

**UNDERGROUND EASEMENT
ELECTRIC AND GAS LINES**

THIS EASEMENT, made this 21st day of March, 2008, between MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC., a corporation, hereinafter referred to as 'COMPANY,' and the following named persons, hereinafter, whether singular or plural, referred to as 'OWNER,' namely:

Prairie Hills LLC

WITNESSETH, That for valuable consideration received, OWNER does hereby grant unto Company for 99 years, jointly and severally, its and their respective successors and assigns, an easement to construct, operate, maintain, increase the capacity of, repair, replace and remove such communication, electric and natural gas systems as the Company may from time to time require, consisting of underground cables, wires, conduits, splicing boxes, markers, transformers, pedestals, pipelines, and other facilities used in the construction, operation, maintenance, increasing the capacity of, repair, replacement, and removal of said, electric and natural gas systems, upon, over, under, and across a strip of land 16 feet wide across the following-described real estate, situated in the County of SHERIDAN, State of WYOMING, to wit:

An underground easement situated in Section 24, Township 56 North, Range 84 West of the 6th P. M., Sheridan County, Wyoming; the centerline of said easement being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

OWNER, its successors and assigns, hereby grants to Company, jointly and severally, its and their successors and assigns, the right of ingress and egress at all reasonable times over and across the lands of Owner, to and from said strip of land for the purpose of exercising the rights herein granted; to place surface markers beyond said strip; and to install gates in any fences crossing said strip.

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 the herein stated uses, or Company's rights hereunder.

COMPANY agrees that any and all damages that may result to the crops, fences, buildings and improvements on said premises caused by the construction and maintenance of said communication, electric and/or natural gas systems will be paid for by the responsible Company. The damages, if not mutually agreed upon, may be determined by three disinterested persons, one to be selected by the responsible Company and one by Owner; these two shall select a third person. The award determined by these three persons shall be final and conclusive.

The rights granted by OWNER to COMPANY are non-exclusive, and OWNER reserves the right to use all surface and subsurface uses of the OWNER's Lands affected by this Agreement and the right to grant successive right of ways thereon or across on such terms and conditions as Owner deems necessary or advisable. Owner shall have the right to use and enjoy the right of way Lands but shall not exercise the use and enjoyment in a manner that will impair or interfere with exercise by Company of any of the rights herein granted. Owner reserves all uses not inconsistent herewith and the exclusive right to grant others the right to cross and go upon this right of way. Owner reserves the right to construct accesses on, over or across the right of way for what ever reason needed.

COMPANY acknowledges that the OWNER or its predecessor in interest may have given other easements or leases (including but not limited to oil & gas leases or surface use agreements) across OWNER Lands that may already burden OWNER Lands and COMPANY takes subject to those other burdens, easements or leases.

COMPANY acknowledges that the OWNER reserves the right to request gas and electric service from any entity they choose.

COMPANY agrees to install a three phase electric pedestal on the north side of the State Highway 336 (Wyarno Road) in the southwest corner of OWNER's property. Company agrees to install a 4" natural gas line across State Highway 336 (Wyarno Road) ending 3 feet from said three phase electric pedestal. Company agrees to install a 4" Poly conduit under State Highway 336 (Wyarno Road) as a spare to be used for bringing Phone or CATV to future developments.

IN WITNESS WHEREOF, OWNER has executed this easement as of the day and year first above written.


Jane P Clark

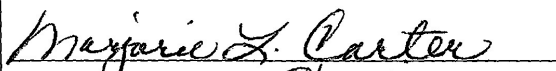
STATE OF Wyoming
COUNTY OF Sheridan :ss

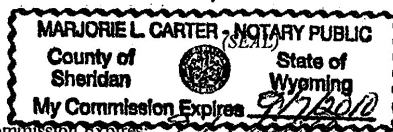
On this 21st day of MARCH, 2008, before me personally appeared Jane P Clark

known to me to be the same person described in and who executed the above and foregoing instrument and acknowledged to me that she 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 306 N. Main St
Sheridan WY 82801



My Commission Expires 9/28/2010

672940 EASEMENT
BOOK 517 PAGE 0126
RECORDED 06/28/2010 AT 01:40 PM
EDA S. THOMPSON, SHERIDAN COUNTY CLERK

W.O. 156393 TRACT NO. _____ L.R.R. NO. _____

EXHIBIT "A"

Record Owner: PRAIRIE HILLS LLC

April 7, 2010

Re: 16.0' Underground Electric Line Easements for Montana-Dakota Utilities Company, A Division of MDU Resources 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 SE1/4 and the S1/2NE1/4 of Section 24, Township 56 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; said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 24 (Monumented with a 3/4" Aluminum Cap per PLS 6594); thence N00°15'50"E, 128.65 feet along the west line of said SE1/4 to the **POINT OF BEGINNING** of said easement, said point being eight (8) feet north of the northerly right-of-way line of Wyoming State Highway No. 336; thence, eight (8) feet north of and parallel to said northerly right-of-way line S89°00'47"E, 1367.00 feet along said centerline to a point; thence N76°43'38"E, 100.98 feet along said centerline to a point; thence, eight (8) feet north of and parallel to said northerly right-of-way line along said centerline through a non-tangent curve to the left, having a radius of 1037.92 feet, a central angle of 64°13'20", an arc length of 1163.39 feet, a chord bearing of N58°53'42"E, and a chord length of 1103.44 feet to a point; thence N05°30'03"E, 79.65 feet along said centerline to a point; thence N29°55'14"E, 136.65 feet along said centerline to a point; thence, eight (8) feet north of and parallel to said northerly right-of-way line N14°02'46"E, 220.07 feet along said centerline to a point; thence N01°10'14"W, 202.84 feet along said centerline to a point, (Said point being TIE-3); thence, continue N01°10'14"W, 9.16 feet along said centerline to a point; thence N01°05'35"E, 790.00 feet along said centerline to a point; thence N21°45'31"W, 80.55 feet along said centerline to a point; thence N15°41'44"W, 150.04 feet along said centerline to a point; thence N08°42'46"W, 158.70 feet along said centerline to a point; thence, along said centerline, through a curve to the right having a radius of 210.00 feet, a central angle of 34°25'47", an arc length of 126.19 feet, a chord bearing of N08°30'08"E and a chord length of 124.30 feet to a point; thence N25°43'02"E, 30.98 feet along said centerline to a point; thence, along said centerline, through a curve to the left having a radius of 300.00 feet, a central angle of 24°13'49", an arc length of 126.87 feet, a chord bearing of N13°36'08"E and a chord length of 125.93 feet to a point; thence N01°29'13"E, 873.29 feet along said centerline to a point; thence N06°36'46"W, 211.73 feet along said centerline to a point; thence N00°46'25"E, 207.33 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the north line of said S NE1/4, and being N31°51'58"E, 4770.32 feet from said south quarter corner of Section 24.

Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.

An underground electric line easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the SE1/4 of Section 24, Township 56 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; said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 24 (Monumented with a 3/4" Aluminum Cap per PLS 6594); thence N62°38'05"E, 2855.02 feet to the **POINT OF BEGINNING** of said easement; thence N88°49'46"E, 18.00 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being N62°47'36"E, 2871.19 feet from said south quarter corner of Section 24.

Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.

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EXHIBIT "B"

CN1/16
S.24

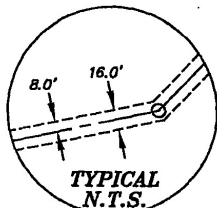
N89°19'50"E
2500.08'

2642.40'
TIE-2

24 19
N1°16'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1037.92	64°13'20"	1163.39'	N58°53'42"E	1103.44
C2	210.00	34°25'47"	126.19'	N08°30'08"E	124.30
C3	300.00	24°13'49"	126.87'	N13°36'08"E	125.93



N00°15'50"E
1340.77'

RECORD OWNER:
PRAIRIE HILLS LLC
(BOOK 479, PAGE 578)

1355.46'
N00°02'50"W
1/4 19

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°00'47"E	1367.00'
L2	N76°43'38"E	100.98'
L3	N05°30'03"E	79.65'
L4	N29°55'14"E	136.65'
L5	N14°02'46"E	220.07'
L6	N01°10'14"W	202.84'
L7	N01°10'14"W	9.16'
L8	N01°05'35"E	790.00'
L9	N21°45'31"W	80.55'
L10	N15°41'44"W	150.04'
L11	N08°42'46"W	158.70'
L12	N25°43'02"E	30.98'
L13	N01°29'13"E	873.29'
L14	N08°36'46"W	211.73'
L15	N00°46'25"E	207.33'
L16	N88°49'46"E	18.00'

FROM THE SOUTH QUARTER CORNER

TIE TABLE

TIE	BEARING	DISTANCE
TIE-1	N00°15'50"E	128.65'
TIE-2	N31°51'58"E	4770.32'
TIE-3	N62°38'05"E	2855.02'
TIE-4	N62°47'36"E	2871.19'

NOTE:

16.0' UNDERGROUND ELECTRIC LINE
EASEMENT FOR MONTANA-DAKOTA
UTILITIES COMPANY, A DIVISION OF
MDU RESOURCES GROUP, INC., AND
OR ANY OF THEIR RESPECTIVE
SUCCESSORS AND ASSIGNS.

NO TRUE SCALE

TIE-1

1/4 24
25

N89°42'53"W

2664.07'

WYOMING STATE

336
C1
HIGHWAY NO.

24 19
25 30

6,053.42 LINEAL FEET = 366.9 RODS

LEGEND:

- FOUND 3-1/4" ALUMINUM CAP PER PLS 6594
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2608
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- ○ CALCULATED: NOTHING FOUND/NOTHING SET

SECTION LINE

INTERIOR SECTION LINE

PROPERTY LINE

HIGHWAY RIGHT-OF-WAY LINE

CENTERLINE OF 16.0' UNDERGROUND ELECTRIC LINE EASEMENT

EASEMENT LINE



SCALE: 1"=600'

BASIS OF BEARINGS IS THE WYOMING COORDINATE
SYSTEM NAD 1983, EAST CENTRAL ZONE

DATUM: NAD 83(1993), NAVD 88 (U.S. FEET)

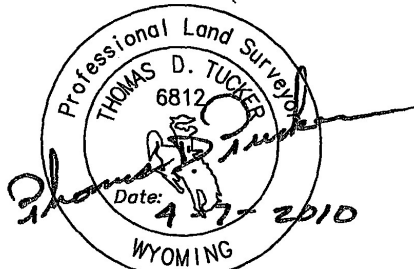
DAF: 1.000235

DISTANCES ARE SURFACE

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

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.

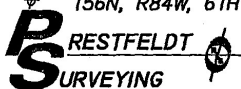


"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "B" 16.0' UNDERGROUND ELECTRIC LINE EASEMENT

CLIENT: MONTANA-DAKOTA UTILITIES COMPANY

LOCATION: SE1/4 AND THE S1/2NE1/4, SECTION 24,
T56N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING.



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307-672-7415
FAX 674-5000

JN: 26058
DN: 2006/2006058E1
PF: T2006058
APRIL 07, 2010