

Hopkins, Kaila and Tyler
Sequoyah County

474555 E. 980 Rd.
Muldrow, OK 74948

~~479-420-7820~~ Not in SVC

479-285-6919

479-395-0739

Legal Description:

1.69 acres, m/l, part of the N2 NW4 SW4 Section 17, T13N R26E, Sequoyah County, OK

Directions to Site:

Muldrow, head N on OK 64B N/S Main St toward 4th St/old US HWY 64/Sequoyah St, turn right onto OK-101 E, continue straight onto N 4740 Rd, turn left onto E 0980 Rd for .4 miles, turn right for .2 miles, land will on right after you pass first house on right.

NOTES: WD, Juanita & Clifton R. Barnes, w/h, TO Kaila Asheley Tehee, 6/8/22, 1609/520.

5/15/24, landowner, Kaila Asheley Hopkins (formerly Tehee), and Tyler Hopkins, w/h, current contact information above. Easement owner, Jackie and Brenda Bush, h/w, 479-883-9079 or 479-883-9077.

Electric---Cookson Hills Electric, 800-328-2368

Water---Seq. Co. Water Assoc., 918-775-9672

Electric on site, water SE corner.

Need access/utility easements.

County road for 15 years.

N35°36'02.7" W094°34'27.4"

Unit address: 37631 S. 4743 Rd., Muldrow, OK 74948

Unit #: 75396

4 bedroom

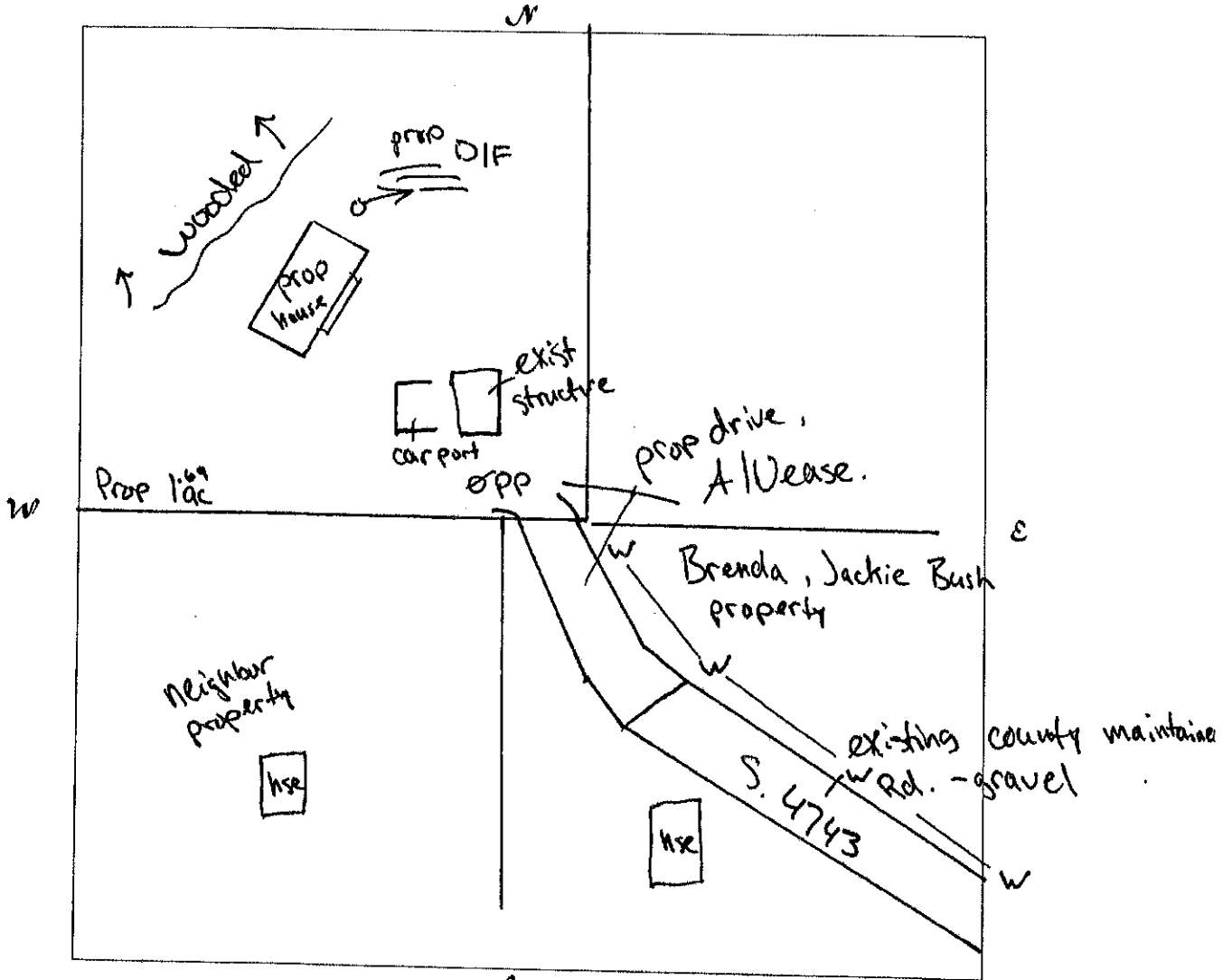
~~Not eligible for single close~~

GABLE ROOF

SITE INFORMATION

Kaila Teehee
Name of Recipient

Serlach
County



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

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

Electric on site, septic/sewer need, waterline on site, existing well ula

GPS Coordinates: Long N 35° 36' 02.7" Lat W 094° 34' 27.4"

Single Close: Yes (circle one) Existing Structure/Maintained (circle one)

Notes: Existing dilapidated structure. Will need A/U ease to existing county rd. > 100'. Electric / water on site. Partly wooded to NW.

Inspected by: Quinton Johnston CS 8-22-23
Print name & initial 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

Karla Teehee
Name of Recipient

Seeg
County

Electric Company

Cookson Hills Electric Coop
Name

fees, if available.

1800 KOA Power Drive
Address

PO Box 587
Address

800-328-2368
Phone/Fax/Contact, etc..

Signature, Utility Co. Representative
(if applicable)

Water Company (if applicable)

Seeg Co. Water Assoc.
Name

fees, if available

PO Box 627
Address

Sallisaw OK 74955
Address

918-775-9672
Phone/Fax/Contact, etc.

Signature, Utility Co. Representative
(if applicable)

NOTES: _____

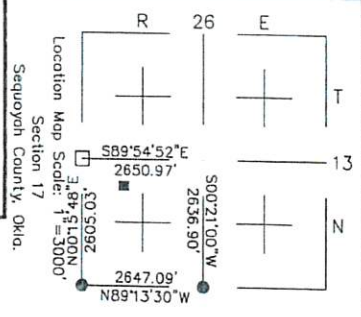
LAND DEVELOPMENT STAFF TO CONTACT TO SUBMIT THE INFORMATION OR QUESTIONS:

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

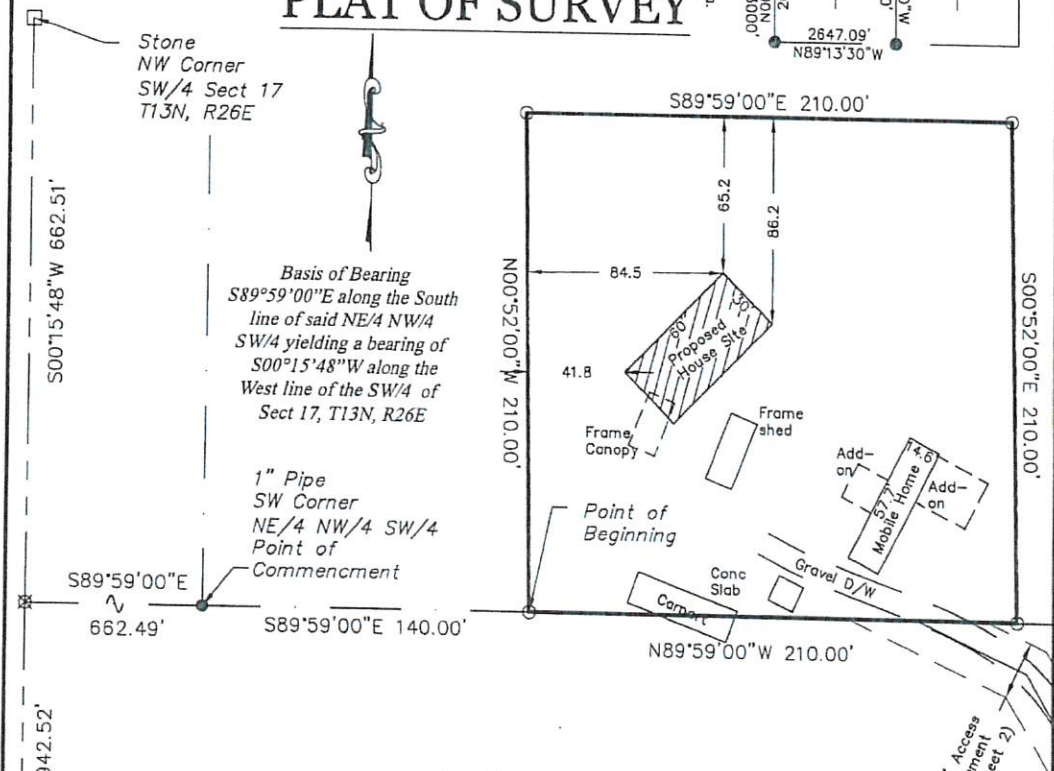
Carolyn Bilby
O-918-456-5482
F-918-458-5018
carolyn.bilby@hacn.org

