</b> |   |  |                    |
| SCALE: 1"=60'                      | P.O. Box 1406   | 3615 W. Cherokee   | Sallisaw, OK 74955 |
| DATE REVISED:                      | 918.775.9322—Office   |  |                    |
| 2/26/24                            | JOB NUMBER: 24-9866R1   | Part of the NE/4 of Sect 23, T19N, R23E, Cherokee Co, OK | SURVEY BY: KJO     |
| LAST SITE VISIT                    | FOR: Coyce Phillips/Cherokee Nation Housing Authority   | APPROVED BY:   | DRAWN BY: ND       |
| 2/8/24                             | 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       |



Pitterman, Chrystal and Dale  
Cherokee County

1006 S. Trenton Ave.  
Tulsa, OK 74120  
918-889-5124  
918-382-8145

Legal Description:

The South 70.00' of the North 160.00' of the South 340.00' of the West 99.00' of the W2 NW4 NE4 NW4 Section 28 T17N R22E, Cherokee County, OK

Directions to Site:

Tahlequah, take West Bypass to Allen Road, turn right and stay on Allen Road until you get to Trimble, turn right, lot will be next to 1407 & left of rock house.

NOTES: QCD, Wilburt Huber, Trustee, TO Chrystal Craig, single, 7/2/21 1316/974.

7/24/23, landowner, Chrystal Pitterman (formerly Craig) and Dale Pitterman, w/h, current contact information above.

Electric---Lake Region, 918-772-2526

Water---Tahlequah PWA, 918-456-2564

Electric/water/sewer, on site, electric on East, water and sewer on West side.

Do not need access/utility easements.

City street.

70'x99' lot, trees will need removed. Will need to be 2 bedroom. Lot is too steep for shotgun style house.

N35°55'4206" W094°58'16.4"

Unit address: 1405 Trimble Ave., Tahlequah, OK 74464

Unit #: 75383

2 bedroom

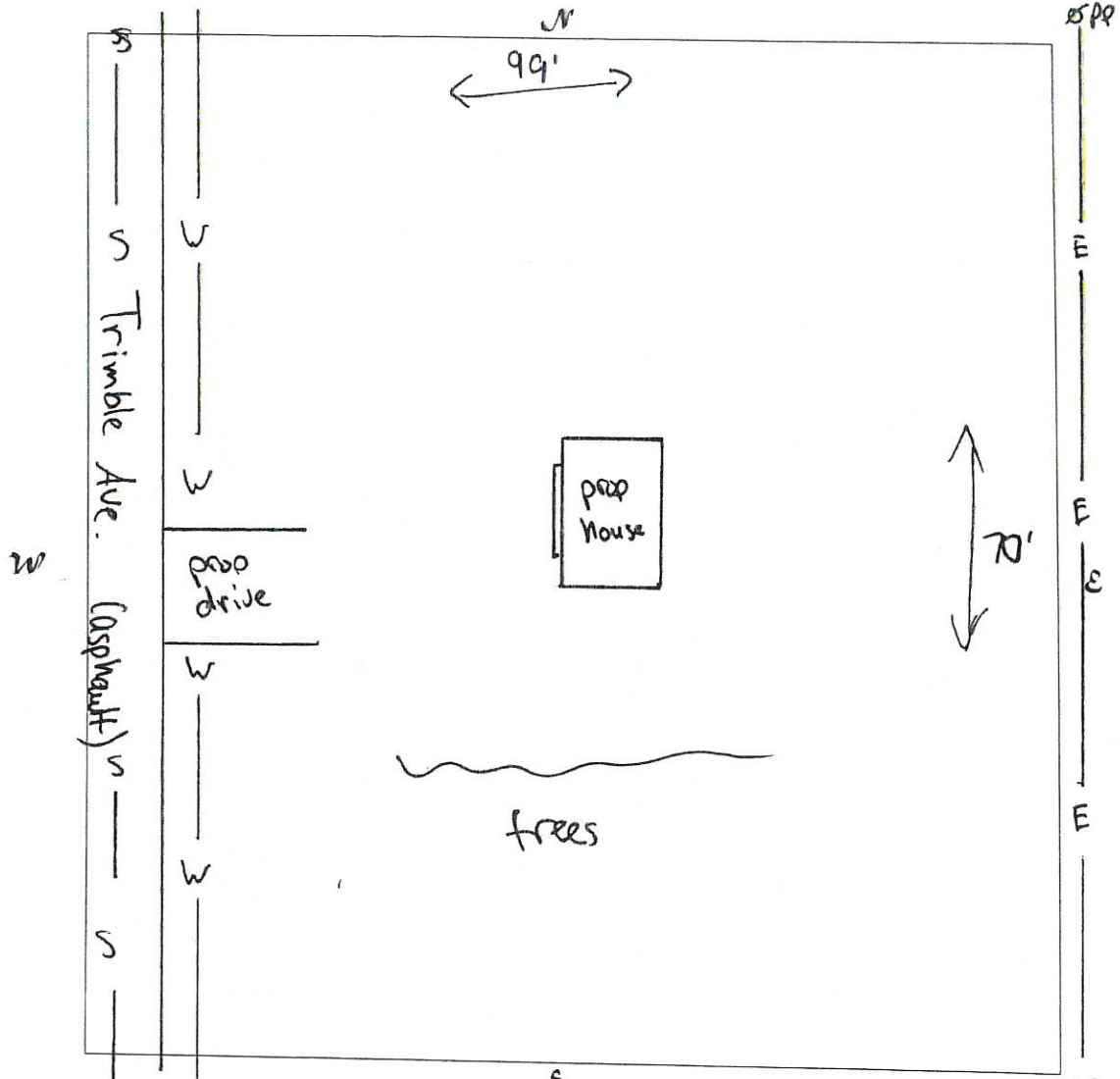
Not eligible for single close.

GABLE ROOF

SITE INFORMATION

Crystal Pitterman  
Name of Recipient

Choctaw  
County



Access to site from: county ✓, state S, private \_\_\_\_\_ road; asphalt ✓, gravel \_\_\_\_\_, none \_\_\_\_\_.

Access Easement needed n/a, Utility Easement needed n/a.

Electric on site, septic/sewer on site, waterline on site, existing well n/a.

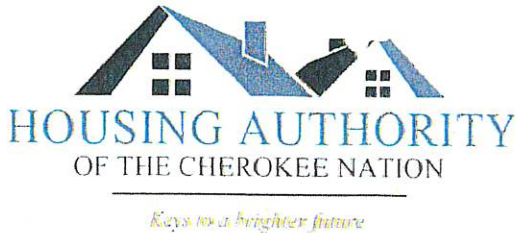
GPS Coordinates: Long N 35° 55' 42.6" Lat W 094° 58' 16.4"

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

Notes: 70' x 99' lot. Trees will need removed. Sewer on site. Ele./water on site. Will need to be 2 bedroom. Lot is 70' wide. Lot is too steep for shotgun style house.

Inspected by: Quinten Johnston  
Print name & initial

7-20-23  
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**

6/1/23  
CB

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**UTILITY COMPANY INFORMATION FORM**

Crystal Pitterman  
Name of Recipient

Cherokee  
County

**Electric Company**  
Lake Region Electric Coop  
Name  
P.O. Box 127  
Address

5.00 membership.  
35.00 application  
fees, if available.  
300.00 New construction deposit

Hallcut OK 74441  
Address  
918 772 2526  
Phone/Fax/Contact, etc..

\*Construction costs figured at time of build  
Steph A. Johnson  
Signature, Utility Co. Representative  
(if applicable) X6914

**Water Company (if applicable)**  
Tahlequah PWA  
Name  
PO Box 29  
Address  
Tahlequah OK 74464  
Address  
918-456-2564  
Phone/Fax/Contact, etc.

✓ 5/6/23  
CB

fees, if available  
  
  
  
Signature, Utility Co. Representative  
(if applicable)

NOTES: Sewer available

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





# BOUNDARY SURVEY PLOT PLAN

PREPARED FOR CHEROKEE NATION HOUSING AUTHORITY  
 PARTICIPANT: CHRYSTAL & DALE PITTERMAN  
 MAILING ADDRESS: 1006 S. TRENTON AVE, TULSA, OK 74120  
 UNIT ADDRESS: 1405 TRIMBLE AVE, TAHLEQUAH, OK 74464  
 UNIT #75383

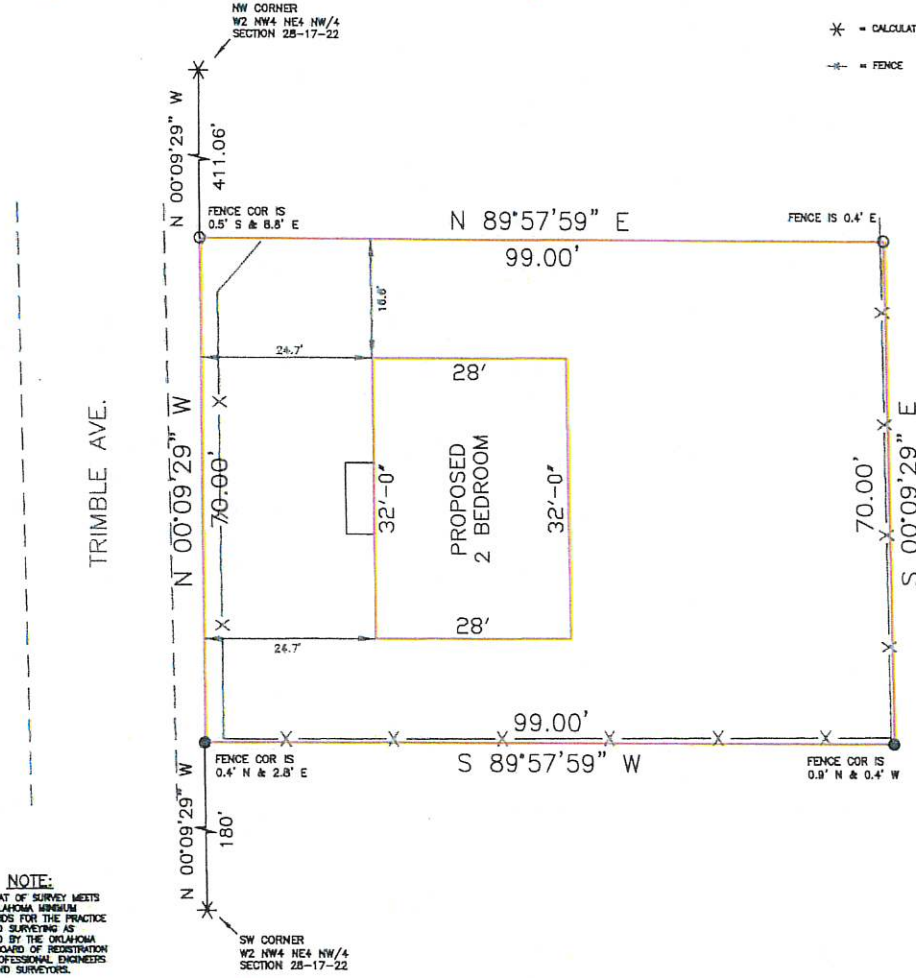
BASIS OF BEARINGS:  
 GEODETIC NORTH  
 LAT 35°55'43.1"N  
 LONG 94°58'16.2"W



1" = 20'

LEGEND

- - SET IRON PIN  
W/ CAP LS1316
- ▲ - SET MAG NAIL  
W/ SHIMMER LS1316
- - FOUND MONUMENT
- \* - CALCULATED POINT
- = FENCE



NOTE:  
 THIS PLAT OF SURVEY MEETS  
 THE OKLAHOMA MINIMUM  
 STANDARDS FOR THE PRACTICE  
 OF LAND SURVEYING AS  
 ADOPTED BY THE OKLAHOMA  
 STATE BOARD OF REGISTRATION  
 FOR PROFESSIONAL ENGINEERS  
 AND LAND SURVEYORS.

### LEGAL DESCRIPTION

The South 70.00 feet of the North 160.00 feet of the South 340.00 feet of the West 99.00 feet of the W2 of the NW4 of the NE4 of the NW4 of Section 28, Township 17 North, Range 22 East of the Indian Base and Meridian, Cherokee County, Oklahoma...(Deed)

### CERTIFICATE

I, DANIEL S. GOSS, A REGISTERED SURVEYOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE ABOVE TRACT HAS BEEN SURVEYED UNDER MY DIRECT SUPERVISION. TO THE BEST OF MY KNOWLEDGE, THE ABOVE PLAT IS AN ACURATE REPRESENTATION OF SAID SURVEY. NO UNDERGROUND UTILITIES WERE LOCATED, AND THERE ARE NO BUILDING ENCROACHMENTS THEREON EXCEPT AS INDICATED, AND THAT NO EFFORT WAS MADE TO RESEARCH FOR ANY EASEMENTS AT THE COUNTY CLERK OR OTHER RECORDS OFFICE.

WITNESS MY HAND AND SEAL THIS 22 DAY OF NOVEMBER, 2023

DANIEL S. GOSS P.L.S. NO. 1316, CA NO. 3932 (EXP. 06/30/2024)



|           |   |                              |                  |
|-----------|---|------------------------------|------------------|
| <br>NORTH | <b>D. GOSS &amp; ASSOCIATES</b><br>12347 HEYWOOD HILL RD<br>SAPULPA, OK 74066<br>PH 918371-0096<br>EMAIL SURVEY@DGOSS-SURVEY.COM<br>WEBSITE: DGOSS-SURVEY.COM | Scale: 1" = 20'              | DATE: 11/22/2023 |
|           |   | PITTERMAN                    | DRAWN BY: CJ     |
|           |   | JOB # 14214                  | REVISED:         |
|           |   | SITE LAST VISTED: 11/20/2023 |                  |

Kirk, John and Mary  
Cherokee County

18227 W. 830 Rd.  
Park Hill, OK 74451  
918-506-2212 mrs.  
Marykirkrotramel@gmail.com

Legal Description:

A tract of land in the W2 of Government Lot 3 Section 4 T15N R22E, Cherokee County, OK

Directions to Site:

Tahlequah, HWY 82 towards Keys, go approximately 3 miles, right on 830 Rd, go down approximately 1 mile, on left, site on left past 8 ft red wooden fence.

NOTES: WD, James/Ruby Carol Haney TO John/Mary Kirk, 4/12/23, 1380/378-379

9/25/23, landowner, John and Mary Kirk, h/w, current contact information above.

Electric---Lake Region, 918-772-2526  
Water---Cherokee Co. RWD #2, 918-772-2915  
Electric/water on site.  
Need access easement to remaining property.  
Section line road.

N35°48'44.9" W094°58'44.4"

Unit address: 18227 W. 830 Rd., Park Hill, OK 74451  
Unit #: 75407

3 bedroom

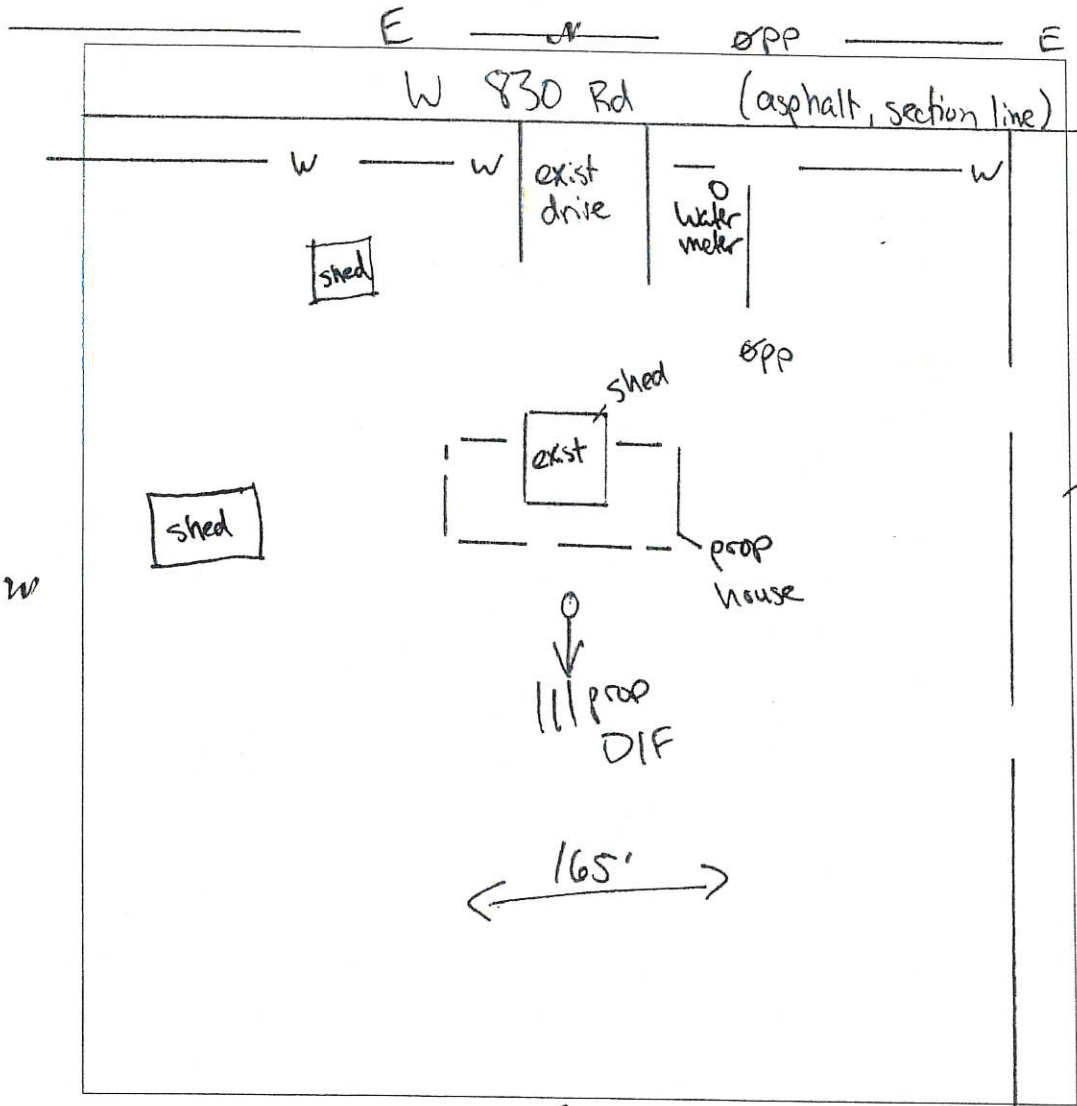
Eligible for single close.

