



February 22, 2023

IMPORTANT INFORMATION ABOUT YOUR PROPERTY

The Clinton Recreational 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

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.



Please contact me 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.: 53
Line No.: TLN114:0626

SUPPLEMENTAL EASEMENT AND RIGHT OF WAY

THIS SUPPLEMENTAL EASEMENT AND RIGHT OF WAY made by and between **The Clinton Recreational Authority, a public trust**, whose address is PO Box 1177, Clinton, Oklahoma 73601 ("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, a tract of land being part of the Northeast Quarter of the Northeast Quarter section, Section 21, Township 12 North, Range 17 West, being the same premises as described in Document Number I-2022-006099 (Parcel No. 0000-21-012-017-A-000-01); said facilities have been in place 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.

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

The Clinton Recreational Authority

By: _____
Title: _____

STATE OF OKLAHOMA)

COUNTY OF CUSTER) SS:

This instrument was acknowledged before me on the _____ day of _____, 2023, by _____, _____, of The Clinton Recreational Authority, dated _____, on behalf of said trust.

Notary Public

Notary Public (Print/Type Name)

My Commission Expires: _____

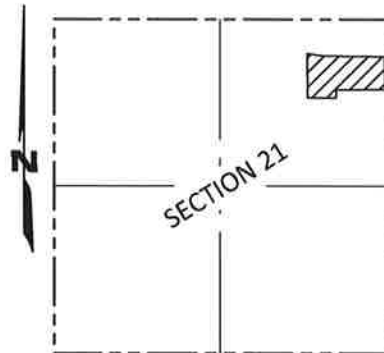
This Instrument Prepared by Kenneth E. McDonough, Assistant General Counsel – Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, OH 43215- for and on behalf of Public Service Company of Oklahoma, an Oklahoma corporation, a unit of American Electric Power.

When recorded return to: American Electric Power - Transmission Right of Way, 212 E. 6th Street, Tulsa, OK 74119.

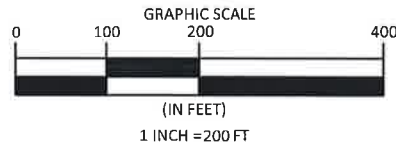
EXHIBIT "A"

TRACT 53

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°20'40"W	519.00'
L2	N89°36'40"W	15.00'
L3	N00°20'40"E	519.17'
L4	S88°57'00"E	15.00'



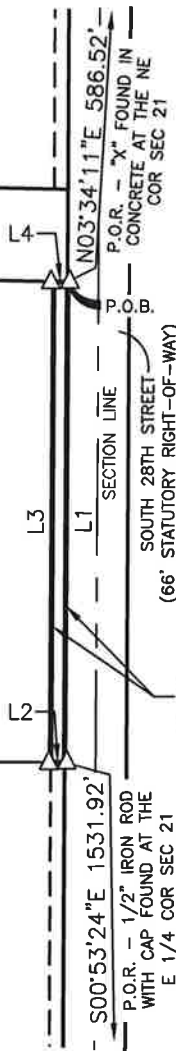
VICINITY MAP
NOT TO SCALE



KANSAS CITY, MEXICO & ORIENT
RAILROAD
(100' WIDE RIGHT-OF-WAY)

TRACT 53
THE CLINTON RECREATIONAL AUTHORITY,
A PUBLIC TRUST
BOOK 1998, PAGE 287
D.R.C.C.O.

SECTION 21
TOWNSHIP 12 NORTH
RANGE 17 WEST



PROPOSED 15' WIDE EASEMENT
EASEMENT AREA CONTAINING
0.179 OF AN ACRE

TRACT 51
THE CLINTON RECREATION AUTHORITY
BOOK 1096, PAGE 704
D.R.C.C.O.

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



Jason Sullivan

2/21/23

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: 53

AMERICAN ELECTRIC POWER COMPANY

EASEMENT ACROSS THE LANDS OF
THE CLINTON RECREATIONAL AUTHORITY, A PUBLIC TRUST
CONTAINING 0.179 OF AN ACRE

SECTION 21, TOWNSHIP 12 NORTH, RANGE 17 WEST
INDIAN MERIDIAN, CUSTER COUNTY, OKLAHOMA

SCALE: 1"=200' SITE VISIT: 05/02/2021 DRAWN: CC PAGE: 01 OF 02

EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 21, 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 RIGHT-OF-WAY LINE OF KANSAS CITY, MEXICO & ORIENT RAILROAD (100' WIDE RIGHT-OF-WAY) AND THE WEST STATUTORY RIGHT-OF-WAY LINE OF SOUTH 28TH STREET (66' STATUTORY RIGHT-OF-WAY), FROM WHICH A "X" IN CONCRETE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 21 BEARS NORTH 03 DEGREES 34 MINUTES 11 SECONDS EAST, A DISTANCE OF 586.52 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 40 SECONDS WEST, ON AND ALONG SAID WEST STATUTORY RIGHT-OF-WAY LINE, A DISTANCE OF 519.00 FEET TO THE COMMON LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE CLINTON RECREATIONAL AUTHORITY, A PUBLIC TRUST, RECORDED IN BOOK 1998, PAGE 287 OF THE DEED RECORDS OF CUSTER COUNTY, OKLAHOMA (D.R.C.C.O.) AND A TRACT OF LAND DESCRIBED IN DEED TO THE CLINTON RECREATION AUTHORITY, RECORDED IN BOOK 1096, PAGE 704, D.R.C.C.O., FROM WHICH A 1/2-INCH IRON ROD WITH CAP FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 21 BEARS SOUTH 00 DEGREES 53 MINUTES 24 SECONDS EAST, A DISTANCE OF 1,531.92 FEET;

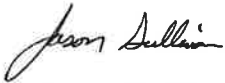
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THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.


