

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

THIS EASEMENT, made this 26 day of January, A.D., 2015, between MONTANA-DAKOTA UTILITIES CO., its successors and assigns, an easement 16 feet in width, being 8 feet left, and 8 feet right of the center line as laid out and/or surveyed, or as finally installed on the hereinafter described lands, together with the right to construct, reconstruct, operate, maintain, repair, remove and replace a buried or semiburied electric distribution system, street lighting 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, situated in the County of Sheridan, State of Wyoming, namely:

Vista Alta 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, being 8 feet left, and 8 feet right of the center line as laid out and/or surveyed, or as finally installed on the hereinafter described lands, together with the right to construct, reconstruct, operate, maintain, repair, remove and replace a buried or semiburied electric distribution system, street lighting 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, situated in the County of Sheridan, State of Wyoming, namely:

An underground electric utility easement, being a strip of land sixteen (16) feet in width when measured at right angles, situated in Section 16, Township 55 North, Range 83 West of the 6th P.M. Meridian, Sheridan County, Wyoming; the centerline of said easement being more particularly described in EXHIBIT "A" and shown in EXHIBIT "B" attached hereto and by this reference made part hereof.

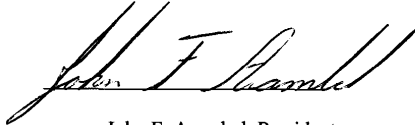
OWNER agrees to not build, create or construct or permit to be built, created, or constructed, any obstruction, building, engineering works or other structures over, under, or that would interfere with said underground lines or COMPANY'S rights hereunder.

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.

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.



John F. Arambel, President

STATE OF Wyoming
COUNTY OF Sheridan :ss

On this 26 day of January, 2015, before me personally appeared John F. Arambel

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 President and respectively, of the corporation that is described in and that executed the foregoing

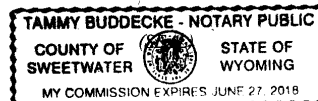
(THIS SPACE FOR RECORDING DATA ONLY)

instrument, and acknowledged to me that such corporation executed the same.)

Tammy Buddecke
Notary Public, Sweetwater County,

State of Wyoming

Residing at _____



My Commission Expires: June 27, 2018

W.O. 185841 TRACT NO. _____ L.R.R. NO. _____



2015-717660 2/19/2015 1:40 PM PAGE: 1 OF 3
BOOK: 551 PAGE: 694 FEES: \$18.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

**Record Owner: Vista Alta, LLC
October 19, 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 NW¼SE¼ of Section 16, Township 55 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 south quarter corner of said Section 16 (Monumented with a 3¼" Aluminum Cap per PLS 2608); thence N10°50'57"E, 2183.04 feet to the **POINT OF BEGINNING** of said easement, said point lying on the easterly right-of-way line of an access and utility easement described in Book 484 of Deeds, Page 635; thence S80°22'26"E, 28.00 feet along said centerline to a point; thence N74°57'25"E, 381.00 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 59°24'15", a radius of 25.00 feet, an arc length of 25.92 feet, a chord bearing of S75°20'27"E, and a chord length of 24.77 feet to a point; thence S45°38'20"E, 55.00 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being S76°43'03"W, 1764.77 feet from the east quarter corner of said Section 16 (Monumented with a 3¼" Aluminum Cap per PLS 2615). Lengthening or shortening the side lines of said easement to intersect said right-of-way line.

Said underground electric line easement contains 7,840 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

JN: 2011-081
DN: 2011081E1
PF: T2008062
OCTOBER 25, 2011

**"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"**