

Line Name: Clinton Natural Gas Tap

Line No.: TLN114:0626 **Easement No.:** 51B

SUPPLEMENTAL EASEMENT AND RIGHT OF WAY

On this ____ day of _____, 2025, **The Clinton Recreation Authority, a public trust**, whose address is 415 West Gary Boulevard, Clinton, Oklahoma 73601, ("Grantor"), whether one or more persons, owns an interest in a tract of real property that is more particularly described lands of the Grantor, situated in the State of Oklahoma, Custer County, in the Northeast Quarter of Section 21, Township 12 North, Range 17 West of the Indian Meridian, in that certain document, dated 03/28/2000 recorded in Book 1096, Page 704, of the real property records of Custer County, Oklahoma, and such tract is subject to easements and rights-of-way granted in favor of Public Service Company of Oklahoma.

Public Service Company of Oklahoma, a(n) Oklahoma corporation, a unit of American Electric Power, whose principal business address is 1 Riverside Plaza, Columbus, Ohio 43215, ("AEP") is the current owner and holder of the rights, title, and interest, or a portion thereof, granted in or arising under that certain right of way and easement, dated 08/16/2022, and recorded in Book 2083, Page 654, of the official records of Custer County, Oklahoma (the "Original Easement").

NOW, THEREFORE, in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, conveys and warrants this Supplemental Easement and Right of Way ("Easement") to AEP for electric transmission, distribution, and communication lines and appurtenant equipment and fixtures, being, in, on, over, under, through and across to supplement the Original Easement insofar as it encumbers such tract of real property owned by Grantor as more particularly described above.

Auditor/Key/Tax Number: 0000-21-012-017-A-000-00

The location, width, and boundaries of the easement area are hereby revised, modified, and clarified to be as described and depicted on Exhibit "A", attached hereto and made a part hereof ("Easement Area").

The Easement is also supplemented by the addition of the following language:

AEP, its successors and assigns, are granted the right to construct, reconstruct, operate, maintain, alter, inspect and patrol (by ground or air), protect, repair, replace, renew, upgrade, relocate within the Easement Area, remove and replace poles, towers, and structures, made of wood, metal, concrete or other materials, including crossarms, guys, anchors, anchoring systems, grounding systems, underground conduits, ducts, vaults, transformers, pedestals, risers, pads, communications facilities, and all other appurtenant equipment and fixtures, and to string conductors, wires and cables. The electric facilities may consist of a variable number of towers, poles, wires, guys, anchors and associated fixtures, including the right to enlarge, and may transmit electricity of any voltage or amperage, together with the right to add to said facilities from time to time, and the right to do anything necessary, useful or convenient for the enjoyment of the Easement Area herein granted, together with the privilege of removing at any time any or all of said facilities erected on the Easement Area.

AEP and its successors and assigns, shall have the right, in AEP's reasonable discretion, to cut down, trim, and otherwise control, using herbicides or tree growth regulators, or other means, and at AEP's option, to remove from the Easement Area any and all trees, overhanging branches, vegetation, brush, including all root systems or other obstructions. AEP shall also have the right to cut down, trim, remove, and otherwise control trees situated on lands of the Grantor which adjoin the Easement Area, when in the reasonable opinion of AEP those trees may endanger the safety of, or interfere with the construction, operation or maintenance of AEP's facilities or ingress or egress to, from or along the Easement Area.

AEP and its successors and assigns are granted the right of unobstructed ingress and egress, at any and all times, on, over, across, along and upon the Easement Area, and across the adjoining lands of Grantor as may be reasonably necessary to access the Easement Area for the above referenced purposes.

In no event shall Grantor, its heirs, successors, and assigns plant or cultivate any trees or place, construct, install, erect or permit any temporary or permanent building, structure, improvement or obstruction including but not limited to, storage tanks, billboards, signs, sheds, dumpsters, light poles, water impoundments, above ground irrigation systems, swimming pools or wells, or permit any alteration of the ground elevation, over or within the Easement Area. AEP may, at Grantor's cost, remove any structure or obstruction if placed within the Easement Area and may re-grade any alterations of the ground elevation within the Easement Area. AEP shall repair or pay Grantor for actual damages to growing crops, fences, gates, field tile, drainage ways, drives, or lawns caused by AEP in the exercise of the rights herein granted.

The failure of AEP to exercise any of the rights granted herein, including but not limited to the removal of any obstructions from the Easement Area, shall not be deemed to constitute a waiver of the rights granted herein and the removal of any facilities from the Easement Area shall not be deemed to constitute a permanent abandonment or release of the rights granted herein.

Except as modified by this Supplemental Easement and Right of Way, all terms and provisions of the Original Easement and all rights arising in connection with the Original Easement shall remain in full force and effect, and the Original Easement shall keep its priority in title as of the date of its recording. Those provisions and rights are expressly ratified, reaffirmed by and incorporated within this Supplemental Easement and Right of Way. The Original Easement along with this Supplemental Easement and Right of Way shall for all purposes function as a single instrument,

however, to the extent any terms or provisions of the Original Easement conflict with, limit or are inconsistent with any term or provision of the Supplemental Easement and Right of Way, the terms and provisions of this Supplemental Easement and Right of Way shall control. Nothing herein will in any manner vary, change, modify, or restrict the rights and privileges that AEP may have acquired through any instrument other than the Original Easement or by any other means.

The terms and conditions as supplemented by this instrument, are the complete agreement, expressed or implied between the parties hereto and shall inure to the benefit of and be binding on their respective successors, assigns, heirs, executors, administrators, lessees, tenants, licensees, and legal representatives.

This instrument may be executed in counterparts, each of which will be deemed an original, but all of which taken together will constitute one and the same instrument.

Any remaining space on this page intentionally left blank. See next page(s) for signature(s).

IN WITNESS WHEREOF, said Grantor has executed the Easement effective the day, month and year first above written.

GRANTOR

Clinton Recreational Authority, a public trust

By: David Berrong, Chairman

State of Oklahoma §
 §
County of Custer §

This instrument was acknowledged before me on the _____ day of _____, 2025, by David Berrong, Chairman of Clinton Recreational Authority, a public trust, on behalf of said agency.

In Witness Whereof, I have subscribed by name and affixed my official seal.

Notary Public

Print Name: _____

My Commission Expires: _____

This instrument prepared by Marland L. Turner, Senior Counsel - Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, OH 43215 - for and on behalf of **Public Service Company of Oklahoma**.

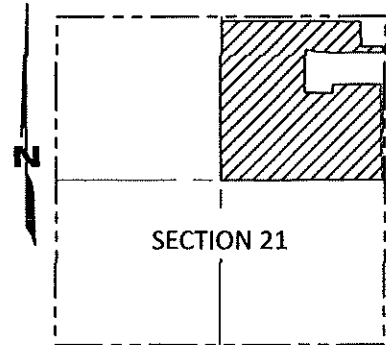
When recorded return to: American Electric Power - Transmission Right of Way, 212 E. 6th Street, Tulsa, OK 74119.

EXHIBIT "A"

TRACT 51B

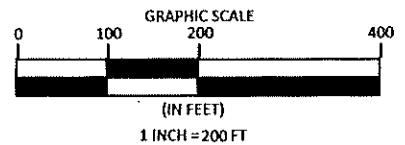
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°20'40"W	1514.83'
L3	N00°20'40"E	1514.74'
L4	S89°36'40"E	15.00'

TRACT 53
THE CLINTON RECREATIONAL
AUTHORITY, A PUBLIC TRUST
BOOK 1998, PAGE 287
D.R.C.C.O.



SECTION 21

VICINITY MAP
NOT TO SCALE



PROPOSED 15' WIDE EASEMENT
EASEMENT AREA CONTAINING 0.522 OF AN ACRE

TRACT 51B
THE CLINTON
RECREATIONAL AUTHORITY
BOOK 1096, PAGE 704
D.R.C.C.O.

PUBLIC SERVICE COMPANY OF OKLAHOMA
15' SUPPLEMENTAL EASEMENT AND
RIGHT-OF-WAY
BOOK 2083, PAGE 654
D.R.C.C.O.

SECTION 21
TOWNSHIP 12 NORTH
RANGE 17 WEST



MATCH LINE - SHEET 02

LEGEND

D.R.C.C.O.

P.O.B.

P.O.R.



