



An AEP Company

BOUNDLESS ENERGY™



**COATES**  
FIELD SERVICE, INC.

January 22, 2019

City of Clinton, Oklahoma  
PO Box 1177  
Clinton, OK 73601

Re: Clinton Junction – Jensen Road Transmission Line Project  
Section 34, Township 12N, Range 17W, I.B.&M. Survey  
Custer County, Oklahoma

Dear Landowner:

You are receiving this letter because public records indicate you own property along a transmission line that needs to be rebuilt. Public Service Company of Oklahoma (PSO), in conjunction with AEP Oklahoma Transmission Company, Inc., wants to let you know about the project and how it impacts you and your property.

Coates Field Services is serving as PSO's right-of-way representative on this project and an agent will be contacting you about compensation for supplementing the current easement on your property. The discussion will include the offer from PSO for \$2,000.00 as payment for expanding the existing easement on your property to bring the rights and restrictions to PSO's standard right-of-way requirements.

Prior to meeting with the right-of-way agent, please review the enclosed documents including the Easement, Survey Plat, Easement Payment Schedule, and W-9. Following contact with a right-of-way agent, please sign and date each document in the designated areas, have the Easement notarized and return all documents in the enclosed, stamped envelope. Once we receive the signed documents, a check will be issued to you in the amount of \$2,000.00 and sent to you along with a copy of the fully-executed, recorded Easement.

While PSO makes every effort to minimize disturbance during construction, there may be some impact to your property. When construction is complete, crews will return the property to as close to its original condition as possible.

If you have any questions about this process, please call me at (580) 467-8904 or email me at alex.gilmore@coatesfs.com. Thank you in advance for your prompt response.

Sincerely,

**Alex Gilmore**  
Right-of-Way Agent  
Coates Field Service, Inc. – Representing PSO

Enclosures:  
Supplemental ROW Easement  
Exhibit A Plat  
Payment Schedule  
W-9

**Line Name:** Clinton Junction-Clinton Natural Gas

**Line No.:** TLN114:0506 **Easement No.:** 4A

### SUPPLEMENTAL EASEMENT AND RIGHT-OF-WAY

**City of Clinton, Oklahoma, a municipal corporation** ("Grantor") owns an interest in a tract of real property that is more particularly described in that certain Warranty Deed, Book 957, Page 239, recorded 9/22/1995 of the real property records of Custer County, Oklahoma and such tract is subject to easements and rights-of-way in favor of Public Service Company of Oklahoma, including but not limited to the following:

Easement and Right of Way recorded in Book 253, Page 96, of the real property records of Custer County, Oklahoma (the "Easement").

Public Service Company of Oklahoma, a(n) Oklahoma corporation, whose principal legal address is 1 Riverside Plaza, Columbus, OH 43215 ("Grantee"), is the current owner and holder of the rights, title and interest, or a portion thereof, granted in or arising under the Easement.

For and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor supplements the Easement by the addition of the following description to locate, fix, and define the easement area.

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

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

Grantee, its successors and assigns, are granted the right to alter, construct, erect, improve, inspect, maintain, operate, patrol, protect, reconstruct, modify, add to, remove, repair, replace, upgrade and/or enlarge electric transmission and distribution facilities on, over, along, across, under and within the Easement Area.

The electric transmission and distribution facilities may consist of a variable number of towers or poles made of wood, metal, concrete, or other materials, crossarms, wires, guys, anchors, grounding systems, communication lines and associated fixtures. These electrical facilities may be used to transmit electricity of any voltage or amperage; together with the right to add to said electrical facilities from time to time, and the right to do anything necessary, useful, or convenient for the enjoyment of the Easement.

Grantee, its successors and assigns, are granted the right of unobstructed ingress and egress, at any and all times, on, over, under, across and upon the Easement Area, and across the adjoining lands of Grantor as necessary to access the Easement Area or structure locations for the above-referenced purposes.

Grantee, its successors and assigns, will have the right to cut down, trim, remove, and otherwise control, using herbicides or tree growth regulators, any trees, overhanging branches, vegetation, or brush within

the Easement Area or situated on lands of Grantor that adjoin the Easement Area, when in the opinion of Grantee the vegetation may endanger the safety, or interfere with the construction, operation or maintenance, of Grantee's facilities or ingress or egress to, from or along the Easement Area.

In no event may Grantor, its successors, assigns, agents, licensees, or legal representatives, plant or cultivate any trees; nor 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, swimming pools or wells, or permit any alteration of the ground elevation, over or within the Easement Area. Grantee may, at Grantor's cost, remove any structure or obstruction if placed within the Easement Area, and may level any alterations of the ground elevation within the Easement Area.

Except as modified by this Supplemental Easement and Right of Way, all terms and provisions of the Easement and all rights arising in connection with the Easement will remain in full force and effect. Those provisions and rights are expressly ratified, reaffirmed by and incorporated within this Supplemental Easement and Right of Way. The Easement, along with this Supplemental Easement and Right of Way, will for all purposes function as a single instrument. To the extent any terms or provisions of this Supplemental Easement and Right of Way conflict, or are inconsistent, with any term or provision of the Easement, the terms and provisions of this Supplemental Easement and Right of Way will control. Nothing in this Supplemental Easement and Right of Way will in any manner vary, change, modify, or restrict the rights and privileges that Grantee may have acquired through any instrument other than the Easement or by any other means.

This instrument may be executed simultaneously in two or more counterparts, each of which will be deemed an original, but all of which taken together will constitute one and the same instrument. The signature pages from each counterpart may be removed and attached to one document for purposes of recording this Supplemental Easement and Right of Way in the real property records of Custer County, Oklahoma.

Grantor acknowledges that Public Service Company of Oklahoma has explained the transmission project to Grantor, and Grantor's consent for such project is hereby granted.

This Supplemental Easement and Right of Way will be binding upon and inure to the benefit of Grantor and Grantee and their respective heirs, successors, assigns, agents, licensees, and legal representatives.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**Any remaining space on this page is intentionally left blank. See next page for signatures.**

GRANTOR

City of Clinton, Oklahoma, a municipal corporation

\_\_\_\_\_

By:

Its: authorized signer

State of Oklahoma     §  
                                  §    SS:  
Custer County         §

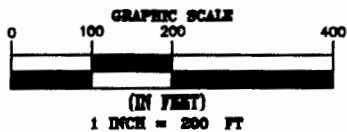
Before me, \_\_\_\_\_ in and for this state, on \_\_\_\_\_, 2019 personally appeared , to me known to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument as its, authorized signer and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed, and as the free and voluntary act and deed of the corporation, for the uses and purposes therein set forth.

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

\_\_\_\_\_

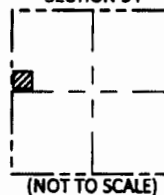
Notary Public

Commission expires: \_\_\_\_\_



**EXHIBIT "A"**  
TRACT 4A

VICINITY MAP  
SECTION 34



SECTION 34  
TOWNSHIP 12 NORTH  
RANGE 17 WEST

TRACT 4A  
CITY OF CLINTON, OKLAHOMA  
BOOK 957, PAGE 238  
D.R.C.C.O.

PROPOSED 100'  
WIDE EASEMENT  
1.439 ACRES  
(62,700 S.F.)

TRACT 4B  
CLINTON INDUSTRIAL AUTHORITY  
BOOK 1330, PAGE 211  
D.R.C.C.O.

N38°15'52"E 3225.21'  
P.O.R. - RAILROAD SPRING  
FOUND IN 1/4 COR SEC 34

SOUTH 28th STREET  
88' STATUTORY RIGHT-OF-WAY

SECTION LINE

L2  
L3  
L4 1/4 SECTION LINE

TRACT 07.00  
JOYCE ARCHER AND KENNETH ARCHER, WIFE AND HUSBAND  
BOOK 305, PAGE 551  
D.R.C.C.O.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N00°14'26"E	100.00'
L2	S89°37'00"E	627.00'
L3	S00°14'26"W	100.00'
L4	N89°37'00"W	627.00'
L5	S79°09'46"W	33.63'

**LEGEND**

- D.R.C.C.O. DEED RECORDS, CUSTER COUNTY, OKLAHOMA
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
- SECTION LINE
- - - 1/4 SECTION LINE
- ==== SUBJECT PROPERTY LINE
- ===== PROPERTY LINE
- - - - - PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT
- STATUTORY RIGHT OF WAY



*Jason Sullivan 6/5/18*

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

**NOTES:**

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENTS OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.
- BEARING BASIS: BEARINGS SHOWN HEREON ARE GRID, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH ZONE.
- ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, DERIVED USING A COMBINED SCALE FACTOR OF 1.00005437673902.

SHEET 01 OF 02

PROJECT: CLINTON JCT - CLINTON GAS  
JOB NUMBER: 39443  
SITE VISIT: 10/25/2017  
SCALE: 1"=200'  
TRACT ID: 4A  
DRAWN BY: ZE

PUBLIC SERVICE COMPANY OF OKLAHOMA  
TRANSMISSION LINE EASEMENT  
CLINTON JUNCTION TO CLINTON NATURAL GAS  
SECTION 34, TOWNSHIP 12 NORTH, RANGE 17 WEST  
INDIAN MERIDIAN  
CUSTER COUNTY, OKLAHOMA



7191 Ervey Court, Dallas, TX 75247  
Ph: (214) 831-7888 Fax: (214) 831-7103  
EMAIL: SAM@SAM.IG2  
C.O.A. # 4218 EXP. RES. 6/30/2019

EXHIBIT "A"

**BEING** A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 17 WEST OF THE INDIAN MERIDIAN, CUSTER COUNTY, OKLAHOMA AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO CITY OF CLINTON, OKLAHOMA, RECORDED IN BOOK 957, PAGE 239 OF THE DEED RECORDS OF CUSTER COUNTY, OKLAHOMA (D.R.C.C.O.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT ON THE EAST STATUTORY RIGHT-OF-WAY LINE OF SOUTH 28TH STREET (66' STATUTORY RIGHT-OF-WAY), FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 34 BEARS SOUTH 79 DEGREES 09 MINUTES 46 SECONDS WEST, A DISTANCE OF 33.63 FEET;

**THENCE** NORTH 00 DEGREES 14 MINUTES 26 SECONDS EAST, ON AND ALONG SAID EAST STATUTORY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 89 DEGREES 37 MINUTES 00 SECONDS EAST, LEAVING SAID EAST STATUTORY RIGHT-OF-WAY LINE, A DISTANCE OF 627.00 FEET TO THE COMMON LINE OF SAID CITY OF CLINTON, OKLAHOMA TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO CLINTON INDUSTRIAL AUTHORITY, RECORDED IN BOOK 1330, PAGE 211, D.R.C.C.O., TO A POINT FOR CORNER, FROM WHICH A RAILROAD SPIKE FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 34 BEARS NORTH 38 DEGREES 15 MINUTES 52 SECONDS EAST, A DISTANCE OF 3,225.21 FEET;

**THENCE** SOUTH 00 DEGREES 14 MINUTES 26 SECONDS WEST, ON AND ALONG SAID COMMON LINE, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 89 DEGREES 37 MINUTES 00 SECONDS WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 627.00 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING 62,700 SQUARE FEET OR 1.439 ACRES 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 1.00005437673902.

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.

*Jason Sullivan 6/5/18*  
JASON SULLIVAN  
PLS# 1791  
SURVEYING AND MAPPING, LLC.

