

MONTANA-DAKOTA UTILITIES CO.
UNDERGROUND EASEMENT

THIS EASEMENT, made this 4th day of February, A.D., ²⁰¹⁹~~2018~~, 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:

Tongue River Stone, Inc.

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 15 feet in width, as laid out and/or surveyed, or as finally installed on the hereinafter described lands, together with the right to construct, reconstruct, operate, maintain, repair, remove and replace a gas pipeline or lines, including necessary pipes, poles, and fixtures, and a buried or semiburied 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 through, over, under, and across the following described real estate, situated in the County of Sheridan, State of Wyoming, namely as follows:

An electric line easement being a strip of land fifteen (15) feet wide when measured at right angles, situated in the S½NW¼ of Section 21, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; being more particularly described in EXHIBIT "A" and shown in 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 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.



Tongue River Stone, Inc.

STATE OF Wyoming)
) ss
COUNTY OF Sheridan)

On this the 4th day of February, 2019, before me personally appeared Blaine Phillips

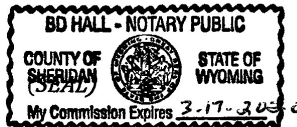
known to me, or satisfactorily proved to be the persons described in and who executed the above and fore going instrument and acknowledged to me that they executed the same (known to me to be the owner respectively,

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)


2019-747972 2/4/2019 2:06 PM PAGE: 1 OF 3
BOOK: 579 PAGE: 13 FEES: \$18.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Notary Public, Sheridan County,
State of Wyoming
Residing at Sheridan



My commission Expires 3-17-2020

WO _____ TRACT NO _____ LRR NO _____

LEGAL DESCRIPTION

EXHIBIT "A"

Record Owners: *Tongue River Stone, Inc.*

August 24, 2018

2019-747972 2/4/2019 2:06 PM PAGE: 2 OF 3
BOOK: 579 PAGE: 14 FEES: \$18.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Re: 15.0' 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 a strip of land fifteen (15) feet wide when measured at right angles, situated in the S½NW¼ of Section 21, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; the northerly line of said strip being more particularly described as follows:

Commencing at the east quarter corner of said Section 21 (Monumented with a 2½" Iron Pipe/Lead Cap per Sheridan Wyoming Coal Company, 1936); thence N70°42'40"W, 3334.34 feet to the POINT OF BEGINNING of said easement, said point being the northeast corner of tract of a tract of land described in Book 401 of Deeds, Page 69, Tract 1 and lying on the southerly Railroad right-of-way line; thence S82°34'52"W, 266.61 feet along said northerly line of said strip and said southerly Railroad right-of-way line to a point; thence, along said northerly line and said southerly Railroad right-of-way line through a curve to the right, having a central angle of 10°49'58", a radius of 5828.27 feet, an arc length of 1101.95 feet, a chord bearing of S87°59'52"W, and a chord length of 1100.31 feet to a point; thence N86°35'09"W, 72.92 feet along said northerly line of said strip and said southerly Railroad right-of-way line to the POINT OF TERMINUS of said easement, said point being the northwest corner of said tract of described in Book 401 of Deeds, Page 69, Tract 1, and being N37°14'49"E, 1303.49 feet from the west quarter corner of said Section 21 (Monumented with an Iron Pipe/Lead Cap per Sheridan Wyoming Coal Company, 1936). Lengthening or shortening the side line of said easement to intersect said boundary lines.

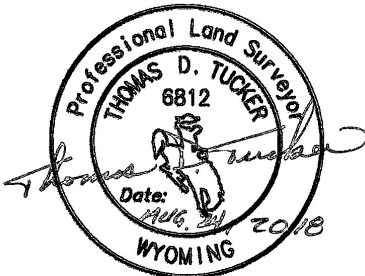
Said electric line easement contains 0.50 acres of land, more or less.

All distances are Wyoming State Plane; A Datum Adjustment Factor of 1.000241 needs to be applied to Calculate Surface Distances and Areas.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

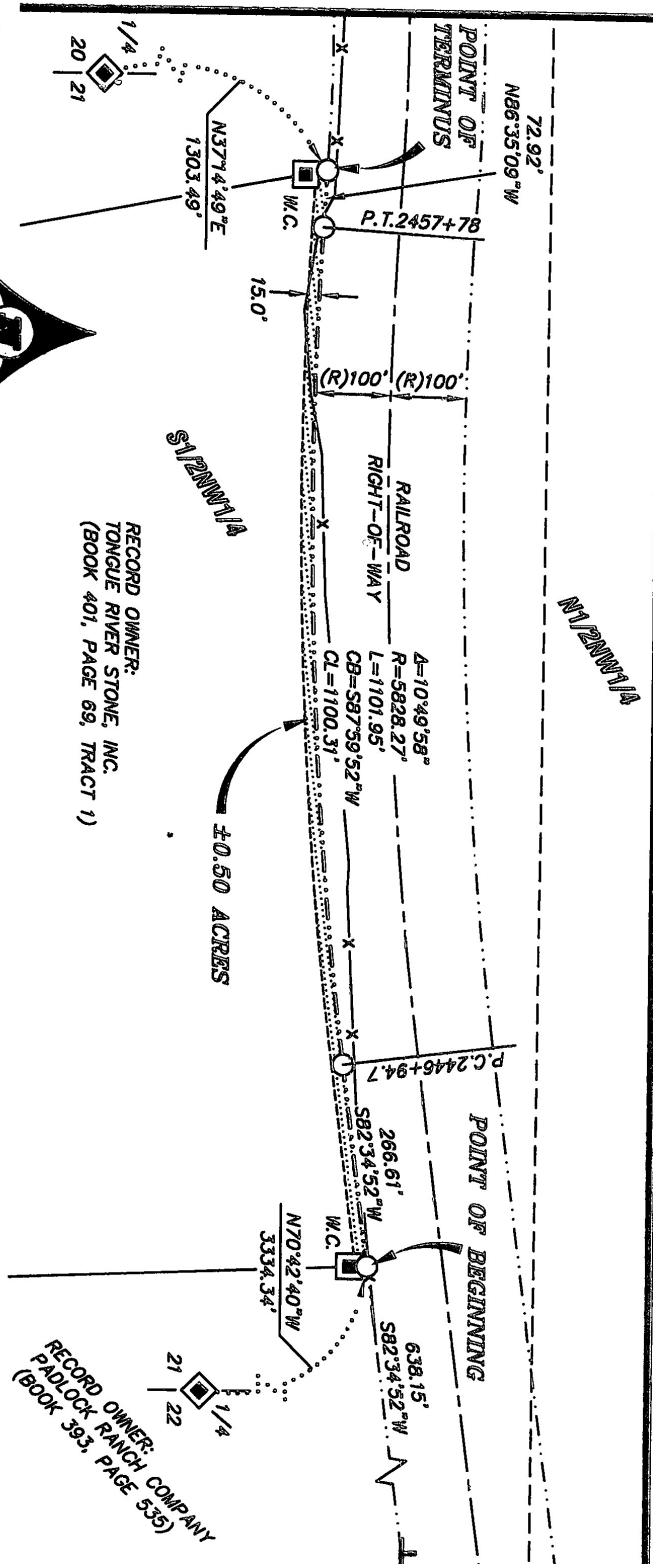
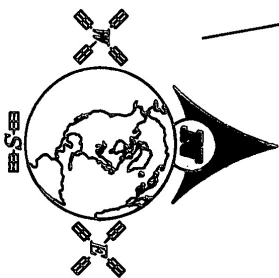
I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



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

NOTE:
 A DATUM ADJUSTMENT FACTOR (DAF)
 OF 1.000241 NEEDS TO BE APPLIED
 TO CALCULATE SURFACE DISTANCES
 & AREAS

SCALE: 1"=200'
 BEARINGS ARE BASED ON THE
 WYOMING COORDINATE SYSTEM
 NAD 1983, EAST CENTRAL ZONE



RECORD OWNER:
 TONGUE RIVER STONE, INC.
 (BOOK 401, PAGE 69, TRACT 1)

±0.50 ACRES

LEGEND:

- FOUND RAILROAD TEE RAIL
- FOUND IRON PIPE/LEAD CAP PER SHERIDAN WYOMING COAL COMPANY
- FOUND 1" PLASTIC CAP PER PLS 520
- CALCULATED: NOTHING FOUND/NOTHING SET
- W.C. WITNESS CORNER
- RECORD
- PROPERTY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- RAILROAD RIGHT-OF-WAY LINE
- CENTERLINE OF RAILROAD RIGHT-OF-WAY
- EASEMENT LINE
- FENCE LINE (SURVEYED 2018)

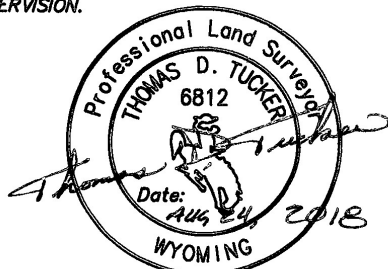
NO. 2019-747972 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 MONTANA DAKOTA UTILITIES CO 2324 DRY RANCH RD
 SHERIDAN WY 82801

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"

15.0' ELECTRIC LINE EASEMENT

CLIENT: MONTANA-DAKOTA UTILITIES CO.

LOCATION: S1/2NW1/4 OF SECTION 21, TOWNSHIP 57 NORTH,
 RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY,
 WYOMING

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

JN: 2018-060
 DN: 2018-060-E1
 TAB: ROS
 PF: T2018-060-DAF-1
 REVIEWED BY: NWS
 AUGUST 22, 2018