

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

THIS INDENTURE, made this 21 day of November, A.D., 2022, between MONTANA-DAKOTA UTILITIES CO., a Delaware 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:

**Powder Horn Ranch - 2, LLC, a Wyoming Limited Liability Company**  
51 Powder Horn Road  
Sheridan, Wyoming 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant unto COMPANY, its successors and assigns, an easement 20.0 feet in width, being 10.0 feet of a portion of Lot 24 and 10.0 feet of a portion of Lot 25 as laid out and/or surveyed, or as finally installed through, over, under and across the Lots hereinafter described, for the purpose of installing and construction thereon, and thereafter to operate, inspect, protect, maintain, repair, increase the capacity of, remove, replace and abandon in place, a gas pipeline or lines, including without limitation necessary pipes, equipment, and fixtures; a buried or semi buried, electric distribution system, or any combination thereof including the necessary cables, pedestals, transformers, transformer bases and other fixtures and apparatus in connection, and to cut trees and shrubbery located within said easements or where they may interfere with or threaten to endanger the operation or maintenance of said line, therewith through, under, and across the following described real estate, situated in the County of Sheridan, State of Wyoming namely:

**An underground electric & gas line easement twenty (20.0) feet wide, being ten (10.0) feet each side of the following described centerline situated in Lot 24 & Lot 25, Powder Horn Estates - Phase 1, Sheridan County, Wyoming. Said underground electric & gas line easement encumbers a portion of Lot 24 & 25, Powder Horn Estates - Phase 1 recorded at the Sheridan County Clerk's Office, Sheridan County, Wyoming, Recorded May 3, 2022, as Plat P, Page 126. The easement is described in a Legal Description (EXHIBIT "A") and shown on a Drawing (EXHIBIT "B").**

Should additional lines be laid under this grant, at any time, an additional consideration equal to the consideration paid for this grant, calculated on a lineal rod basis, shall be paid for each additional line.

OWNER, its successors and assigns, agrees 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 above-described tract of land or that would interfere with said pipeline or lines or COMPANY'S rights hereunder. Company shall have the right, but not the obligation, to cut and clear trees and shrubbery from the above-described tract of land.

The OWNER, its successors and assigns, hereby grants to COMPANY, its successors and assigns, the right at all reasonable times of ingress and egress to the above describe premises across adjacent lands of the Owner, its successors, and assigns, at convenient points for the enjoyment of the aforesaid uses, rights, and privileges.

COMPANY 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.

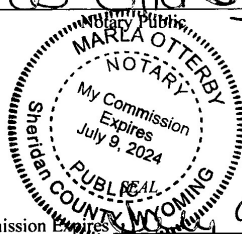
Powder Horn Ranch - 2, LLC  
Title: Owner

STATE OF WYOMING )  
 ) ss.  
COUNTY OF SHERIDAN )

On this the 21 day of November, 2022, before me personally appeared James Scott on behalf of Powder Horn Ranch - 2, LLC, 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)

Marla Otterby



My Commission Expires July 9, 2024

**LEGAL DESCRIPTION  
EXHIBIT "A"**

November 17, 2022

**Record Owner: Powder Horn Ranch – 2, LLC**

**Re: 20.0' Underground Electric & Gas Line Easements** to Montana-Dakota Utilities Co. a Subsidiary of MDU Resources Group, Inc., and or any of their respective successors and assigns.

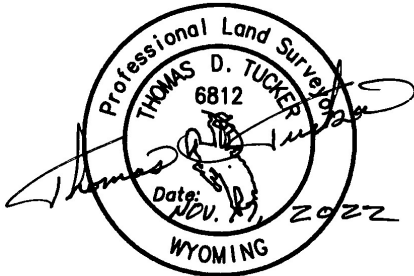
An underground electric & gas line easement twenty (20.0) feet wide, being ten (10.0) feet each side of the following described centerline situated in Lot 24 & Lot 25, Powder Horn Estates – Phase 1, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the southwest corner of said Lot 24, also being the southeast corner of said Lot 25 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N23°22'45"E, 20.00 feet along the westerly line of said Lot 24 to the **POINT OF BEGINNING** of said easement; thence, continue N23°22'45"E, 113.73 feet along said westerly line of Lot 24 and said centerline to a point the **POINT OF TERMINUS** of said easement, said point being S23°22'45"W, 15.37 feet from the northwest corner of said Lot 24, also being the northeast corner of said Lot 25. Lengthening or shortening the side lines of said easement to intersect existing easement lines as shown on Exhibit "B".

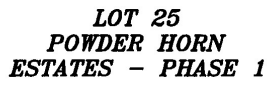
Said underground electric & gas line easement contains 2,279 square feet of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

**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.



**LOT 24  
POWDER HORN  
ESTATES - PHASE 1**

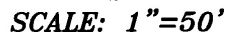
RECORD OWN  
POWDER HORN

BIRD FARM  
(AKA COUNTY ROAD NO. 28) ROAD

POINT OF BEGINNING

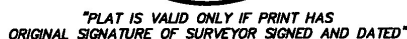
20.00'

● FOUND 2" ALUMINUM CAP PER PLS 6812  
 ○ CALCULATED: NOTHING FOUND/NOTHING SET  
 — BLOCK/LOT LINE  
 — RIGHT-OF-WAY LINE  
 --- EASEMENT LINE  
 [ ] 20.0' UNDERGROUND ELECTRIC & GAS LINE  
 EASEMENT (±2,279 S.F.)



## SURVEYOR'S CERTIFICATE

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.



**EXHIBIT "B"**  
**20.0' UNDERGROUND ELECTRIC**  
**& GAS LINE EASEMENT**

LOCATION: LOT 24 & 25, POWDER HORN ESTATES —  
PHASE 1, SHERIDAN COUNTY, WYOMING

JN: 2022-083  
DN: 2022-083D  
TAB: ESMT  
PF: T2019-093  
REVIEWED BY: JSP-CT  
NOVEMBER 17, 2022

NO. 2023-784224 EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
MONTANA DAKOTA UTILITIES CO 2324 DRY RANCH RD  
SHERIDAN WY 82801