GABLE ROOF

SITE INFORMATION

Name of Recipient John Kirk

County Cherokee



Access to site from: county , state S, 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

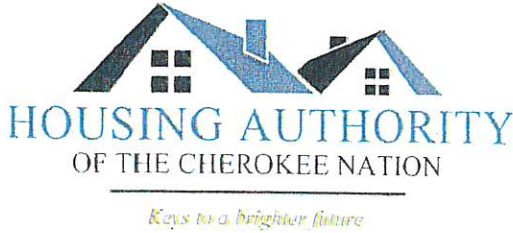
GPS Coordinates: Long N35° 48' 44.9" Lat W094° 58' 44.4"

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

Notes: Currently living in exist. shed/tiny home. Current ~~utilities~~ utilities. No septic, need new. 20' access ease for remaining property. - Section line rd.

Inspected by: Quinten Johnston (QJ)  
Print name & initial

9-25-23  
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

9/27/23  
 CB

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**UTILITY COMPANY INFORMATION FORM**

John + Mary Kirk  
 Name of Recipient

Cherokee  
 County

**Electric Company**

Lake Region  
 Name

516 S. Lake Region Rd.  
 Address

Helbert, OK 74441  
 Address

918-772-2526  
 Phone/Fax/Contact, etc..

fees, if available.

Signature, Utility Co. Representative  
 (if applicable)

**Water Company (if applicable)**

R.W.O. #2 - Keys  
 Name

P.O. Box 190  
 Address

Helbert, OK 74441  
 Address

918-772-2915  
 Phone/Fax/Contact, etc..

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

**LEGAL DESCRIPTION**

A 1.12 acre parcel of land, more or less, less public road right of way, and being subject to any easements of record, being situated part of the W/2 of Lot 3, Section 4, Township 15 North, Range 22 East of the Indian Base and Meridian, Cherokee County, Oklahoma. The described parcel of land being created by Kelly Osburn, Oklahoma P.L.S. #1628 on December 16, 2023. The Basis of Bearing for the described parcel of land is EAST-WEST along the North line of the NW/4 of Section 4, and said parcel of land being more particularly described as:

Commencing at a Magnail for the Northeast corner of Lot 3, also being the North Quarter Corner of Section 4, thence along the North line of said Lot 3 of Section 4, WEST 661.16 feet to the Point of Beginning; thence leaving said North line S00°01'04"W 295.68 feet to a set #3 rebar with cap, thence West 165.00 feet to a set #3 rebar with cap, thence S00°01'04"E 295.68 feet to the North line of said Lot 3, thence along said North line East 165.00 feet to the Point of Beginning.

**LEGAL DESCRIPTION**

20' Access and Utility Easement  
(to be obtained and filed by client)

A 20 foot access easement being situated in part of the W/2 of Lot 3, Section 4, Township 15 North, Range 22 East of the Indian Base and Meridian, Cherokee County, Oklahoma. The described easement being created by Kelly Osburn, Oklahoma P.L.S. #1628 on December 16, 2023. The Basis of Bearing for the described easement is EAST-WEST along the NW/4 of Section 4, and the centerline of said easement is more particularly described as:

Commencing at a Magnail for the Northeast corner of Lot 3, also being the North Quarter Corner of Section 4, thence along the North line of said Lot 3 of Section 4, WEST 671.16 feet to the Point of Beginning, thence leaving said North line S00°01'04"W 295.68 feet to the Point of Terminus, said point being on the South line of a 1.12 Acre tract.

