



February 11, 2022

IMPORTANT INFORMATION ABOUT YOUR PROPERTY

City of Clinton
P.O. Box 1177
Clinton, Oklahoma 73601

Re: Clinton - Foss Tap Transmission Line Rebuild Project Supplemental Easement Offer

Dear Landowner,

You are receiving this letter because you own property or live in the area that's part of Public Service Company of Oklahoma's (PSO) Clinton - Foss Tap Transmission Line Rebuild Project. The project involves:

- Updating about 13 miles of 69-kilovolt (kV) transmission line in or near existing easements between the Foss Water Treatment Plant Substation and an existing power line near the intersection of County Road N2240 and County Road E1030 in northwest Clinton
- Updating about 5 miles of 69-kV transmission line in or near existing easements between the Clinton Junction Substation, located off E1060 Road south of Clinton, and the Clinton City Substation, located off East Orient Avenue

In preparation for this project, PSO representatives look to supplement an existing easement on your property to meet updated standards for the safe construction, operation and maintenance of the transmission line.

As part of this process, PSO representatives ask that you please:

- Review the enclosed Supplemental Easement Offer, which modifies the company's rights on your property
- Review the enclosed Survey Exhibit, which displays the approximate location of the easement
- Review the enclosed Easement Payment Schedule, which includes PSO's offer based on its assessed value, and W-9
- Complete the enclosed Special Conditions Report. This alerts us to gates, pets, children, septic systems and other things on your property that we should be aware of

TRC Companies, Inc., serves as PSO's right-of-way representative for this project. Next steps include an agent contacting you soon to discuss your offer. As a result of the COVID-19 pandemic, TRC right-of-way agents are limiting in-person visits with customers during this process to ensure the public's safety and health.

After talking with an agent, please sign and date each document, have the Supplemental Easement Offer notarized, and return all documents in the enclosed self-addressed, stamped envelope.

You can then expect a check in the agreed-upon amount along with a copy of the fully-executed easement documents.



An **AMP** Company



Please contact me at 580-916-1550 or TTynes@trccompanies.com if you have any questions. Thank you in advance for your prompt response.

Sincerely,

Scott Tynes

Right-of-Way Agent

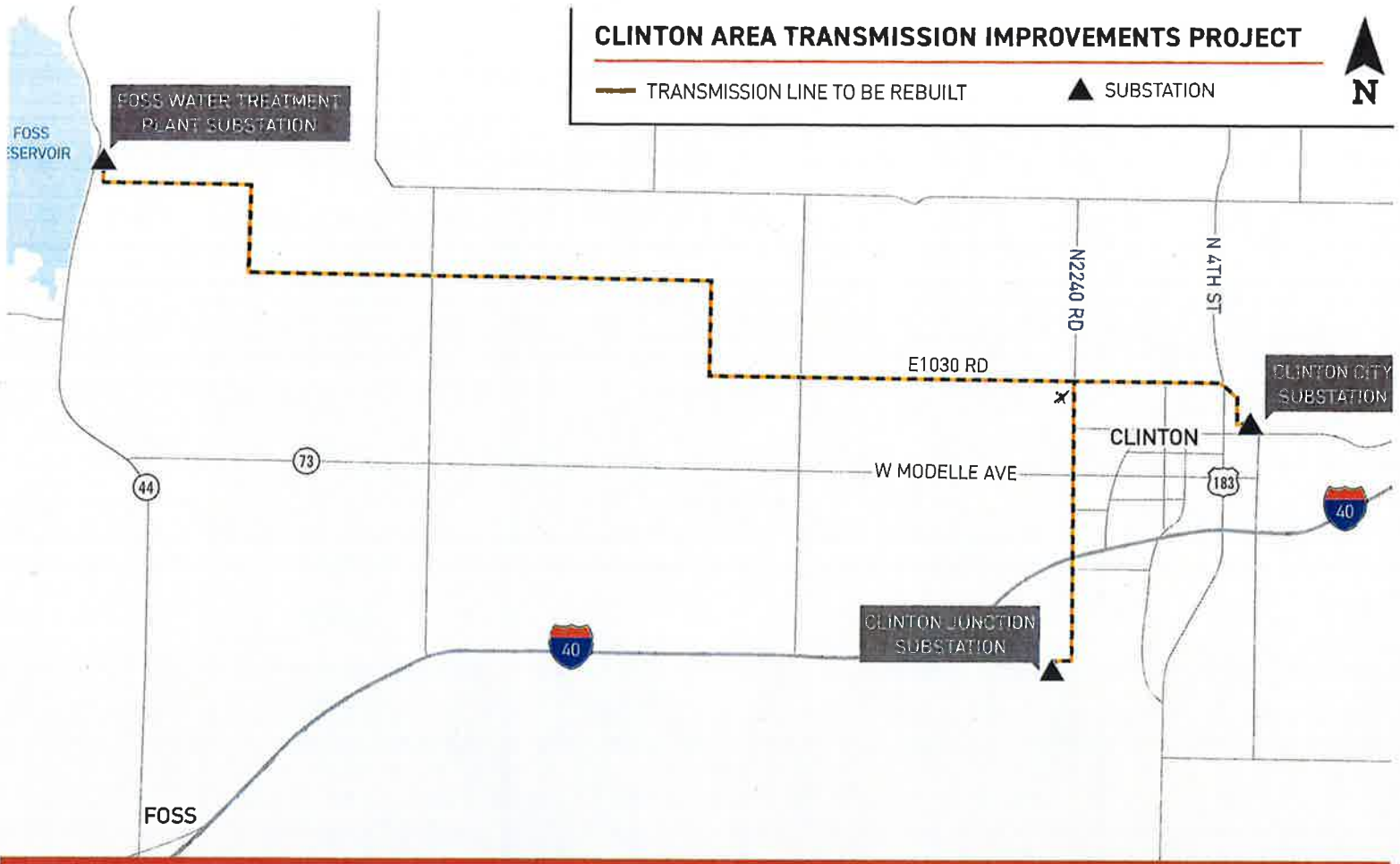
TRC Companies, Inc., represents PSO

Enclosures: Supplemental Easement Offer, Survey Exhibit, Easement Payment Schedule and W-9

CLINTON AREA TRANSMISSION IMPROVEMENTS PROJECT

— TRANSMISSION LINE TO BE REBUILT

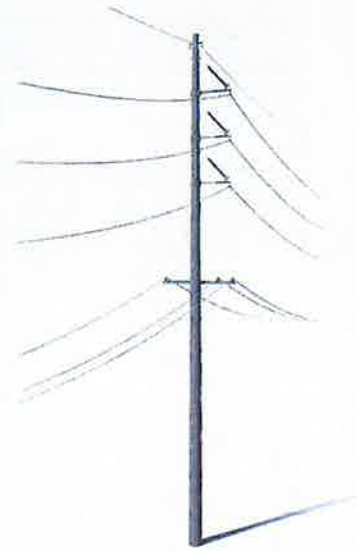
▲ SUBSTATION



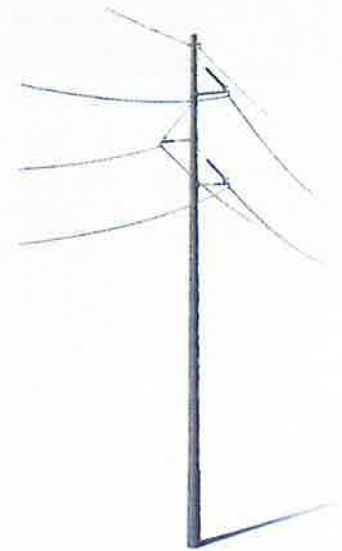
TYPICAL STRUCTURES

Typical Structure Height: 85 feet

Typical Distance Between Structures: 300 feet



Typical structure for the Clinton Junction-Clinton City Transmission Line segment



Typical structure for the Foss Water Treatment Plant Transmission Line Tap segment

*Exact structure, height and right-of-way requirements may vary

PSO VALUES YOUR INPUT ABOUT THIS PROJECT. PLEASE SEND COMMENTS AND QUESTIONS TO:

MICHAEL HARRIS

Project Outreach Specialist

918-599-2553

mhharris@aep.com

PSOklahoma.com/ClintonArea



An AEP Company

BOUNDLESS ENERGY™

CLINTON AREA

TRANSMISSION IMPROVEMENTS PROJECT

Public Service Company of Oklahoma (PSO) representatives plan power grid upgrades to the local electric transmission system. The project involves rebuilding about 18 miles of power line in the Clinton area.



WHAT

Clinton Junction-Clinton City Transmission Line

- Rebuilding about 5 miles of 69-kilovolt (kV) power line between the Clinton Junction Substation, located off West Commerce Road, and the Clinton City Substation, located off East Orient Avenue.

Foss Water Treatment Plant Transmission Line Tap

- Rebuilding about 13 miles of 69-kV power line extending from Foss Water Treatment Plant Substation to an existing power line in Clinton, near the County Road N2240 and County Road E1030 intersection.

