

EASEMENT

CABLE TELEVISION, COMMUNICATION, ELECTRIC AND GAS LINES

THIS EASEMENT, made this 9th day of October, 2000, between MONTANA-DAKOTA UTILITIES CO., a Division of MDU Resources Group, Inc., a corporation, QWEST CORPORATION, a corporation, TCI TKR of CENTRAL FLORIDA, INC., a corporation hereinafter referred to as "Companies", and the following named persons, hereinafter referred to as "Owner," namely:

Rojo Trust Dated March 20th, 1995

Oscar J. Rojo and Sally J. Rojo, trustees

262 Highway #335, Big Horn, Wyoming 82833

WITNESSETH: That for valuable consideration received, Owner does hereby grant unto Companies for 99 years, jointly and severally, its and their respective successors and assigns, an easement to construct, operate, maintain, increase the capacity of, repair, replace and remove such communication, electric and natural gas systems as the Companies may from time to time require, consisting of underground cables, wires, conduits, manholes, drains and splicing boxes, surface testing terminals, repeaters, repeater housings, markers, transformers, pedestals, pole structures supporting one or more power circuits, guys, anchors, pipelines and other facilities used in the construction, operation, maintenance increasing the capacity of, repair, replacement and removal of said communication, electric and natural gas systems, and to cut and trim trees and shrubbery located within 10 feet of said systems or where they may interfere with or threaten to endanger the operation or maintenance of said systems. Said electric system may be constructed either overhead or underground or, if constructed overhead, may be converted from overhead to underground at some future time.

Said communication, electric and natural gas systems may be located upon, over, under and across a strip of land 20 feet wide across the following-described real estate, situated in the County of SHERIDAN State of WYOMING, to wit:

A Twenty (20) foot wide easement lying in Tract "A" and Rojo Drive of the Rojo Minor Subdivision of the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section Four (4) T-54N., R-84W., of the 6th P.M. and said strip is more particularly described on Exhibit "A" and depicted on Exhibit "B" attached hereto and by reference made a part hereof.

Owner, its successors and assigns, hereby grants to Companies, jointly and severally, its and their successors and assigns, the right of ingress and egress at all reasonable times over and across the lands of Owner, to and from said strip of land for the purpose of exercising the rights herein granted; to place and maintain guys, anchors and surface markers beyond said strip where necessary; and to install gates in any fences crossing said strip.

Owner, its successors and assigns, agrees not to build, create or construct or permit to be built, created or constructed, any obstruction, building, engineering works or other structures upon, over or under the strip of land herein described or that would interfere with the herein stated uses, or Companies' rights hereunder.

Companies agree that any and all damages that may result to the crops, fences, buildings and improvements on said premises caused by the construction and maintenance of said communication, electric and/or natural gas systems will be paid for by the responsible Company. The damages, if not mutually agreed upon, may be determined by three disinterested persons, one to be selected by the responsible Company and one by Owner; these two shall select a third person. The award determined by these three persons shall be final and conclusive.

IN WITNESS WHEREOF, OWNER has executed this easement as of the day and year first above written.

Oscar J. Rojo, Trustee
Oscar J. Rojo, Trustee
Sally J. Rojo, Trustee
Sally J. Rojo, Trustee

STATE OF Wyoming)

: ss.

County Of Sheridan)

On this 9th day of October, 2000, before me personally appeared Oscar J. Rojo, Trustee and Sally J. Rojo, Trustee known to me to be the same person s described in and who executed the above and foregoing instrument and acknowledged to me that t he y executed the same, (known to me to be the trustees and

(THIS SPACE FOR RECORDING DATA ONLY)

and respectively, of the corporation that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

Judy Artist
Notary Public, Sheridan County,
State of Wyoming



My Commission Expires: 2/27/01
W.O. 176958 TRACT NO. 725 L.R.R. No. 37031

EXHIBIT "A"

Record Owners: Oscar J. Rojo & Sally J. Rojo
October 06, 2000

Re: 20' Non-Exclusive Perpetual Easement for All Utilities including but not limited to US West Communications, Inc., Montana-Dakota Utilities Co., A Division of MDU Resources Group, Inc., TCI TKR of Central Florida, Inc., and or any of their respective successors and assigns.

