

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

THIS EASEMENT, made this 19TH day of JUNE, A.D., 2023, 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:

COMMUNITY IMPACT, LLC
Attn: Jenny Craft, Manager
4 South Main Street
Sheridan, Wyoming 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, easements Varying 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:

Three underground gas and electric line easements situated in Lot Y, Guy Wood Ranch, a Subdivision in Sheridan County, and the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 31, and the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 32, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming. Said underground gas and electric line easements encumber a portion of a Deed recorded at the Sheridan County Clerk's Office, Sheridan County, Wyoming, dated February 13, 2023, Document Number 2023-784004. The underground gas and electric line easements are 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 the 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.

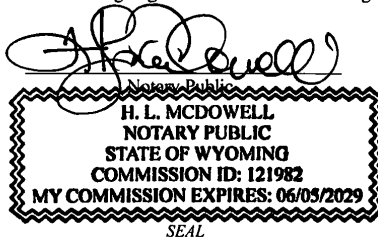
IN WITNESS WHEREOF, OWNER has executed this easement as of the day and year first above written.

COMMUNITY IMPACT, LLC
By: Jenny Craft
Title: Manager

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

On this the 19 day of June, 2023, before me personally appeared Jenny Craft, 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 they executed the same.

(THIS SPACE FOR RECORDING DATA ONLY)



My Commission Expires 6-5-2029

W.O. _____ Tract NO. _____ LLR NO. _____

LEGAL DESCRIPTION
EXHIBIT "A"

June 2, 2023

Record Owner: *Community Impact, LLC*

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

Easement No. 1

An underground gas and electric line easement sixteen (16.0) feet wide, being eight (8.0) feet each side of the following described centerline situated in Lot Y, Guy Wood Ranch, a Subdivision in Sheridan County, and the NW¼SW¼ of Section 32, 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 centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 32 (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence S32°03'46"E, 1026.14 feet to the **POINT OF BEGINNING** of said easement, said point lying on the southerly right-of-way line of Wyoming State Highway No. 331 (AKA Big Goose Road); thence S38°10'49"E, 16.63 feet along said centerline to a point, said point lying on the north line of Vacated Lot D, Guy Wood Ranch, a Subdivision in Sheridan County; thence, continue S38°10'49"E, 8.08 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being S32°12'23"E, 1050.71 feet from said west quarter corner of Section 32. Lengthening or shortening the sidelines of said easement to intersect said boundary line as shown on Exhibit B.

Said underground gas and electric line easement contains 395 square feet of land, more or less. Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

Easement No. 2

An underground gas and electric line easement sixteen (16.0) feet wide, being eight (8.0) feet each side of the following described centerline situated in Lot Y, Guy Wood Ranch, a Subdivision in Sheridan County, and the NW¼SW¼ of Section 32, 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 centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 32 (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence S33°17'43"E, 1051.66 feet to the **POINT OF BEGINNING** of said easement, said point lying on the west line of Lot 1, C5 Subdivision; thence S59°58'12"W, 20.00 feet along said centerline to a point; thence, along said centerline through a non-tangent curve to the right, having a central angle of 67°22'19", a radius of 125.00 feet, an arc length of 146.98 feet, a chord bearing of S40°08'52"W, and a chord length of 138.66 feet to a point; thence S73°50'01"W, 229.62 feet along said centerline to a point, said point lying on the south line of Lot Y, Guy Wood Ranch, a Subdivision in Sheridan County; thence S77°35'00"W, 117.38 feet along said centerline to a point; thence S50°55'11"W, 55.00 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being S04°44'15"E, 1122.71 feet from said west quarter corner of said Section 32. Lengthening or shortening the sidelines of said easement to intersect said boundary lines as shown on Exhibit B.

Said underground gas and electric line easement contains 9,120 square feet of land, more or less. Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

Easement No. 3

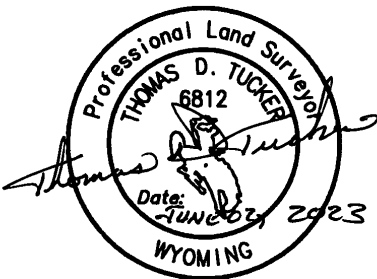
An underground gas and electric line easement situated in Lot Y, Guy Wood Ranch, a Subdivision in Sheridan County, and the E½SE¼ of Section 31, and the W½SW¼ of Section 32, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said easement being more particularly described as follows:

Commencing at the west quarter corner of said Section 32 (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence S04°46'56"E, 1067.88 feet to the **POINT OF BEGINNING** of said easement, said point lying on the southerly right-of-way line of Wyoming State Highway No. 331 (AKA Big Goose Road); thence S03°51'53"E, 54.84 feet to a point; thence, continue S03°51'53"E, 29.94 feet to a point, said point lying on the north line of Vacated Lot E, Guy Wood Ranch, a Subdivision in Sheridan County; thence, continue S03°51'53"E, 1275.74 feet to a point; thence N88°27'28"E, 124.96 feet to a point; thence S01°32'32"E, 25.00 feet to a point, said point lying on the north line of Lot E-1, Brayton Minor Subdivision being the Amended Plat of Lot E, Guy Wood Ranch Subdivision; thence S88°27'28"W, 155.97 feet along said north line of Lot E-1 to a point; thence N03°51'53"W, 1283.74 feet to a point, said point lying on the south line of said Lot Y, Guy Wood Ranch, a Subdivision in Sheridan County; thence, continue N03°51'53"W, 30.00 feet to a point, thence N23°33'33"W, 43.65 feet to a point; thence S70°48'21"W, 20.00 feet to a point; thence N03°51'53"W, 16.59 feet to a point; said point lying on said southerly right-of-way line of Wyoming State Highway No. 331 (AKA Big Goose Road); thence N70°48'21"E, 68.43 feet along said southerly right-of-way line of Wyoming State Highway No. 331 (AKA Big Goose Road) to the **POINT OF BEGINNING** of said easement.

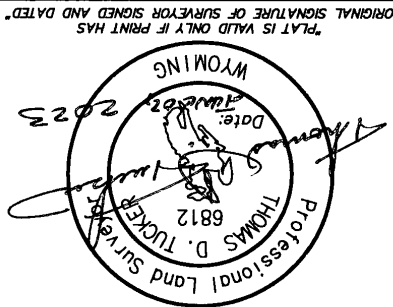
Said underground gas and electric line easement contains 1.11 acres of land, more or less. Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

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.



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.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN : ss

FOUND 5/8" REBAR/SET 2" ALUMINUM CAP PER PLS 8812
FOUND 2" ALUMINUM CAP PER PLS 17907
FOUND 2" ALUMINUM CAP PER PLS 3864
FOUND 2" OR 3-1/4" ALUMINUM CAP PER PLS 6594
FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
CALCULATED: NOTHING FOUND/NOTHING SET

RECORD
PROPERTY/LOT LINE
SECTION LINE
INTERIOR SECTION LINE
VACATED PROPERTY/LOT LINE
50' ROAD EASEMENT - BRAYTON LANE
HIGHWAY RIGHT-OF-WAY LINE
EASEMENT LINE AS NOTED
UNDERGROUND GAS & ELECTRIC LINE EASEMENT
TOTAL (.7133 ACRES)

LEGEND:

● FOUND 5/8" REBAR/SET 2" ALUMINUM CAP
◆ FOUND 2" ALUMINUM CAP PER PLS 3864
■ FOUND 2" OR 3-1/4" ALUMINUM CAP PER PLS 6594
□ FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
○ FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
○ CALCULATED: NOTHING FOUND/NOTHING SET

NOTES:

1) A PORTION OF LOT Y, GUY WOOD RANCH, A SUBDIVISION IN SHERIDAN COUNTY, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 331, (AKA BIG GOOSE ROAD) IS NOT PART OF THE COUNTY OR HIGHWAY RIGHT-OF-WAY SYSTEM AND HAS NOT BE VACATED. SEE RECORD OWNER OF THE REMAINING PORTION OF LOT Y (BOOK 283, PAGE 47) & (BOOK 429, PAGE 197).

2) A MONUMENT WAS FOUND AT OR NEAR THE NORTHEAST CORNER OF LOT E-1, BRAYTON MINOR SUBDIVISION BEING THE AMENDED PLAT OF LOT E, GUY WOOD RANCH SUBDIVISION AND WAS USED FOR THE NORTH LINE OF SAID LOT E-1. A BOUNDARY SURVEY WOULD NEED TO BE PERFORMED TO DETERMINE IF SAID MONUMENT IS A 2.0' WITNESS CORNER, THERE IS A SUBDIVISION PLAT.

3) SIXTEEN (16) FOOT WIDE EASEMENT FOR UNDERGROUND COMMUNICATIONS AND ELECTRIC LINES (BOOK 258, PAGE 474) WHICH ENCLUMBERS A PORTION OF VACATED LOT D AND E, GUY WOOD RANCH, A SUBDIVISION IN SHERIDAN COUNTY.

THE TABLE FROM W1/4 SECTION 32

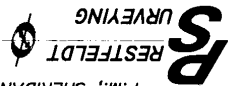
LINE	BEARING	LENGTH
T-1	S32°03'46"E	1026.14'
T-2	S32°12'23"E	1050.71'
T-3	S33°17'43"E	1051.66'
T-4	S04°44'15"E	1122.71'
T-5	S04°46'56"E	1067.88'

LINE TABLE

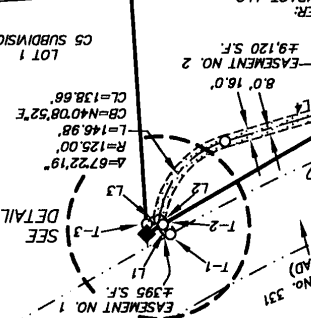
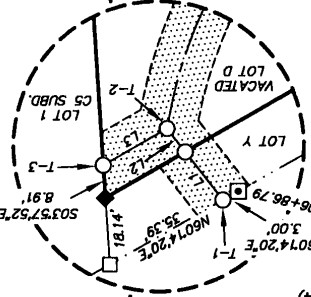
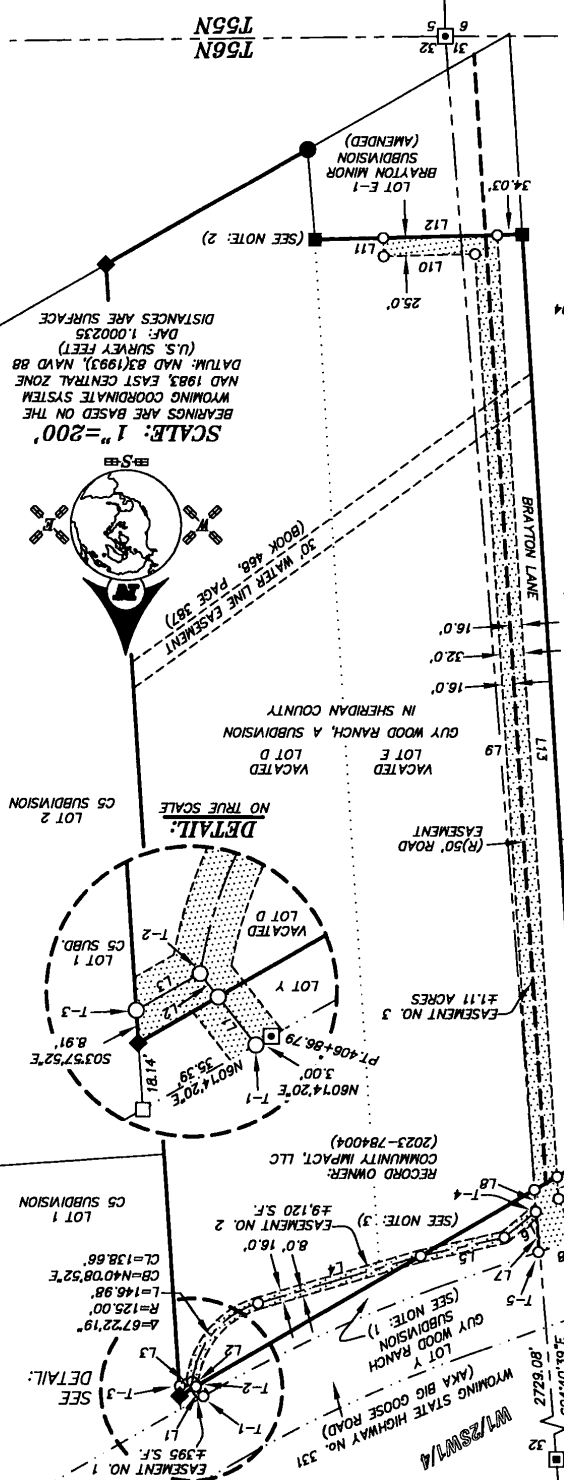
LINE	BEARING	LENGTH
L1	S38°10'49"E	16.63'
L2	S38°10'49"E	8.08'
L3	S59°58'12"W	20.00'
L4	S73°50'01"W	229.62'
L5	S77°35'00"W	117.38'
L6	S50°55'11"W	55.00'
L7	S03°51'53"E	54.84'
L8	S03°51'53"E	29.94'
L9	S03°51'53"E	1275.74'
L10	N88°27'28"E	124.96'
L11	S01°32'32"E	25.00'
L12	S88°27'28"W	155.97'
L13	N03°51'53"W	1283.74'
L14	N03°51'53"W	30.00'
L15	N23°33'33"W	43.65'
L16	S70°48'21"W	20.00'
L17	N03°51'53"W	16.59'
L18	N70°48'21"E	68.43'
L19	N70°48'21"E	24.69'

"EXHIBIT B" UNDERGROUND GAS & ELECTRIC LINE EASEMENT

CLIENTS: MORRISON-MAIERLE, SHERIDAN COUNTY SCHOOL DISTRICT #2, & MONTANA-DAKOTA UTILITIES CO.
LOCATION: LOT Y, GUY WOOD RANCH, A SUBDIVISION IN SHERIDAN COUNTY, AND THE E1/2SE1/4 OF SECTION 31, & THE W1/2SW1/4 OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH, P.M., SHERIDAN COUNTY, WYOMING



JN. 2023-022
DN. 2023-022E-3
TAB. E-3
PF. 12023-022
REVISED BY: JSP-CT
JUNE 02, 2023



NO. 2023-786188 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTEFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801

2023-786188 6/20/2023 9:48 AM PAGE: 4 OF 4
BOOK: PAGE: FEES: \$21.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK