

**MONTANA-DAKOTA UTILITIES CO.
UNDERGROUND EASEMENT**

THIS EASEMENT, made this 10th day of June, A.D., 2015, between MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC., a corporation, 400 North Fourth Street, Bismarck, North Dakota 58501, hereinafter called "COMPANY," its successors and assigns, and the following named persons, herein, whether singular or plural, called "OWNER," namely:

Astec Inc.

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 16 feet in width as laid out and/or surveyed, on the hereinafter described lands, together with the right to construct, reconstruct, operate, maintain, repair, a buried or semiburied electric distribution system, including the necessary cables, pedestals, transformers, transformer bases and other fixtures and apparatus in connection therewith through, over, under, and across the following described real estate:

An electric line easement, being a strip of land sixteen (16) feet in width when measured at right angles, situated in Tract 1 of the Tonka Subdivision which is also located in the SE1/4SE1/4 of Section 35, Township 56 North, Range 84 West, of the 6th P.M. Meridian, Sheridan County, Wyoming; the centerline of said easement being more particularly described in EXHIBIT "A" and shown on EXHIBIT "B" attached hereto and by this reference made part hereof.

OWNER agrees not to build, create or construct or permit to be built, created, or constructed, any obstruction, building, engineering works or other structures over, under, or that would interfere with said underground lines or COMPANY'S rights hereunder.

OWNER hereby grants to COMPANY, its successors and assigns, the right at all reasonable times to enter upon said premises for the purpose of laying, constructing, maintaining, operating, replacing, repairing or removing said underground lines and for the purpose of doing all necessary work in connection therewith.

COMPANY by the acceptance hereof, hereby agrees that it will pay any and all damages that may result, including crops, fences, buildings and improvements on said premises, caused by constructing, maintaining, repairing, operating, replacing or removing said underground lines. The damages, if not mutually agreed upon, may be determined by three disinterested persons, one to be selected by COMPANY and one by OWNER; these two shall select the third person. The award of these three persons shall be final and conclusive.

If the herein described lands are in the State of North Dakota, this easement is limited to a term of 99 years.

If the herein described lands are in the State of Wyoming, OWNER does hereby release and waive all rights under and by virtue of the homestead exemption laws of that state.

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

Jim Koenig
operations manager

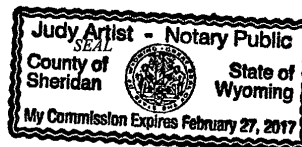
STATE OF Wyo)
COUNTY OF Sheridan) ss.

On this the 10th day of June, 2015, before me personally appeared Jim Koenig known to me, or satisfactorily proved to be the person described in and who executed the above and fore going instrument and acknowledged to me that he executed the same (known to me to be the operations manager respectively, of the corporation that is described in and that executed the foregoing instrument, acknowledged to me that such corporation executed the same.)

(this space for recording data only)

2015-720150 6/22/2015 1:34 PM PAGE: 1 OF 3
BOOK: 553 PAGE: 694 FEES: \$18.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Judy Artist
Notary Public



My Commission Expires 2/27/17

W.O. 2350800 Tract NO. LLR NO.

LEGAL DESCRIPTION

EXHIBIT "A"

Record Owner: Astec, Inc.
June 9, 2015

2015-720150 6/22/2015 1:34 PM PAGE: 2 OF 3
BOOK: 553 PAGE: 695 FEES: \$18.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Re: 16.0' Electric Line Easements to Montana-Dakota Utilities Company, A Division of MDU Resources Group, Inc., and or any of their respective successors and assigns.

An electric line easement being the north sixteen (16.0) feet of Tract 1, Tonka Subdivision to the City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof. Lengthening or shortening the side line of said easement to intersect said boundary lines.

Said electric line easement contains 6,477 square feet of land, more or less.

ALSO INCLUDING:

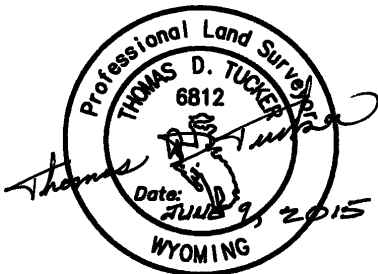
An electric line easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in Tract 1, Tonka Subdivision to the City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the northwest corner of said Tract 1, Tonka Subdivision (Monumented with a 2" Aluminum Cap per PE&LS 3864; thence S89°25'49"E, 93.66 feet along the north line of said Tract 1 to a point; thence S00°34'11"W, 16.00 feet to the **POINT OF BEGINNING** of said easement; thence, continue S00°34'11"W, 22.00 feet along said centerline to a point; thence N89°25'49"W, 20.00 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being S62°08'27"E, 82.88 feet from said northwest corner of Tract 1. Lengthening or shortening the side lines of said easement to intersect said easement line.

