



20154(10-77)
 (Rev. 1/88)
 Rev. (8-04)

MONTANA-DAKOTA UTILITIES CO. UNDERGROUND EASEMENT

THIS EASEMENT, made this 26th day of May, A.D., 20 22, 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 persons, herein, whether singular or plural, called "OWNER," namely:

[Owner's name and mailing address]

Brandon Finney, Finney Properties, LLC DBA Letrac Development
 105 Saddlecrest Dr, Sheridan WY 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 10 feet in width, being 5 feet left, and 5 feet right of the center line as laid out and/or surveyed, or as finally installed on the hereinafter described lands, together with the right to construct, reconstruct, operate, maintain, repair, remove and replace a gas pipeline or lines, including necessary pipes, poles, and fixtures, and a buried or semiburied electric distribution system, street lighting system, or any combination thereof 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, situated in the County of Sheridan, State of Wyoming, namely:

See Exhibit A - Record of Survey for legal description and utility easement details.

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 constructing, 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.

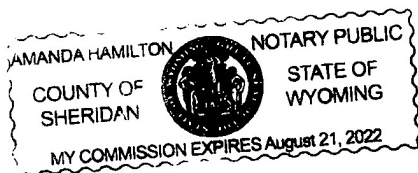
Brandon Finney

STATE OF Wyoming
 COUNTY OF Sheridan ss

On this the 26 day of May, 20 22, before me personally appeared Brandon Finney

known to me, or satisfactorily proved to be the person described in and who executed the above and fore going instrument and acknowledged to me that he executed the same (known to me to be the owner and CEO respectively, of the corporation that is described in and that executed the foregoing instrument, acknowledged to me that such corporation executed the same.)

(THIS SPACE FOR RECORDING DATA ONLY)



Amanda Hamilton [Signature]
Notary Public, Sheridan County,
State of Wyoming
Residing at _____

(SEAL)

My commission Expires 8/21/22

WO _____ TRACT NO _____ LRR NO _____



"EXHIBIT A" RECORD OF SURVEY

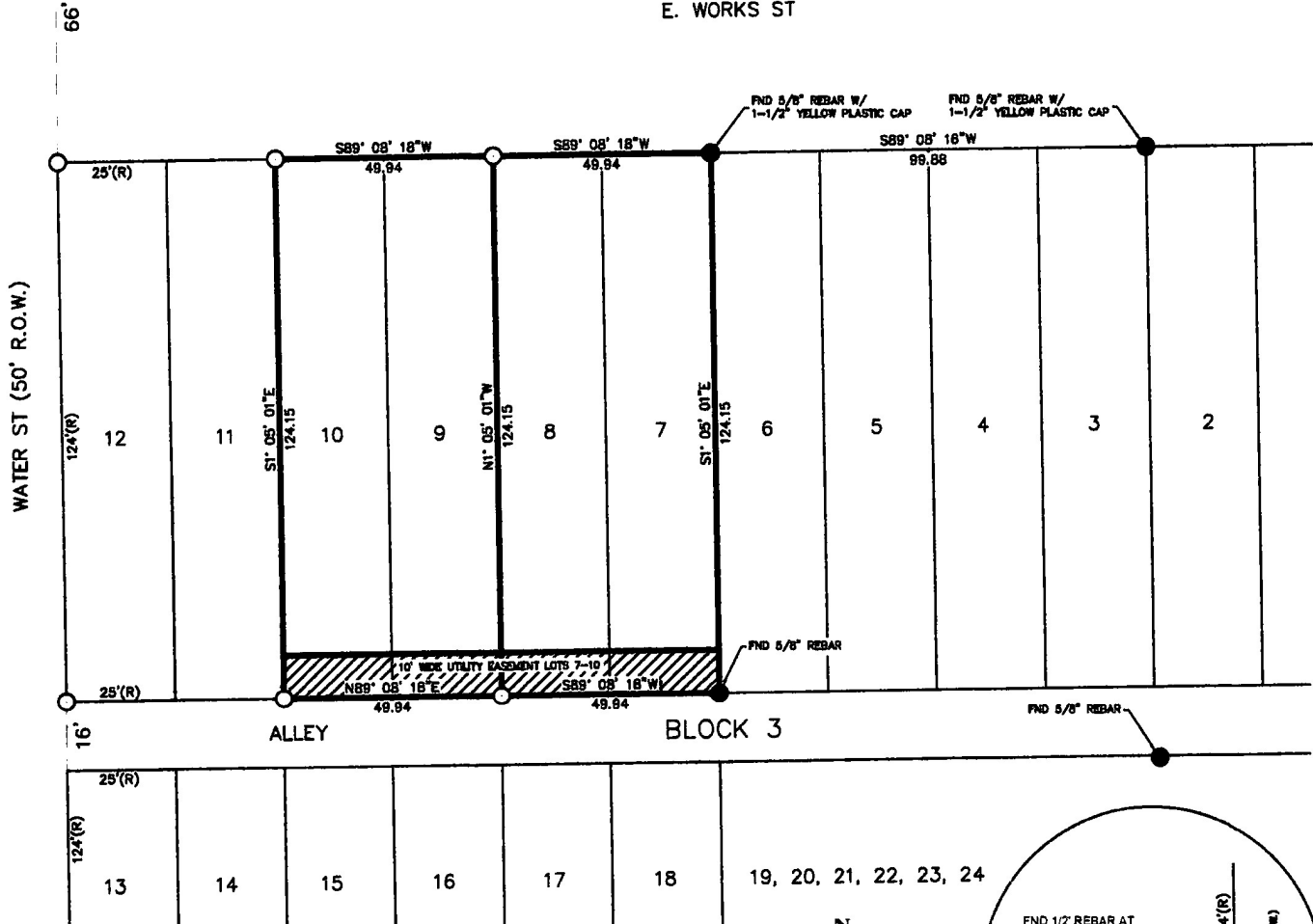
LOT 7, 8, 9, AND 10, BLOCK 3, PALMER'S ADDITION TO THE TOWN, NOW CITY OF SHERIDAN,
SHERIDAN COUNTY, WYOMING,
BEING PART OF THE NE 1/4 SW 1/4 OF SECTION 26,
T 56 N, R 84 W, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

BLOCK 12

NO. 2022-779387 EASEMENT

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

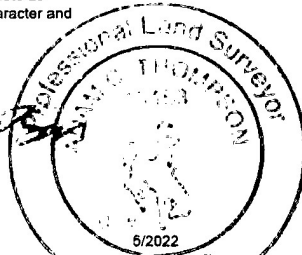
E. WORKS ST



SURVEYOR'S CERTIFICATE

I Adam C. Thompson, a Wyoming Professional Land Surveyor, do hereby certify that I have reviewed the survey shown on the attached drawing in May 2022, and that said survey is true and complete as shown and that the monuments found and set are of the character and occupy the positions shown thereon.

Adam C. Thompson,
Wyoming PLS No. 13153



LEGEND:

- -SET 5/8" REBAR WITH 1-1/2" ALUM CAP LS#13153
- -FOUND MONUMENT AS NOTED
- (R) -RECORD

BASIS OF BEARING:
WYOMING EAST CENTRAL (GRID) -
NAD83 (2011) (EPOCH:2010)
BASIS OF ELEVATION:
NAVD 88 (GEOID 18)



Interstate Engineering, Inc.
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Suite #603
Sheridan, WY 82801
O: (307) 675-4902
www.interstateeng.com
Offices in Minnesota, Montana, North Dakota, South Dakota and Wyoming

PROPERTY SURVEY OF LOTS 7, 8, 9, AND 10
FINNEY PROPERTIES, LLC
CITY OF SHERIDAN, SHERIDAN COUNTY, WY

"EXHIBIT A" - RECORD OF SURVEY

Drawn By: AS Surveyed By: AS Project No: W22-08-028
Checked By: AT Designed By: AS Date: 05/2022

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