

**MONTANA-DAKOTA UTILITIES CO.  
UNDERGROUND ELECTRIC RIGHT-OF-WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned S.K. Johnston Jr.  
of hereinafter called OWNER (whether one or more), for and in consideration of One Dollar (\$1.00) and other good and valuable  
consideration, the receipt of which is hereby acknowledged, grants and warrants to MONTANA-DAKOTA UTILITIES CO., a  
Division of MDU RESOURCES GROUP, INC., a corporation, of 400 North Fourth Street, Bismarck, North Dakota 58501,  
COMPANY, and to its successors and assigns, a perpetual right-of-way and easement for the construction, reconstruction,  
replacement, operation, maintenance, repair and removal of buried or semiburied electric distribution system including the necessary  
cables, pedestals, poles, transformers, transformer bases and other fixtures and apparatus in connection therewith, to be located upon,  
under and within the following real estate in Sheridan County, State of Wyoming, namely:

An Underground Easement situated in Section 6, Township 53 North, Range 83 West and Section 1, Township 53 North,  
Range 84 West of the 6<sup>th</sup> P. M., Sheridan County, Wyoming; said easement being more particularly described in EXHIBIT  
"A" and shown in EXHIBIT "B" attached hereto and by this reference made a part hereof.

COMPANY hereby agrees that it will pay any and all damages that may result to the crops, fences, buildings, existing roadway  
and improvements on said premises caused by constructing, reconstructing, replacing, maintaining, repairing, operating or removing  
said electric line.

COMPANY hereby agrees that all lines will be installed at a minimum depth of 42".

COMPANY hereby agrees that all existing overhead lines will be removed except for the last 950' up the steep hill to the towers.  
Three poles and associated wires

OWNER, its successors and assigns, agree 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 lines or COMPANY'S rights hereunder.

The OWNER also hereby grants to COMPANY, its successors and assigns, the right of ingress and egress for the purposes of the  
easement and right-of-way described herein.

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 signed this grant of easement this 15 day of Sept.

S. K. Johnston Jr.

STATE OF Tennessee

);ss

COUNTY OF Hamilton

On this 15<sup>th</sup> day of September, 2011, before me personally appeared S. K. Johnston Jr.

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.)

Notary Public, Hamilton County,

State of Tennessee

Residing at Chattanooga, Tennessee

STATE  
OF  
TENNESSEE  
NOTARY  
PUBLIC  
My Commission Expires

(SEAL)

2/22/2012

W.O. 76835 L.R.R NO

FILE NO. \_\_\_\_\_ TRACT NO. \_\_\_\_\_

**EXHIBIT "A"**

**Record Owner: S.K. Johnston, Jr.  
December 12, 2011**

**Re: 16.0' Underground Electric Line Easement for Montana-Dakota Utilities Company, a Division of MDU Resource Group, Inc., and or any of their respective successors and assigns.**

An underground electric line easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 5, Section 6, Township 53 North, Range 83 West, and the N $\frac{1}{2}$  of Section 1, Township 53 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 centerline being more particularly described as follows:

Commencing at the northwest corner of said Section 5 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S00°37'25"E, 2162.46 feet to the **POINT OF BEGINNING** of said easement, said point lying on an existing North-South fence line; thence S70°45'03"W, 16.45 feet along said centerline to a point; thence S57°37'27"W, 100.69 feet along said centerline to a point, said point lying on the west line of said Section 5, and being N01°59'09"E, 398.53 feet from the west quarter corner of said Section 5 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence, continue S57°37'27"W, 30.19 feet along said centerline to a point; thence S46°32'19"W, 48.22 feet along said centerline to a point; thence S63°29'55"W, 136.70 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 28°04'52", a radius of 300.00 feet, an arc length of 147.03 feet, a chord bearing of S77°32'21"W, and a chord length of 145.57 feet to a point; thence N88°25'12"W, 124.31 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 41°02'42", a radius of 250.00 feet, an arc length of 179.09 feet, a chord bearing of S71°03'27"W, and a chord length of 175.29 feet to a point; thence S50°32'05"W, 201.22 feet along said centerline to a point; thence S75°09'03"W, 137.12 feet along said centerline to a point; thence S56°57'02"W, 180.72 feet along said centerline to a point; thence S45°57'49"W, 112.77 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 26°18'28", a radius of 200.00 feet, an arc length of 91.83 feet, a chord bearing of S59°07'03"W, and a chord length of 91.03 feet to a point; thence S72°16'16"W, 275.17 feet along said centerline to a point; thence S78°31'50"W, 132.77 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 36°04'57", a radius of 200.00 feet, an arc length of 125.95 feet, a chord bearing of N83°25'41"W, and a chord length of 123.88 feet to a point; thence N65°23'13"W, 126.77 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 37°47'34", a radius of 200.00 feet, an arc length of 131.92 feet, a chord bearing of N84°17'00"W, and a chord length of 129.54 feet to a point; thence S76°49'12"W, 226.30 feet along said centerline to a point; thence N89°03'11"W, 327.81 feet along said centerline to a point; thence N71°52'33"W, 195.53 feet along said centerline to a point; thence N80°40'02"W, 686.59 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 46°25'38", a radius of 300.00 feet, an arc length of 243.09 feet, a chord bearing of N57°27'13"W, and a chord length of 236.50 feet to a point; thence N34°14'24"W, 155.30 feet along said centerline to a point; thence N13°26'15"W, 116.48 feet along said centerline to a point; thence N20°52'57"W, 70.83 feet along said centerline to a point; thence N12°54'47"E, 98.25 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 43°58'42", a radius of 100.00 feet, an arc length of 76.76