Said electric line easement contains 672 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

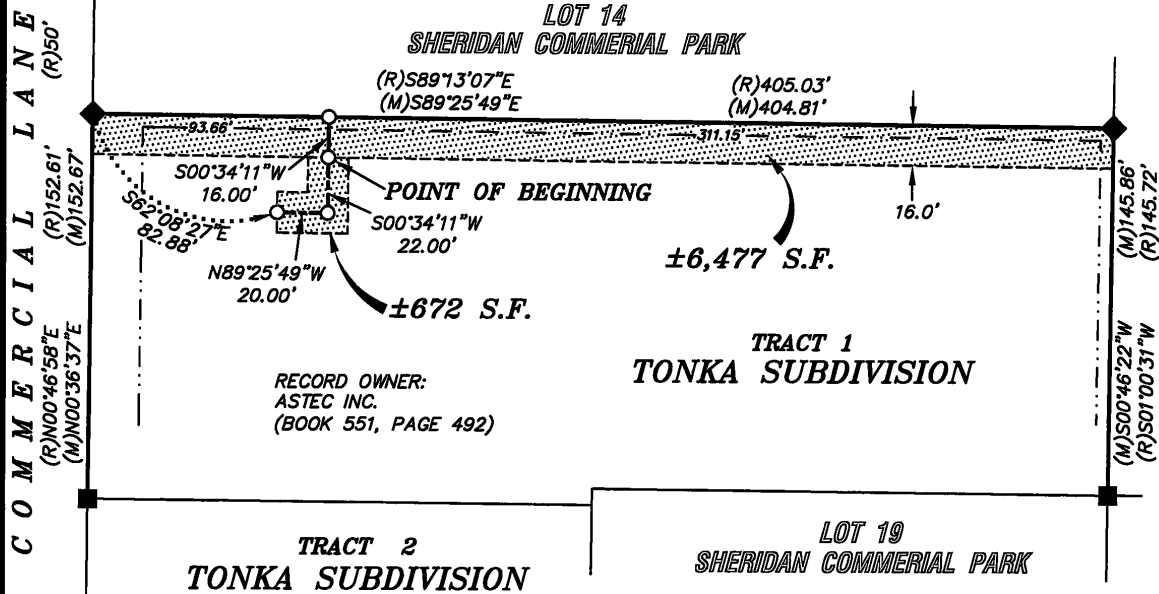
SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



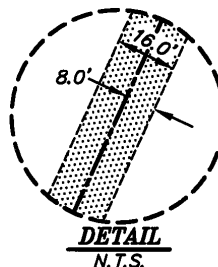
Modification in any way of the above or foregoing legal description terminates liability of surveyor.

EXHIBIT "B"



LEGEND:

- ◆ FOUND 2" ALUMINUM CAP PER PE&LS 3864
- FOUND 2" ALUMINUM CAP PER PE&LS 3159
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- PROPERTY/DEED/LOT LINE
- - - EASEMENT LINE
- . . . EASEMENT LINE PER SHERIDAN COMMERCIAL PARK AND SHOWN ON TONKA SUBDIVISION
- - - - CENTERLINE 16' ELECTRIC LINE EASEMENT



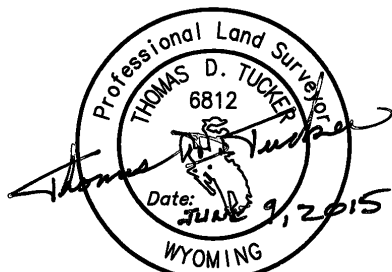
SCALE: 1"=60'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

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 REPRESENTS THE
RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



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

EXHIBIT "B"

16.0' ELECTRIC LINE EASEMENTS

CLIENT: MONTANA-DAKOTA UTILITY COMPANY
LOCATION: TRACT 1, TONKA SUBDIVISION, CITY
OF SHERIDAN, SHERIDAN COUNTY, WYOMING



2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2015-035
DN: 2015-035D
PF: T2012-127
JUNE 9, 2015