

EASEMENT FOR ROAD PURPOSES

This Agreement made and entered into this _____ day of _____, 2026, between **CLINTON PUBLIC WORKS AUTHORITY**, an Oklahoma Public Trust "Grantor," in consideration of the sum of TEN and NO 100THS DOLLARS (\$10.00) and other good and valuable consideration duly paid, the receipt of which is acknowledged, the parties mutually covenant and agree as follows: Grantor grants, bargains, sells, and conveys to **SCHUMACHER FARMS, LLC**, an Oklahoma Limited Liability Company "Grantee," Grantee's heirs, successors, and assigns, an easement across the following described real estate and property situated in Washita County, State of Oklahoma:

A 40.00' wide access easement (20.00' to the right and 20.00' to the left) situated in the E/2 NW/4 Section 16 Township 11 North Range 19 West I.M., Washita County, Oklahoma; more particularly described by centerline as follows; commencing at the SE corner of said E/2 NW/4; thence N89'49'13"W with said South line a distance of 999.06 feet; thence N00'10'47"E a distance of 1321.39 feet to the point of beginning; thence N83'49'54"E, with the center of an existing gravel road, a distance of 321.23 feet to the point of termination. This easement contains 0.29 acres more or less.

for the use and benefit and as a means of ingress and egress for Grantee and the heirs, successors, and assigns of Grantee over the adjacent lands of the Grantor, and the Grantor's heirs, successors, and assigns for the purpose of this easement. Provided, however, that Grantor shall have no responsibility for construction or maintenance of the easement and shall retain the right to install utilities within the subject easement including, but not limited to, a water line and electrical service.

The consideration paid shall constitute payment in full for any damages to the land of the Grantor, the Grantor's heirs, successors, and assigns. Grantee covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the Grantor, and the Grantor's heirs, successors, and assigns.

TO HAVE AND HOLD the easement and right-of-way to the Grantee as set forth above, forever as appurtenant to the real property adjoining the easement.

Executed on the day and year written above.



**PART OF THE NW/4 SECTION 16
T11N - R19W, I.M.
WASHITA COUNTY, OKLAHOMA**

BASIS OF BEARINGS:
GPS
SCALE EAST LINE NW/4 SECTION 16
S00°27'44"E GPS OBS. 10/25/25
1"=400'

LEGEND
P.O.B. - POINT OF BEGINNING
C.M. - CONTROL MONUMENT
#4 REBAR W/502 CAP
- - - CALCULATED POINT
--- SW FENCE
--- OVERHEAD ELECTRIC

LEGAL DESCRIPTION

Two tracts of land situated in the E/2 E/2 NW/4 Section 16 Township 11 North Range 19 West I.M., Washita County, Oklahoma; more particularly described by tracts as follows:
Tract 1; Beginning at the NE Corner of said E/2 E/2 NW/4 Section 16; thence S00°27'44"E with the East Line of said E/2 E/2 NW/4 Section 16 a distance of 1282.24 feet; thence N89°54'05"W a distance of 664.59 feet to a point on the West Line of said E/2 E/2 NW/4 Section 16; thence N00°29'34"W with said West Line a distance of 1282.24 feet to a point on the North Line of said E/2 E/2 NW/4 Section 16; thence S89°54'05"E with said North Line a distance of 665.27 feet to the Point of Beginning containing 19.57 acres more or less.

Tract 2; Beginning at a point on the South Line of said E/2 E/2 NW/4 Section 16, said point bears N89°49'13"W a distance of 333.83 feet from the SE Corner of said E/2 E/2 NW/4 Section 16; thence N89°49'13"W with said South Line a distance of 248.17 feet; thence N30°27'09"W a distance of 163.95 feet to a point on the West Line of said E/2 E/2 NW/4 Section 16; thence N00°29'34"W with said West Line a distance of 566.91 feet; thence S89°49'13"E a distance of 337.22 feet; thence N00°27'44"W a distance of 250.00 feet; thence N89°49'13"W a distance of 337.35 feet to a point on said West Line; thence N00°29'34"W with said West Line a distance of 459.09 feet; thence S89°54'05"E a distance of 664.59 feet to a point on the East Line of said E/2 E/2 NW/4 Section 16; thence S00°27'44"E with said East Line a distance of 1001.51 feet; thence S89°32'13"W a distance of 211.10 feet; thence S16°53'05"W a distance of 350.41 feet; thence S44°26'37"W a distance of 25.83 feet to the Point of Beginning containing 16.46 acres more or less.