2/21/23
JASON SULLIVAN
PLS# 1791
SURVEYING AND MAPPING, LLC.



Line Name: Clinton Natural Gas Tap
Easement No.: 53
Line No.: TLN114:0626

SUPPLEMENTAL EASEMENT AND RIGHT OF WAY

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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, a tract of land being part of the Northeast Quarter of the Northeast Quarter section, Section 21, Township 12 North, Range 17 West, being the same premises as described in Document Number I-2022-006099 (Parcel No. 0000-21-012-017-A-000-01); said facilities have been in place 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:

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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

The Clinton Recreational Authority

By: _____
Title: _____

STATE OF OKLAHOMA)

COUNTY OF CUSTER) SS:

This instrument was acknowledged before me on the _____ day of _____, 2023, by _____, _____, of The Clinton Recreational Authority, dated _____, on behalf of said trust.

Notary Public

Notary Public (Print/Type Name)

My Commission Expires: _____

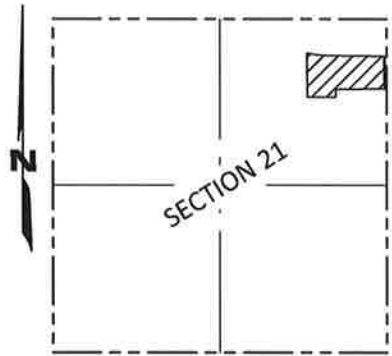
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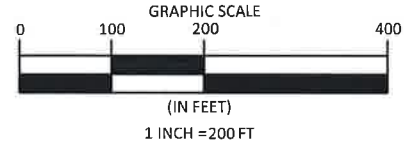
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EXHIBIT "A"

TRACT 53



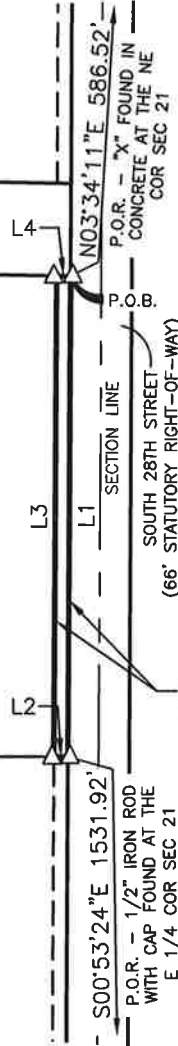
VICINITY MAP
NOT TO SCALE



KANSAS CITY, MEXICO & ORIENT
RAILROAD
(100' WIDE RIGHT-OF-WAY)

TRACT 53
THE CLINTON RECREATIONAL AUTHORITY,
A PUBLIC TRUST
BOOK 1998, PAGE 287
D.R.C.C.O.

SECTION 21
TOWNSHIP 12 NORTH
RANGE 17 WEST



PROPOSED 15' WIDE EASEMENT
EASEMENT AREA CONTAINING
0.179 OF AN ACRE

TRACT 51
THE CLINTON RECREATION AUTHORITY
BOOK 1096, PAGE 704
D.R.C.C.O.

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



Jason Sullivan

2/21/23

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

NOTES:

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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: 53

AMERICAN ELECTRIC POWER COMPANY

EASEMENT ACROSS THE LANDS OF
THE CLINTON RECREATIONAL AUTHORITY, A PUBLIC TRUST
CONTAINING 0.179 OF AN ACRE

SECTION 21, TOWNSHIP 12 NORTH, RANGE 17 WEST
INDIAN MERIDIAN, CUSTER COUNTY, OKLAHOMA

SCALE: 1"=200' SITE VISIT: 05/02/2021 DRAWN: CC PAGE: 01 OF 02

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2/21/23
JASON SULLIVAN
PLS# 1791
SURVEYING AND MAPPING, LLC.



Line Name: Clinton Natural Gas Tap

Line No.: TLN114:0626 Easement No.: 53

EASEMENT PAYMENT SCHEDULE

THE UNDERSIGNED:

GRANTOR: The Clinton Recreational Authority (100%)

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 _____, 2023 from the Undersigned to the Company, to wit:

PAYMENT SCHEDULE

Easement Acquisition Cost Description:	Easement Paid	Damages Paid
Easement Consideration Paid - +/- @ <u>\$3,500.00</u> Flat Fee	\$3,500.00	
a tract of land being part of the Northeast Quarter of the Northeast Quarter, Section 21, Township No. 12 North, Range No. 17 West, 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 _____, 2023

Signed on _____, 2023

TRC Pipeline Services, LLC Contract Agent for:

GRANTOR

Public Service Company of Oklahoma

The Clinton Recreational Authority

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	412	