

TO APPROVE A FIBER OPTIC EASEMENT, IN FAVOR OF PINE CELLULAR, ON LAND HELD BY THE USA IN TRUST FOR THE CHOCTAW NATION OF OKLAHOMA IN MCCURTAIN COUNTY, OKLAHOMA

IN THE TRIBAL COUNCIL OF THE CHOCTAW NATION

RONALD PERRY INTRODUCED THE FOLLOWING COUNCIL BILL

A COUNCIL BILL

TO APPROVE a fiber optic easement, in favor of Pine Cellular, on land held by the USA in Trust for the Choctaw Nation of Oklahoma in McCurtain County, Oklahoma.

WHEREAS, in accordance with Article VII, Section 1 of the Constitution of the Choctaw Nation of Oklahoma (the "Nation"), the Chief shall perform all duties pertaining to the Office of the Chief Executive. He shall sign official papers on behalf of the Nation;

WHEREAS, in accordance with Article IX, Section 6 of the Constitution of the Choctaw Nation of Oklahoma, the Tribal Council (the "Council") shall make decisions pertaining to the acquisition, leasing, disposition, and management of tribal property;

WHEREAS, Pine Cellular ("Pine") has agreed to relocate their utility line due to the widening of SH-259A in Hochatown, located in the SE¼ of Section 1, Township 5 South, Range 24 East, McCurtain County, Oklahoma, and will contain 0.92 acres. See Exhibit A for Survey Plat and legal description;

WHEREAS, the payment will be \$0.00 since the services are being relocated due to the widening of SH-259A, which will benefit the surrounding community by providing a safer intersection and easier access at the Hochatown Landing site;

WHEREAS, the easement shall be for a perpetual term, so long as it is used for its intended purpose; and

WHEREAS, the Tribal Council has determined it is in the best interest of the Choctaw Nation of Oklahoma to approve and grant the fiber optic easement in favor of Pine Cellular and to waive the requirements for an appraisal, bond, insurance, and payment.

THEREFORE BE IT ENACTED by the Tribal Council of the Choctaw Nation of Oklahoma that this Bill be cited as approval of the proposed fiber optic easement described as being in the SE¼ of Section 1, Township 5 South, Range 24 East, McCurtain County, OK, in favor of Pine Cellular, on land held by the USA in Trust for the Choctaw Nation of Oklahoma. See Exhibit B.


BE IT FURTHER ENACTED by the Tribal Council of the Choctaw Nation of Oklahoma that this Bill be cited as approval of the payment of \$0.00 for a perpetual term, so long as the easement is used for its intended purpose, and to waive the requirements for an appraisal, bond, insurance, and payment.

BE IT FURTHER ENACTED by the Tribal Council of the Choctaw Nation of Oklahoma that this Bill be cited as an acknowledgement that the Chief of the Nation, or his designee, is authorized to prepare, execute, deliver and file any and all agreements, certificates, instruments and documents, in such form and with such terms and provisions as the Chief of the Nation, or his designee, may approve, and to take such other action as he, she or they may deem proper or appropriate, to carry out the intent and purposes of the foregoing enactments.

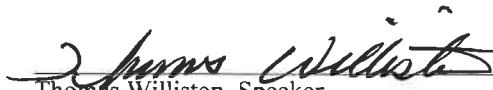
TO APPROVE A FIBER OPTIC EASEMENT, IN FAVOR OF PINE CELLULAR, ON LAND HELD BY
THE USA IN TRUST FOR THE CHOCTAW NATION OF OKLAHOMA IN MCCURTAIN COUNTY,
OKLAHOMA

CERTIFICATION

I, the undersigned, as speaker of the Tribal Council of the Choctaw Nation of Oklahoma, do hereby certify that the Tribal Council is composed of twelve (12) seats. Eight (8) members must be present to constitute a quorum. I further certify that twelve (12) members answered roll call and that a quorum was present at the Regular Session of the Tribal Council at Tuskahoma, Oklahoma on January 14, 2023. I further certify that the foregoing Council Bill CB- 43 -23 was adopted at such meeting by the affirmative vote of twelve (2) members, zero (0) negative votes, and zero (0) abstaining.



Ronald Perry, Secretary
Choctaw Nation Tribal Council



Thomas Williston, Speaker
Choctaw Nation Tribal Council



Gary Baton, Chief
Choctaw Nation of Oklahoma

Date 1-17-23

TO APPROVE A FIBER OPTIC EASEMENT, IN FAVOR OF PINE CELLULAR, ON LAND HELD BY THE USA IN TRUST FOR THE CHOCTAW NATION OF OKLAHOMA IN MCCURTAIN COUNTY, OKLAHOMA

Purpose of Council Bill: To approve a Fiber Optic Easement, in favor of Pine Cellular, on land held by the USA in Trust for the Choctaw Nation of Oklahoma, located in Hochatown in the SE¼ of Section 1, Township 5 South, Range 24 East, McCurtain County, OK, containing 0.92 acres. Please see attached Survey Plat and Legal Description labeled Exhibit A, Right-of-Way application labeled Exhibit B, and location map labeled Exhibit C.

Title of Council Bill: TO APPROVE A FIBER OPTIC EASEMENT, IN FAVOR OF PINE CELLULAR, ON LAND HELD BY THE USA IN TRUST FOR THE CHOCTAW NATION OF OKLAHOMA IN MCCURTAIN COUNTY, OKLAHOMA

Grantee: Pine Cellular

Duration: Perpetual

Payment: \$0.00 per year

Request by Project Director: Traci Umsted, Senior Director of Land & Title, Kelly McKaughan, Senior Executive Officer

PARCEL NO. 1A
COUNTY MCCURTAIN

FIBER OPTIC EASEMENT
CHOCTAW NATION
TAAMS TRACT ID NUMBER: 907 ST 51530
LEGAL DESCRIPTION/PARCEL MAP

Prepared By:



NATIVE PLAINS

Surveying & Mapping, LLC

A Native American Owned Business

5807 South Garnett Road, Suite K, Tulsa, Oklahoma, 74146
Telephone: 918.234.7596, Fax: 918.991.5552

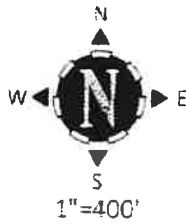
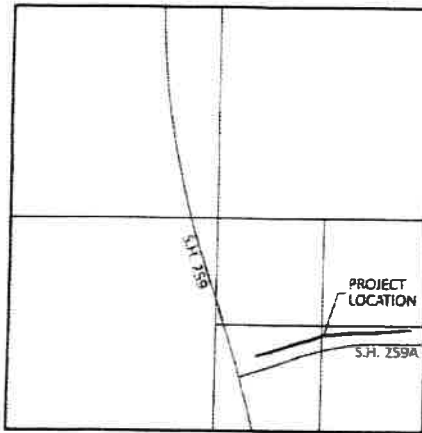
REVISION RECORD

Date
12/06/2022

By
JLN

Description of Revision
Creation of Exhibit, Legal and Closure Report

EXHIBIT "A"

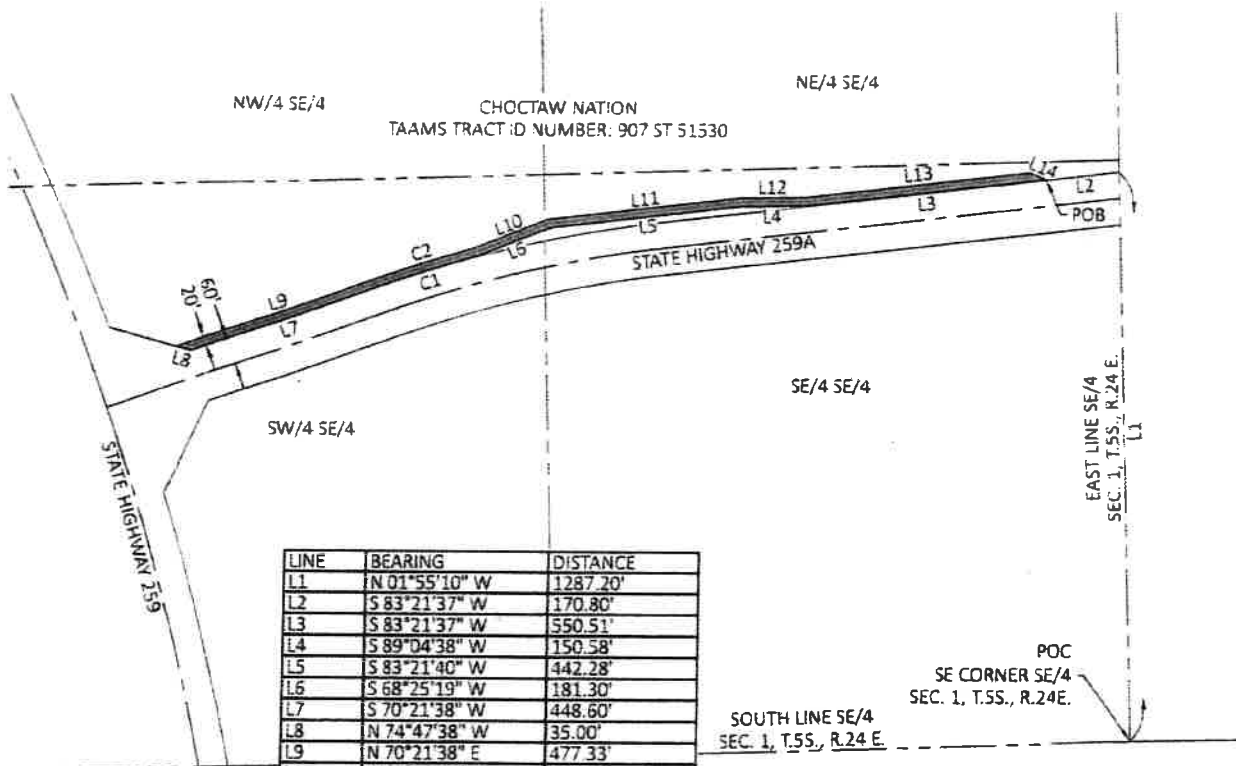


PARCEL NO. _____ 1A
 COUNTY McCURTAIN
 PAGE _____ 1 of 2

LEGAL DESCRIPTION: A tract of land in the SE/4
of Section 1, Township 5 South, Range 24 East,
McCurtain County, State of Oklahoma

SEC 1 T 5 S R 24 E

PERMANENT EASEMENT _____ 40,099.83 SF 0.92 ACRES



LINE	BEARING	DISTANCE
L1	N 01°55'10" W	1287.20'
L2	S 83°21'37" W	170.80'
L3	S 83°21'37" W	550.51'
L4	S 89°04'38" W	150.58'
L5	S 83°21'40" W	442.28'
L6	S 68°25'19" W	181.30'
L7	S 70°21'38" W	448.60'
L8	N 74°47'38" W	35.00'
L9	N 70°21'38" E	477.33'
L10	N 68°25'19" E	182.79'
L11	N 83°21'40" E	445.90'
L12	N 89°04'38" E	150.58'
L13	N 83°21'37" E	514.87'
L14	S 66°38'23" E	40.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2924.80'	232.40'	232.34'	S 72°38'12" W	4°33'09"
C2	2944.80'	232.85'	232.79'	N 72°37'32" E	4°31'50"



LEGEND
 POB Point of Beginning
 POC Point of Commencement

PARCEL NO. 1A
COUNTY McCURTAIN
PAGE 2 of 2

LEGAL DESCRIPTION

Choctaw Nation
TAAMS Tract ID Number: 907 ST 51530
20' Fiber Optic Easement

A tract of land located in the Southeast Quarter (SE/4) of Section One (1), Township Five (5) South, Range Twenty-Four (24) East of the Indian Base and Meridian, McCurtain County, State of Oklahoma, according to the United States Government Survey thereof, and being more particularly described as follows:


COMMENCING at the Southeast corner of said SE/4; thence North 01°55'10" West and along the East line of said SE/4, for a distance of 1,287.20 feet to a point on the North right of way of State Highway 259A; thence South 83°21'37" West and along said right of way, for a distance of 170.80 feet to the POINT OF BEGINNING; thence continuing South 83°21'37" West and along said right of way, for a distance of 550.51 feet; thence South 89°04'38" West, for a distance of 150.58; thence South 83°21'40" West, for a distance of 442.28 feet; thence South 68°25'19" West, for a distance of 181.30 feet to a point on said right of way; thence along said right of way, being a curve to the left with a radius of 2,924.80, a chord bearing of South 72°38'12" West, a chord distance of 232.34 feet, for an arc distance of 232.40 feet; thence South 70°21'38" West and continuing along said right of way, for a distance of 448.60 feet; thence North 74°47'38" West and continuing along said right of way, for a distance of 35.00 feet; thence North 70°21'38" East and parallel with said right of way, for a distance of 477.33 feet to a point of curve; thence along curve to the right, being parallel with said right of way, with a radius of 2,944.80, a chord distance of 232.79 feet, a chord bearing of North 72°37'32" East, for a chord distance of 232.79 feet, for an arc distance of 232.85 feet; thence North 68°25'19" East, for a distance of 182.79 feet; thence North 83°21'40" East, for a distance of 445.90 feet; thence North 89°04'38" East, for a distance of 150.58 feet; thence North 83°21'37" East and parallel with said right of way, for a distance of 514.87 feet; thence South 66°38'23" East, for a distance of 40.00 feet to the POINT OF BEGINNING.

