

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

THIS EASEMENT, made this 28th day of April, 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:

TRAVIS WEAVER

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an 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 buried or semiburied electric distribution system, street lighting 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, situated in the County of Sheridan, State of Wyoming, namely:

An underground electric utility easement, situated in the S1/2SE1/4 of Section 18, Township 57 North, Range 85 West; 6th P.M. Meridian, Sheridan County, Wyoming; the centerline of said easement 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.

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.

Travis Weaver
TRAVIS WEAVER, owner

STATE OF Wyoming
COUNTY OF Sheridan :SS

On this 28th day of April, 2015, before me personally appeared Travis Weaver

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

(THIS SPACE FOR RECORDING DATA ONLY)



2015-720149 6/22/2015 1:33 PM PAGE: 1 OF 3
BOOK: 553 PAGE: 691 FEES: \$18.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Notary Public, Judy Artist Sheridan County,

State of Wyoming

Residing at Sheridan, WY



My Commission Expires: 2/27/17

W.O. _____ TRACT NO. _____ L.R.R. NO. _____

LEGAL DESCRIPTION EXHIBIT "A"

RECORD OWNER: Travis Weaver
May 11, 2015

Re: Gas & Electric Line Easement to Montana-Dakota Utilities Company, and or any of their respective successors and assigns.

A gas and electric line easement being a strip of land sixteen (16), twenty (20) and thirty (30) feet wide when measured at right angles, situated in the S½SE¼ of Section 18, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the south and west lines of said strip being more particularly described as follows:

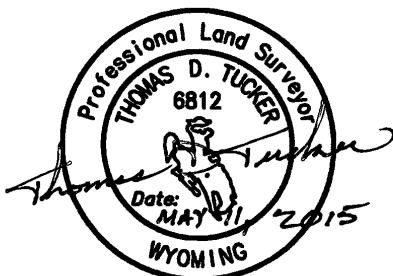
Commencing at the southeast corner of said Section 18 (Monumented with a 3¼" Brass Cap per PLS 6812); thence N89°57'35"W, 823.20 feet along the south line of said Section 18 to the **POINT OF BEGINNING** of said twenty (20) foot wide strip easement, said point being the southwest corner of a tract of land described in Book 187 of Deeds, Page 528 and the southeast corner of a right-of-way easement described in Book 462 of Deeds, Page 551; thence, continue N89°57'35"W, 468.68 feet along said south line of said twenty (20) foot wide strip, said south line of said Section 18 and the north line of Stonebrook Meadows Subdivision to a point, said point being the northwest corner of said Stonebrook Meadows Subdivision; thence, continue N89°57'35"W, 3.86 feet along said south line of said twenty (20) foot wide strip and said south line of Section 18 to a point, said point being the southeast corner of a tract of land described in Book 244 of Deeds, Page 280, Parcel 4; thence N00°36'34"W, 263.43 feet along said west line of said sixteen (16) foot wide strip and the east line of said tract described in Book 244 of Deeds, Page 280, Parcel 4 to a point, said point being the northeast corner of said tract described in Book 244 of Deeds, Page 280, Parcel 4; thence S89°30'32"W, 165.00 feet along said south line of said thirty (30) foot wide strip, the north line of said tract described in Book 244 of Deeds, Page 280, Parcel 4 and the south right-of-way line of Dayton Street extended to the **POINT OF TERMINUS** of said easement, said point being the northwest corner of said tract described in Book 244 of Deeds, Page 280, Parcel 4, and being N77°10'13"E, 1175.75 feet from the south quarter corner of said Section 18 (Monumented with a 3¼" Aluminum Cap per PLS 2615). Lengthening or shortening the side line of said easement to intersect said boundary lines as shown on EXHIBIT "B".

Said gas and electric line easement contains 18,835 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S CERTIFICATE

State of Wyoming)
) ss
County of Sheridan)

I, Thomas D. Tucker, do hereby state that this document 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 document terminates liability of surveyor.
H:\WP\LD\T57N\2013\2013-071-E1.rtf

EXHIBIT "B"



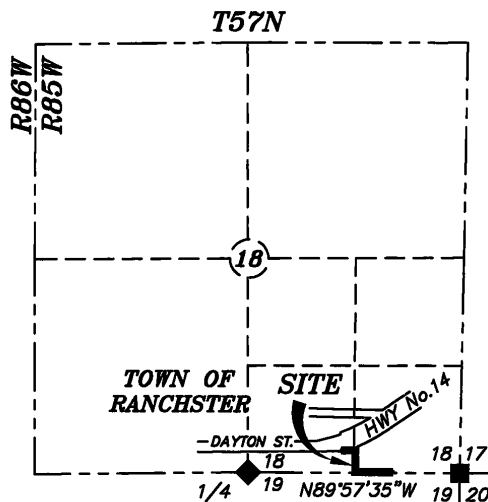
SCALE: 1"=100'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE

DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.00024
DISTANCES ARE SURFACE

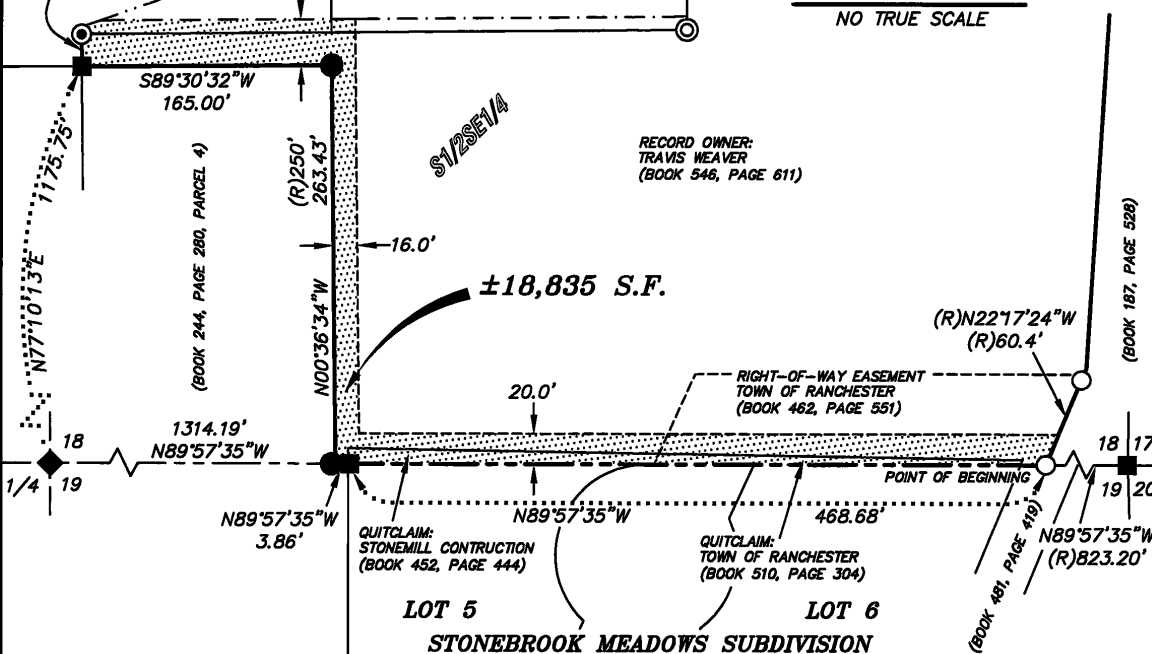
HISTORIC HIGHWAY No. 14 U.S. 14
N00°34'34"W 20.88'
(R)30.0'

RECORD OWNER:
EDWARD R. GOLSON
(BOOK 448, PAGE 571)



LOCATION MAP:

NO TRUE SCALE



RECORD OWNER:
TRAVIS HEAVER
(BOOK 546, PAGE 611)

RIGHT-OF-WAY EASEMENT
TOWN OF RANCHSTER
(BOOK 462, PAGE 551)

QUITCLAIM:
STONEMILL CONSTRUCTION
(BOOK 452, PAGE 444)

QUITCLAIM:
TOWN OF RANCHSTER
(BOOK 510, PAGE 304)

LOT 5
STONEBROOK MEADOWS SUBDIVISION
LOT 6

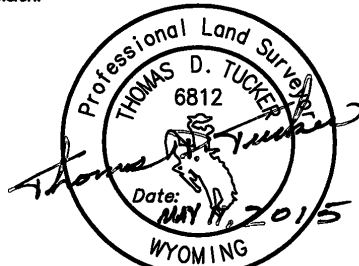
LEGEND:

- FOUND 3-1/4" BRASS OR ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 1-1/2" ALUMINUM CAP (ILLEGIBLE)
- FOUND 1" IRON PIPE
- CALCULATED: NOTHING FOUND/NOTHING SET
- RECORD
- PROPERTY/LOT LINE
- DEED LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT LINE
- GAS & ELECTRIC LINE EASEMENT

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"

GAS & ELECTRIC LINE EASEMENT

CLIENT: MONTANA-DAKOTA UTILITIES COMPANY
LOCATION: S1/2SE1/4, SECTION 18, TOWNSHIP 57 NORTH,
RANGE 85 WEST, SHERIDAN COUNTY, WYOMING

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

JN: 2013-071
DN: 2013-071D
TAB: ESMT 1
PF: T2013-071
MAY 11, 2015