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	□ Stone Monument
— — — — — Section Line	△ Brass Cap
Easement Line	○ Set #3 Rebar w/cap
X — X — — — —	● Existing 1" pipe
Fence Line	⊗ Calculated Point
10 Acre/40 Acre Line	⊕ Set 60d nail w/shiner



PLAT OF SURVEY



Legal Description

A 1.01-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 NE/4 NW/4 SW/4 of Section 17, Township 13 North, Range 26 East of the Indian Base and Meridian Sequoyah County, Oklahoma. The described parcel being created by Kelly Osburn, Oklahoma PLS #1628 on December 4, 2023. The basis of bearing for the described parcel is S89°59'00"E along the South line of said NE/4 NW/4 SW/4 yielding a bearing of S00°15'48"W along the West line of the SW/4 and is more particularly described as:

Commencing at a 1" pipe marking the SW Corner of said NE/4 NW/4 SW/4; Thence along the South line thereof S89°59'00"E 140.00 Feet to a set #3 rebar w/cap for the point of beginning; Thence N00°52'00"W 210.00 Feet to a set #3 rebar w/cap; Thence S89°59'00"E 210.00 Feet to a set #3 rebar w/cap; Thence S00°52'00"E 210.00 Feet to a set #3 rebar w/cap on the South line of said NE/4 NW/4 SW/4; Thence along said South line N89°59'00"W 210.00 Feet to The Point Of Beginning.

1. 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 measurements 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.

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 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. Pinners located, if any, are located from the fence corners only. Any measuring of fence line has not been located.



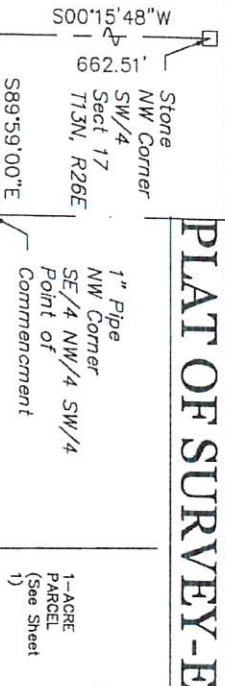
#3 Rebar
SW Corner
SW/4 Sect 17
T13N, R26E

Osburn Land Surveyors, LLC.
 P.O. Box 1406 3615 W. Cherokee Sallisaw, OK 74955
 918.775.9322—Office

SCALE: 1"=60'	DATE: 12-5-23		SURVEY BY: PB
DATE: 12-5-23	JOB NUMBER: 23-9781	Part of the SW/4 of Sect 17, T13N, R26E, Sequoyah Co, OK	DRAWN BY: ND
LAST SITE VISIT	FOR: Kallii Teehee/Cherokee Nation Housing Authority	APPROVED BY: [Signature]	Sheet 1 of 2
12/1/23	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.		

