

RECORDED JUNE 22, 1992 BK 351 PG 267 NO 112672 RONALD L. DAILEY, COUNTY CLERK

2072016-79
(Rev. 5/85)

ELECTRIC LINE EASEMENT
MONTANA-DAKOTA UTILITIES CO.

THIS EASEMENT, made this 3rd day of June 1992 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: **PK Ranch Company, A Wyoming Corporation**

whose address is **782 Soldier Creek Road, Sheridan, WY 82801**

WITNESSETH, that for valuable considerations received, OWNER does hereby grant unto COMPANY, its successors and assigns, an easement to construct, reconstruct, increase the capacity of, operate, maintain, repair, replace and remove one electric line, consisting of pole structures supporting one or more electric 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, maintaining, repair and removal of said electric line, and to cut and trim trees and shrubbery located within 15 feet of the center line of said line or where they 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 from overhead to an underground line at some future time. OWNER, hereby grants to company, its successors and assigns, the right at all reasonable times to enter upon said premises for the purpose of constructing, reconstructing, increasing the capacity of, maintaining, repairing or removing said electric line and for the purpose of doing all necessary work in connection therewith. 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 or COMPANY'S rights hereunder.

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 center line where necessary to support said electric line. COMPANY hereby agrees that it will pay any and all damages that may result to the crops, fences, buildings and improvements on said premises caused by constructing, reconstructing, increasing the capacity of, maintaining, repairing, converting to underground, operating or removing said electric line. 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. This easement is appurtenant to the following described real estate, situated in the County of **Sheridan** State of **Wyoming**, namely:

(O V E R)



IN WITNESS WHEREOF, OWNER has executed this easement as of the day and year first above written:
BY: Donald H. Roberts Title: President
 Donald M. Roberts Title: Secretary
COUNTY OF **WYOMING** : ss. County Of **Sheridan**
On this **3rd** day of **June** 19 **92**, before me personally appeared **Donald H. Roberts and Donald M. Roberts** known to me to be the same persons, described in and who executed the above and foregoing instrument and acknowledged to me that they executed the same, and acknowledged the foregoing instrument, and acknowledged to me that such corporation executed the same.)

Notary Public: _____
State of _____
County: _____
My Commission Expires February 27, 1993
My Commission No. **1071-115-15588-111**
L.R.R. No. **1734**
TRACT NO. _____
W.O. _____
(THIS SPACE FOR RECORDING DATA ONLY)

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A strip of land thirty (30) feet wide lying fifteen (15) feet each side of a centerline situated in the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 8, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 8; thence N70°22'47"W, 1324.10 feet to the POINT OF BEGINNING of the herein described strip of land; thence N44°10'11"W, 52.69 feet along said centerline to a point, said point being fifteen (15) feet east of the east right of way line of the Beckton-Wolf Creek County Road; thence fifteen (15) feet east from and parallel to said east right of way line N00°00'41"E, 1439.20 feet along said centerline to a point; thence fifteen (15) feet east from and parallel to said east right of way line N64°51'10"W, 43.12 feet along said centerline to the POINT OF TERMINUS of said strip of land, said point lying on the west line of said E $\frac{1}{2}$ SW $\frac{1}{4}$, and said point being N34°17'13"W, 2347.94 feet from said south quarter corner of Section 8.

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

A strip of land thirty (30) feet wide lying fifteen (15) feet each side of a centerline situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 8; thence N39°50'16"W, 3373.08 feet to the POINT OF BEGINNING of the herein described strip of land, said point lying on the south line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence N36°10'08"W, 126.70 feet along said centerline to a point, said point being fifteen (15) feet easterly of the easterly right of way line of the Beckton-Wolf Creek County Road; thence fifteen (15) feet easterly from and parallel to said easterly right of way line N25°08'55"W, 963.16 feet along said centerline to the POINT OF TERMINUS of said strip of land, said point lying on the west line of said Section 8 and being N36°34'43"E, 4438.37 feet from said south quarter corner of Section 8.

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

A strip of land thirty (30) feet wide lying fifteen (15) feet each side of a centerline situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and the W $\frac{1}{2}$ of Section 6, Township 55 North, Range 85 West; SW $\frac{1}{4}$ of Section 31, Township 56 North, Range 85 West; and the E $\frac{1}{2}$ of Section 36, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the southwest corner of said Section 6, thence N82°32'46"E, 3996.54 feet to the POINT OF BEGINNING of the herein described strip, said point lying on a fence line being the common boundary fence between P.K. Ranch Company and Robert T. Tate; thence S86°22'53"W, 1333.00 feet along said centerline to a point; thence N00°10'45"W, 1009.84 feet along said centerline to a point, said point being fifteen (15) feet west of a fence line being the common boundary

fence line between said P.K. Ranch Company and Robert T. Tate; thence fifteen (15) feet west from and parallel to said fence line N00°20'07"E, 5290.42 feet along said centerline to a point; thence fifteen (15) feet south from and parallel to said fence line S89°33'55"W, 3969.54 feet along said centerline to a point; thence N23°10'23"W, 1117.69 feet along said centerline to a point; thence N21°47'15"W, 526.65 feet along said centerline to a point; thence N23°07'27"W, 950.74 feet along said centerline to the POINT OF TERMINUS of said strip of land, said point being N14°16'50"W 9385.50 feet from said southwest corner of Section 6.

A strip of land thirty (30) feet wide lying fifteen (15) feet each side of a centerline situated in the N1 $\frac{1}{2}$ of Section 36, and the S1 $\frac{1}{2}$ S1 $\frac{1}{2}$ Section 25, All in Township 56 North, Range 86 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the southeast corner of said Section 1, Township 55 North, Range 86 West; thence N14°19'43"W, 9348.07 feet to the POINT OF BEGINNING of the herein described strip of land; thence N06°17'03"W, 457.16 feet along said centerline to a point; thence N12°58'23"W, 490.70 feet along said centerline to a point; thence N08°35'51"W, 790.74 feet along said centerline to the POINT OF TERMINUS of said strip of land, said point being N13°31'46"W, 11079.16 feet from said southeast corner of Section 1.

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