

Delaware County

Site # 2

6433 US HWY 412
Rose, OK 74364
918-944-8526 mrs
918-944-8288

Legal Description:

NW4 NE4 NE4 Section 24 T20N R22E, Delaware County, OK

Directions to Site:

Twin Oaks, 3.2 miles West on southside of road, white & green mobile home.

NOTES:

Electric---NEO, 918-256-6405
Water---Delaware Co. RWD #11
Electric & water to North, approximately 200'.
Need access and utility easements.
Access from US 412 ALT.

36.20415 -94.90791

Unit address: 6425 US HWY 412 ALT, Rose, OK 74364
Unit #: 75525

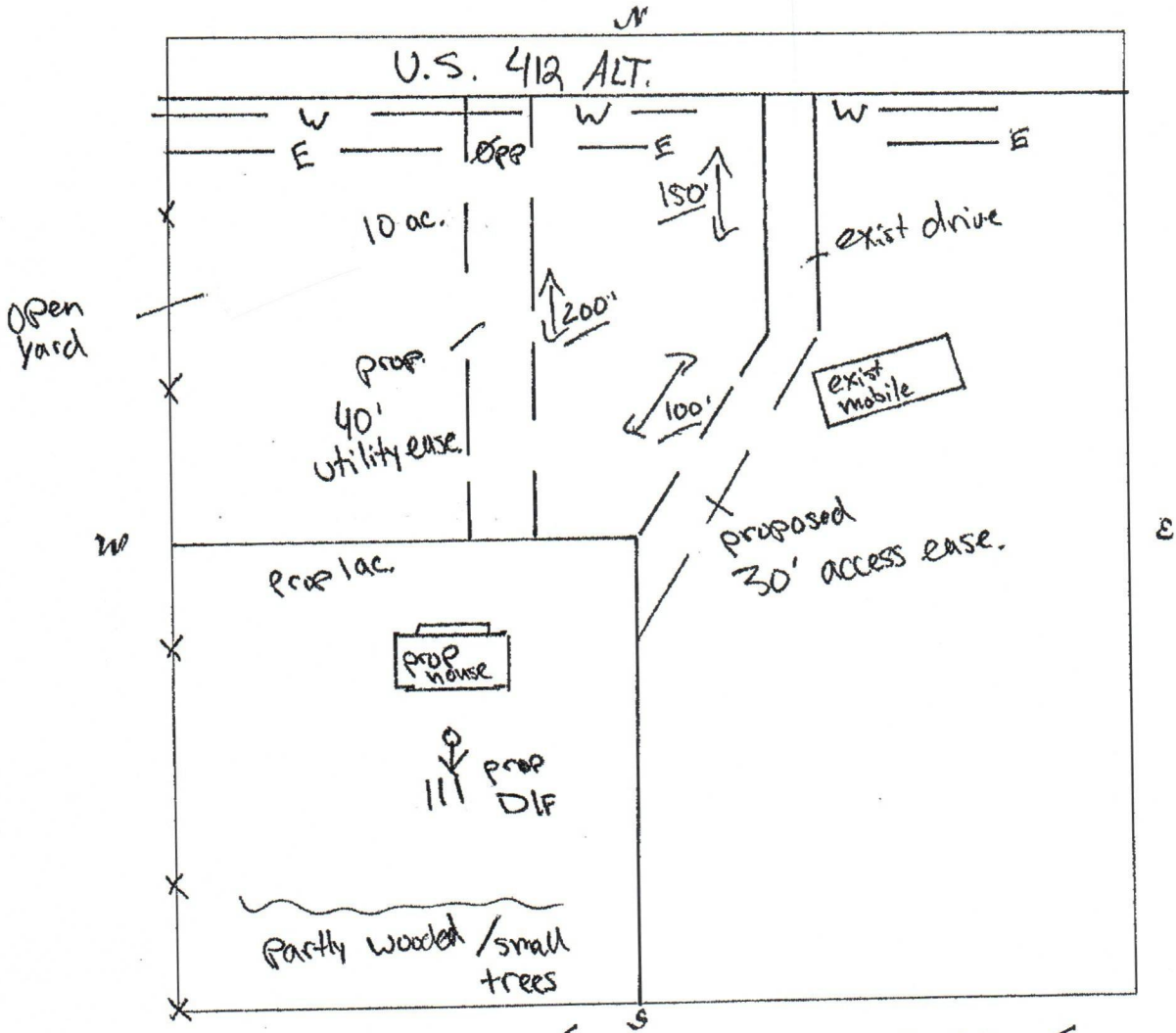
4 bedroom

GABLE ROOF

SITE INFORMATION

Site #2
Name of Resident

Delaware
County



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

Electric need 175', septic/sewer need, waterline need 175', existing well n/a

GPS Coordinates: Long 36.20415 Lat -94.90791

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

Notes: Prop. 1 ac tract. Electric/water along Hwy 412 200' +/- from site will need utility easement.
Extending existing driveway 100'+/- to prop 1 ac. Total distance for access easement is 250' +/-.
Need septic. Back part of 1 ac. is partly wooded / under brush
Open yard for driveway / utilities

Inspected by: Quinten Johnston
 Print name & initial

3-3-25
 Date

2



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

Site #2 _____ Delaware
Name of Recipient _____ County

Electric Company

Northeast Oklahoma Electric Cooperative _____ fees, if available.
Name
27039 S 4440 RD _____
Address
Vinita, OK 74301 _____
Address
(918) 256-6405 _____
Phone/Fax/Contact, etc.

4/3/25 ✓

Water Company (if applicable)

Delaware County RWD #11 _____ fees, if available.
Name
P.O. Box 189 _____
Address
Twin Oaks, OK 74368 _____
Address
(918) 457-6536 _____
Phone/Fax/Contact, etc.

4/2/25 ✓

NOTES: _____

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

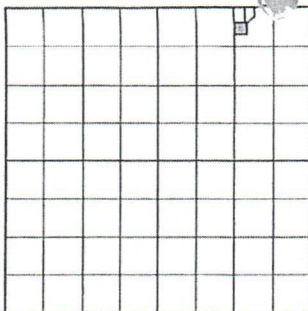
David Igert
C-918-525-2952
O-918-456-5482
F-918-458-5018
david.igert@hacn.org

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

Revised November, 2021

PLAT OF SURVEY



LOCATION MAP

SEC. 24 T 20 N, R 22 E

SHEET SIZE 8.5x14
SCALE: 1" = 80'
● = IRON PIN
-x- = FENCE



LEGAL DESCRIPTION

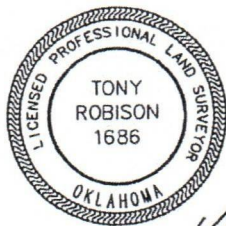
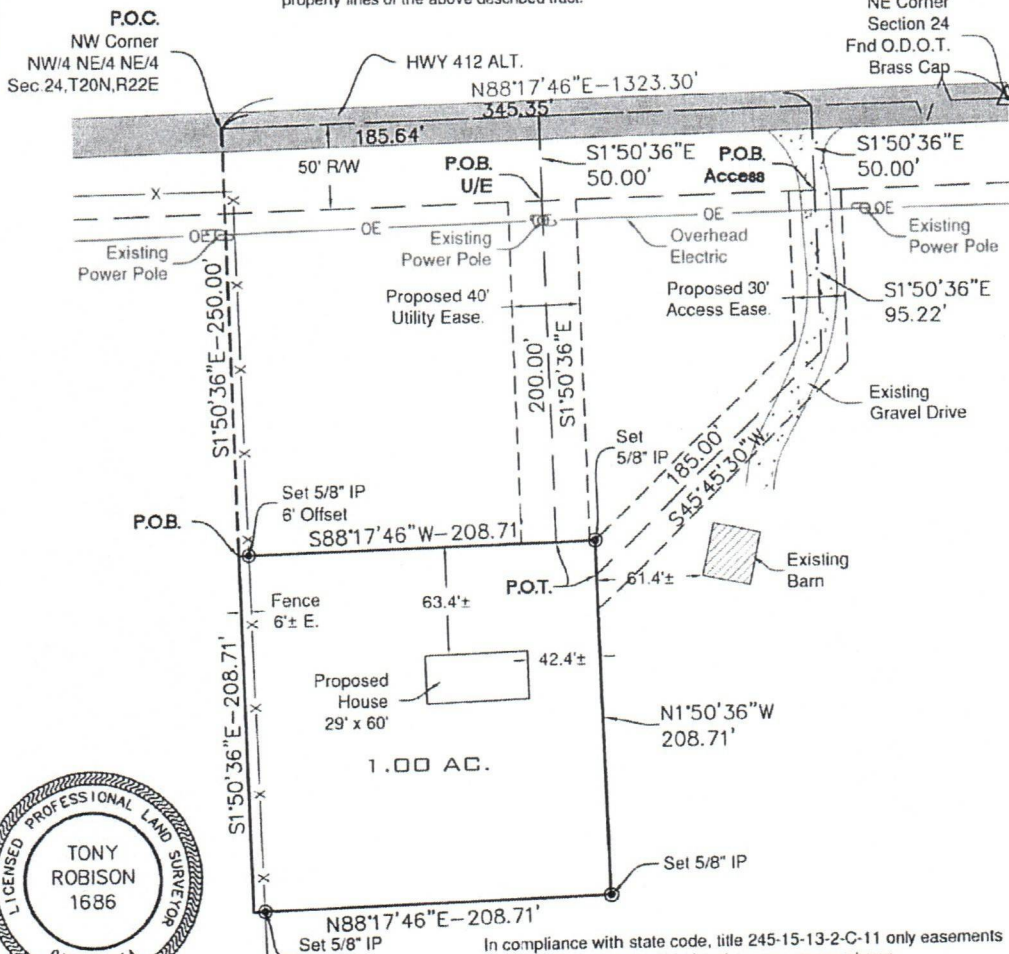
A tract of land situated in the NW/4 NE/4 NE/4 of Section 24, T20N, R22E of the I.B.&M., Delaware County, State of Oklahoma: with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 1/21/2026 by Tony Robison, LS #1686; said tract of land being more particularly described by metes and bounds as follows: Commencing at the NW Corner of the NW/4 NE/4 NE/4, being S88°17'46"W - 1323.30 feet from the NE corner of Section 24, thence S1°50'36"E along the West line thereof a distance of 250.00 feet to the Point of Beginning; thence continuing S1°50'36"E a distance of 208.71 feet; thence N88°17'46"E a distance of 208.71 feet; thence N1°50'36"W a distance of 208.71 feet; thence S88°17'46"W a distance of 208.71 feet to the Point of Beginning. Containing 1.00 acre, more or less.

PROPOSED 40' UTILITY EASEMENT

A strip of land 40 feet in width, being 20 feet each side of following described centerline: Commencing at the NW Corner of the NW/4 NE/4 NE/4, being S88°17'46"W - 1323.30 feet from the NE corner of Section 24, T20N, R22E of the I.B.&M., Delaware County, State of Oklahoma, thence N88°17'46"E along the North line of said Section 24 a distance of 185.64 feet; thence S1°50'36"E a distance of 50.00 feet to a point on the South line of Road Right-of-Way, being the Point of Beginning; thence continuing S1°50'36"E a distance of 200.00 feet to the Point of Termination.

PROPOSED 30' ACCESS EASEMENT

A strip of land 30 feet in width, being 15 feet each side of following described centerline: Commencing at the NW Corner of the NW/4 NE/4 NE/4, being S88°17'46"W - 1323.30 feet from the NE corner of section 24, T20N, R22E of the I.B.&M., Delaware County, State of Oklahoma, thence N88°17'46"E along the North line of said Section 24 a distance of 345.35 feet; thence S1°50'36"E a distance of 50.00 feet to a point on the South line of Road Right-of-Way, being the Point of Beginning; thence continuing S1°50'36"E a distance of 95.22 feet; thence S45°45'30"W a distance of 185.00 feet to the Point of Termination, side lines of said easement to be shortened or extended such as to begin and terminate on each side of the property lines of the above described tract.



1/23/2026
Tony Robison

TONY ROBISON, LAND SURVEYOR NO. 1686
Heartland Surveying & Mapping, PLLC

CA #4849
800 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 682-7796

FOR: 6425 US Hwy.412 Alt., Rose
DATE: 1/20/2026

THIS SURVEY MEETS OKLAHOMA MINIMUM TECHNICAL STANDARDS

In compliance with state code, title 245-15-13-2-C-11 only easements and rights-of-way's provided to the surveyor are shown.

Bearings are based on NAD83 Oklahoma State Plane Coordinate System.

This survey was performed without the benefit of a title commitment being furnished and may contain easements or rights of ways not shown.

W.O.# 13670

SURVEYED BY: JT/NY

DRAWN BY: AM

Last Site Visit: 1/19/26

FILE NAME: 13-492m
Jan 23, 2026 - 12:42pm
S:\CADD -HEARTLAND-FILES\wo13670-2.dwg

DOCUMENTARY TAX EXEMPTION:
O.S. TITLE 68 § 3202.11
60 O.S. 2021, §§ 121.8

EXHIBIT A

I-2026-003682 Book 2650 Pg 430
04/27/2026 9:05am Pg 0429-C430
Fee: \$20.00 Doc: \$0.00
Barbara Barnes - Delaware County Clerk
State of OK

A tract of land situated in the NW¼ NE¼ NE¼ of Section 24, Township 20 North, Range 22 East of the Indian Base and Meridian, Delaware County, Oklahoma being more particularly described by metes and bounds as follows: Commencing at the NW Corner of the NW¼ NE¼ NE¼ being S88°17'46"W 1323.30 feet from the NE Corner of Section 24; thence S1°50'36"E along the West line thereof a distance of 250.00 feet to the Point of Beginning; thence continuing S1°50'36"E a distance of 208.71 feet; thence N88°17'46"E a distance of 208.71 feet; thence N1°50'36"W a distance of 208.71 feet; thence S88°17'46"W a distance of 208.71 feet to the Point of Beginning

AND

40-Foot Utility Easement:

A strip of land 40 feet in width, being 20 feet each side of following described centerline: Commencing at the NW Corner of the NW¼ NE¼ NE¼ being S88°17'46"W 1323.30 feet from the NE Corner of Section 24, Township 20 North, Range 22 East of the Indian Base and Meridian Delaware County, Oklahoma; thence N88°17'46"E along the North line of said Section 24 a distance of 185.64 feet; thence S1°50'36"E a distance of 50.00 feet to a point on the South line of road right-of-way, being the Point of Beginning; thence continuing S1°50'36"E a distance of 200.00 feet to the Point of Termination

AND

30-Foot Access Easement:

A strip of land 30 feet in width, being 15 feet each side of following described centerline: Commencing at the NW Corner of the NW¼ NE¼ NE¼ being S88°17'46"W 1323.30 feet from the NE Corner of Section 24, Township 20 North, Range 22 East of the Indian Base and Meridian, Delaware County, Oklahoma; thence N88°17'46"E along the North line of said Section 24 a distance of 345.35 feet; thence S1°50'36"E a distance of 50.00 feet to a point on the South line of road right-of-way, being the Point of Beginning; thence continuing S01°50'36"E a distance of 95.22 feet; thence S45°45'30"W a distance of 185.00 feet to the Point of Termination, side lines of said easement to be shortened or extended such as to begin and terminate on each side of the property lines of the above described tract