

**MONTANA-DAKOTA UTILITIES CO.  
 UNDERGROUND GAS & ELECTRIC LINE EASEMENT**

THIS EASEMENT, made this 10<sup>th</sup> day of January, A.D., 2022 between MONTANA-DAKOTA UTILITIES CO., A SUBSIDIARY 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:

**Corey J. Jost & Vicki L. Jost**  
 1100 West View Drive  
 Sheridan, Wyoming 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 20.0 feet in width as laid out and/or surveyed 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 semi buried 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:

An underground gas and electric line easement situated in the NW¼NW¼ of Section 33, Township 56 North, Range 84 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming. Said underground gas and electric line easement encumbers a portion of a Deed recorded at the Sheridan County Clerk's Office, Sheridan County, Wyoming, dated December 15, 2005, in Book 470 of Deeds, Page 29. The underground gas and electric line easement is described in a Legal Description (EXHIBIT "A") and shown on a Drawing (EXHIBIT "B").

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 without first notifying said COMPANY. If a conflict with engineering works or other structures over or under would interfere with the underground lines both the OWNER and the COMPANY will share equally in the expense to relocate said line, or lines.

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 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

Corey J. Jost

Vicki L. Jost

STATE OF WYOMING )  
 ) ss.  
 COUNTY OF SHERIDAN )

On this the 10<sup>th</sup> day of January, 2022, before me personally appeared Corey J. Jost & Vicki L. Jost, known to me, or satisfactorily proved to be the persons described in and who executed the above and fore going instrument and acknowledged to me that they executed the same.

(This space for recording data only)



SEAL

My Commission Expires 12/01/2024

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

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**Record Owners: Corey J. & Vicki L. Jost**  
**December 22, 2021**

**Re: Underground Gas & Electric Line Easement** to Montana-Dakota Utilities Co. a Subsidiary of MDU Resources Group, Inc., and or any of their respective successors and assigns.

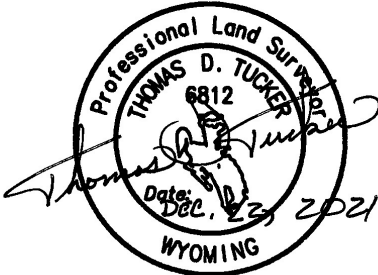
An underground gas & electric line easement situated in the NW¼NW¼ of Section 33, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said easement being more particularly described as follows:

Commencing at the northwest corner of said Section 33 (Monumented with a 3¼" Aluminum Cap per PE&LS 3864); thence S25°11'04"E, 1328.90 feet to the **POINT OF BEGINNING** of said easement; said point being the northwest corner of a tract of land described in Document Number 2021-770677 and lying on the south right-of-way line of West Loucks Street (AKA Wyoming State Highway No. 331); thence, along the westerly line of said tract described in Document Number 2021-770677 through a curve to the right, having a central angle of 25°52'44", a radius of 150.00 feet, an arch length of 67.75 feet, a chord bearing of N89°56'04"E, and a chord length of 67.18 feet to a point; thence S72°38'38"W, 99.77 feet to a point, said point lying on the southeasterly line of a tract of land described in Book 584 of Deeds, Page 465; thence N43°22'41"E, 40.84 feet along said southeasterly line of said tract described in Book 584 of Deeds, Page 465 to the **POINT OF BEGINNING** of said easement.

