



8/25/2022

IMPORTANT INFORMATION ABOUT YOUR PROPERTY

Clinton Industrial Authority
PO Box 1177
Clinton, OK 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 405-313-0413 or SOSutton@trccompanies.com if you have any questions. Thank you in advance for your prompt response.

Sincerely,

Oliver Sutton

Right-of-Way Agent

TRC Companies, Inc., represents PSO

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

Line Name: Clinton Natural Gas Tap
Easement No.: 1A
Line No.: TLN114:0626

SUPPLEMENTAL EASEMENT AND RIGHT OF WAY

THIS SUPPLEMENTAL EASEMENT AND RIGHT OF WAY made by and between Clinton Industrial Authority, an Oklahoma Municipal Trust, whose address is P.O. Box 1177 (“Grantor”), whether one or more persons, and Public Service Company of Oklahoma, an 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 in 1965 upon a right of way across the property of the Grantor situated in the State of Oklahoma, Custer County, described as being situate in part of Lots 6 through 13, Block 12, Original Townsite of Clinton, being the same premises as described in Document Number I-2021-004177 (Parcel No. 0720-00-012-006-0-000-00); said facilities have been in place approximately 50 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.

Except as supplemented and amended herein, the Easement shall remain in full force and effect, and 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

**Clinton Industrial Authority, an Oklahoma
Municipal Trust**

By: _____

Title: _____

STATE OF OKLAHOMA)

COUNTY OF CUSTER)

This Instrument was acknowledged before me on the _____ day of _____,
2021, by _____, as _____ of Clinton Industrial
Authority, an Oklahoma Municipal Trust, for and on behalf of the company/trust.

Notary Public

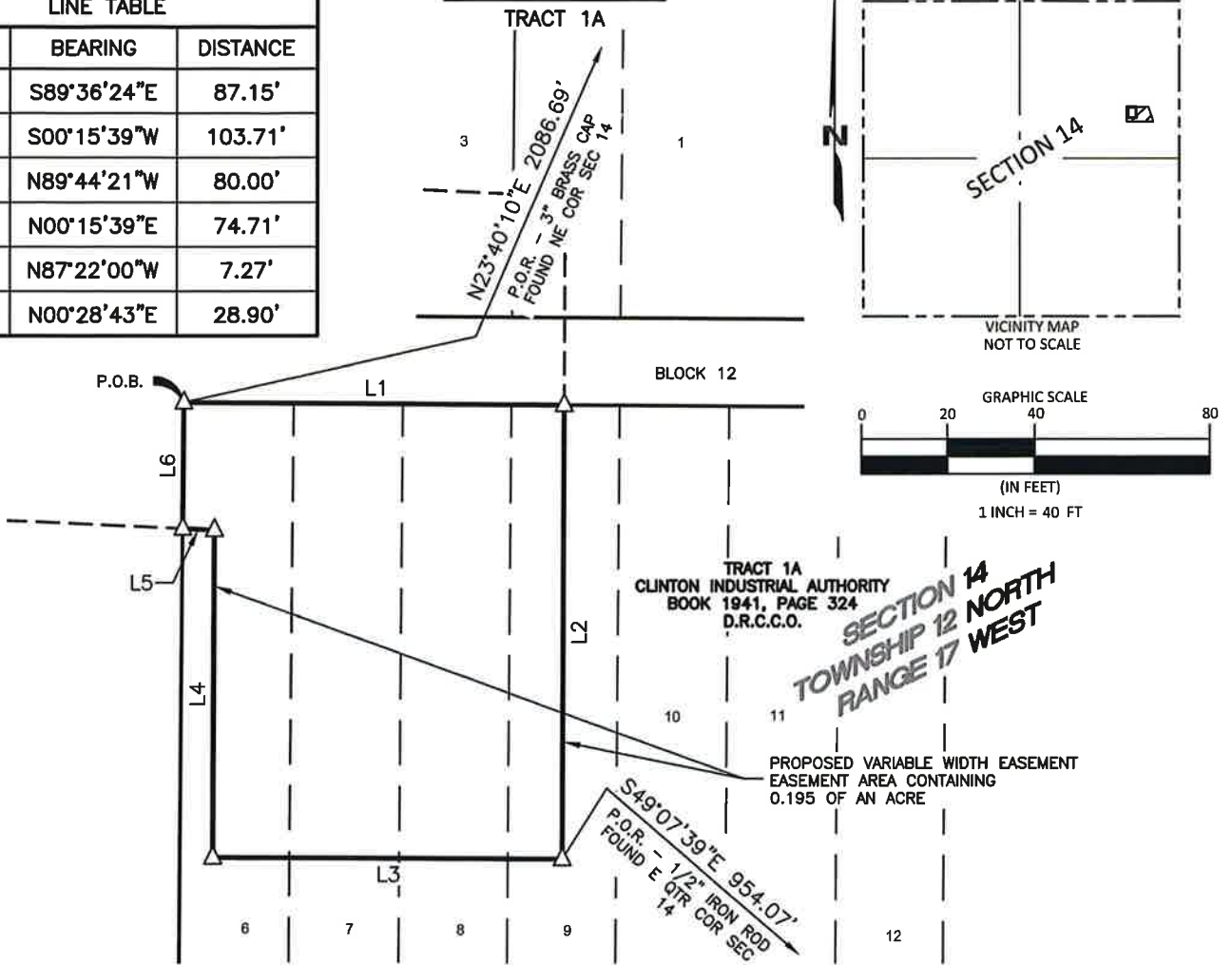
Notary Public (Print/Type Name)

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, an Oklahoma corporation, a unit of American
Electric Power.

EXHIBIT "A"

| LINE TABLE | | |
|------------|-------------|----------|
| NUMBER | BEARING | DISTANCE |
| L1 | S89°36'24"E | 87.15' |
| L2 | S00°15'39"W | 103.71' |
| L3 | N89°44'21"W | 80.00' |
| L4 | N00°15'39"E | 74.71' |
| L5 | N87°22'00"W | 7.27' |
| L6 | N00°28'43"E | 28.90' |



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

8/9/22

JASON SULLIVAN DATE
PLS #1791
C.O.A. #4216 EXPIRES: 6/30/2023

NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT 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 1.00005981326313.

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: 1A

AMERICAN ELECTRIC POWER COMPANY

EASEMENT ACROSS THE LANDS OF
CLINTON INDUSTRIAL AUTHORITY
CONTAINING 0.195 OF AN ACRE

SECTION 14, TOWNSHIP 12 NORTH, RANGE 17 WEST
INDIAN MERIDIAN, CUSTER COUNTY, OKLAHOMA

SCALE: 1"=40'

SITE VISIT: 05/04/2021

DRAWN: IB

PAGE: 01 OF 02

EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 17 WEST OF THE INDIAN MERIDIAN, CUSTER COUNTY, OKLAHOMA, AND BEING PART OF LOTS 6 THRU 9, BLOCK 12 OF THE ORIGINAL TOWNSITE OF CLINTON ACCORDING TO THE PLAT RECORDED IN BOOK 07, PAGE 491 OF THE DEED RECORDS OF CUSTER COUNTY, OKLAHOMA (D.R.C.C.O.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, FROM WHICH A 3-INCH BRASS CAP FOUND AT THE NORTHEAST CORNER OF SAID SECTION 14 BEARS NORTH 23 DEGREES 40 MINUTES 10 SECONDS EAST, A DISTANCE OF 2,086.69 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 24 SECONDS EAST, ON AND ALONG THE NORTH LINE OF SAID LOTS 6 THRU 9, A DISTANCE OF 87.15 FEET TO A POINT FOR CORNER;

THENCE LEAVING SAID NORTH LINE, OVER AND ACROSS SAID LOTS 6 THRU 9, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

SOUTH 00 DEGREES 15 MINUTES 39 SECONDS WEST, A DISTANCE OF 103.71 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 14 BEARS SOUTH 49 DEGREES 07 MINUTES 39 SECONDS EAST, A DISTANCE OF 954.07 FEET;

NORTH 89 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A POINT FOR CORNER;


NORTH 00 DEGREES 15 MINUTES 39 SECONDS EAST, A DISTANCE OF 74.71 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 7.27 FEET TO THE WEST LINE OF SAID LOT 6 TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 28 MINUTES 43 SECONDS EAST, ON AND ALONG SAID WEST LINE, A DISTANCE OF 28.90 FEET, BACK TO THE **POINT OF BEGINNING**, CONTAINING 0.195 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.



8/9/22

JASON SULLIVAN
PLS# 1791
SURVEYING AND MAPPING, LLC.



Line Name: Clinton Natural Gas Tap

Line No.: TLN114:0626 Easement No.: 1A

EASEMENT PAYMENT SCHEDULE

THE UNDERSIGNED:

GRANTOR: Clinton Industrial Authority

ADDRESS: PO Box 1177, Clinton, OK, 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 - 0.195 Acres +/- @ <u>\$3,500.00</u> Flat Fee | \$3,500.00 | |
| Lot(s) 1 - 13, Block 12, Original Townsite of Clinton, Custer County, State of Oklahoma. | | |
| | | |
| Sub-Totals | \$3,500.00 | \$0.00 |
| 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

By: _____

By: _____

Clinton Industrial Authority

Field Agent: _____

Attach Required W-9

For Office Use Only:

| GL | PCBU | Project BPID | Work Order | Account | Dept. | CC | Act | ZIP CODE |
|-----|-------|--------------|--------------|---------|-------|-----|-----|----------|
| 114 | TRANS | A20003004 | T10130438001 | 1070001 | 10425 | 942 | 412 | 73601 |