



August 5, 2024

**IMPORTANT INFORMATION ABOUT YOUR PROPERTY**

Clinton Recreational Authority  
PO Box 1177  
Clinton, Oklahoma 73601

**Subject: Clinton - Foss Tap Transmission Line Rebuild Project – Upcoming Construction**

Dear Neighbor,

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. PSO crews and contractors plan to begin construction activities soon and want to provide you with an update.

The project involves:

- Rebuilding about 5 miles of 69-kilovolt (kV) power line between the Clinton Junction Substation, located in southwest Clinton off West Commerce Road, and the Clinton City Substation, located in northeast Clinton
- Rebuilding about 13 miles of 69-kV power line extending from the Foss Water Treatment Plant Substation to a structure in Clinton off County Road E1030

**Crews plan to start pre-construction activities in late spring to prepare the right-of-way for construction.** This work may include:

- Placing stakes and ribbon within the company's easement on your property
- Installing temporary gates, fencing and access roads
- Installing culverts for water management
- Trimming or removing trees and other woody-stemmed vegetation, as appropriate, within the transmission line right-of-way

PSO representatives expect transmission line construction to begin in early summer and conclude in spring 2025. Please review the enclosed project fact sheet or visit [PSOklahoma.com/Clinton-FossTap](https://PSOklahoma.com/Clinton-FossTap) for more project information.

During construction, contractors use heavy equipment to access the power line route and plan to use existing roads or lanes, whenever possible. Crews make every effort to minimize disturbance, but as with any construction project, damage could occur. If this happens, the contractor must return the property to as close to its pre-construction condition as possible.



**Contract Land Staff, LLC (CLS),** serves as PSO's right-of-way representative for this project. If you have lessees, land managers or others on your property, please notify them of these plans.

Feel free to contact me if you have any questions.

Thank you,

Christopher Garth  
Sr. ROW Agent  
(806) 683-6844  
[christopher.garth@contractlandstaff.com](mailto:christopher.garth@contractlandstaff.com)  
CLS represents PSO

**Line Name:** Clinton Natural Gas Tap

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

### **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**, a(n) Oklahoma corporation, 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, Northeast Quarter of the Northeast Quarter of Section 21, Township 12 North, Range 17 West, being the same premises as described in Deed Records dated 12/12/2022 in Book 1998, Page 287; of the real property records of Custer County, Oklahoma (Parcel No. 0000-21-012-017-A-000-01); which facilities have been in place since approximately 1964 ("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.**

**IN WITNESS WHEREOF**, said Grantor has executed the Easement effective the day, month and year first above written.

**GRANTOR**  
**The Clinton Recreational Authority, a public trust**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

State of Oklahoma       §  
                                      §  
County of Custer       §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, \_\_\_\_\_, of **The Clinton Recreational Authority, a public trust**, on behalf of said trust/estate.

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

\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

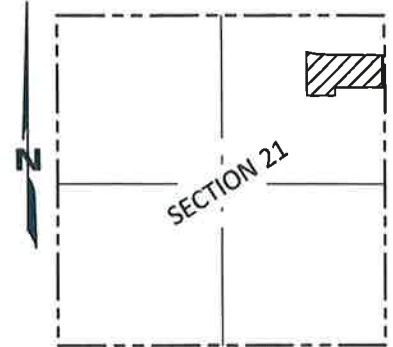
This instrument prepared by Thomas G. St. Pierre, Associate General Counsel - Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, OH 43215 - for and on behalf of **Public Service Company of Oklahoma**.

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

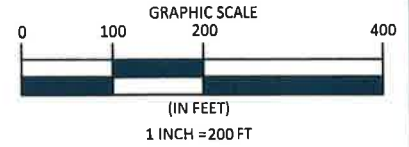
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°20'40"W	519.00'
L2	N89°36'40"W	15.00'
L3	N00°20'40"E	519.17'
L4	S88°57'00"E	15.00'

# EXHIBIT "A"

TRACT 53



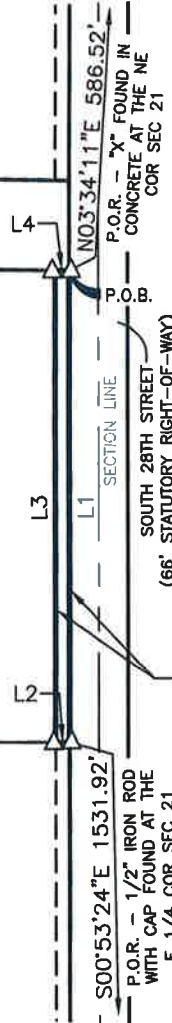
VICINITY MAP  
NOT TO SCALE



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



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:

- 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: 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;


**THENCE** NORTH 89 DEGREES 36 MINUTES 40 SECONDS WEST, ON AND ALONG SAID COMMON LINE, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 00 DEGREES 20 MINUTES 40 SECONDS EAST, LEAVING SAID COMMON LINE, A DISTANCE OF 519.17 FEET, BACK TO SAID SOUTH RIGHT-OF-WAY LINE TO A POINT FOR CORNER;

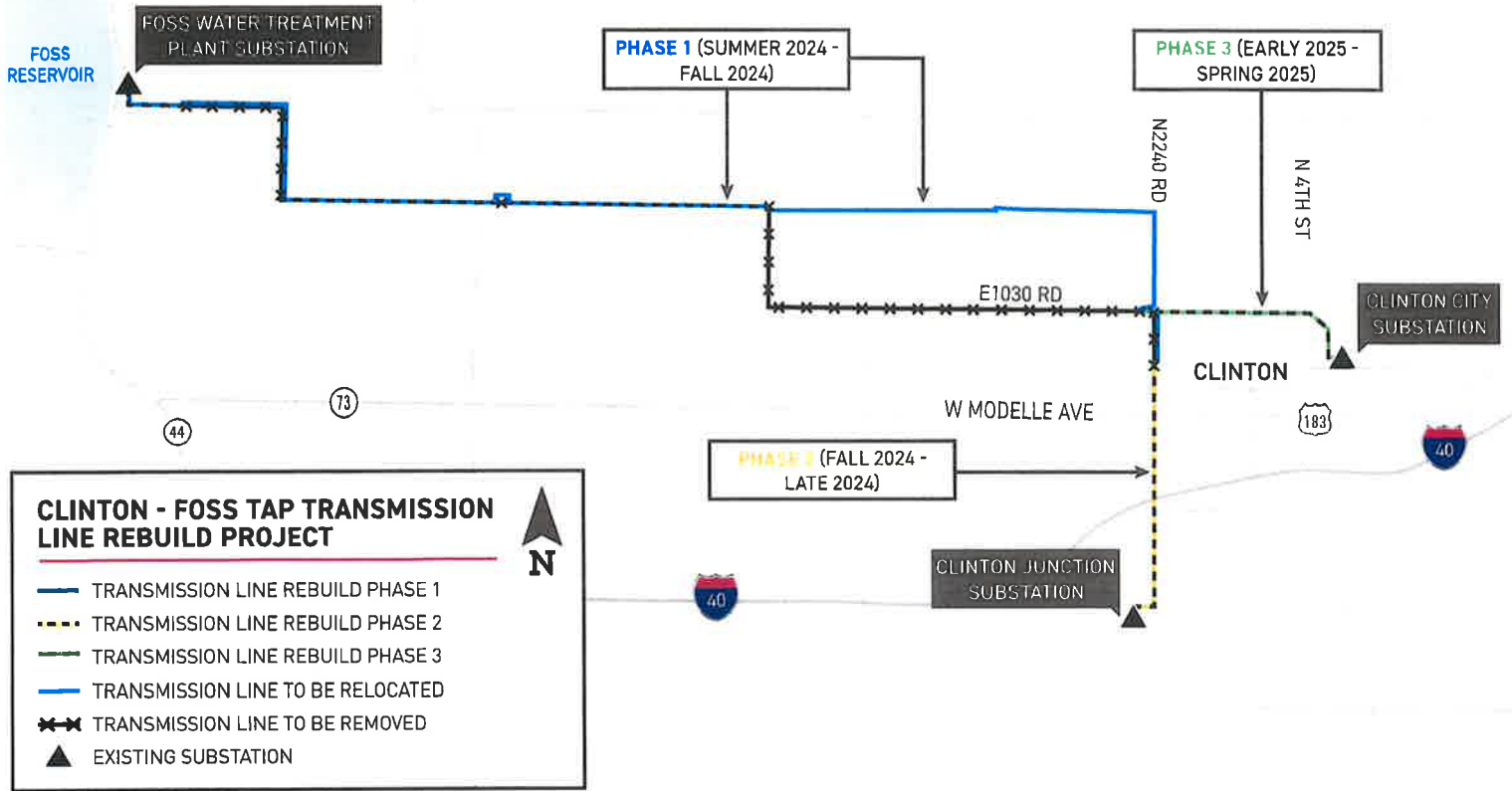
**THENCE** SOUTH 88 DEGREES 57 MINUTES 00 SECONDS EAST, ON AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET, BACK TO THE **POINT OF BEGINNING**, CONTAINING 0.179 OF AN ACRE OF LAND, MORE OR LESS.

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.

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





## TYPICAL STRUCTURES

Typical Structure Height:

\*Approximately 75 - 85 feet

Typical Distance Between Structures:

\*Approximately 300 - 400 feet



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

WE VALUE YOUR INPUT. PLEASE SEND COMMENTS AND QUESTIONS TO:

MATTHEW HAMES - PROJECT OUTREACH SPECIALIST

MCHAMES@AEP.COM - 918-237-6736

PSOKLAHOMA.COM/CLINTON-FOSS TAP