A perpetual utility easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in Tract A and ROJO Drive of the ROJO Minor Subdivision, Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the northeast corner of said Tract A (Monumented with a 3/4" Aluminum Cap per PLS 2615); thence S89°27'09"W, 32.35 feet along the north line of said Tract A, ROJO Minor Subdivision to the **POINT OF BEGINNING** of said easement; thence, ten (10) feet west of and parallel to the proposed west right-of-way line of State Highway No. 335 (AKA Big Horn Road), S00°43'10"E, 724.77 feet along said centerline to a point lying on the north right-of-way line of ROJO Drive; thence, ten (10) feet west of and parallel to said proposed west right-of-way line, S00°43'10"E, 40.03 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the north line of Tract B, ROJO Minor Subdivision, and being S87°00'32"W, 32.14 feet from the northeast corner of said Tract B, ROJO Minor Subdivision.

Basis of Bearings is Wyoming State Plane (East Central Zone).

EXHIBIT "B"

PC STA 6+213.509
17 METERS LT.
(55.77')

(AKA DRIFT LANE)

(M)S89°27'09"W (M)986.93'
954.58'

LOT 4

T55N
T54N

LOT 3

NOTES:

1. SEE RECORD OF SURVEY FILED IN DRAWER "A" OF CERTIFICATE OF SURVEYS NO. 119.
2. SEE WYOMING DEPARTMENT OF TRANSPORTATION PLAN AND PROFILE OF PROPOSED STATE HIGHWAY BIG HORN ROAD (AKA STATE HIGHWAY No. 335) FOR PROPOSED/EXISTING RIGHT OF WAY. DATED NOV. 08, 1999.
3. RIGHT-OF-WAY STATIONS ARE LISTED IN METERS, OFFSET DISTANCES FROM CENTERLINE ARE LISTED IN METERS AND FEET.
4. NON-EXCLUSIVE PERPETUAL EASEMENT FOR ALL UTILITIES INCLUDING BUT NOT LIMITED TO US WEST COMMUNICATIONS, INC., MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC., TCI TWR OF CENTRAL FLORIDA, INC., AND OR ANY OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

RECORD OWNERS:
OSCAR J. ROJO &
SALLY J. ROJO
(BOOK 372, PAGE 540)

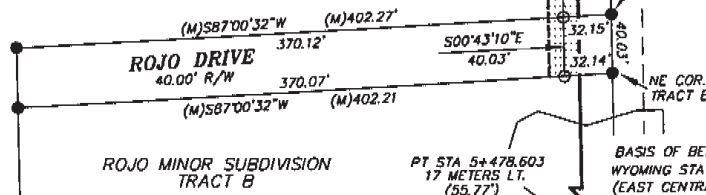
ROJO MINOR SUBDIVISION
TRACT A

LEGEND:

- 3-1/4" ALUMINUM CAP PER LS 2615
- 1-1/2" ALUMINUM CAP PER LS 2615
- ◇ CALCULATED PROPERTY CORNER
- CALCULATED POSITION
- WC WITNESS CORNER
- (M) MEASURED (PER PRIOR SURVEY)
- (C) CALCULATED

- SECTION LINE
- INTERIOR SECTION LINE
- PROPERTY/TRACT/LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE (STATE HWY NO. 335)
- PROPOSED EASEMENT RIGHT-OF-WAY LINE
- CENTERLINE OF PROPOSED EASEMENT

TOTAL (46.35 RODS)



SURVEYOR'S CERTIFICATE

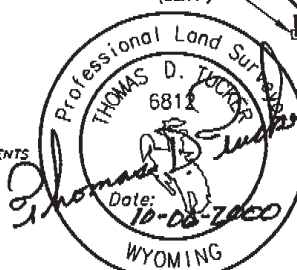
STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Date: OCTOBER 06, 2000

Job No. 027A465

RL No. _____



"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

SCALE: 1" = 100'
Sec. 4
(LOT 4)

T-54-N
R-84-W

SHERIDAN COUNTY, WYOMING



PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 200031
DN: 2000/200031E51
(2000) NAD 83(1993)
DAF: 1.000246811

U.S. WEST Communications, inc.
EXHIBIT FOR RIGHT OF WAY NO. _____
GRANTOR OSCAR J. ROJO &
SALLY J. ROJO