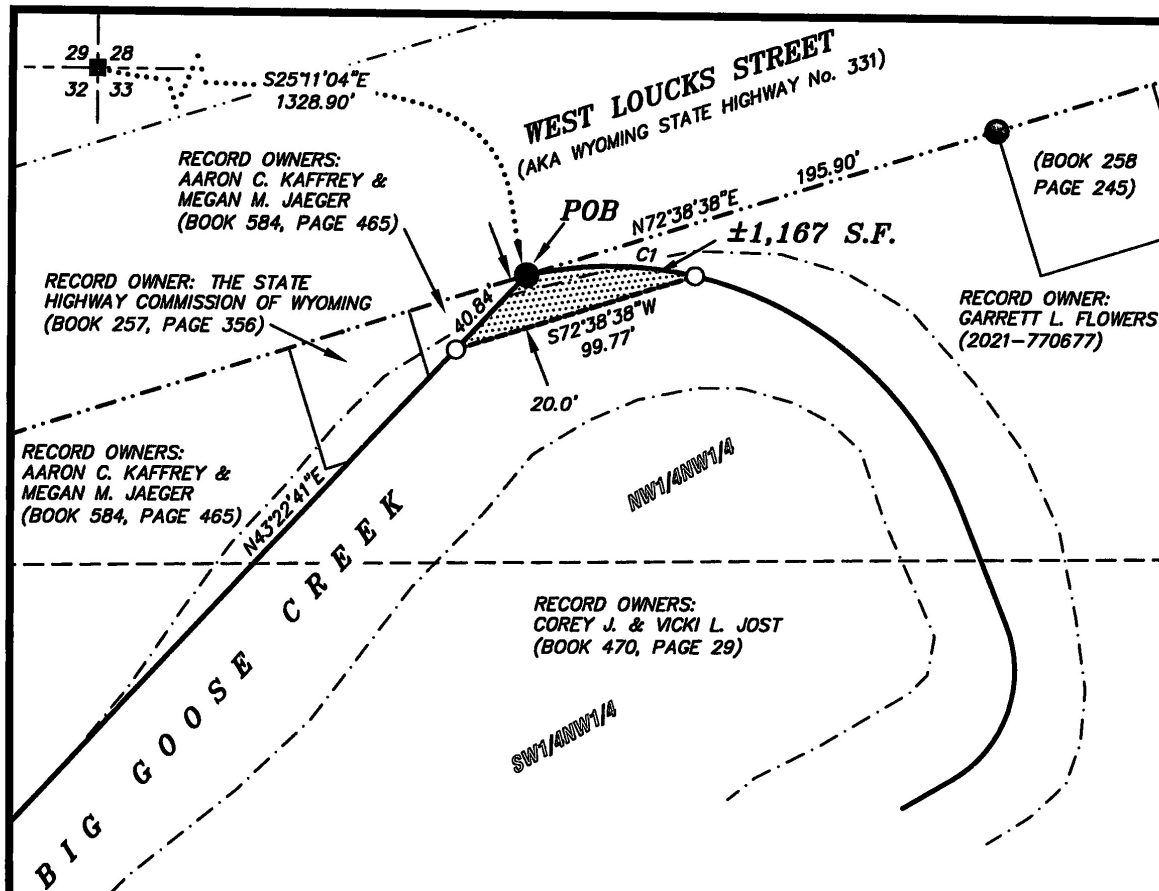
Said underground gas & electric line easement contains 1,167 square feet of land, more or less. Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

**SURVEYOR'S STATEMENT**

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	25°52'44"	150.00'	67.75'	N89°56'04"E	67.18'



SCALE: 1"=60'

BEARINGS ARE BASED ON THE  
WYOMING COORDINATE SYSTEM  
NAD 1983, EAST CENTRAL ZONE  
DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)  
DAF: 1.000235  
DISTANCES ARE SURFACE

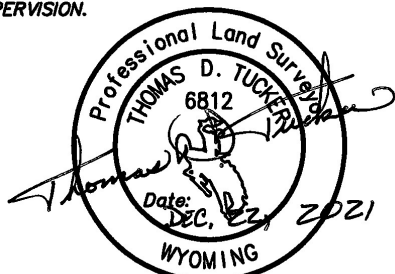
### LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/2" ALUMINUM CAP PER PE&LS 3864
- CALCULATED: NOTHING FOUND/NOTHING SET
- POB POINT OF BEGINNING
- PROPERTY LINE
- - - SECTION LINE
- - - INTERIOR SECTION LINE
- - - EDGE OF BIG GOOSE CREEK
- - - HIGHWAY RIGHT-OF-WAY LINE
- ▨ UNDERGROUND GAS & ELECTRIC LINE EASEMENT (±1,167 S.F.)

### SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss  
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"

### NO. 2022-775604 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
PRESTFELDT SURVEYING 2340 WETLANDS DR  
SHERIDAN WY 82801

2022-775604 1/11/2022 11:10 AM PAGE: 3 OF 3  
FEES: \$18.00 SM EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### EXHIBIT "B" UNDERGROUND GAS & ELECTRIC LINE EASEMENT

CLIENT: MONTANA-DAKOTA UTILITY COMPANY

LOCATION: NW1/4NW1/4, SECTION 33, T56N, R84W, 6th P.M.  
SHERIDAN COUNTY, WYOMING



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

JN: 2020-044 SJ: 6  
DN: 2020-044-SJ6-ESMT  
TAB: ESMT  
PF: T2020-044  
REVIEWED BY: JSP & CT  
DECEMBER 22, 2021