

**UNDERGROUND EASEMENT
CABLE TELEVISION, COMMUNICATION, ELECTRIC AND GAS LINES**

RECORDED FEBRUARY 12, 2001 BK 421 PG 64 NO 367851 AUDREY KOLTISKA, COUNTY CLERK

THIS EASEMENT, made this 30th day of August, 2000, between MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC., a corporation, QWEST CORPORATION, a corporation, and TCI TKR of CENTRAL FLORIDA, INC., a corporation, hereinafter referred to as "COMPANIES," and the following named persons, hereinafter, whether singular or plural, referred to as "OWNER," namely:

M. 8-30-00
Richard M. Noxon and Joan L. Noxon
11 Upper Road Sheridan, WY 82801

WITNESSED, that for valuable consideration received, OWNER does hereby grant unto Companies 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 Companies may from time to time require, consisting of underground cables, wires, conduits, splicing boxes, markers, transformers, pipelines, and other facilities used in the construction, operation, maintenance, increasing the capacity of, repair, replacement, and removal of said communication, 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:

ATTACHED EXHIBITS "A" AND "B"

OWNER, its successors and assigns, hereby grants to Companies, 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 Companies' rights hereunder.

COMPANIES agree 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.

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

Richard M. Noxon
Joan L. Noxon

STATE OF Wyoming

COUNTY OF Sheridan :ss

On this 30th day of August, 2000, before me personally appeared Richard M. Noxon and Joan L. Noxon

known to me to be the same person(s) as described in and who executed the above and foregoing instrument and acknowledged to me that they executed the same.

(THIS SPACE FOR RECORDING DATA ONLY)

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



My Commission Expires:

W.O. 276958 TRACT NO 37280 L.R.R. NO. 37020

EXHIBIT "A"

Record Owners: Richard W. Noxon & Joan L. Noxon
August 01, 2000

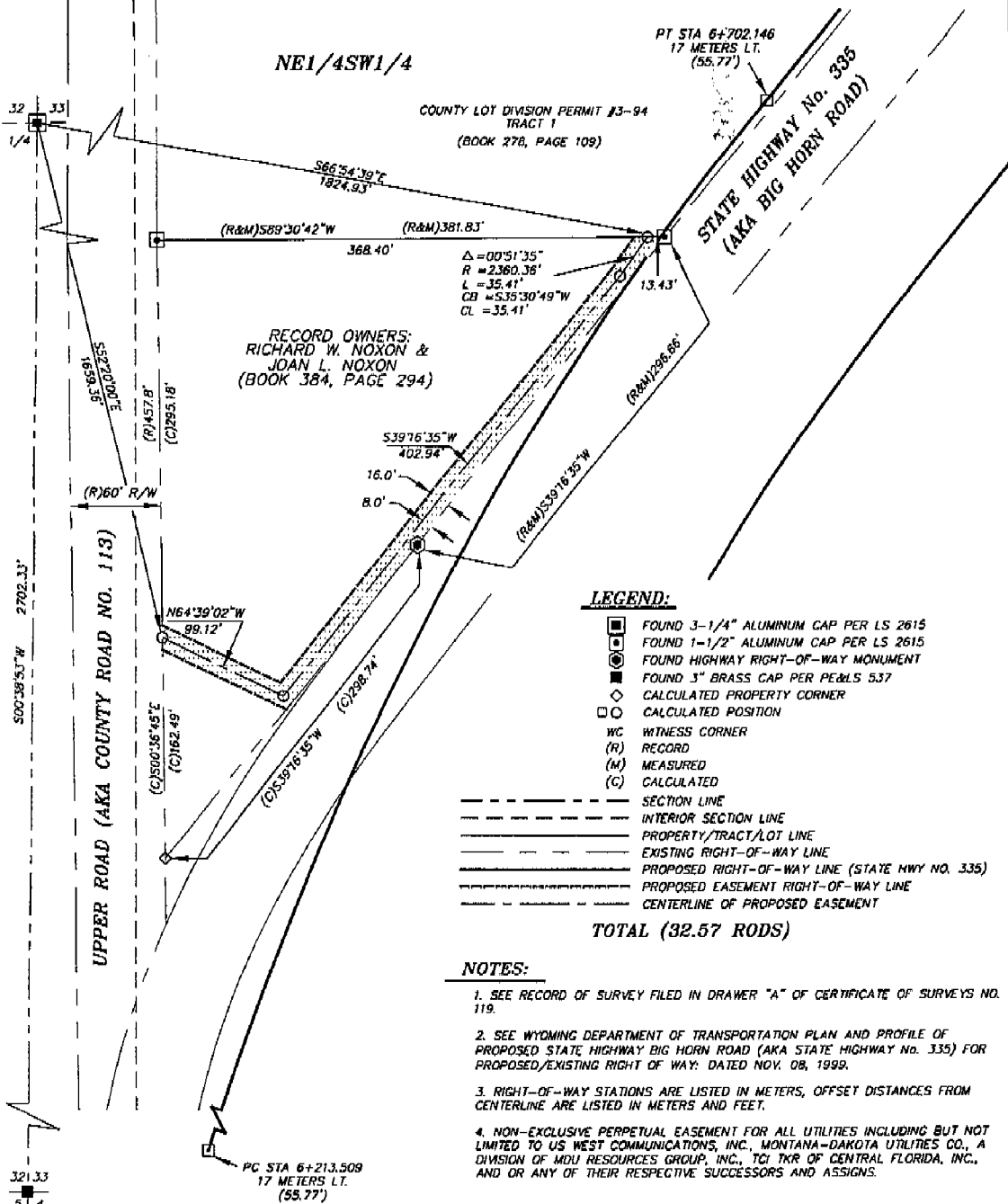
Re: 16' Non-Exclusive Perpetual Easement for All Utilities including but not limited to US West Communications, Inc., Montana-Dakota Utilities Co., A Division of MDU Resources Group, Inc., TCI TKR of Central Florida, Inc., and or any of their respective successors and assigns.

