

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

THIS EASEMENT, made this 18th day of March, A.D., 2014, 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:

Sheridan County, Wyoming

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 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:

A 16 foot wide gas & electric line easement being the south sixteen (16) feet of Lot 1, 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. Lengthening or shortening the north line of said easement to intersect said boundary lines.

Said underground gas & electric line easement contains 3,760 square feet of land, more or less. Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

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 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.

By:

Chairman

County Clerk

STATE OF WYOMING)
) : ss
COUNTY OF SHERIDAN)

On this the 18th day of March, 2014, before me personally appeared, Terry Cram

Being first duly sworn, did say that she is the Chairman of the Board of County Commissioner, for Sheridan County, Wyoming and that this instrument was signed and sealed of behalf of the said County by authority of said Board and she acknowledged said instrument to be the free act and deed of said board.

(THIS SPACE FOR RECORDING DATA ONLY)

Notary Public, Sheridan County,

State of Wyoming

Residing at Sheridan, WY



My commission Expires Oct. 14, 2014

WO _____ TRACT NO _____ LRR NO _____

EXHIBIT "B"



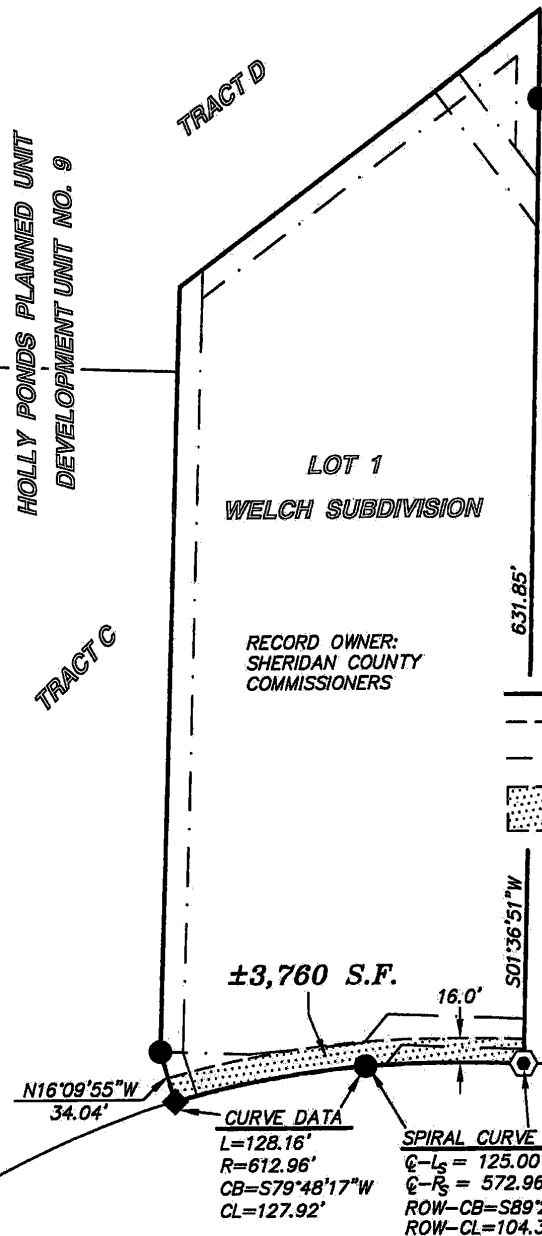
SCALE: 1"=100'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

LOT 2

LEGEND:

- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ⬢ FOUND WYDOT RIGHT OF WAY MARKER
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- PROPERTY/DEED/LOT LINE
- - - EASEMENT LINE
- · - EXISTING EASEMENT LINE AS NOTED ON SUBDIVISION PLAT
- ▨ 16' WIDE UNDERGROUND GAS & ELECTRIC LINE EASEMENT



FIFTH STREET

(R)80'

(AKA STATE HIGHWAY NO. 330)

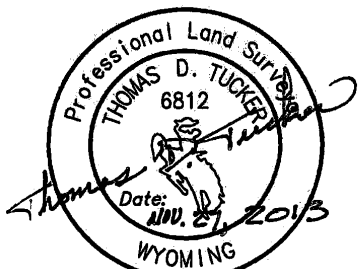
NO. 2014-711020 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY ANNE- BOCC

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
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"

16.0' UNDERGROUND GAS & ELECTRIC LINE EASEMENT

CLIENT: MONTANA-DAKOTA UTILITIES

LOCATION: LOT 1, WELCH SUBDIVISION, CITY OF SHERIDAN,
SHERIDAN COUNTY, WYOMING.



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

JN: 2012-107
DN: 2012-107_E1
PF: T2009095-SJ9
NOVEMBER 27, 2013