

UNDERGROUND EASEMENT CABLE TELEVISION, COMMUNICATION, ELECTRIC AND GAS LINES

THIS EASEMENT, made this 15th day of October, 2004, between MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC., a corporation, QWEST CORPORATION, a corporation, and BRESNAN COMMUNICATIONS, a corporation, hereinafter referred to as 'COMPANIES,' and the following named persons, hereinafter, whether singular or plural, referred to as 'OWNER,' namely:

SYSTEM LAND, LLC
13 CEMETARY ROAD, SHERIDAN, WYOMING 82801

WITNESSETH, 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, pedestals, 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 10 feet wide across the following-described real estate, situated in the County of SHERIDAN, State of WYOMING, to wit:

A strip of land (10) ten feet wide situated in the E1/2 SW1/4, Section 28, Township 56 North, Range 84 west, Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof: the east line of said strip being the west line of Scott Addition to the City of Sheridan and more particularly described as follows:

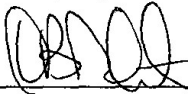
BEGINNING at the northwest corner of said Scott Addition to the **POINT OF TERMINUS** of said strip, said point lying on the north line of Sparrow Hawk Hill Two Subdivision and being the southwest corner of said Scott Addition.

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.



Manager
President

Secretary

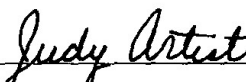
STATE OF Wyoming
COUNTY OF Sheridan :ss

On this 15th day of October, 2004, before me personally appeared Don B. Roberts

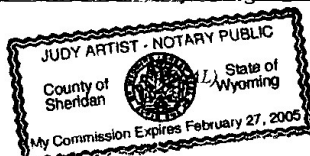
known to me to be the same person described in and who executed the above and foregoing instrument and acknowledged to me that he executed the same, (known to me to be the manager and _____ respectively, of

(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 Sheridan, Wyoming



660433 EASEMENT
BOOK 513 PAGE 0316
RECORDED 01/20/2010 AT 10:05 AM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

My Commission Expires: 2/27/05

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

EXHIBIT "B"

COUNTRY CLUB
ADDITION

NW SCOTT
ADDITION
LOT 5

LOT 4

LOT 3

10.0'
LOT 6

LOT 7

LOT 8

LOT 26

SCOTT ADDITION
LOT 25

LOT 24

LOT 10

LOT 11

LOT 12

RECORD OWNER'S:
SYSTEM LAND, LLC.
BOOK 442, PAGE 89

NE1/4SW1/4

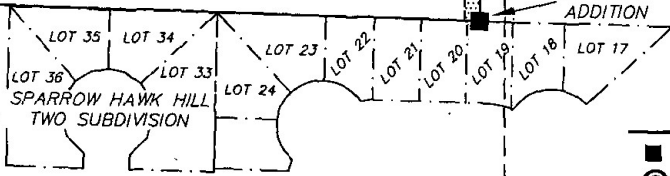


SCALE: 1"=200'
BASIS OF BEARINGS IS WYOMING STATE PLANE
(EAST CENTRAL ZONE)
DATUM: NAD 83(1993), NAVD 88 (U.S. FEET)
PAF: 1.000270458

1382.25'
S01°10'28"W

10.0'

SW SCOTT
ADDITION



SE1/4SW1/4

LEGEND

- FOUND 3" BRASS CAP PER PE & LS 537
- FOUND 1 1/2" ALUMINUM CAP PER LS 2615
- NOT FOUND/NOT SET/CALCULATED POSITION
- PROPERTY LINES
- - - INTERIOR SECTION LINE
- X-X- FENCE LINE
- ▨ EASEMENT LINE

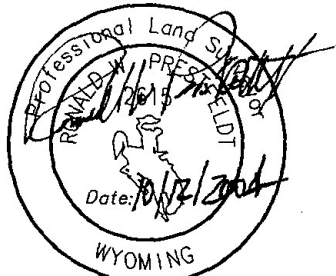
NOTE:

1. UTILITY EASEMENT FOR MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC., AND OR ANY OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT 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.



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

EXHIBIT "B"

10.0' ELECTRIC, GAS
AND COMMUNICATION
LINE EASEMENT

CLIENT: MONTANA-DAKOTA UTILITIES

LOCATION: E1/2SW1/4, SECTION 28, T56N, R84W,
6TH P.M., SHERIDAN COUNTY, WYOMING.

PRESTFELDT
SURVEYING

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

JN: 24118
DN: 2004118D
MDU EASE
OCTOBER 12, 2004

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