A perpetual utility easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the NE¼SW¼ of Section 33, Township 55 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 west quarter corner of said Section 33 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S66°54'39"E, 1824.93 feet to the **POINT OF BEGINNING** of said centerline, said point lying on the south line of Tract 1, County Lot Division Permit #3-94; thence, eight (8) feet westerly of and parallel to the proposed westerly right-of-way line of State Highway No.335 (AKA Big Horn Road), through a curve to the left, having a radius of 2360.36 feet, a central angle of 00°51'35", an arc length of 35.41 feet a chord bearing of S35°30'49"W, and a chord length of 35.41 feet to a point; thence, eight (8) feet westerly of and parallel to said proposed westerly right-of-way line, S39°16'35"W, 402.94 feet along said centerline to a point; thence N64°39'02"W, 99.12 feet along said centerline to the **POINT OF TERMINUS**, said point lying on the west line of a tract of land described in Book 384 of Deeds, Page 294, and being S52°20'00"E, 1659.36 feet from said west quarter corner of Section 33.

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

EXHIBIT "B"



SURVEYOR'S CERTIFICATE

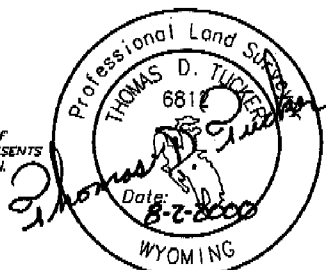
STATE OF WYOMING
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Date: JULY 20, 2000

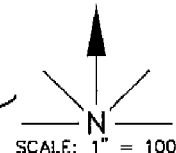
Job No. 027A465

RL No.



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

BASIS OF BEARING IS
WYOMING STATE PLANE (EAST CENTRAL ZONE)



Sec. 33
(NE1/4SW1/4)
T-55-N
R-84-W

SHERIDAN COUNTY, WYOMING



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

JN: 200031
DN: 2000/200031E31
(2000) NAD 83(1993)
DAF: 1.000246811

U.S. WEST Communications, inc.
EXHIBIT FOR RIGHT OF WAY NO. 37280
GRANTOR RICHARD W. NOXON &
JOAN L. NOXON