DEED RECORDS, CUSTER
COUNTY, OKLAHOMA
POINT OF BEGINNING
POINT OF REFERENCE
CALCULATED POINT
EASEMENT AREA

SECTION LINE

1/4 SECTION LINE

SUBJECT PROPERTY LINE

PROPERTY LINE

PROPOSED EASEMENT

STATUTORY RIGHT OF WAY



Jason Sullivan

2/19/2025

JASON SULLIVAN
PLS #1791

DATE

C.O.A. #4216 EXPIRES: 6/30/2025

NOTES:

1. THIS EASEMENT EXHIBIT IS PROVIDED AS AN UPDATE TO PREVIOUS EASEMENT EXHIBIT SIGNED ON 3/14/22 BY SURVEYOR, RECORDED IN BOOK 2083, PAGE 654, BASED ON UPDATED OWNERSHIP INFORMATION PROVIDED TO SURVEYOR ON 9/18/24.
2. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
3. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.
4. BEARING BASIS: BEARINGS SHOWN HEREON ARE GRID, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH ZONE.
5. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, DERIVED USING A COMBINED SCALE FACTOR OF 1.00005981326313.

THIS SURVEY PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ESTABLISHED BY THE OKLAHOMA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS



1341 W. Mockingbird Lane,
Suite 400W, Dallas, TX 75247
Ph: (214) 631-7888 Fax: (214) 631-7103
EMAIL: SAM@SAM.BIZ

SURV. PROJ. NUMBER: 1021060452

LINE NAME: CLINTON JUNCTION - CLINTON

NEW LINE NUMBER: TLN114:0626

EASEMENT NUMBER: 518

AMERICAN ELECTRIC POWER COMPANY

EASEMENT ACROSS THE LANDS OF
THE CLINTON RECREATIONAL AUTHORITY
CONTAINING 0.522 OF AN ACRE

SECTION 21, TOWNSHIP 12 NORTH, RANGE 17 WEST
INDIAN MERIDIAN, CUSTER COUNTY, OKLAHOMA

SCALE: 1"=200' SITE VISIT: 05/02/2021 DRAWN: CC PAGE: 01 OF 03

EXHIBIT "A"

TRACT 51B

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°20'40"W	1514.83'
L2	N89°15'40"W	15.00'
L3	N00°20'40"E	1514.74'
L5	S62°46'31"E	37.00'

MATCH LINE - SHEET 01

PROPOSED 15' WIDE EASEMENT
EASEMENT AREA CONTAINING 0.522 OF AN ACRE

TRACT 51B
THE CLINTON
RECREATIONAL AUTHORITY
BOOK 1096, PAGE 704
D.R.C.C.O.

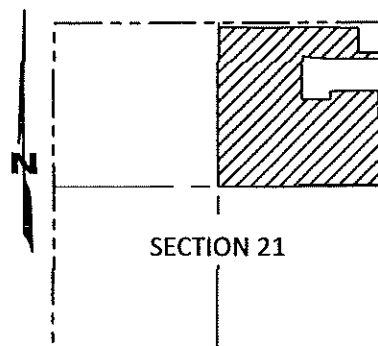
PUBLIC SERVICE COMPANY OF OKLAHOMA
15' SUPPLEMENTAL EASEMENT AND
RIGHT-OF-WAY
BOOK 2083, PAGE 654
D.R.C.C.O.

TRACT 54A
THOMAS C. SNIDER AND SHARON
SNIDER
BOOK 833, PAGE 786
D.R.C.C.O.

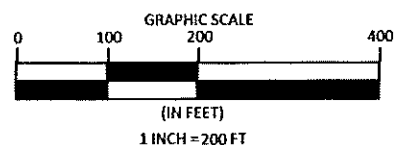
1/4 SECTION LINE

SECTION LINE
SOUTH 28TH STREET
(66' STATUTORY RIGHT-OF-WAY)

P.O.R.



VICINITY MAP
NOT TO SCALE



SECTION 21
TOWNSHIP 12 NORTH
RANGE 17 WEST

LEGEND

D.R.C.C.O.

P.O.B.
P.O.R.



DEED RECORDS, CUSTER
COUNTY, OKLAHOMA
POINT OF BEGINNING
POINT OF REFERENCE
CALCULATED POINT
1/2" IRON ROD WITH CAP
EASEMENT AREA

SECTION LINE
1/4 SECTION LINE
SUBJECT PROPERTY LINE
PROPERTY LINE
PROPOSED EASEMENT
STATUTORY RIGHT OF WAY



Jason Sullivan

2/19/2025

JASON SULLIVAN
PLS #1791

DATE

C.O.A. #4216 EXPIRES: 6/30/2025

NOTES:

1. THIS EASEMENT EXHIBIT IS PROVIDED AS AN UPDATE TO PREVIOUS EASEMENT EXHIBIT SIGNED ON 3/14/22 BY SURVEYOR, RECORDED IN BOOK 2083, PAGE 654, BASED ON UPDATED OWNERSHIP INFORMATION PROVIDED TO SURVEYOR ON 9/18/24.
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3. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.
4. BEARING BASIS: BEARINGS SHOWN HEREON ARE GRID, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH ZONE.
5. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, DERIVED USING A COMBINED SCALE FACTOR OF 1.00005981326313.

THIS SURVEY PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ESTABLISHED BY THE OKLAHOMA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS



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SURV. PROJ. NUMBER: 1021060452

LINE NAME: CLINTON JUNCTION - CLINTON

NEW LINE NUMBER: TLN114:0626

EASEMENT NUMBER: 51B

AMERICAN ELECTRIC POWER COMPANY

EASEMENT ACROSS THE LANDS OF
THE CLINTON RECREATIONAL AUTHORITY
CONTAINING 0.522 OF AN ACRE

SECTION 21, TOWNSHIP 12 NORTH, RANGE 17 WEST
INDIAN MERIDIAN, CUSTER COUNTY, OKLAHOMA

SCALE: 1"=200' SITE VISIT: 05/02/2021 DRAWN: CC PAGE: 02 OF 03

EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 17 WEST OF THE INDIAN MERIDIAN, CUSTER COUNTY, OKLAHOMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST STATUTORY RIGHT-OF-WAY LINE OF SOUTH 28TH STREET (66' STATUTORY RIGHT-OF-WAY) AND THE COMMON LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE CLINTON RECREATIONAL AUTHORITY, RECORDED IN BOOK 1096, PAGE 704 OF THE DEED RECORDS OF CUSTER COUNTY, OKLAHOMA (D.R.C.C.O.) AND A TRACT OF LAND DESCRIBED IN DEED TO THE CLINTON RECREATIONAL AUTHORITY, A PUBLIC TRUST, RECORDED IN BOOK 1998, PAGE 287, D.R.C.C.O., FROM WHICH A "X" IN CONCRETE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 21 BEARS NORTH 02 DEGREES 03 MINUTES 20 SECONDS EAST, A DISTANCE OF 1,105.08 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 40 SECONDS WEST, ON AND ALONG SAID WEST STATUTORY RIGHT-OF-WAY LINE, A DISTANCE OF 1,514.83 FEET TO THE COMMON LINE OF SAID CLINTON RECREATIONAL AUTHORITY TRACT, RECORDED IN BOOK 1096, PAGE 704 AND A TRACT OF LAND DESCRIBED IN DEED TO THOMAS C. SNIDER AND SHARON SNIDER, RECORDED IN BOOK 833, PAGE 786, D.R.C.C.O., FROM WHICH A 1/2-INCH IRON ROD WITH CAP FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 21 BEARS SOUTH 62 DEGREES 46 MINUTES 31 SECONDS EAST, A DISTANCE OF 37.00 FEET;

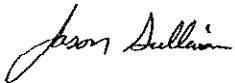
THENCE NORTH 89 DEGREES 15 MINUTES 40 SECONDS WEST, ON AND ALONG SAID COMMON LINE, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 20 MINUTES 40 SECONDS EAST, LEAVING SAID SOUTH COMMON LINE, A DISTANCE OF 1,514.74 FEET, BACK TO THE COMMON LINE OF SAID CLINTON RECREATIONA AUTHORITY TRACT, RECORDED IN BOOK 1096, PAGE 704 AND SAID CLINTON RECREATIONAL AUTHORITY TRACT, RECORDED IN BOOK 1998, PAGE 287 TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 36 MINUTES 40 SECONDS EAST, ON AND ALONG SAID COMMON LINE, A DISTANCE OF 15.00 FEET, BACK TO THE **POINT OF BEGINNING**, CONTAINING 0.522 OF AN ACRE OF LAND, MORE OR LESS.

BEARING BASIS: BEARINGS SHOWN HEREON ARE GRID, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NAD 83(2011), NORTH ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, DERIVED USING A COMBINED SCALE FACTOR OF 1.00005981326313.

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



2/19/2025

JASON SULLIVAN
PLS# 1791
SURVEYING AND MAPPING, LLC.

