

PSO
2000 W. Frisco
Chickasha, OK 73018

Agent: Scott Palesano/Gary Anderson
W.R.#:65247219
OK 17 2065

OVERHEAD AND UNDERGROUND EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That: **CLINTON INDUSTRIAL AUTHORITY, an Oklahoma Municipal Trust**, hereinafter referred to as "Grantor(s), for the sum of One Dollar (\$1.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which as consideration for any and all direct and indirect, current damage, injury or diminution in value to the property covered by this easement, or the property of Grantor(s) adjacent thereto is hereby acknowledged, hereby grants, bargains, sells, and conveys unto **PUBLIC SERVICE COMPANY OF OKLAHOMA**, an Oklahoma corporation, its successors and assigns, hereinafter referred to as "Grantee", an easement consisting of the perpetual right, privilege and authority to construct, operate, maintain, reconstruct and remove a line or lines of structures with wires, fixtures and other equipment related thereto (whether located on the ground or on said structures) for the transmission, transformation, regulation and distribution of electrical current and other forms of energy and for the transmission or communication of data, audio and video information, and underground electrical system, consisting of conduits, wires, cables, fixtures, surface-mounted transformers and pedestal and other appurtenances for the transmission, transformation, regulation and distribution of electrical current and other forms of energy and for the transmission or communication of data, audio and video information under, upon and across a portion of a tract or parcel of land owned by Grantor(s). The tract is located in Section **16**, Township **12** North, Range **17** West, I.B.&M., **Custer** County, State of Oklahoma and is described as follows:

SURFACE ONLY IN AND TO: ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 17 W.I.M, MORE OR LESS, LESS AND EXCEPT THE FOLLOWING; BEGINNING AT A POINT 100 FEET N0°02'10"W OF THE SOUTHEAST CORNER OF SAID SW/4, SAID POINT BEING ON THE EAST BOUNDARY LINE OF SAID SW/4 AND ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 73; THENCE N0°02'10"W AND ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 565.45 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE A.T. & S.F. RAILROAD; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2814.79 FEET, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 369.35 FEET; THENCE S0°02'10"E A DISTANCE OF 816.12 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF S.H. NO. 73; THENCE S89°49'44"E AND ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4.316 ACRES MORE OR LESS IN SAID EXCEPTED TRACT,

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Section 16, T12N, R17W

ALSO DESCRIBED AS:

A tract of land lying in the Southwest Quarter (SW¹/₄) of Section 16, Township 12 North, Range 17 West of the Indian Meridian, Custer County, Oklahoma, described by metes and bounds as follows: Beginning at a point 100.00 feet N0°02' 10"W and 270.00 feet N89°49'44"W of the Southeast Corner of said SW¹/₄, said point being on the North line of S.H.#73 right-of-way; thence N89°49'44"W and along said right-of-way a distance of 1159.00 feet; thence N0°13'04"E a distance of 1590.29 feet to a point on the Southerly right-of-way of the A.T. & S.F. Railroad; thence S56°34'38"E and along said right-of-way a distance of 1107.34 feet; thence Southeasterly on a curve to the right with a radius of 2814.79 feet, and along said right-of-way a distance of 283.32 feet (With a chord bearing of S53°41'37"E 283.20 feet); thence S0°02'10"E a distance of 816.12 feet to the point of beginning, containing 32.113 computed acres more or less.

Overhead Easement:

The overhead easement and right-of-way granted hereby is **ten (10)** feet on each side of a centerline, more fully described as follows:

Commencing at the Southwest corner of the above-described tract; thence East 10 feet to the **Point of Beginning**; thence North approximately 100 feet, with the right to install anchors and downguys off right of way at points of angle and ending.

Said right-of-way to be **twenty (20)** feet in width

Underground Easement:

The underground easement and right-of-way granted hereby is **five (5)** feet on each side of a centerline, more fully described as follows:

Commencing at the Southwest corner of the above-described tract; thence East 10 feet; thence North approximately 100 feet to the **Point of Beginning**; thence North approximately 75 feet to a pad-mount transformer.

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Said right-of-way to be **ten (10) feet** in width.

For the same consideration, Grantor further grants unto said Grantee, the perpetual right, privilege and authority: to cut down, trim, treat and dispose of any trees and undergrowth on said easement or on the Grantor's property contiguous thereto which, in Grantee's sole judgment, interfere or threaten to interfere with Grantee's structures, lines, fixtures and equipment, or with Grantee's ability to construct, operate, maintain, reconstruct or remove said structures, lines, fixtures and equipment; to prevent the placement of any structure within said easement; to set the necessary guy and brace poles or anchors and to attach all necessary guy wires thereto; to enter upon the said easement over, under and across the Grantor's other property adjacent to said easement for the purpose of constructing, operating, maintaining, reconstructing and removing its said structures, lines fixtures and equipment; and to construct, operate, maintain, reconstruct and remove such lines upon, over, under and across said easement.

Grantors warrant that the surface of the earth upon said easement will not be lowered without prior consent of Grantee. This covenant is recognized as being necessary for the protection of the underground facilities and the public. Grantor agrees to be responsible for any damage to the facilities caused by Grantor(s), their agents, subcontractors and assigns. Grantor agrees to prevent the placement of any structure within said easement.

ALSO granting said Grantee, its successors and assigns, the perpetual right, privilege and authority to prevent the placement of any structure that may, in the judgment of the Grantee, interfere with or endanger said underground electrical system or its maintenance and operation; and to enter upon the above described premises for the purposes of constructing, operating, maintaining, reconstructing and removing its underground electrical system aforesaid, and further granting to said Grantee, its successors and assigns, the right, privilege and authority to construct, operate, maintain, reconstruct and remove such underground electrical system under, upon, over and across any street, alley, highway, railroad or other right-of-way now or hereafter established and existing on or across said premises or adjoining the same or adjacent thereto.

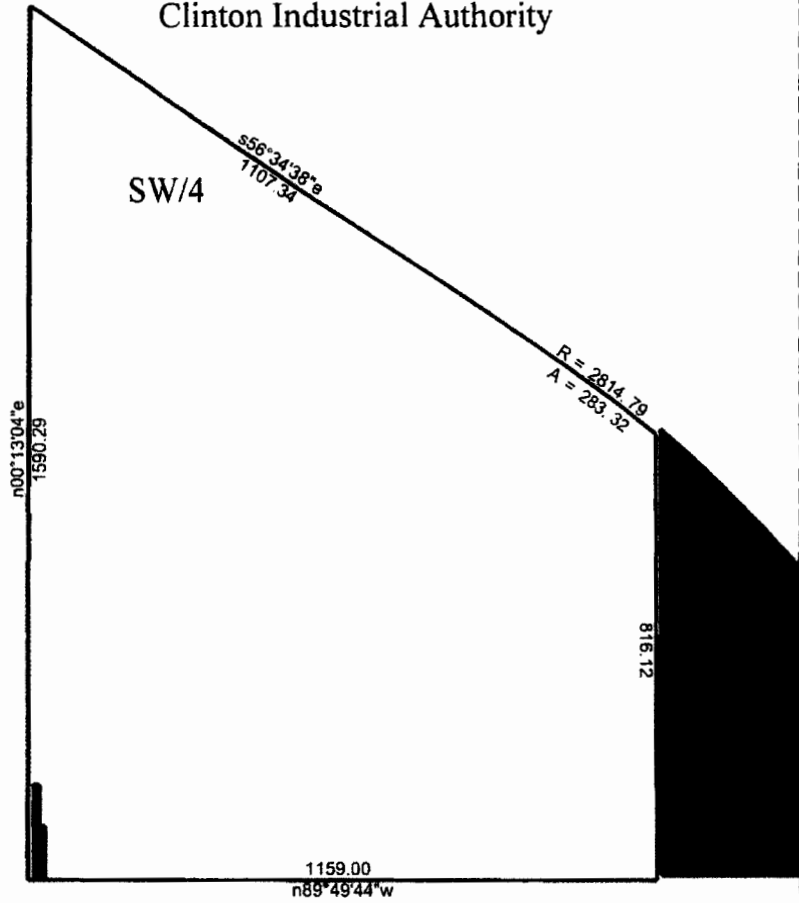
The failure of Grantee to exercise any of the rights granted hereby, in whole or in part, for any period of time shall not be deemed to constitute a waiver, release, abandonment or limitation of such easement, right, privilege or authority. Grantor hereby reserves the right to make such use of the land included within the easement as is not inconsistent with the rights, privileges and authorities granted hereby.

Grantor hereby warrants unto Grantee that Grantor will defend the easement and all rights, privileges and authorities hereby granted against every person or persons who may lawfully claim

S16-T12N-R17W
Clinton Industrial Authority

SW/4

↑
Surveyed Partial
White
Easements
Black 100'X20' OH
Green 75'X 10' UG



4/3/2017

Scale: 1 inch= 330 feet

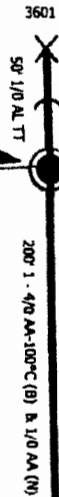
File: Clinton Industrial Authority.ndp

Tract 1: 4.2520 Acres (185217 Sq. Feet), Closure: s43.5854w 13.21 ft. (1/153), Perimeter=2021 ft.
 Tract 2: 160.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=10560 ft.
 Tract 3: 0.0459 Acres (2000 Sq. Feet), Closure: n00.0000e 0.12 ft. (1/2009), Perimeter=240 ft.
 Tract 4: 32.1441 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=4956 ft.
 Tract 5: 0.0172 Acres (750 Sq. Feet), Closure: n00.0000e 0.06 ft. (1/2846), Perimeter=170 ft.

- | | |
|---|--|
| 01 /se,sw,16,12n,17w | 23 /n89.4944w 270 |
| 02 /n00.0210w 100 | 24 n89.4944w 1159.00 |
| 03 n00.0210w 565.45 | 25 n00.1304e 1590.29 |
| 04 Lt, r=2814.79, arc=369.35, chord=n45.0000w | 26 s56.3438e 1107.34 |
| 05 s00.0210e 816.12 | 27 Rt, r=2814.79, arc=283.32, chord=s53.4137e 283.20 |
| 06 s89.4944e 270 | 28 s00.0210e 816.12 |
| 07 @0 | 29 @1 |
| 08 /sw,16,12n,17w | 30 /n00.0210w 100 |
| 09 n00w 2640 | 31 /n89.4944w 270 |
| 10 s90e 2640 | 32 /n89.4944w 1149.00 |
| 11 s00w 2640 | 33 /n00.0210w 100 |
| 12 s90w 2640 | 34 n00.0210w 75 |
| 13 @1 | 35 s89.4944e 10 |
| 14 /n00.0210w 100 | 36 s00.0210e 75 |
| 15 /n89.4944w 270 | 37 s89.4944w 10 |
| 16 /n89.4944w 1149.00 | |
| 17 n00.0210w 100 | |
| 18 s89.4944e 20 | |
| 19 s00.0210e 100 | |
| 20 s89.4944w 20 | |
| 21 @1 | |
| 22 /n00.0210w 100 | |

CUSTOMER JOB

Install
 Location 2
 46380087891938
 50 1
 DS115
 25KVA B
 120/240V
 TLN# 1267162501



W MODELLE AVE HWY 73

Install
 Location 1
 46380107891715
 45 2
 DS101, DS235
 2-2 AS
 BN

(152,712)
 1267212599
 15 B
 100W MV

2-2 AS
 BN

(866,713)



CLINTON JUNCTION STA

3601

A DDS Worksketch

Date Requested:		Bucket Truck?:	
Date Required: 03/22/2017		Truck to Site?:	
Job Name: CLINTON-INSTALL 2 POLES & 1 OH XFMR FOR TEMP POWER FOR NEW R.O. PLANT			4WD?:
Location: 3601 W MODELLE AVE			County: CUSTER
Division: PS	District: 131 - Clinton	Crew HQ: 11562	Station No. Circuit No.: CJ-11
WR# 65247219	WO#: DPS0178091	Sta/Circuit Name:	
JU Proposal(s):		Voltage: 13.2	Map: LawtonAEPWest
RWW#		Phases: 1	Quad:
Comments:	Date: 4/3/2017	Print#:	Scale: 1:72
	Drawn By: S227886		Page: Page 1 of 1



[Redacted]

PROPOSED EASEMENT