Containing 40,099.83 square feet or 0.92 acres, more or less.

Basis of Bearings: Based on Oklahoma State Plane Coordinate System, South Zone (3502) NAD 83 (1993).

REAL PROPERTY CERTIFICATION:

I, Nathaniel J. Reed, certify that the attached legal description closes in accord with existing records, is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.


Nathaniel J. Reed
12-8-2024
Date of Signature




 **NATIVE PLAINS**
Surveying & Mapping, LLC
A Native American Owned Business
5807 South Garnett Road, Suite K, Tulsa, Oklahoma, 74128
Telephone: 918.234.7596 Fax: 918.437.5551
Certificate of Authorization No. 1916 Expires June 30, 2019

EXHIBIT "B"

**UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS**

RIGHT-OF-WAY APPLICATION MUST IDENTIFY [§169.102(a)]:

1. Applicant Name and Address: Pine Cellular
2. Tract(s) or parcel(s) affected by the right-of-way: 907 ST 51530 Choctaw Nation
3. General location (easement description): A tract of land in the SE¼ of Sec 1, T.5S, R.24E, McCurtain Co.
4. Purpose: Relocation of fiber optic line due to the widening of SH-259A
5. Term (Renewal, if applicable): Permanent
6. Identify ownership of permanent improvements associated with the right-of-way and the responsibility for constructing, operating, maintaining, and managing; or removal of permanent improvements under §169.105:

REQUIRED SUPPORTING DOCUMENTS [§169.102(b)]:

1. Accurate legal description of the right-of-way, its boundaries, and parcels associated with the right-of-way;
2. A map of definite location of the right-of-way; [25 CFR 169.102(b)(2); survey plat signed by professional surveyor or engineer showing the location, size, and extent of the ROW and other related parcels, with respect to each affected parcel of individually owned land, tribal land, or BIA land and with reference to the public surveys under 25 U.S.C. § 176, 43 U.S.C. § 2 and § 1764, and showing existing facilities adjacent to the proposed project.]
3. Bond(s), insurance, and/or other security meeting the requirements of §169.103;
4. Record of notice that the right-of-way was provided to all Indian landowners;
5. Record of consent that the right-of-way meets the requirements of §169.107, or a statement documenting a request for a right-of-way without consent under §169.107(b);
6. If applicable, a valuation meeting the requirements of §§ 169.110, 112, 114;
7. With each application, if the applicant is a corporation, limited liability company, partnership, joint venture, or other legal entity, except a tribal entity, information such as organizational documents, certificates, filing records, and resolutions, demonstrating that:
 - a. The representative has authority to execute the application;
 - b. The right-of-way will be enforceable against the applicant; and
 - c. The legal entity is in good standing and authorized to conduct business in the jurisdiction where the land is located.
8. Current environmental and archaeological reports, surveys, and site assessments, as needed to facilitate compliance with applicable Federal and tribal environmental and land use requirements.

EXHIBIT "B"

9. If required, a statement from the appropriate tribal authority that the proposed right-of-way is in conformance with applicable tribal law.

THE APPLICANT FURTHER STIPULATES AND EXPRESSLY AGREES AS FOLLOWS:

To conform and to abide by all applicable requirements with respect to the right-of-way herein applied for. The applicant agrees to conform to and abide by the rules, regulations, and requirements contained in the *Code of Federal Regulations*, Title 25 Indians, Part 169, as amended, and by reference includes such rules, regulations and requirements as a part of this application to the same effect as if the same were herein set out in full.

Applicant Point of Contact Information:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Email: _____

Date: _____

Applicant
Signature: _____

Applicant
Printed Name: _____

EXHIBIT "C"

Regulatory Land Base



1mi