Basis of Bearings; East Line NW/4 Section 16, S00°27'44"E
GPS OBS. 10-25-25
These descriptions created on November 20, 2025 under the direct supervision of Kale Garrett Jackson, OK PLS#2038

CALC. POSITION FROM O.D.O.T. PLANS CORNER FALLS IN LAKE
C.M. S89°49'13"E 2073.50'
SW COR. NW/4 SEC. 16 T-11-N R-19-W I.M. WASHITA Co., OKLA.
N89°49'13"W 248.17'
S44°26'37"W 25.83'
N30°27'09"W 163.95'
S89°32'13"W 211.10'
S89°49'13"E 337.22'
N00°29'34"W 500.91'
N00°27'44"W 250.00'
N89°49'13"W 337.35'
Bk: 4257 Pg: 748
RESERVED 50.00' ROADWAY EASEMENT Bk: 509 Pg: 217
OUT TRACT 12.78'
OUT TRACT 230.00'
S89°49'13"E 337.22'
S89°32'13"W 211.10'
S00°27'44"E 1001.51'
S00°27'44"E 1001.51'
C.M. S89°49'13"W 333.83'
SE COR. NW/4 SEC. 16 T-11-N R-19-W I.M. WASHITA Co., OKLA.
N89°49'13"W 248.17'
1.5" REBAR

TRACT-1
19.57
ACRES

TRACT-2
16.46
ACRES

ACCESS EASEMENT DESCRIPTION

A 40.00' WIDE ACCESS EASEMENT (20.00' TO THE RIGHT AND 20.00' TO THE LEFT) SITUATED IN THE E/2 NW/4 SECTION 16 TOWNSHIP 11 NORTH RANGE 19 WEST I.M., WASHITA COUNTY, OKLAHOMA; MORE PARTICULARLY DESCRIBED BY CENTERLINE AS FOLLOWS; COMMENCING AT THE SE CORNER OF SAID E/2 NW/4; THENCE N89°49'13"W WITH SAID SOUTH LINE A DISTANCE OF 999.06 FEET; THENCE N00°10'47"E A DISTANCE OF 1321.39 FEET TO THE POINT OF BEGINNING; THENCE N83°49'54"E, WITH THE CENTER OF AN EXISTING GRAVEL ROAD, A DISTANCE OF 321.23 FEET TO THE POINT OF TERMINATION. THIS EASEMENT CONTAINS 0.29 ACRES MORE OR LESS.

BASIS OF BEARINGS; EAST LINE NW/4 SECTION 16, S00°27'44"E
GPS OBS. 10-25-25
THESE DESCRIPTIONS CREATED ON NOVEMBER 20, 2025 UNDER THE DIRECT SUPERVISION OF KALE GARRETT JACKSON, OK PLS#2038

PSO Utility Easement
Bk: 5227
Pg: 605-606

P.O.B. PSO Easement not clearly defined in
Bk: 543
Pg: 186

SURVEYORS CERTIFICATE

I the undersigned, a Professional Land Surveyor, do hereby certify that this survey plat prepared and supervised by undersigned is a careful depiction of (a) the survey of subject tract described hereon, (b) the location of all buildings, structures and improvements, (c) the location and dimension of all easements, rights-of-way and other matters of record (of which undersigned has knowledge of) affecting subject tract, (d) that, except as shown hereon, there are no encroachments or protrusions on subject tract, streets or alleys by any buildings or improvements onto adjoining tracts, (e) that, except as shown hereon, there are no encroachments or protrusions on adjoining tracts, streets or alleys by any buildings or improvements onto adjoining tracts, (f) this plat of survey meets the minimum standards as defined by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Kale Garrett Jackson
KALE GARRETT JACKSON DATE 01-15-26
PLS 2038

This plat of survey meets the minimum standards for the practice of land surveying as defined by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



DWG. No.: 25/242	DRAWN BY: R.C.		
SCALE: 1"=400'	SURVEYED BY: N.B./R.B.		
DATE: 01/15/26	DATE OF LAST SITE VISIT: 11/17/25		
REV.	DESCRIPTION	DWN.	DATE



1705 Venture Road
Elk City, OK 73644
Off: 580-225-9960
Fax: 580-225-9961
CA #: 6202 (OK)
Exp: June 30, 2026

3:27



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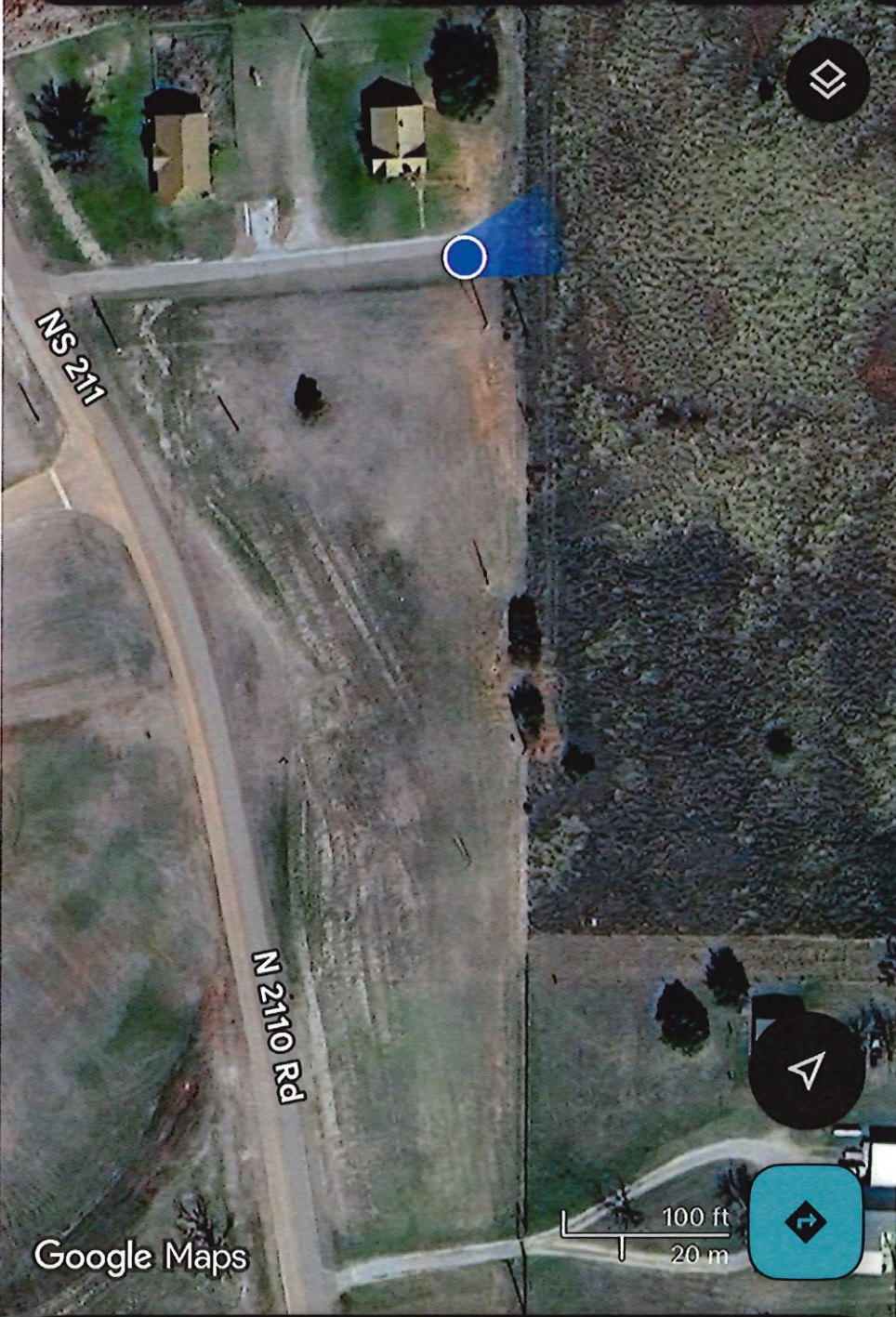


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