

MONTANA-DAKOTA UTILITIES CO.  
COMBINATION ELECTRIC AND GAS EASEMENT

THIS EASEMENT, made this 18 day of August, 2003, between MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC., a corporation, 400 North Fourth Street, Bismarck, North Dakota, hereinafter called "COMPANY", its successors and assigns, and the following-named persons, hereinafter, whether singular or plural, called "OWNER", namely:

ROBERT D. BLEVINS AND BARBARA C. BLEVINS, husband and wife  
44 WOODLAND PARK ROAD, SHERIDAN, WYOMING 82801

WITNESSETH, that for valuable consideration received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 45 & 50 feet in width, being -- feet left and --- feet right of the centerline as laid out and/or surveyed, or as finally installed on the hereinafter described lands, and the right to construct, reconstruct, increase the capacity of, operate, maintain, repair and remove one electric line, consisting of pole structures supporting one or more power circuits, together with crossarms, cables, communications lines, wires, guys, supports, anchors, fixtures, and such other structures, installations and facilities used in the construction, reconstruction, operation, increasing the capacity of, maintenance, repair and removal of said electric line, and to cut and trim trees and shrubbery located within 20 feet of the centerline of said line or where it may interfere with or threaten to endanger the operation or maintenance of said line, and to license, permit or otherwise agree to the joint use or occupancy of the line by any other persons, associations or corporations. Said line may be constructed either overhead, as described above, or underground, or the said line, if constructed overhead, may be converted from overhead to an underground line at some future time.

OWNER additionally grants COMPANY, its successors and assigns, the right to construct, increase the capacity of, operate, maintain, repair, remove and replace a gas pipeline or lines, including necessary pipes, poles, and fixtures, and a buried or semi-buried electric distribution system, street lighting system, or any combination thereof including the necessary cables, pedestals, transformers, transformer bases and other fixtures and apparatus in connection therewith. Said Combination Electric, and Gas lines may be located through, over, under, and across the following-described real estate, situated in the County of Sheridan, State of Wyoming, namely:

Easement location in the SE1/4SE1/4 of Section 10, T55N, R84W of the 6<sup>th</sup> PM.

SEE EXHIBIT "A" ATTACHED

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 said electric line, gas line, 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, reconstructing, increasing the capacity of, maintaining, converting to underground, operating, replacing, repairing or removing said electric line, gas line, or underground line and for the purpose of doing all necessary work in connection therewith.

Said electric line and every part thereof shall be confined to the area granted under this Easement, except that the COMPANY shall have the right of placing and maintaining guys and anchors at greater distance from said centerline where necessary to support said electric line.

COMPANY agrees that it will pay any and all damages that may result to the crops, fences, buildings, and improvements on said premises caused by laying, constructing, reconstructing, increasing the capacity of, maintaining, converting to underground, operating, replacing, repairing or removing said electric line, gas line, or 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 a 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.

Robert D. Blevins  
ROBERT D. BLEVINS  
Barbara C. Blevins  
BARBARA C. BLEVINS

STATE OF Wyoming  
COUNTY OF Sheridan : ss.

On this the 18 day of August, 2003, before me personally appeared Robert D. Blevins  
Barbara C. Blevins

known to me, or satisfactorily proved to be the person 5 described in and who executed the above and fore going instrument and acknowledged to me that they executed the same (known to me to be the

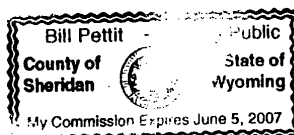
(this space for recording data only)

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

Barrett  
Notary Public, Sheridan County,  
State of Wyoming  
My commission Expires 6-5-2007

(SEAL

WO J119456 TRACT NO WY-18 LRR NO



**EXHIBIT "A"**  
Date of Easement August 18, 2003

**Record Owner: Robert D. Blevins & Barbara C. Blevins**  
**April 23, 2003**

**Re: Utility Easements for Montana-Dakota Utilities Co., A Division of MDU Resources Group, Inc.**

A utility easement as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof being fifty (50) feet wide lying north of the south line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 10, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming being the extension of an easement for right of way for public road purposes described in Book 168 of Deeds, Page 279; said south line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  and south line of said easement being more particularly described as follows:

Beginning at the southwest corner of a tract of land described in Book 270 of Deeds, Page 568 (See Book 345, Page 88), said point being S88°46'01"W, 899.89 feet from the southeast corner of said Section 10; thence N88°46'01"E, 143.61 feet along said south line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  and the south line of said strip to a point; said point being S88°46'01"W, 756.28 feet from said southeast corner of Section 10.

The above described easement contains 0.165 acres, more or less, and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.

A utility easement as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof being forty five (45) feet wide lying north of the south line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 10, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, situated in a tract of land described in Book 426 of Deeds, Page 17; said south line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  and the south line of said easement being more particularly described as follows:

**BEGINNING** at the southwest corner of Tract 6, Marshall Subdivision, said point being S88°46'01"W, 315.56 feet from the southeast corner of said Section 10; thence S88°46'01"W, 440.72 feet along said south line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  and the south line of said strip to the **POINT OF TERMINUS** of said utility easement; said point being N88°46'01"E, 143.61 feet from the southwest corner of said tract described in Book 426 of Deeds, Page 17.

The above described easement contains 0.455 acres, more or less, and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.

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

# EXHIBIT "B"

RECORD OWNERS: ROBERT D. BLEVINS &  
BARBARA C. BLEVINS  
BOOK 426, PAGE 17

DEED LINE  
SEE BOOK 343, PAGE 439  
& BOOK 345, PAGE 85

WOODLAND PARK ROAD  
(AKA COUNTY ROAD No. 66)

## LEGEND

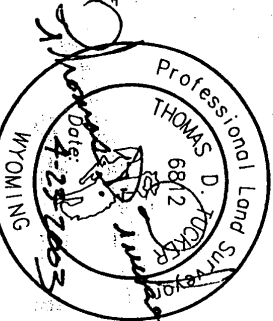
- PROPERTY/DEED/TRACT LINE
- - - SECTION LINE
- - - UTILITY EASEMENT LINE
- - - RIGHT-OF-WAY LINE (COUNTY ROAD)
- FOUND 3-1/4" ALUMINUM CAP PER LS 2615
- ◆ FOUND 3-1/4" ALUMINUM CAP PER LS 6812
- 3" BRASS CAP PER LS 2615 (PRIOR SURVEY)
- CALCULATED PROPERTY CORNER
- NOTHING FOUND/NOTHING SET

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING  
COUNTY OF SHERIDAN : ss  
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.

SCALE: 1"=60'

BASES OF BEARING IS  
WYOMING STATE PLANE (EAST CENTRAL ZONE)



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

## EXHIBIT "B" MDU-UTILITY EASEMENTS

CLIENT: MONTANA DAKOTA UTILITIES  
LOCATION: SE1/4SE1/4, SECTION 10, T55N, R84W,  
6TH P.M., SHERIDAN COUNTY, WYOMING.



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SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000

JN: 23010  
DN: 2003/200310E2  
REVISED: APRIL 23, 2003