feet, a chord bearing of N09°04'34"W, and a chord length of 74.89 feet to a point; thence N31°03'55"W, 87.23 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 66°58'32", a radius of 150.00 feet, an arc length of 175.34 feet, a chord bearing of N64°33'11"W, and a chord length of 165.53 feet to a point; thence S81°57'33"W, 160.01 feet along said centerline to a point; thence N87°00'52"W, 149.55 feet along said centerline to a point; thence S81°59'26"W, 196.42 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 123°24'41", a radius of 35.00 feet, an arc length of 75.39 feet, a chord bearing of N36°18'14"W, and a chord length of 61.64 feet to a point; thence N25°24'06"E, 102.90 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 84°57'11", a radius of 90.00 feet, an arc length of 133.44 feet, a chord bearing of N17°04'29"W, and a chord length of 121.55 feet to a point; thence N59°33'05"W, 65.22 feet along said centerline to a point; thence N80°21'41"W, 141.00 feet along said centerline to a point; thence N57°08'36"W, 460.92 feet along said centerline to a point; thence N70°37'13"W, 152.81 feet along said centerline to a point, said point being S00°33'59"E, 1355.57 feet from the northwest corner of said Section 6 (Monumented with a 1½" Aluminum Cap per PLS 102); thence N79°53'45"W, 243.61 feet along said centerline to a point; thence S80°56'23"W, 146.13 feet along said centerline to a point; thence S61°52'19"W, 181.85 feet along said centerline to a point; thence S76°29'05"W, 117.13 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 35°02'35", a radius of 100.00 feet, an arc length of 61.16 feet, a chord bearing of N85°59'38"W, and a chord length of 60.21 feet to a point; thence N68°28'20"W, 104.99 feet along said centerline to a point; thence N70°15'02"W, 85.00 feet along said centerline to a point; thence N57°09'04"W, 214.29 feet along said centerline to a point; thence N83°02'32"W, 353.21 feet along said centerline to a point; thence N73°43'56"W, 130.95 feet along said centerline to a point; thence N85°50'04"W, 130.71 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 35°00'31", a radius of 100.00 feet, an arc length of 61.10 feet, a chord bearing of N68°19'49"W, and a chord length of 60.16 feet to a point; thence N50°49'33"W, 160.20 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 125°44'32", a radius of 45.00 feet, an arc length of 98.76 feet, a chord bearing of S66°18'11"W, and a chord length of 80.10 feet to a point; thence S03°25'54"W, 97.83 feet along said centerline to a point; thence S54°13'01"W, 172.99 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 44°55'49", a radius of 300.00 feet, an arc length of 235.25 feet, a chord bearing of S76°40'55"W, and a chord length of 229.27 feet to a point; thence N80°51'10"W, 185.48 feet along said centerline to a point; thence N71°17'10"W, 154.69 feet along said centerline to a point; thence N82°40'54"W, 98.57 feet along said centerline to a point; thence S83°09'20"W, 156.72 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 27°57'38", a radius of 50.00 feet, an arc length of 24.40 feet, a chord bearing of N82°51'51"W, and a chord length of 24.16 feet to a point; thence N68°53'02"W, 170.84 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 58°42'02", a radius of 100.00 feet, an arc length of 102.45 feet, a chord bearing of N39°32'01"W, and a chord length of 98.03 feet to a point; thence N10°11'00"W, 120.00 feet along said centerline to a point; thence N31°56'50"W, 154.84 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 113°34'03", a radius of 55.00 feet, an arc length of 109.02 feet, a chord bearing of N88°43'51"W, and a chord length of 92.03 feet to a point; thence S34°29'07"W, 111.31 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 84°30'33", a radius of 50.00 feet, an arc length of 73.75 feet, a chord bearing of S76°44'23"W, and a chord length of 67.24 feet to a point; thence N61°00'20"W, 154.27

feet along said centerline to a point; thence N45°44'11"W, 55.92 feet along said centerline to a point; thence N66°54'36"W, 213.06 feet along said centerline to a point; thence N80°52'08"W, 64.00 feet along said centerline to a point; thence N61°38'06"W, 404.28 feet along said centerline to a point; thence N71°28'16"W, 188.67 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 39°41'16", a radius of 50.00 feet, an arc length of 34.63 feet, a chord bearing of S88°41'06"W, and a chord length of 33.95 feet to a point; thence S68°50'28"W, 104.45 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 140°41'15", a radius of 42.00 feet, an arc length of 103.13 feet, a chord bearing of N40°48'55"W, and a chord length of 79.11 feet to a point; thence N29°31'43"E, 169.71 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 129°06'59", a radius of 60.00 feet, an arc length of 135.21 feet, a chord bearing of N35°01'46"W, and a chord length of 108.36 feet to a point; thence S80°24'44"W, 58.00 feet along said centerline to a point; thence N65°08'05"W, 70.69 feet along said centerline to a point; thence N77°41'50"W, 142.81 feet along said centerline to a point; thence N38°42'54"W, 62.35 feet along said centerline to a point; thence N60°51'41"W, 71.64 feet along said centerline to a point; thence N22°41'12"W, 120.00 feet along said centerline to a point; thence N36°16'45"W, 105.03 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the north line of said Section 1, and being S89°11'13"E, 175.86 feet from the northwest corner of said Section 1 (Monumented with a 3/4" Aluminum Cap per PLS 2615 & PE&LS 551). Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Said underground electric line easement contains 4.67 acres of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.



| CURVE | DELTA     | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-----------|---------|------------|---------------|--------------|
| C1    | 2804.58°  | 300.00' | 142.03'    | S72°32'21"W   | 145.57'      |
| C2    | 4102.42°  | 250.00' | 179.08'    | S71°13'27"W   | 175.29'      |
| C3    | 2618.28°  | 200.00' | 91.63'     | S59°07'03"W   | 91.63'       |
| C4    | 3614.97°  | 200.00' | 123.99'    | N63°35'41"W   | 123.99'      |
| C5    | 3747.34°  | 200.00' | 131.92'    | N63°17'00"W   | 129.54'      |
| C6    | 4635.36°  | 300.00' | 243.09'    | N57°27'13"W   | 236.50'      |
| C7    | 4538.42°  | 100.00' | 76.76'     | N09°04'34"W   | 74.89'       |
| C8    | 6636.32°  | 150.00' | 175.34'    | N64°33'11"W   | 165.53'      |
| C9    | 12374.41° | 35.00'  | 75.39'     | N17°04'29"W   | 61.64'       |
| C10   | 8437.11°  | 80.00'  | 133.44'    | N17°04'29"W   | 121.55'      |
| C11   | 3502.35°  | 100.00' | 61.16'     | N65°59'48"W   | 60.21'       |
| C12   | 3500.31°  | 100.00' | 61.10'     | N65°59'48"W   | 60.16'       |
| C13   | 12544.32° | 45.00'  | 98.76'     | S56°18'11"W   | 80.10'       |
| C14   | 4435.49°  | 300.00' | 235.25'    | S76°40'55"W   | 229.27'      |
| C15   | 2737.38°  | 50.00'  | 24.40'     | N62°51'51"W   | 24.16'       |
| C16   | 5842.02°  | 55.00'  | 102.45'    | N39°32'01"W   | 98.03'       |
| C17   | 11334.03° | 55.00'  | 109.02'    | N69°43'51"W   | 92.03'       |
| C18   | 6430.33°  | 50.00'  | 73.75'     | S76°44'23"W   | 67.24'       |
| C19   | 3931.16°  | 50.00'  | 73.63'     | S68°31'06"W   | 53.95'       |
| C20   | 14031.15° | 42.00'  | 103.13'    | N40°48'55"W   | 79.11'       |
| C21   | 12905.59° | 60.00'  | 135.21'    | N35°01'46"W   | 108.36'      |

