

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

THIS EASEMENT, made this 10th day of Oct., 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 person, herein, whether singular or plural, called "OWNER," namely:

Jack M. Fiedor and Connie K. Fiedor

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 16 feet in width as laid out and/or surveyed, on the hereinafter described lands, together with the right to construct, reconstruct, operate, maintain, repair, a buried or semiburied electric distribution 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:

An underground electric utility easement, being a strip of land sixteen (16) feet in width when measured at right angles, situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 25, Township 57 North, Range 86 West of the Sixth Principal Meridian, and in the W $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 30, Township 57 North, Range 85 West of the Sixth Principal Meridian, all in Sheridan County, Wyoming; the centerline of said easement being more particularly described in EXHIBIT "A" and shown on EXHIBIT "B" attached hereto and by this reference made a 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 construction, 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

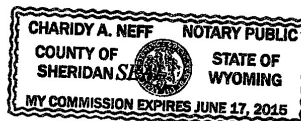
Jack M. Fiedor  
Jack M. Fiedor

Connie K. Fiedor  
Connie K. Fiedor

STATE OF WYOMING }  
                                  ss  
COUNTY OF SHERIDAN }

On this, the 10th day of Oct 2014, before me personally appeared Jack & Connie Fiedor known to me, or satisfactorily proved to be the person 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 Jack Fiedor and Connie Fiedor respectively, of the corporation that is described in and that executed the foregoing instrument, acknowledged to the me that such corporation executed the same).

Charidy A. Neff  
Notary Public



My Commission Expires 6/17/2015.

W.O. \_\_\_\_\_ Tract NO. \_\_\_\_\_ LLR NO. \_\_\_\_\_



## **EXHIBIT "A"**

### **Jack M. and Connie K. Fiedor Easement to Montana-Dakota Utilities**

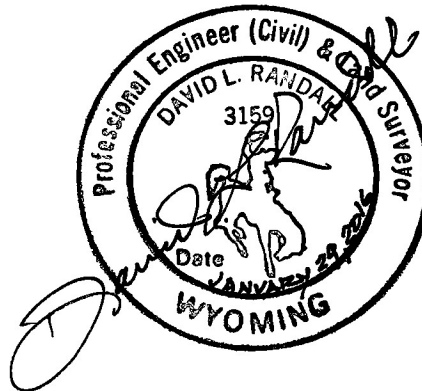
A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 25, Township 57 North, Range 86 West and in Lot 1 (NW $\frac{1}{4}$ NW $\frac{1}{4}$ ) and Lot 2 (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 30, Township 57 North, Range 85 West, of the Sixth Principal Meridian, Sheridan County, Wyoming; this tract of land being a strip of land 16 feet in width, lying 8 feet on each side of a centerline, this centerline being more particularly described as follow:

Beginning at a point which bears N 89°46'32" W a distance of 1,323.10 feet from the East  $\frac{1}{4}$  Corner of said Section 25, Township 57 North, Range 86 West; thence N 76°04'05" E for a distance of 38.50 feet; thence S 89°51'32" E for a distance of 305.45 feet; thence N 87°41'05" E for a distance of 89.78 feet; thence N 86°51'53" E for a distance of 92.82 feet; thence S 88°07'48" E for a distance of 162.06 feet; thence N 88°32'36" E for a distance of 171.36 feet; thence S 89°51'19" E for a distance of 81.10 feet to a point of divergence from the main line, this point being Point of Divergence No. 1; thence leaving the main line on a bearing of S 0°13'32" W for a distance of 19.79 to a point of terminus, this point being Terminus Point No. 1, and this Terminus Point No. 1 being at an electric transformer. Thence beginning again at Divergence Point No. 1 and following along the main line on a bearing of S 89°51'19" E for a distance of 392.17 feet; thence N 89°36'13" E for a distance of 403.11 feet; thence S 89°12'00" E for a distance of 241.65 feet; thence N 87°42'02" E for a distance of 153.84 feet to a point of divergence from the main line, this point being Point of Divergence No. 2; thence S 1°37'45" W for a distance of 20.81 feet to a point of terminus, this point being Terminus Point No. 2, and this Terminus Point No. 2 being on the East-West Centerline of said Section 30, Township 57 North, Range 85 West; this East-West Centerline also being the property line between Fiedor and the Pearce Ranch. Thence beginning again at Divergence Point No. 2 following the easement centerline on a bearing of N 1°37'45" E for a distance of 307.88 feet; thence N 2°47'20" E for a distance of 230.24 feet; thence N 4°38'29" E for a distance of 191.78 feet; thence N 15°48'01" W for a distance of 260.46 feet; thence N 50°44'20" W for a distance of 11.18 feet; thence N 69°40'37" E for a distance of 55.06 feet; thence N 29°26'53" E for a distance of 43.82 feet; thence N 21°58'59" E for a distance of 301.36 feet to a point of divergence from the main line, this point being Point of Divergence No. 3; thence leaving the main line on a bearing of N 62°22'58" W for a distance of 21.47 feet to a point of terminus, this point being Terminus Point No. 3, and this Terminus Point No. 3 being at an electric transformer. Thence beginning again at Divergence Point No. 3 and following along the main line on a bearing of



S 59°29'17" E for a distance of 29.53 feet; thence S 82°06'03" E for a distance of 18.68 feet; thence N 71°45'31" E for a distance of 16.41 feet; thence N 42°51'59" E for a distance of 17.22 feet; thence N 33°44'33" E for a distance of 65.75 feet; thence N 40°39'35" E for a distance of 73.71 feet; thence N 23°57'53" E for a distance of 60.30 feet; thence N 16°26'25" E for a distance of 37.78 feet; thence N 10°54'59" E for a distance of 62.97 feet; thence N 79°45'03" E for a distance of 84.43 feet to the point of terminus for this centerline. Said point of terminus bears N 37°10'53" E a distance of 2,043.53 feet from the West ¼ Corner of said Section 30, Township 57 North, Range 85 West.

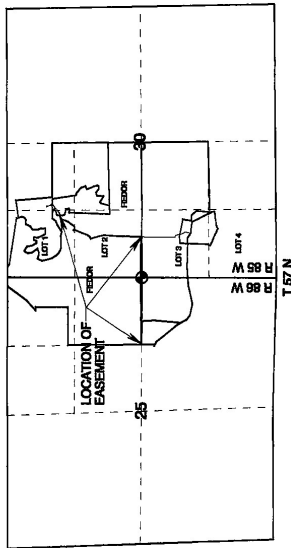
Basis of bearing is Wyoming State Plane (East Central Zone).



# EXHIBIT "B1"

showing  
16' UTILITY EASEMENT

LOCATION  
SCALE: 1" = 300'

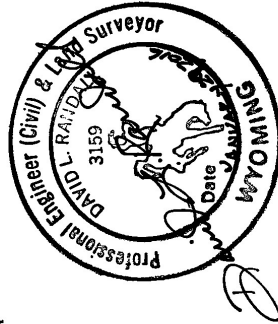


SE 1/4 NE 1/4 of SECTION 25  
TOWNSHIP 57 NORTH, RANGE 86 WEST  
and also situated in  
LOT 1 (NW 1/4 NW 1/4) and LOT 2 (SW 1/4 NW 1/4) of SECTION 30  
TOWNSHIP 57 NORTH, RANGE 88 WEST

SIXTH PRINCIPAL MERIDIAN  
SHERIDAN COUNTY, WYOMING

LANDS OWNED BY JACK M. and CONNIE K. FIEDOR

ACCORDING TO  
P.O. BOX 71  
RANCHESTER, WY 82839  
MONTANA DAKOTA UTILITIES,  
2224 DRY RANCH ROAD  
SHERIDAN, WY 82801



FIEDOR

SE 1/4 NE 1/4

LOT 2  
(SW 1/4 NW 1/4)

POINT OF BEGINNING FOR FIEDOR DESCRIPTION  
1/4 CORNER OF SECTION 25  
1/4 CORNER OF SECTION 30  
TOWNSHIP 57 NORTH, RANGE 88 WEST

N 86°31'53" E 92.82'  
N 87°41'05" E 95.78'  
S 88°07'48" E 162.06'  
S 88°51'19" E 392.17'  
DIVERGENCE POINT NO. 1  
S 88°51'19" E 392.17'  
ELECTRICAL TRANSFORMER  
TERMINUS POINT NO. 1  
S 87°55'19" E 19.79'

16' WIDE EASEMENT  
8' ON EACH SIDE  
OF CENTERLINE

MARY F. PEARCE  
FAMILY TRUST

PEARCE RANCH, LLO

NE 1/4 SE 1/4

TERMINUS  
POINT NO. 1

16' WIDE EASEMENT  
8' ON EACH SIDE  
OF CENTERLINE

N 88°36'13" E - 403.11'  
S 89°12'00" E - 241.65'  
FIEDOR  
PEARCE  
1/4 CORNER BETWEEN SECTION 30 AND 25  
WEST 1/4 CORNER OF SECTION 30,  
TOWNSHIP 57 NORTH, RANGE 88 WEST  
EAST 1/4 CORNER OF SECTION 25,  
TOWNSHIP 57 NORTH, RANGE 88 WEST

LOT 3  
(NW 1/4 SW 1/4)

MATCH POINT FOR  
FIEDOR EXHIBITS  
N 4°38'29" E 191.78'  
N 2°47'20" E 230.24'  
FIEDOR  
16' WIDE EASEMENT  
8' ON EACH SIDE  
OF CENTERLINE

DIVERGENCE  
POINT NO. 2  
S 87°45'45" W 90.83'  
TERMINUS  
POINT NO. 2

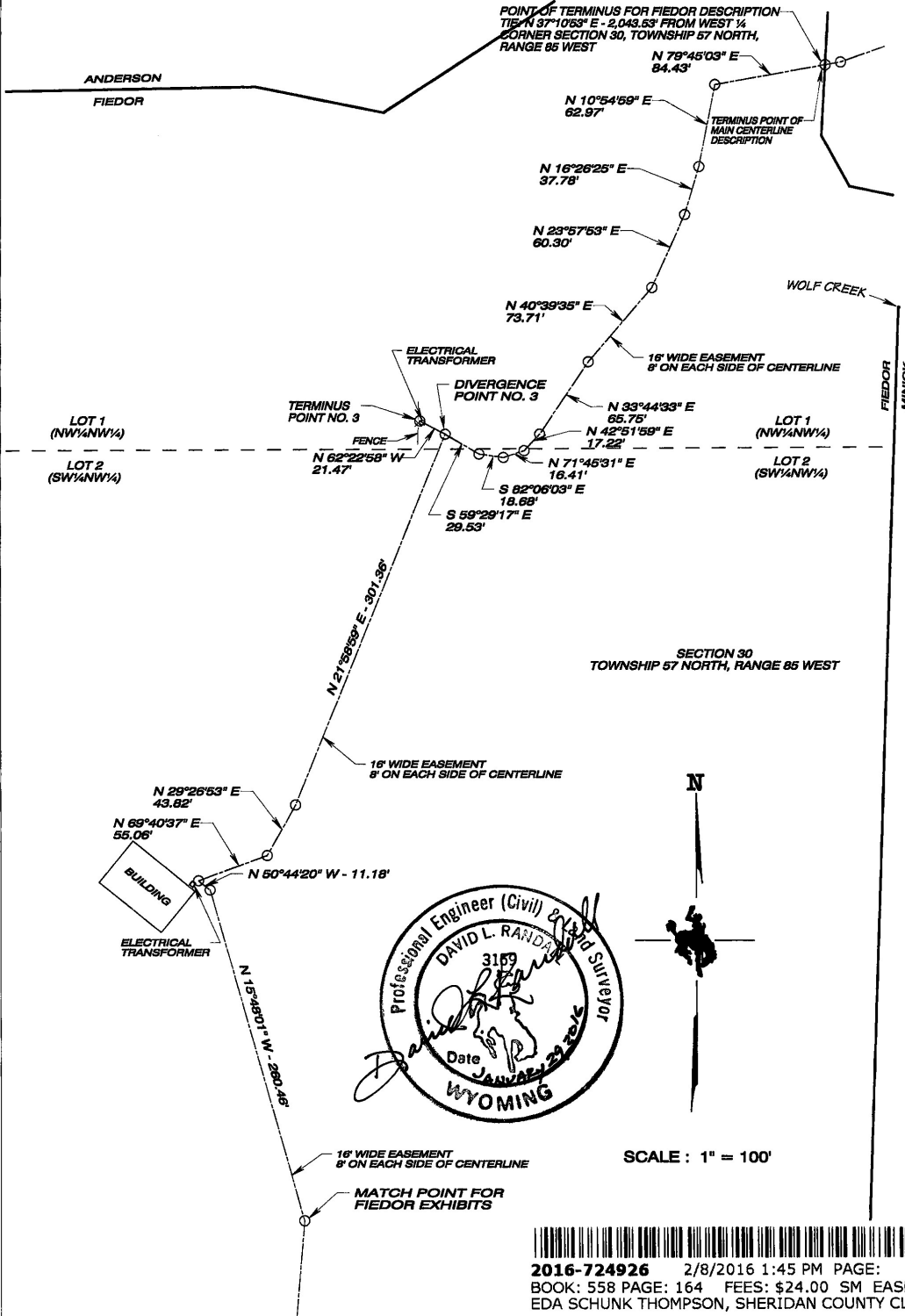
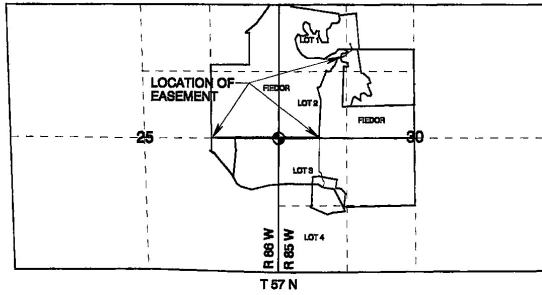
SCALE: 1" = 200'

DRAWN BY REX RANDALL - JANUARY 27, 2016  
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

# EXHIBIT "B2"

showing  
16' UTILITY EASEMENT  
situated in  
SE¼NE¼ of SECTION 25  
TOWNSHIP 57 NORTH, RANGE 86 WEST  
and also situated in  
LOT 1 (NW¼NW¼) and LOT 2 (SW¼NW¼) of SECTION 30  
TOWNSHIP 57 NORTH, RANGE 85 WEST  
of the  
SIXTH PRINCIPAL MERIDIAN  
SHERIDAN COUNTY, WYOMING  
across  
LANDS OWNED by JACK M. and CONNIE K. FIEDOR  
RANCHESTER, WY 82839  
for  
MONTANA DAKOTA UTILITIES  
2324 DRY RANCH ROAD  
SHERIDAN, WY 82801

LOCATION  
SCALE: 1" = 3000'



2016-724926 2/8/2016 1:45 PM PAGE: 5 OF 5  
BOOK: 558 PAGE: 164 FEES: \$24.00 SM EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## NO. 2016-724926 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
MONTANA DAKOTA UTILITIES CO 2324 DRY RANCH RD  
SHERIDAN WY 82801

DRAWN BY REX RANDALL - JANUARY 27, 2016  
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING