

**MONTANA-DAKOTA UTILITIES CO.  
UNDERGROUND EASEMENT**

THIS EASEMENT, made this 15th day of May, A.D., 2014, 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:

**GODLEY FAMILY LLC**

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 16 feet in width as laid out and/or surveyed, on the hereinafter described lands, together with the right to construct, reconstruct, operate, maintain, repair, a buried or semiburied electric distribution system, 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:

**An underground electric utility easement, being a strip of land sixteen (16) feet in width when measured at right angles, situated in the W1/2 of Section 21 and the NW1/4 of Section 22, Township 54 North, Range 83 West, of the 6<sup>th</sup> P.M. Meridian, Sheridan County, Wyoming; the centerline of said easement being more particularly described in EXHIBIT "A" and shown on EXHIBIT "B" attached hereto and by this reference made part hereof.**

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 COMPANYS' rights hereunder.

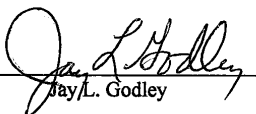
OWNER hereby grants to COMPANY, its successors and assigns, the right at all reasonable times to enter upon said premises for the purpose of laying, constructing, maintaining, operating, replacing, repairing or removing said underground lines and for the purpose of doing all necessary work in connection 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

  
Jay L. Godley

STATE OF Wyoming )

ss.

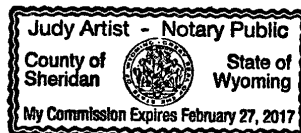
COUNTY OF Sheridan )

On this the 15th day of May, 2014, before me personally appeared Jay L. Godley 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 partner and 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)

  
Notary Public

SEAL



My Commission Expires 02/27/2017

W.O. 250960 Tract NO. LLR NO.



## LEGAL DESCRIPTION

### EXHIBIT "A"

**Record Owner: Godley Family LLC**  
**December 3, 2014**

**Re: 16.0' Underground Electric Line Easements** to Montana-Dakota Utilities Company, A division of MDU Resources Group, Inc., and or any of their respective successors and assigns.

#### EASEMENT NO. 1

An underground electric line easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 21, and the W $\frac{1}{2}$ NW $\frac{1}{4}$ , Section 22, Township 54 North, Range 83 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 east quarter corner of said Section 21 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence S89°16'12"W, 1126.24 feet along the south line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 21 to the **POINT OF BEGINNING** of said easement; thence, eight (8) feet northwesterly of and parallel to the northwesterly right-of-way line of Pompey Creek Road, (AKA County Road No. 129), N62°34'53"E, 277.60 feet along said centerline to a point; thence N36°14'55"E, 122.01 feet along said centerline to a point; thence N69°28'26"E, 193.85 feet along said centerline to a point; thence N56°10'49"E, 513.35 feet along said centerline to a point; thence N42°58'25"E, 138.35 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 66°47'17", a radius of 75.00 feet, an arc length of 87.43 feet, a chord bearing of N76°22'04"E, and a chord length of 82.56 feet to a point; thence S70°14'18"E, 63.22 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 33°22'05", a radius of 75.00 feet, an arc length of 43.68 feet, a chord bearing of S86°55'20"E, and a chord length of 43.06 feet to a point; thence N76°23'38"E, 261.65 feet along said centerline to a point; said point being eight (8) feet northwesterly of said northwesterly right-of-way line of Pompey Creek Road, (AKA County Road No. 129); thence N45°29'10"E, 63.64 feet, eight (8) feet northwesterly of and parallel to said northwesterly right-of-way line along said centerline to a point; thence, eight (8) feet northwesterly of and parallel to said northwesterly right-of-way line along said centerline through a curve to the left having a central angle of 29°27'37", a radius of 472.00 feet, an arc length of 242.69 feet, a chord bearing of N30°45'22"E, and a chord length of 240.03 feet to a point; thence N16°01'33"E, 485.19 feet, eight (8) feet northwesterly of and parallel to said northwesterly right-of-way line along said centerline to a point; thence, eight (8) feet northwesterly of and parallel to said northwesterly right-of-way line along said centerline through a curve to the right having a central angle of 28°02'32", a radius of 303.00 feet, an arc length of 148.30 feet, a chord bearing of N30°02'49"E, and a chord length of 146.82 feet to a point; thence N44°04'06"E, 18.18 feet, eight (8) feet northwesterly of and parallel to said northwesterly right-of-way line along said centerline to a point; thence N36°47'08"E, 44.00 feet along said centerline to a point; thence N32°35'27"E, 152.24 feet along said centerline to a point; thence N53°29'59"E, 10.00 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the west line of Tract 2, as shown on the Record of Survey, Boundary Line Adjustment, filed in **Drawer "A" of Plats, Number "456"**, and being S44°37'47"E, 1260.12 feet from the northwest corner of said Section 22 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812). Lengthening or shortening the side lines of said easement to intersect said boundary lines as shown on EXHIBIT "B".

Said underground electric line easement contains 1.05 acres of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.



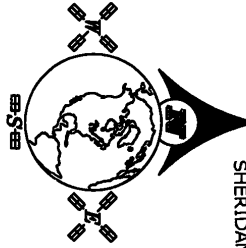
## **EASEMENT NO. 2**

An underground electric line easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the NW¼NW¼ of Section 22, Township 54 North, Range 83 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 22 (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence S59°34'08"E, 1530.52 feet to the **POINT OF BEGINNING** of said easement, said point lying on the east line of Tract 2, as shown on the Record of Survey, Boundary Line Adjustment, filed in **Drawer "A" of Plats, Number "456"**, County Clerk's Office, Sheridan County Courthouse; thence N80°31'47"E, 0.96 feet along said centerline to a point, said point lying on the east right-of-way line of Pompey Creek Road, (AKA County Road No. 129); thence, continue N80°31'47"E, 14.31 feet along said centerline to a point; thence N41°30'50"E, 30.91 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the west line of Tract 1, as shown on the Record of Survey, Boundary Line Adjustment, filed in **Drawer "A" of Plats, Number "456"**, and being S61°03'13"E, 1548.70 feet from said northwest corner of Section 22. Lengthening or shortening the side lines of said easement to intersect said boundary lines as shown on EXHIBIT "B".

Said underground electric line easement contains 740 square feet of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

**NO. 2015-716949 EASEMENT**  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 MONTANA DAKOTA UTILITIES CO 2324 DRY RANCH RD  
 SHERIDAN WY 82801



**SCALE: 1"=300'**  
 BEARINGS ARE BASED ON THE  
 WYOMING COORDINATE SYSTEM  
 NAD 1983, EAST CENTRAL ZONE  
 DATUM: NAD 83(1993), NAD 88 (U.S. SURVEY FEET)  
 DAT: 1.000260422  
 DISTANCES ARE SURFACE

TIE TABLE		
TIE	BEARING	DISTANCE
T1	S44.37.47"E	1260.12'
T2	S59.34.08"E	1530.32'
T3	S61.03.13"E	1548.70'

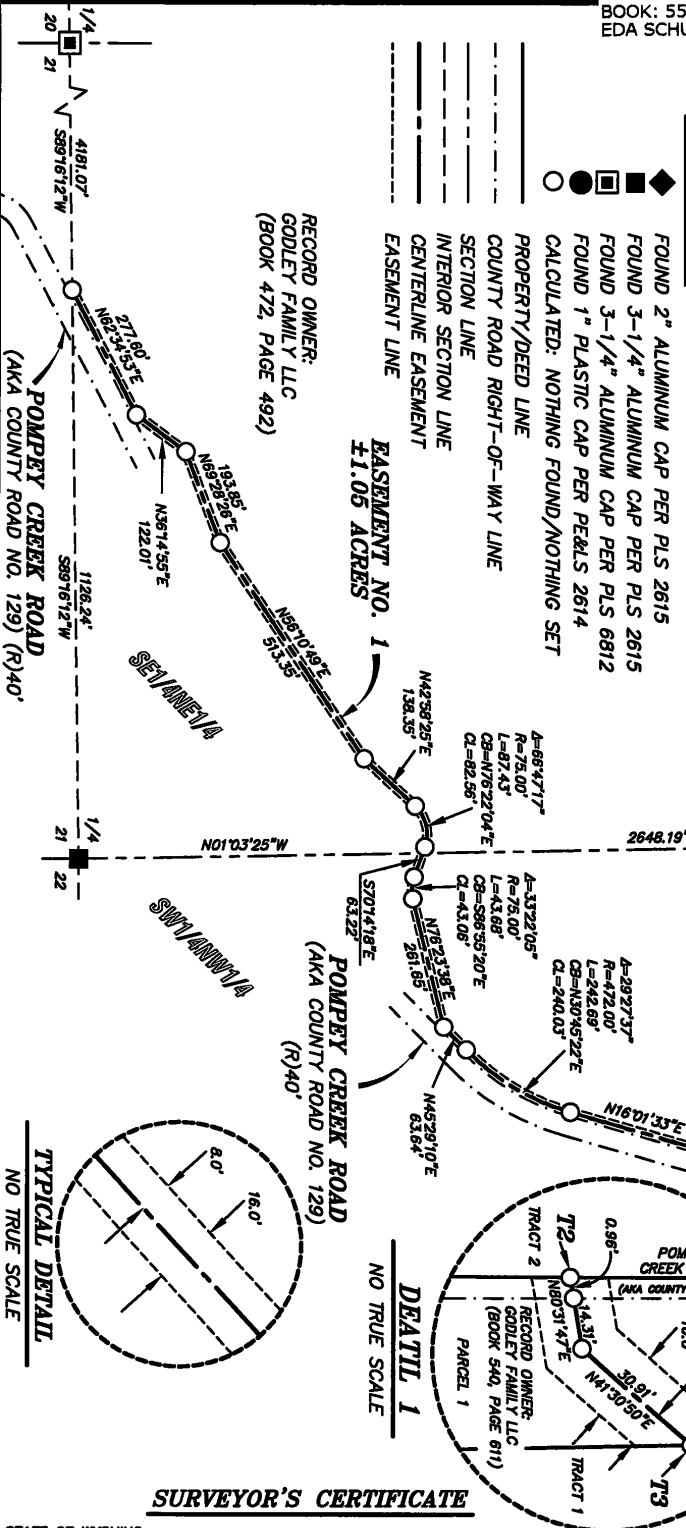
### LEGEND:

- ◆ FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 1" PLASTIC CAP PER PELS 2614
- CALCULATED: NOTHING FOUND/NOTHING SET

PROPERTY/DEED LINE  
 COUNTY ROAD RIGHT-OF-WAY LINE  
 SECTION LINE  
 INTERIOR SECTION LINE  
 CENTERLINE EASEMENT  
 EASEMENT LINE

RECORD OWNER:  
 GODLEY FAMILY LLC  
 (BOOK 472, PAGE 492)

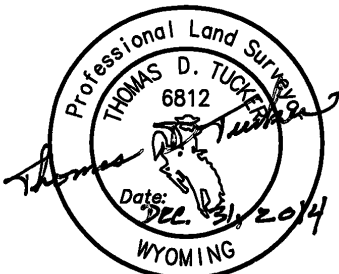
**EASEMENT NO. 1**  
**±1.05 ACRES**



### SURVEYOR'S CERTIFICATE

STATE OF WYOMING  
 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"

### 16.0' UNDERGROUND ELECTRIC LINE EASEMENT

CLIENT: MONTANA-DAKOTA UTILITIES COMPANY

LOCATION: SE1/4NE1/4, SECTION 21, W1/2NW1/4, SECTION  
 22, TOWNSHIP 54 NORTH, RANGE 83 WEST, 6TH  
 P.M., SHERIDAN COUNTY, WYOMING

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

JN: 2014-045  
 DN: 2014-045-E2  
 PF: T2012-039  
 DECEMBER 31, 2014