

## ELECTRIC EASEMENT

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, STARWIVOK, LLC, an Oklahoma Limited Liability Company, certifies that they own and possess all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

A tract of land that is a part of Lot 2, J.T. GRAY'S SUBDIVISION located in the City of Stillwater, Payne County, State of Oklahoma, more particularly described as follows: Commencing from the Northwest Corner of said Lot 2, J.T. GRAY'S SUBDIVISION; Thence along the north line of said Lot 2, North 89°27'33" East a distance of 25.00 feet; Thence along the East line of a 50 foot dedicated right of way, recorded in Book 143, page 270 at the office of the Payne County Clerk, South 01°21'11" East a distance of 66.96 feet to the point of beginning; Thence continuing South 01°21'11" East a distance of 124.84 feet; Thence North 89°21'48" East a distance of 182.01 feet; Thence North 01°21'11" West a distance of 139.84 feet to a point on the south line of a perpetual easement, recorded in Book 55, page 207; Thence along said South line, South 89°21'48" West a distance of 38.12 feet to a point that is the northeast corner of a 15 foot dedicated right of way, recorded in Book 140 page 473 at the office of the Payne County Clerk; Thence South 44°00'13" West a distance of 21.08 feet to a point on the south line of said 15 foot right of way; thence along the south line of said 15 foot right of way, South 89°21'48" West a distance of 128.90 feet to the point of beginning;

Having an area of 23405 square feet or 0.5373 acres

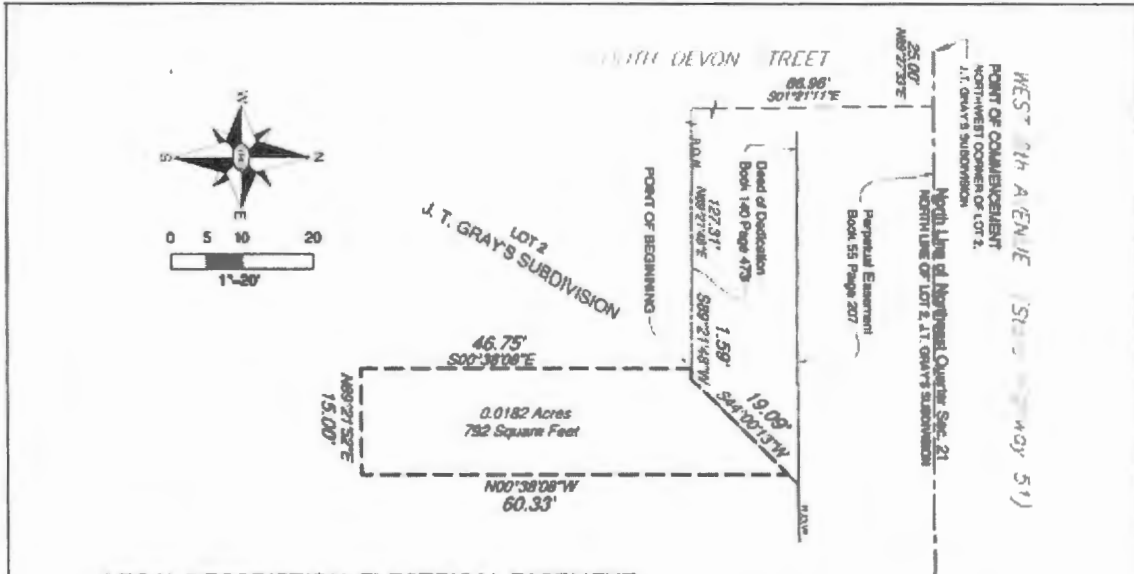
Bearings based on Oklahoma State Plane Zone North Grid

This legal description meets the minimum technical standards for legal descriptions in the State of Oklahoma.

and further that the undersigned, their heirs, successors, executors, administrators, and assigns do hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, a Municipal Corporation, its successors and assigns, this electric easement for access through, over, under, and across the portions of the above-described property dedicated on said recorded plat, together with the right of ingress and egress to and from same, for the purpose heretofore stated.

1. Electric Easement. A permanent ingress and egress easement ("Electric Easement") to Grantee upon the area shown and described in the exhibit attached hereto and incorporated herein ("Access Easement Area") for the installation, maintenance and repair of the electric utility system, electrical transmission and distribution poles and lines in the Access Easement Area. Grantor shall retain the right to implement and amend commercially reasonable rules governing Grantee's use of the Access Easement Area. Such use of the Access Easement Area shall not unreasonably interfere with Grantor's use and enjoyment of the Grantor Property including the Access Easement Area. Grantee shall restore the Access Easement Area after exercising its rights

hereunder, including, but not limited to grading and replacing grass, sod, shrubs and any other ground cover. Grantee shall be liable to Grantor for all negligent acts or omissions of Grantee, its employees, agents and its representatives. The Access Easement shall be deemed perpetual, run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.



**LEGAL DESCRIPTION: ELECTRICAL EASEMENT**

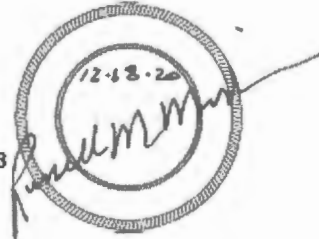
A tract of land that is a part of Lot 2, J.T. GRAY'S SUBDIVISION located in the City of Stillwater, Payne County, State of Oklahoma, more particularly described as follows:  
 Commencing from the Northwest Corner of said Lot 2, J.T. GRAY'S SUBDIVISION;  
 Thence along the north line of said Lot 2, North 89°27'33" East a distance of 25.00 feet;  
 Thence along the East line of a 50 foot dedicated right of way, recorded in Book 143, page 270 at the office of the Payne County Clerk, South 01°21'11" East a distance of 66.96 feet;  
 Thence along said South line of a 15 foot dedicated right of way, recorded in Book 140 page 473 at the office of the Payne County Clerk, North 89°21'48" East a distance of 127.31 feet to the Point of Beginning;  
 Thence South 00°38'08" East a distance of 46.75 feet;  
 Thence North 89°21'52" East a distance of 15.00 feet;  
 Thence North 00°38'08" West a distance of 60.33 feet;  
 Thence South 44°00'13" West a distance of 19.09 feet;  
 Thence South 89°21'48" West a distance of 1.59 feet to the Point of Beginning.


Having an area of 792 square feet or 0.0182 acres.

Bearings based on the Oklahoma State Plane Zone North Grid.

This legal description meets the minimum technical standards for legal descriptions in the State of Oklahoma.

Russell M. Muzika,  
 Oklahoma PLS No. 1603  
 December 18, 2020  
 2020.12.18 09:32:06 -06'00'



 GEODECA LLC P.O.Box 33012, Tulsa, Ok. 74153 918 948 4064 CA # 5524 exp 8/30/2022	J.T. GRAY'S SUBDIVISION	ELECTRICAL EASEMENT
	Section 21, T19N, R2E Payne County	Revision: 1
	Area: 792 Sq. Ft. or 0.0182 Acres	Date: December 18, 2020







**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of LOS Angeles )  
On 12-3-2021 before me, Cameron Todd, notary public,  
Date Here Insert Name and Title of the Officer  
personally appeared Gregory J. Wiviott  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.



Signature Cameron Todd  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Electric Easement Document Date: 12-3-2021  
Number of Pages: 4 Signer(s) Other Than Named Above: none

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Gregory J. Wiviott  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: Starwinok, LLC

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_