



**MONTANA-DAKOTA UTILITIES CO.  
UNDERGROUND ELECTRIC RIGHT-OF-WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Winfield Ranch LLC,  
of hereinafter called OWNER (whether one or more), for and in consideration of One Dollar (\$1.00) and other good and valuable  
consideration, the receipt of which is hereby acknowledged, grants and warrants to MONTANA-DAKOTA UTILITIES CO., a  
Division of MDU RESOURCES GROUP, INC., a corporation, of 400 North Fourth Street, Bismarck, North Dakota 58501,  
COMPANY, and to its successors and assigns, a perpetual right-of-way and easement for the construction, reconstruction,  
replacement, operation, maintenance, repair and removal of buried or semiburied electric distribution system including the necessary  
cables, pedestals, poles, transformers, transformer bases and other fixtures and apparatus in connection therewith, to be located upon,  
under and within the following real estate in Sheridan County, State of Wyoming, namely:

An Underground Easement situated in Section 5, Township 53 North, Range 83 of the 6<sup>th</sup> P. M., Sheridan County, Wyoming;  
said easement being more particularly described in EXHIBIT "A" and shown in EXHIBIT "B" attached hereto and by this  
reference made a part hereof.

COMPANY hereby agrees that it will pay any and all damages that may result to the crops, fences, buildings and improvements  
on said premises caused by constructing, reconstructing, replacing, maintaining, repairing, operating or removing said electric line.

OWNER, its successors and assigns, agree 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 or lines or COMPANY'S rights hereunder.

The OWNER also hereby grants to COMPANY, its successors and assigns, the right of ingress and egress for the purposes of the  
easement and right-of-way described herein.

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 signed this grant of easement this 13<sup>th</sup> day of JUNE.

*Elwin Webb Phillips*  
*by Charles A. Hart*  
*Elwin Webb Phillips*  
*attorney in fact*

*James Reed Phillips*  
James Reed Phillips

STATE OF Wyoming )  
 ):ss  
COUNTY OF Sheridan )

On this 13<sup>th</sup> day of JUNE, before me personally appeared JAMES REED PHILLIPS

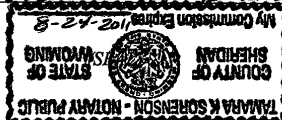
known to me to be the same person described in and who executed the above and foregoing instrument and acknowledged to me that ☒ he  
executed the same, (known to me to be the \_\_\_\_\_ and \_\_\_\_\_ respectively, of

(THIS SPACE FOR RECORDING DATA ONLY)

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

Notary Public, Sheridan County,  
State of Wyoming

Residing at 53 Walt Drive Sheridan, WY



My Commission Expires Aug 24, 2011

W.O. 176835 L.R.R NO \_\_\_\_\_

FILE NO. \_\_\_\_\_ TRACT NO. \_\_\_\_\_



STATE OF Wyoming )

):ss

COUNTY OF Sheridan )

On this 15<sup>th</sup> day of June, before me personally appeared Charles R. Hart,  
Attorney-in-fact for Elwin Webb Phillips  
known to me to be the same person described in and who executed the above and foregoing instrument and acknowledged to me that he  
executed the same, (known to me to be the \_\_\_\_\_ and \_\_\_\_\_ respectively, of

(THIS SPACE FOR RECORDING DATA ONLY)

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

Kathy J. Schunk  
Notary Public, Sheridan County,

State of Wyoming

Residing at Dartmouth, Wyoming



My Commission Expires: July 30, 2013

W.O. 176835 L.R.R NO \_\_\_\_\_

FILE NO. \_\_\_\_\_ TRACT NO. \_\_\_\_\_

**EXHIBIT "A"**

**Record Owner: Winfield Ranch, LLC  
December 2, 2011**

**Re: 16.0' Underground Electric Line Easement for Montana-Dakota Utilities Company, a Division of MDU Resource Group, Inc., and or any of their respective successors and assigns.**

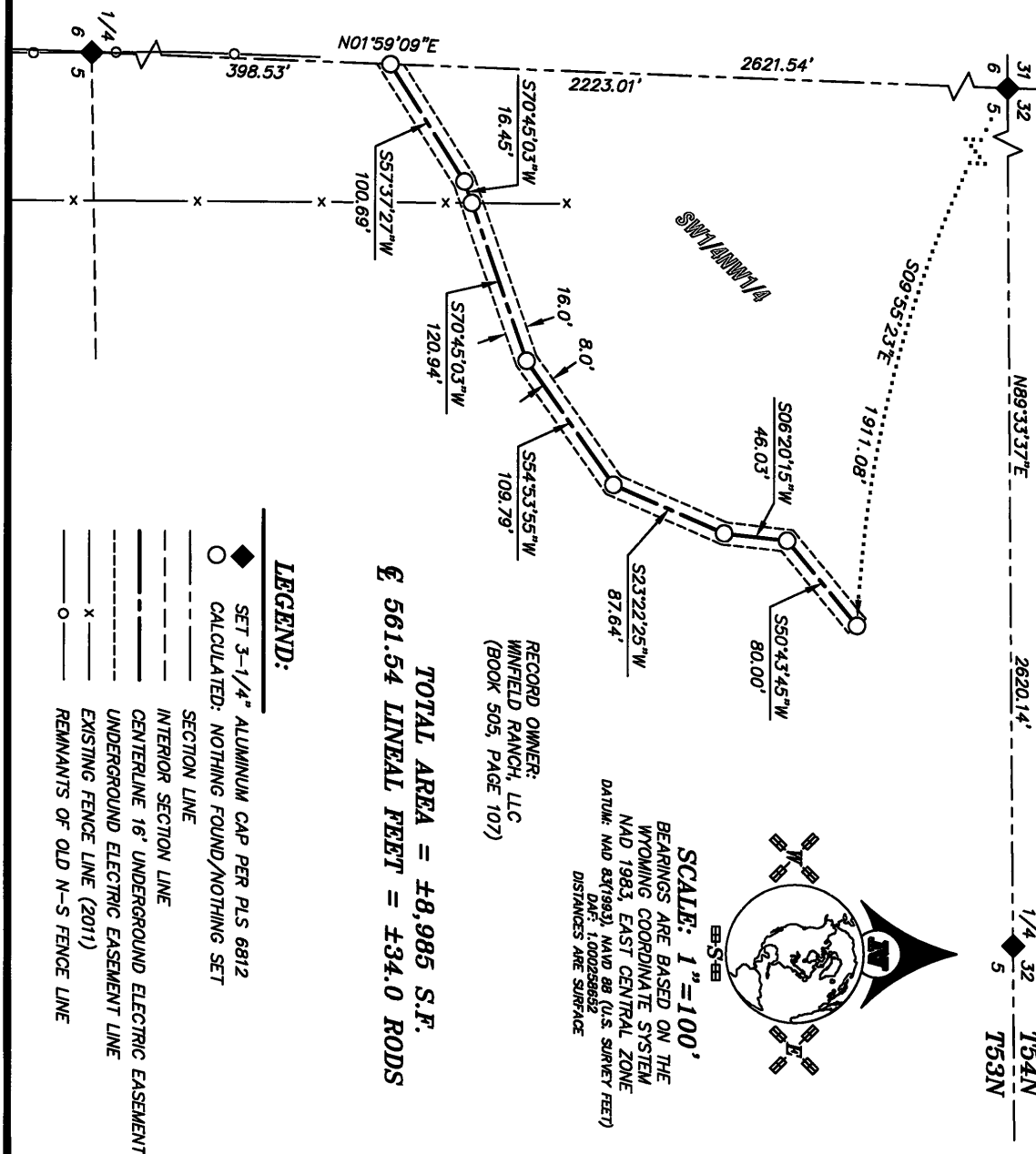
An underground electric line easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 5, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the northwest corner of said Section 5 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S09°55'23"E, 1911.08 feet to the **POINT OF BEGINNING** of said easement; thence S50°43'45"W, 80.00 feet along said centerline to a point; thence S06°20'15"W, 46.03 feet along said centerline to a point; thence S23°22'25"W, 87.64 feet along said centerline to a point; thence S54°53'55"W, 109.79 feet along said centerline to a point; thence S70°45'03"W, 120.94 feet along said centerline to a point, said point lying on an existing North-South fence line; thence, continue S70°45'03"W, 16.45 feet along said centerline to a point; thence S57°37'27"W, 100.69 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the west line of said Section 5, and being N01°59'09"E, 398.53 feet from the west quarter corner of said Section 5 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812). Lengthening or shortening the side lines of said easement to intersect said boundary line.

Said underground electric line easement contains 8,985 square feet of land.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

# EXHIBIT "B"

(BOOK 330, PAGE 661)



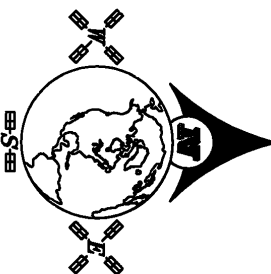
## LEGEND:

- ◆ SET 3-1/4" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- SECTION LINE
- INTERIOR SECTION LINE
- CENTERLINE 16' UNDERGROUND ELECTRIC EASEMENT
- UNDERGROUND ELECTRIC EASEMENT LINE
- EXISTING FENCE LINE (2011)
- REMNANTS OF OLD N-S FENCE LINE

TOTAL AREA = ±8,985 S.F.  
 ± 561.54 LINEAL FEET = ±34.0 RODS

RECORD OWNER:  
 WINFIELD RANCH, LLC  
 (BOOK 505, PAGE 107)

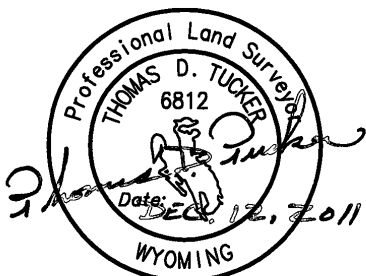
SCALE: 1"=100'  
 BEARINGS ARE BASED ON THE  
 WYOMING COORDINATE SYSTEM  
 NAD 1983, EAST CENTRAL ZONE  
 DATUM: NAD 83(1983) NAVD 88 (U.S. SURVEY FEET)  
 DATE: 10/02/2011  
 DISTANCES ARE SURFACE



## 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' UNDERGROUND ELECTRIC LINE EASEMENT

CLIENT: MONTANA-DAKOTA UTILITIES COMPANY

LOCATION: SW1/4NW1/4, SECTION 5, TOWNSHIP 53  
 NORTH, RANGE 83 WEST, 6TH PRINCIPAL  
 MERIDIAN, SHERIDAN COUNTY, WYOMING

**RESTFELDT**  
 SURVEYING  
 2340 WETLANDS DR., SUITE 100  
 PO BOX 3082  
 SHERIDAN, WY 82801  
 307-672-7415  
 FAX 674-5000

JN: 2011-020  
 DN: 2011020D  
 TAB: SECTION 5  
 PF: T2011020  
 DECEMBER 12, 2011