MONTANA-DAKOTA UTILITIES CO. UNDERGROUND EASEMENT

THIS EASEMENT, made this 26	day of January	, A.D., 2015, between MONTANA-DAKOTA UTILITIE	S CO
A DIVISION OF MDU RESOURCES	GROUP, INC., a corpora	ration, 400 North Fourth Street, Bismarck, North Dakota 58501	
hereinafter called "COMPANY," its:	successors and assigns, ar	nd the following named persons, herein, whether singular or pl	ural.
called "OWNER," 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, Section 17, Section 20 and Section 21, 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 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.

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 2, day of January, 2015, before me person	ally appeared John F. Arambel
known to me to be the same persondescribed in and who executed the executed the same, (known to me to be thePresident the corporation that is described in and that executed the fo	and respectively, o
(THIS SPACE FOR RECORDING DATA ONLY)	instrument, and acknowledged to me that such corporation executed the same.)
115-717661 2/19/2015 1:41 PM PAGE: 1 OF 4 OK: 551 PAGE: 697 FEES: \$21.00 SM EASEMENT A SCHUNK THOMPSON, SHERIDAN COUNTY CLERK	Notary Public, Sweetwater County, State of Wyoming Residing at
	TAMMY BUDDECKE - NOTARY PUBLIC COUNTY OF STATE OF WYOMING MY COMMISSION EXPIRES JUNE 27, 2018
	My Commission Expires: June 27, 2018 W.O. 1858Y/ TRACT NO. L.R.R NO.
	W.U. ''' IRACINU. L.R.R.NU.

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EXHIBIT "A"

Record Owner: Vista Alta, LLC January 6, 2012

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 SW¼SW¼ of Section 16, SW¼SE¼ of Section 17, NW¼NE¼ and the E½NE¼ of Section 20, the NW¼ and the SE¼NE¼ of Section 21, 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 17 (Monumented with a 31/4" Aluminum Cap per PLS 2615); thence N06°48'24"E, 1339.05 feet to the POINT OF BEGINNING of said easement, said point lying on the north line of said SW¼SE¼; thence S33°59'20"E, 170.00 feet along said centerline to a point, said point being eight (8) feet northeasterly of the northeasterly right-of-way line of U.S. Highway No. 14; thence S36°46'48"E, 1218.31 feet, eight (8) feet northeasterly of and parallel to said northeasterly right-of-way line along said centerline to a point; thence, eight (8) feet northeasterly of and parallel to said northeasterly right-of-way line along said centerline through a non-tangent curve to the left, having a central angle of 03°49'36", a radius of 5671.58 feet, an arc length of 378.79 feet, a chord bearing of S38°44'48"E, and a chord length of 378.72 feet to a point; thence \$40°29'37"E, 160.41 feet, eight (8) feet northeasterly of and parallel to said northeasterly right-of-way line along said centerline to a point; thence, eight (8) feet northeasterly of and parallel to said northeasterly right-of-way line along said centerline through a non-tangent curve to the right, having a central angle of 20°19'36", a radius of 1490.40 feet, an arc length of 528.75 feet, a chord bearing of S30°24'57"E, and a chord length of 525.98 feet to a point; thence \$20°16'45"E, 41.52 feet, eight (8) feet northeasterly of and parallel to said northeasterly right-of-way line along said centerline to a point; thence, eight (8) feet northeasterly of and parallel to said northeasterly right-of-way line along said centerline through a non-tangent curve to the left, having a central angle of 12°19'47", a radius of 1374.40 feet, an arc length of 295.76 feet, a chord bearing of S26°26'47"E, and a chord length of 295.19 feet to a point; thence S32°36'17"E, 192.55 feet, eight (8) feet northeasterly of and parallel to said northeasterly right-of-way line along said centerline to a point; thence, eight (8) feet northeasterly of and parallel to said northeasterly rightof-way line along said centerline through a non-tangent curve to the left, having a central angle of 27°55'50", a radius of 1087.92 feet, an arc length of 530.34 feet, a chord bearing of S46°34'25"E, and a chord length of 525.10 feet to a point; thence S60°12'11"E, 298.88 feet, eight (8) feet northeasterly of and parallel to said northeasterly right-of-way line along said centerline to a point; thence, eight (8) feet northeasterly of and parallel to said northeasterly right-of-way line along said centerline through a non-tangent curve to the right, having a central angle of 56°52'33", a radius of 1012.93 feet, an arc length of 1005.51 feet, a chord bearing of S31°47'17"E, and a chord length of 964.73 feet to a point; thence S03°18'33"E, 134.46 feet, eight (8) feet northeasterly of and parallel to said northeasterly right-of-way line along said centerline to a point, said point being eight (8) feet north of the north right-of-way line of Upper Cat Road (AKA County Road No. 64), said point also being N79°24'21"E, 370.24 feet from the west quarter corner of said Section 21 (Monumented with a 31/4" Aluminum Cap per PLS 6594); thence N88°38'33"E, 400.15 feet, eight (8) feet north of and parallel to said north right-of-way line along said centerline to a point; thence, eight (8) feet north of and parallel to said north right-of-way line along said centerline through a

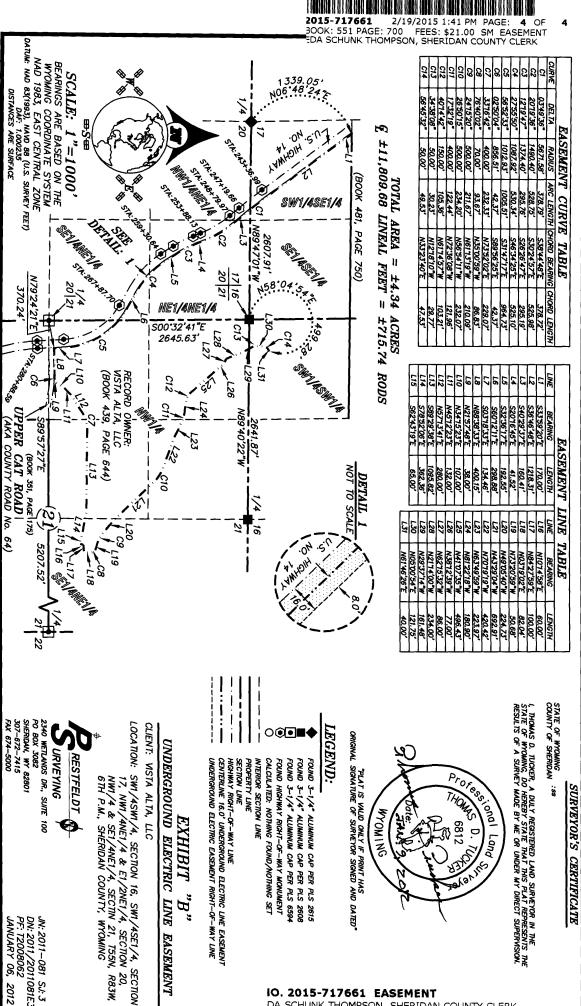


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curve to the right having a central angle of 02°50'04", a radius of 856.51 feet, an arc length of 42.37 feet, a chord bearing of S89°56'25"E, and a chord length of 42.37 feet to a point; thence N21°57'48"E, 38.00 feet along said centerline to a point; thence N34°15'23"E, 107.00 feet along said centerline to a point; thence N45°12'23"E, 132.00 feet along said centerline to a point; thence N57°13'41"E, 280.00 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 33°16'42", a radius of 400.00 feet, an arc length of 232.33 feet, a chord bearing of N73°52'02"E, and a chord length of 229.07 feet to a point; thence S89°29'38"E, 1095.82 feet along said centerline to a point; thence S78°52'06"E, 362.36 feet along said centerline to a point; thence S62°43'19"E, 65.00 feet along said centerline to a point; thence N10°14'58"E, 60.00 feet along said centerline to a point; thence N84°27'59"E, 100.00 feet along said centerline to a point; thence N03°19'02"E, 82.04 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 76°40'02", a radius of 70.00 feet, an arc length of 93.67 feet, a chord bearing of N35°00'59"W, and a chord length of 86.83 feet to a point: thence N73°20'59"W, 50.68 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 24°15'20", a radius of 500.00 feet, an arc length of 211.67 feet, a chord bearing of N61°13'19"W, and a chord length of 210.09 feet to a point; thence N49°05'40"W, 224.73 feet along said centerline to a point; thence N43°29'04"W, 692.91 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 26°50'15", a radius of 500.00 feet, an arc length of 234.20 feet, a chord bearing of N56°54'11"W, and a chord length of 232.07 feet to a point; thence N70°19'19"W, 420.42 feet along said centerline to a point; thence N63°49'59"W, 223.97 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 17°32'19", a radius of 400.00 feet, an arc length of 122.44 feet, a chord bearing of N72°36'08"W, and a chord length of 121.96 feet to a point; thence N81°22'18"W, 180.90 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 40°14'42", a radius of 150.00 feet, an arc length of 105.36 feet, a chord bearing of N61°14'57"W, and a chord length of 103.21 feet to a point; thence N41°07'35"W, 496.43 feet along said centerline to a point; thence N38°12'39"W, 77.00 feet along said centerline to a point; thence N62°15'32"W, 86.00 feet along said centerline to a point; thence N21°14'00"W, 234.00 feet along said centerline to a point; thence N29°37'14"W, 161.48 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 34°38'08", a radius of 50.00 feet, an arc length of 30.23 feet, a chord bearing of N12°18'10"W, and a chord length of 29.77 feet to a point; thence N05°00'54"E, 121.75 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 56°45'32", a radius of 50.00 feet, an arc length of 49.53 feet, a chord bearing of N33°23'40"E, and a chord length of 47.53 feet to a point; thence N61°46'26"E, 40.00 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being N58°04'54"E, 499.28 feet from the southwest corner of said Section 16 (Monumented with a 31/4" Aluminum Cap per PLS 2608). Lengthening or shortening the side lines of said easement to intersect said boundary line.

Said underground electric line easement contains 4.34 acres of land, more or less.

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



RESTFELDT

EXHIBIT "B"

EASEMENT

DISTANCES ARE SURFACE

370.24

UPPER

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2340 WETLANDS DR., SUITE 100 PO BOX 3082 SHERIDAN, WY 82801 307-872-7415 FAX 674-5000

JN: 2011-081 SJ: 3 DN: 2011/2011081E3 PF: T2008062 JANUARY 06, 2012

IO. 2015-717661 EASEMENT
DA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
ONTANA DAKOTA UTILITIES CO 2324 DRY RANCH RD SHERIDAN WY 82801

WYOMING