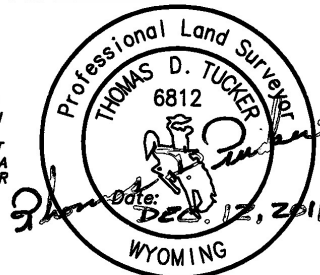
TOTAL AREA = ±4.67 ACRES  
 ± 12,711.17 LINEAL FEET = ±770.4 RODS

| LINE | BEARING     | LENGTH  | LINE | BEARING      | LENGTH  |
|------|-------------|---------|------|--------------|---------|
| L1   | S70°45'03"W | 16.45'  | L30  | N70°33'45"W  | 152.81' |
| L2   | S57°37'27"W | 100.69' | L31  | N70°33'45"W  | 243.61' |
| L3   | S57°37'27"W | 30.19'  | L32  | S80°58'23"W  | 146.13' |
| L4   | S46°32'19"W | 48.22'  | L33  | S81°52'19"W  | 181.85' |
| L5   | S63°28'55"W | 136.70' | L34  | S76°29'05"W  | 112.13' |
| L6   | N69°25'12"W | 124.31' | L35  | N68°28'20"W  | 104.99' |
| L7   | S50°32'05"W | 201.22' | L36  | N70°15'02"W  | 85.00'  |
| L8   | S75°09'03"W | 132.12' | L37  | N57°09'04"W  | 214.29' |
| L9   | S56°57'02"W | 180.72' | L38  | N72°43'59"W  | 130.95' |
| L10  | S45°57'49"W | 112.77' | L39  | N72°43'59"W  | 130.95' |
| L11  | S72°16'16"W | 178.77' | L40  | N65°50'04"W  | 130.71' |
| L12  | S78°31'50"W | 132.77' | L41  | N50°49'53"W  | 160.20' |
| L13  | S65°23'13"W | 126.77' | L42  | S02°55'54"W  | 92.83'  |
| L14  | S76°48'12"W | 226.30' | L43  | S54°13'01"W  | 172.99' |
| L15  | N69°03'11"W | 322.81' | L44  | N60°51'10"W  | 165.48' |
| L16  | N71°52'13"W | 195.53' | L45  | N71°17'10"W  | 154.69' |
| L17  | N60°40'02"W | 686.59' | L46  | N62°40'54"W  | 98.57'  |
| L18  | N54°18'24"W | 155.30' | L47  | S83°09'20"W  | 156.72' |
| L19  | N13°28'15"W | 716.48' | L48  | N68°53'02"W  | 170.84' |
| L20  | N20°52'57"W | 70.83'  | L49  | N101°10'07"W | 120.00' |
| L21  | N12°54'47"E | 98.25'  | L50  | N31°56'50"W  | 154.84' |
| L22  | N31°03'55"W | 160.01' | L51  | S34°29'07"W  | 111.31' |
| L23  | S81°57'13"W | 148.55' | L52  | N61°00'20"W  | 154.27' |
| L24  | N67°00'52"W | 148.55' | L53  | N45°44'11"W  | 55.82'  |
| L25  | S81°58'26"E | 186.42' | L54  | N68°34'35"W  | 213.06' |
| L26  | N26°24'09"E | 102.90' | L55  | N80°52'08"W  | 64.00'  |
| L27  | N59°33'05"W | 65.22'  | L56  | N61°38'05"W  | 404.28' |
| L28  | N60°21'41"W | 141.00' | L57  | N71°28'16"W  | 188.67' |
| L29  | N57°08'36"W | 460.92' | L58  | S80°30'28"W  | 104.45' |

### SURVEYOR'S CERTIFICATE

STATE OF WYOMING :88  
 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"

### 16' UNDERGROUND ELECTRIC LINE EASEMENT

CLIENT: MONTANA-DAKOTA UTILITIES COMPANY

LOCATION: SW1/4NW1/4, SECTION 5, SECTION 6, TOWNSHIP 53 NORTH, RANGE 83 WEST, AND THE N1/2, SECTION 1, TOWNSHIP 53 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

**RESTFELDT SURVEYING**  
 2340 WETLANDS DR., SUITE 100  
 PO BOX 3082  
 SHERIDAN, WY 82901

JN: 2011-020  
 DN: 2011020\_E1

### NO. 2012-700310 RIGHT OF WAY EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 MONTANA-DAKOTA UTILITIES CO 400 N FOURTH ST  
 BISMARCK ND 58501

