

MONTANA-DAKOTA UTILITIES CO.
ELECTRIC LINE EASEMENT

THIS EASEMENT, made this 25th day of September, 2015, 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:

Sheridan County School District No. 1

whose address is 1127 Dayton Street, Ranchester, WY

WITNESSETH, that for valuable considerations received, OWNER does hereby grant unto COMPANY, its successors and assigns, an easement as laid out and/or surveyed with the right to construct, reconstruct, increase the capacity of, operate, maintain, repair and removal of buried or semiburied electric distribution system, street lighting system or communication system, or any combination thereof including the necessary cables, pedestals, transformers, transformer bases and other fixtures and apparatus in connection therewith, and also 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, maintenance, repair, and removal of said electric line, and to cut and trim trees and shrubbery located within 20 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 either overhead, as described above, or underground, or the said line, if constructed overhead, may be converted 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, converting to underground, 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 hereof 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:

An electric line easement situated in the SE1/4SE1/4 of Section 13, and the NE1/4NE1/4 of Section 24, Township 57 North, Range 86 W, 6th P.M., Sheridan County, Wyoming, as described in Exhibit "A" and as shown in Exhibit "B" attached hereto and by this reference made a part hereof;

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

Jeremy W. Smith
Jeremy W. Smith
Business Manager
Sheridan County School District No. 1

STATE OF Wyoming
COUNTY OF Sheridan :ss

On this 25th day of September, 2015, before me personally appeared Jeremy W. Smith

known to me to be the same 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 _____ 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.)

Carla W. Reichert
Notary Public, Sheridan County,
State of Wyoming
Residing at Dayton WY



My Commission Expires: March 10, 2017
W.O. _____ TRACT NO. _____ L.R.R NO. _____



LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: Sheridan County School District No. 1
October 16, 2014

Re: Electric Line Easement to Montana-Dakota Utilities Company, A division of MDU Resources Group, Inc., and or any of their respective successors and assigns.

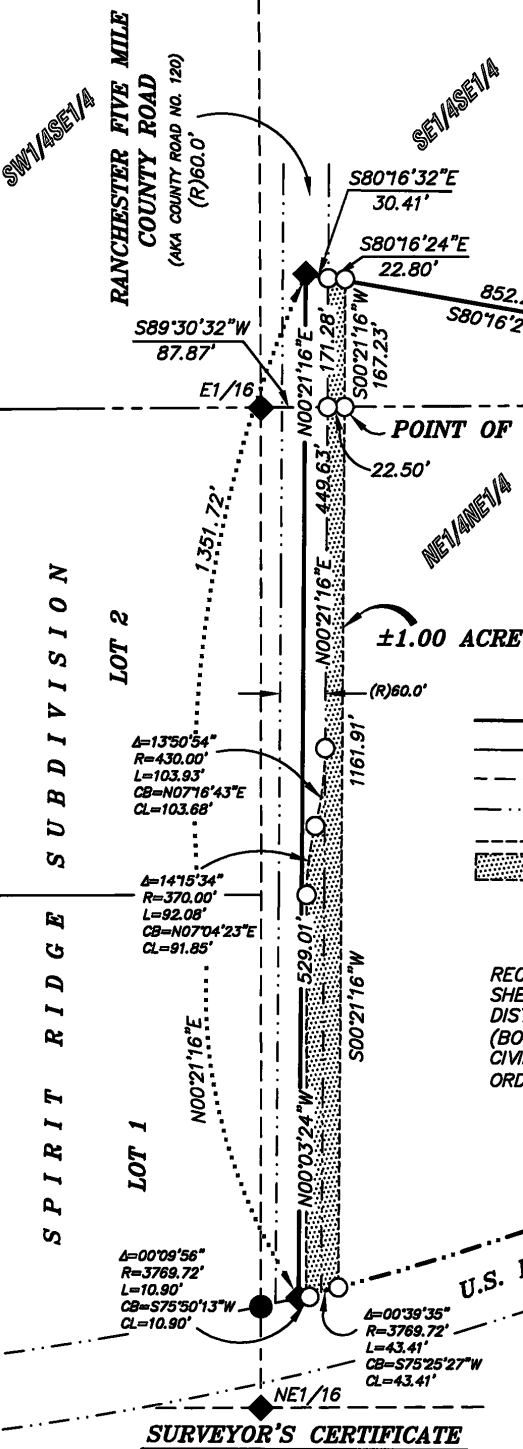
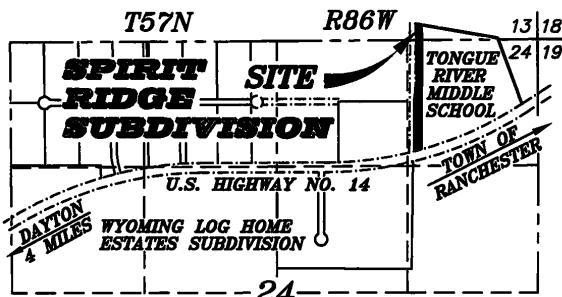
An electric line easement situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13, and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said electric line easement being more particularly described as follows:

Commencing at the southeast corner of said Section 13 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6594); thence S89°30'32"W, 1257.52 feet along the south line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 13 to the **POINT OF BEGINNING** of said easement; thence S00°21'16"W, 1161.91 feet to a point, said point lying on the northerly right-of-way line of U.S. Highway No. 14; thence, along said northerly right-of-way line of U.S. Highway No. 14 through a non-tangent curve to the right, having a central angle of 00°39'35", a radius of 3769.72 feet, an arc length of 43.41 feet, a chord bearing of S75°25'27"W, and a chord length of 43.41 feet to a point; thence N00°03'24"W, 529.01 feet to a point; thence, through a curve to the right, having a central angle of 14°15'34", a radius of 370.00 feet, an arc length of 92.08 feet, a chord bearing of N07°04'23"E, and a chord length of 91.85 feet to a point; thence, through a reverse curve to the left, having a central angle of 13°50'54", a radius of 430.00 feet, an arc length of 103.93 feet, a chord bearing of N07°16'43"E, and a chord length of 103.68 feet to a point, said point lying on the east right-of-way line of Ranchester Five Mile County Road, (AKA County Road No. 120); thence N00°21'16"E, 449.63 feet along said east right-of-way line of Ranchester Five Mile County Road, (AKA County Road No. 120) to a point, said point lying on the south line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 13; thence, continue N00°21'16"E, 171.28 feet along said east right-of-way line of Ranchester Five Mile County Road, (AKA County Road No. 120) to a point, said point lying on the north line of a tract of land described in Book 299 of Deeds, Page 201; thence S80°16'24"E, 22.80 feet along the north line of said tract described in Book 299 of Deeds, Page 201 to a point; thence S00°21'16"W, 167.23 feet to the **POINT OF BEGINNING** of said easement.

Said electric line easement contains 1.00 acre of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

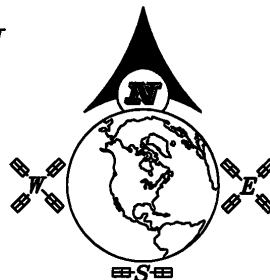
EXHIBIT "B"



LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 6594
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- PROPERTY/DEED LINE
- - - SECTION LINE
- - - INTERIOR SECTION LINE
- - - HIGHWAY OR COUNTY ROAD RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- ▨ ELECTRIC LINE EASEMENT

RECORD OWNER:
SHERIDAN COUNTY SCHOOL
DISTRICT NO. 1
(BOOK 299, PAGE 201)
CIVIL ACTION 180-5-83 COURT
ORDER (BOOK 278, PAGE 505)

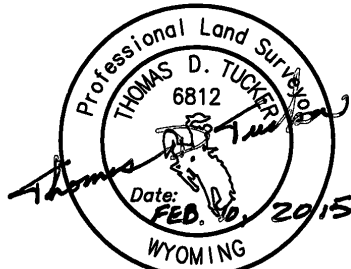


SCALE: 1"=200'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000024
DISTANCES ARE SURFACE

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" ELECTRIC LINE EASEMENT

CLIENT: MONTANA-DAKOTA UTILITIES CO.

LOCATION: SE1/4SE1/4, SECTION 13, NE1/4NE1/4, SECTION
24, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH
P.M., SHERIDAN COUNTY, WYOMING

RESTFELDT
SURVEYING

2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2014-053
DN: 2014-053-E2
PF: T2013-042
OCTOBER 17, 2014

NO. 2015-723892 EASEMENT

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

2015-723892 12/14/2015 2:19 PM PAGE: 3
BOOK: 557 PAGE: 186 FEES: \$18.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK