

**MONTANA-DAKOTA UTILITIES CO.
COMBINATION ELECTRIC AND GAS EASEMENT**

THIS EASEMENT, made this 19th day of March, 2005, 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: SHERIDAN COUNTY

WITNESSETH, that for valuable consideration received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 10 feet in width, being 5 feet left and 5 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 _____ 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:

A utility easement ten (10.0) feet wide, being five (5.0) feet each side of the following described centerline situated in Lot 2 of the Welch 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 northeast corner of said Lot 2, Welch Subdivision (Monumented with a 3 1/4" Aluminum Cap per PLS 2615); thence S02°50'20"E, 323.45 feet along the east line of said Lot 2 to the POINT OF BEGINNING of said easement; thence S89°21'40"W, 205.00 feet along said centerline to a point; thence N88°11'43"W, 315.00 feet along said centerline to the POINT OF TERMINUS of said easement, said point being N45°59'18"W, 353.94 feet from the northwest corner of Lot 3, Welch Subdivision (Monumented with a 1 1/2" Aluminum Cap per PLS 2615).

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

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.

Lawrence A. Durante

Ky Dixon

Terry Gram

STATE OF Wyoming : ss.
COUNTY OF Sheridan

On this the 1 day of March, 2005, before me personally appeared Lawrence A. Durante, Ky Dixon, and Terry Gram

known to me, or satisfactorily proved to be the person s 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)

566445 EASEMENT
BOOK 482 PAGE 0252
RECORDED 02/27/2007 AT 10:15 AM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

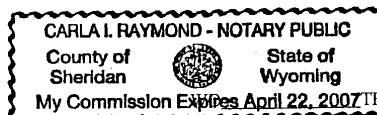
Chairman and Commissioners
respectively, of the corporation that is described in and that executed the foregoing instrument, acknowledged to me that such corporation executed the same.)

Carla J. Raymond

Notary Public, Sheridan County,

State of Wyoming

My commission Expires April 22, 2007



(SEAL)

TRACT NO _____ LRR NO _____

EXHIBIT "B"

Record Owner: Sheridan County
Lawrance A. Durante
Chairman of the Sheridan Country Commissioners
January 04, 2005

RE: 10.0' Gas and Electric Easement for Montana-Dakota Utilities Co., A Division of MDU Resources Group, Inc., and or any of their respective successors and assigns.

A utility easement ten (10.0) feet wide, being five (5.0) feet each side of the following described centerline situated in Lot 2 of the Welch 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 northeast corner of said Lot 2, Welch Subdivision (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S02°50'20"E, 323.45 feet along the east line of said Lot 2 to the **POINT OF BEGINNING** of said easement; thence S89°21'40"W, 205.00 feet along said centerline to a point; thence N88°11'43"W, 315.00 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being N45°59'18"W, 353.94 feet from the northwest corner of Lot 3, Welch Subdivision (Monumented with a 1½" Aluminum Cap per PLS 2615).

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



SCALE: 1"=100'

BASIS OF BEARINGS IS
WYOMING STATE PLANE
EAST CENTRAL ZONE
DATUM: NAD 27EXISTING
HOSPITAL BUILDINGDESIGN FOOTPRINT
OF
PROPOSED BUILDING**LEGEND**

- 3-1/4" ALUMINUM CAP PER PLS 2615
- 1-1/2" ALUMINUM CAP PER PLS 2615
- CALCULATED, NOTHING FOUND/NOTHING SET
- CENTERLINE OF PROPOSED 10.0' UTILITY EASEMENT
- - - PROPOSED EASEMENT RIGHT-OF-WAY LINE
- LOT LINE
- SUBDIVISION BOUNDARY

TOTAL LENGTH (±31.51 RODS)

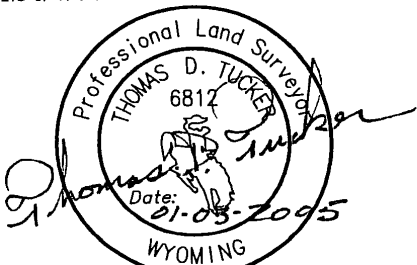
FIFTH STREET

NOTE:

GAS AND ELECTRIC EASEMENT FOR MONTANA-DAKOTA
UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC.,
AND OR ANY OF THEIR RESPECTIVE SUCCESSORS AND
ASSIGNS.

SURVEYOR'S CERTIFICATESTATE 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 TRULY AND CORRECTLY 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"

10.0' UTILITY EASEMENT

CLIENT: SHERIDAN COUNTY MEMORIAL HOSPITAL

RE: 10.0' GAS & ELECTRIC EASEMENT TO
MONTANA-DAKOTA UTILITIES CO.LOCATION: LOT 2, WELCH SUBDIVISION TO THE CITY
OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 96019
DN: 96019MDU
JANUARY 03, 2005