Company representatives plan to rebuild the power line in the existing right-of-way, which may require acquiring new or updating existing property easements. Easements are defined land rights that property owners grant the utility to allow for the safe construction, operation and maintenance of the power line.

WHY

Project benefits:

- Increases electric capacity to ensure continued electric reliability for customers
- Replaces deteriorating wooden poles from the 1960s and 1970s with modern equipment to reduce maintenance frequency
- Uses steel poles to strengthen the grid against weather impacts and decreases the likelihood of larger, sustained community outages

WHERE

The project area includes:

- City of Clinton
- Custer County
- Foss Reservoir area



PROJECT SCHEDULE



*ROW= Right of Way **Timeline subject to change

Line Name: Clinton Junction – Clinton Natural Gas

Line No.: TLN114:0626 Easement No.: 37

EASEMENT PAYMENT SCHEDULE

THE UNDERSIGNED:

GRANTOR: City of Clinton, Oklahoma

ADDRESS: PO Box 1177, Clinton, Oklahoma 73601

HEREBY OFFER to accept amount as determined in accordance with the schedule below in full payment of the Easement and Right of Way for an electric transmission, distribution and communication lines, being, in, on, over, under, through and across the land of the Undersigned under an easement dated _____, 2022 from the Undersigned to the Company, to wit:

PAYMENT SCHEDULE

Easement Acquisition Cost Description:	Easement Paid	Damages Paid
Easement Consideration Paid – 0.299 acres +/- @ \$3,500.00	\$ 3,500.00	
Southeast Quarter section, Section 16, Township No. 12 North, Range No. 17 West, Custer County, State of Oklahoma.		
Sub-Totals	\$ 3,500.00	
Total Consideration includes Initial Consideration Paid		\$ 3,500.00

The amounts so determined are full payment for the Easement and Right of Way. Any construction damages will be paid separately unless noted above.

Accepted on _____, 2022

Signed on _____, 2022

TRC Pipeline Services, LLC Contract Agent for:

GRANTOR

Public Service Company of Oklahoma

City of Clinton, Oklahoma

By: _____

By: _____

Field Agent: _____

Print Name: _____

Title: _____

Attach Required W-9

For Office Use Only:

GL	PCBU	Project BPID	Work Order	Account	Dept.	CC	Act	ZIP CODE 73601
114	TRANS	A20003004	T10130438001	1070001	10425	942	691	

Line Name: Clinton Junction - Clinton Natural Gas

Line No.: TLN114:0626 **Easement No.:** 37

SUPPLEMENTAL EASEMENT AND RIGHT OF WAY

THIS SUPPLEMENTAL EASEMENT AND RIGHT OF WAY made by and between **City of Clinton, Oklahoma**, whose address is PO Box 1177, Clinton, Oklahoma 73601 ("Grantor"), whether one or more persons, and **Public Service Company of Oklahoma**, a(n) Oklahoma corporation, being a unit of American Electric Power, whose principal business address is 1 Riverside Plaza, Columbus, Ohio 43215 ("AEP").

WHEREAS, AEP has electrical facilities built upon a right of way across the property of the Grantor situated in the State of Oklahoma, Custer County, Southeast Quarter of Section 16, Township 12 North, Range 17 West, being the same premises as described in those certain documents dated 10/11/1973, Book 293, Page 208 and 10/11/1973, Book 293, Page 207; which facilities have been in place for approximately 60 years ("Facilities"); and

WHEREAS, Grantor is the successor in interest to all or part of the lands affected by the Original Facilities.

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 Grantor hereby acknowledges, the Grantor hereby grants and conveys and warrants to AEP this Supplemental Easement and Right of Way ("Easement") for electric transmission, distribution, and communication lines and appurtenant equipment and fixtures to allow for the rebuilding of the line across the property of Grantor set forth above, as follows:

The Easement Area shall be revised to be as more fully described and depicted on Exhibit "A", a copy of which is attached hereto and made a part hereof ("Easement Area").

GRANTOR FURTHER GRANTS AEP THE FOLLOWING RIGHTS

The right, now and in the future, to construct, reconstruct, operate, maintain, alter, improve, extend, inspect, patrol, protect, repair, remove, replace, upgrade and relocate within the Easement Area, poles, towers, and structures, made of wood, metal, concrete or other materials, and crossarms, guys, anchors, grounding systems, and all other appurtenant equipment and fixtures, and to string conductors, wires and cables (“Facilities”); 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.

The right, in AEP’s discretion, to cut down, trim, remove, and otherwise control, using herbicides or tree growth regulators or other means any and all trees, overhanging branches, vegetation and brush situated within the Easement Area. AEP shall also have the right to cut down, trim or remove trees situated on lands of Grantor which adjoin the Easement Area when in the opinion of AEP those trees may endanger the safety of, or interfere with the construction, operation or maintenance of Facilities or ingress or egress to, from or along the Easement Area.

The right of unobstructed ingress and egress, at any and all times, over, across and along and upon the Easement Area, and across the adjoining lands of Grantor as may be necessary for access to and from the Easement Area for the above referenced purposes.

THIS GRANT IS SUBJECT TO THE FOLLOWING CONDITIONS:

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, sign, 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 agrees to repair or pay the Grantor for actual damages sustained by Grantor to crops, fences, gates, irrigation and drainage systems, drives, or lawns that are permitted herein, when such damages arise out of AEP’s exercise of the rights herein granted.

The failure of AEP to exercise any of the rights granted herein, or the removal of any Facilities from the Easement Area, shall not be deemed to constitute an abandonment or waiver of the rights granted herein.

This Easement contains the complete agreement, express and implied between the parties herein and shall inure to the benefit of and be binding on their respective successors, assigns, heirs, executors, administrators, lessees, tenants, and licensees.

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

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

GRANTOR

City of Clinton, Oklahoma

Print Name: _____

Title: _____

STATE OF OKLAHOMA)

COUNTY OF CUSTER) SS:

This Instrument was acknowledged before me on the ____ day of _____,
2022, by _____, as _____, of City of Clinton, Oklahoma.

Notary Public

Notary Public (Print/Type Name)

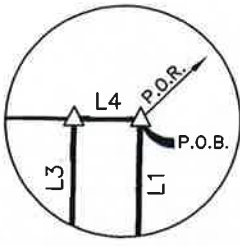
My Commission Expires: _____

This Instrument Prepared by Kenneth E. McDonough, Assistant General Counsel – Real Estate,
American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, OH 43215- for and
on behalf of Public Service Company of Oklahoma, a unit of American Electric Power.

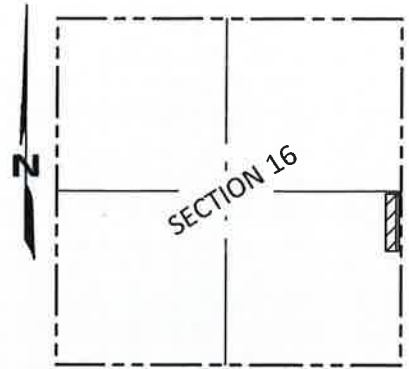
EXHIBIT "A"

TRACT 37

DETAIL "A"



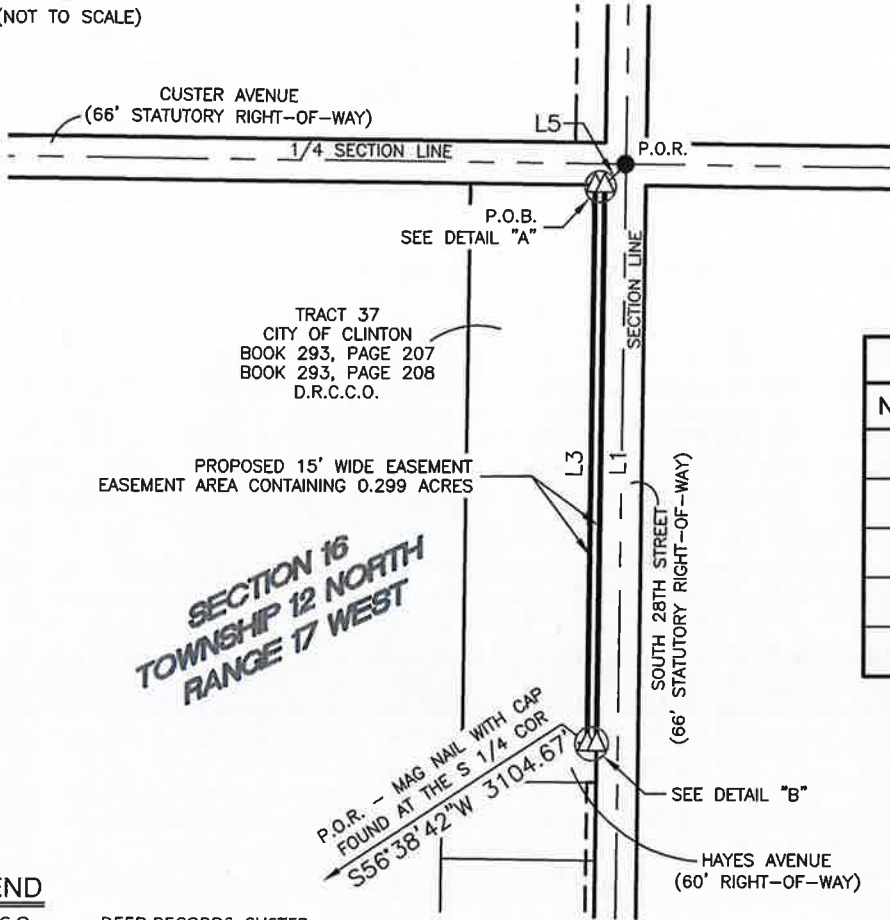
(NOT TO SCALE)



VICINITY MAP
NOT TO SCALE



(IN FEET)
1 INCH = 300 FT



TRACT 37
CITY OF CLINTON
BOOK 293, PAGE 207
BOOK 293, PAGE 208
D.R.C.C.O.

PROPOSED 15' WIDE EASEMENT
EASEMENT AREA CONTAINING 0.299 ACRES

SECTION 16
TOWNSHIP 12 NORTH
RANGE 17 WEST

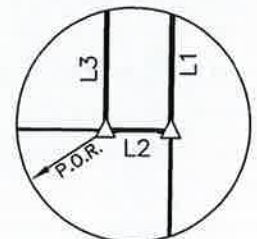
P.O.R. - MAG NAIL WITH CAP
FOUND AT THE S 1/4 COR
S56°38'42"W 3104.67'

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

HAYES AVENUE
(60' RIGHT-OF-WAY)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°34'46"W	866.99'
L2	N89°25'14"W	15.00'
L3	N00°34'46"E	866.99'
L4	S89°26'07"E	15.00'
L5	N45°34'19"E	46.67'

DETAIL "B"



(NOT TO SCALE)

LEGEND

D.R.C.C.O.

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

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



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



Jason Sullivan

1/24/22

JASON SULLIVAN

DATE

PLS #1791

C.O.A. #4216 EXPIRES: 6/30/2023

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.
3. BEARING BASIS: BEARINGS SHOWN HEREON ARE GRID, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH ZONE.
4. 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: 37

AMERICAN ELECTRIC POWER COMPANY

EASEMENT ACROSS THE LANDS OF
CITY OF CLINTON
CONTAINING 0.299 OF AN ACRE

SECTION 16, TOWNSHIP 12 NORTH, RANGE 17 WEST
INDIAN MERIDIAN, CUSTER COUNTY, OKLAHOMA

SCALE: 1"=300'

SITE VISIT: 05/02/2021

DRAWN: CC

PAGE: 01 OF 02

EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 16, 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 SOUTH STATUTORY RIGHT-OF-WAY LINE OF CUSTER AVENUE (66' STATUTORY RIGHT-OF-WAY) AND THE WEST 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 EAST 1/4 CORNER OF SAID SECTION 16 BEARS NORTH 45 DEGREES 34 MINUTES 19 SECONDS EAST, A DISTANCE OF 46.67 FEET;

THENCE SOUTH 00 DEGREES 34 MINUTES 46 SECONDS WEST, ON AND ALONG SAID WEST STATUTORY RIGHT-OF-WAY LINE, A DISTANCE OF 866.99 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HAYES AVENUE (60' RIGHT-OF-WAY) TO A POINT FOR CORNER;

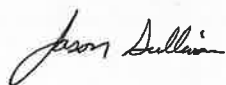
THENCE NORTH 89 DEGREES 25 MINUTES 14 SECONDS WEST, ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER, FROM WHICH A MAG NAIL WITH CAP FOUND AT THE SOUTH 1/4 CORNER OF SAID SECTION 16 BEARS SOUTH 56 DEGREES 38 MINUTES 42 SECONDS WEST, A DISTANCE OF 3,104.67 FEET;

THENCE NORTH 00 DEGREES 34 MINUTES 46 SECONDS EAST, LEAVING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 866.99 FEET, BACK TO SAID SOUTH STATUTORY RIGHT-OF-WAY LINE TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 26 MINUTES 07 SECONDS EAST, ON AND ALONG SAID SOUTH STATUTORY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET, BACK TO THE **POINT OF BEGINNING**, CONTAINING 0.299 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.



1/24/22

JASON SULLIVAN
PLS# 1791
SURVEYING AND MAPPING, LLC.