**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 comprise 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 remainder of fence line has not been located.

I, Kelly Osburn, Oklahoma Professional Land Surveyor, No. 1628, do hereby certify that the plot 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 were made for the client or clients so named per 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 6/30/25.

**PLAT OF SURVEY**

P.O. Box 1406  
Osburn Land Surveyors, LLC.  
3615 W. Cherokee  
Sallisaw, OK 74955  
978.775.9322-Office

SCALE: 1"=100'  
DATE: 12-16-23  
LAST SITE VISIT: 12-15-23

POWER POLE  
WATER METER  
SET #3 REBAR W/CAP  
EJECTING MAGNAIL  
CALCULATED POINT

CHANGED BY:  
DRAWN BY: PB  
APPROVED BY:

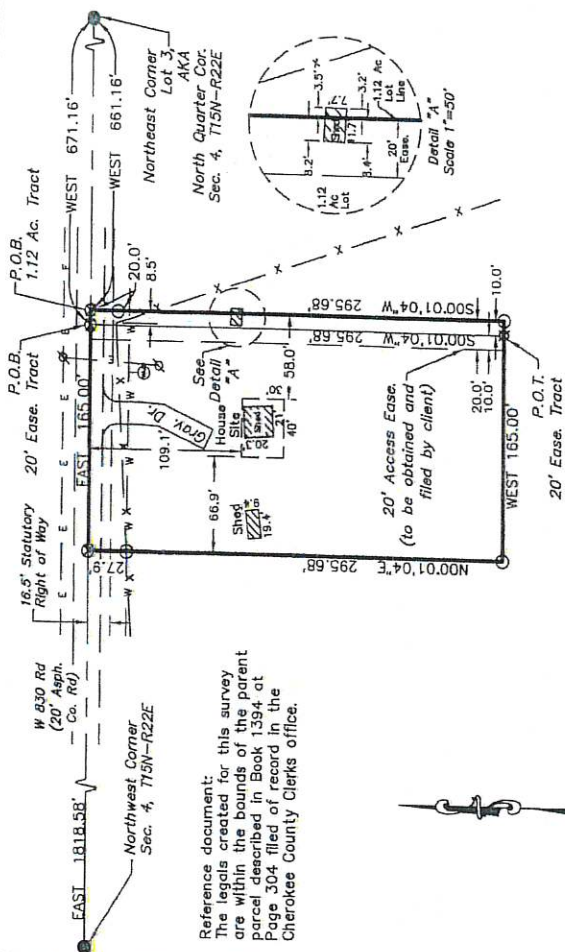
P.O. Box 1406  
Osburn Land Surveyors, LLC.  
3615 W. Cherokee  
Sallisaw, OK 74955  
978.775.9322-Office

FOR: John and Mary Kirk/Housing Auth. Cherokee Nation JOB NUMBER: 23-9802  
Created by Kelly Osburn on 12/16/23. Survey done by Kelly Osburn on 12/15/23. Survey plat prepared by Kelly Osburn on 12/16/23. Survey plat checked by Kelly Osburn on 12/16/23. Survey plat approved by Kelly Osburn on 12/16/23. Survey plat filed by Kelly Osburn on 12/16/23. Survey plat recorded by Kelly Osburn on 12/16/23. Survey plat returned to Kelly Osburn on 12/16/23. Survey plat stored by Kelly Osburn on 12/16/23. Survey plat destroyed by Kelly Osburn on 12/16/23.

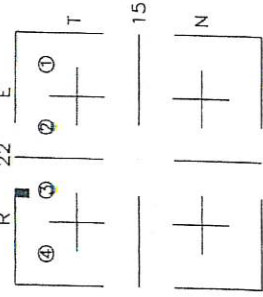
**LEGEND**

- Electric Line
- Section Line
- Easement Line
- 10 Acre/40 Acre Line
- Fence Line
- Right-of-Way Line
- Set #3 Rebar w/cap
- Ejecting Magnail
- ⊗ Calculated Point

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.



**Basis of Bearing**  
EAST-WEST along the North line of the NW/4 of Section 4, T15N-R22E, Cherokee Co., OK



Location Map Scale: 1"=3000'  
Section 4  
Cherokee County, Okla.