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

PLAT OF SURVEY-EASEMENTS



Legal Description

25-foot Access Easement (To be Obtained & Filed by Client)
 A 25-foot Access Easement, being situated in a part of the SE/4 NW/4 SW/4 of Section 17, Township 13 North, Range 26 East of the Indian Base and Meridian Sequoyah County, Oklahoma. The described easement being created by Kelly Osburn, Oklahoma PLS #1628 on December 4, 2023. The basis of bearing for the described easement is S89°59'00"E along the South line of said NE/4 NW/4 SW/4 yielding a bearing of S00°15'48"W along the West line of the SW/4 and the centerline of said easement is more particularly described as:

Commencing at a 1" pipe marking the NW Corner of said SE/4 NW/4 SW/4; Thence along the North line thereof S89°59'00"E 307.28 feet to a set 60d nail w/shiner in the center of an existing gravel driveway; said point being on the South line of a 1-acre parcel; Thence along the centerline of said driveway the following courses: S65°14'54"E 51.61 Feet; Thence S30°29'37"E 82.49 Feet; Thence S38°27'59"E 49.35 Feet; Thence S50°50'25"E 46.90 Feet; Thence S65°12'30"E 48.04 Feet; Thence S60°40'53"E 39.15 Feet; Thence S35°12'09"E 21.60 Feet to a set 60d nail w/shiner for the point of termination, said point being in the end of a gravel county road.

#3 Rebar SW/4 Sect 17 T13N, R26E

1. Kelly Osburn, Oklahoma Professional Land Surveyor, No. 1628, do hereby certify that this plat between herself represents a survey made by her and that the survey and plat herein was made for the client or clients as indicated on the face hereof and that she is not aware of any other persons claiming an interest in the land surveyed or any part thereof. The responsibility is assumed herein by her to the future landowners or occupants. This survey meets the requirements of the Oklahoma Minimum Standards, Code of Regulations, No. 5391, Effective 6/20/23.

2. Kelly Osburn, Oklahoma Professional Land Surveyor, No. 1628, do hereby certify that the plat between herself represents a survey made by her and that the survey and plat herein was made for the client or clients as indicated on the face hereof and that she is not aware of any other persons claiming an interest in the land surveyed or any part thereof. The responsibility is assumed herein by her to the future landowners or occupants. This survey meets the requirements of the Oklahoma Minimum Standards, Code of Regulations, No. 5391, Effective 6/20/23.

3. The Surveyor reserves the right to change the location of this survey if any relevant evidence is brought forth in the future.

4. Printed hereon, if any, are included from the office of the Surveyor only. Any resurveying of these lines has not been located.

Point of Beginning
 25' Access Easmt
 (To Be Obtained &
 Filed by Client)

1-ACRE
 PARCEL
 (See Sheet 1)

25.0' Access
 Easement
 (See sheet 2)

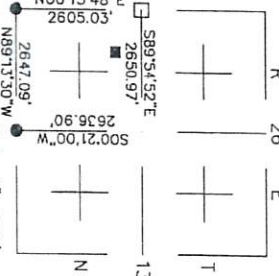
Basis of Bearing
 S89°59'00"E along the South
 line of said NE/4 NW/4
 SW/4 yielding a bearing of
 S00°15'48"W along the
 West line of the SW/4 of
 Sect 17, T13N, R26E

LINE	BEARING	DISTANCE
1	S65°14'54"E	51.61'
2	S30°29'37"E	82.49'
3	S38°27'59"E	49.35'
4	S50°50'25"E	46.90'
5	S65°12'30"E	48.04'
6	S60°40'53"E	39.15'
7	S35°12'09"E	21.60'



WARNING: If the seal on this document is not the seal of the Surveyor, it is not a valid document and should not be used for any purpose without the written permission of Osburn Land Surveying LLC.

Point of Termination
 25' Access Easmt
 (To Be Obtained &
 Filed by Client)



LEGEND

- ⊗ Power Pole
- ⊕ Water Meter
- E — Electric Line
- R/W — Right-of-Way Line
- Easement Line
- X — Fence Line
- Stone Monument
- △ Brose Cop
- Set #3 Rebar w/cop
- Existing 1" pipe (Otherwise Labeled)
- ⊗ Calculated Point
- ⊙ Set 60d nail w/shiner

SCALE: 1"=60'

DATE: 12-5-23

LAST SITE VISIT: 12/1/23

P.O. Box 1406
 3615 W. Cherokee
 918.775.9322—Office

Osburn Land Surveyors, LLC.
 Solisow, OK 74955

JOB NUMBER: 23-9781
 FOR: Kaili Teehee/Cherokee Nation Housing Authority

APPROVED BY: [Signature]

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.

Sheet 2 of 2