

My Commission Expires: June 27, 2018
W.O. 1B5841 TRACT NO. _____ L.R.R. NO. _____

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 SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16, SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, NW $\frac{1}{4}$ NE $\frac{1}{4}$ and the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 20, the NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ 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 3 $\frac{1}{4}$ " 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 SW $\frac{1}{4}$ SE $\frac{1}{4}$; 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 S40°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 S20°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 right-of-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 3 $\frac{1}{4}$ " 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

curve to the right having a central angle of $02^{\circ}50'04''$, a radius of 856.51 feet, an arc length of 42.37 feet, a chord bearing of $S89^{\circ}56'25''E$, and a chord length of 42.37 feet to a point; thence $N21^{\circ}57'48''E$, 38.00 feet along said centerline to a point; thence $N34^{\circ}15'23''E$, 107.00 feet along said centerline to a point; thence $N45^{\circ}12'23''E$, 132.00 feet along said centerline to a point; thence $N57^{\circ}13'41''E$, 280.00 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of $33^{\circ}16'42''$, a radius of 400.00 feet, an arc length of 232.33 feet, a chord bearing of $N73^{\circ}52'02''E$, and a chord length of 229.07 feet to a point; thence $S89^{\circ}29'38''E$, 1095.82 feet along said centerline to a point; thence $S78^{\circ}52'06''E$, 362.36 feet along said centerline to a point; thence $S62^{\circ}43'19''E$, 65.00 feet along said centerline to a point; thence $N10^{\circ}14'58''E$, 60.00 feet along said centerline to a point; thence $N84^{\circ}27'59''E$, 100.00 feet along said centerline to a point; thence $N03^{\circ}19'02''E$, 82.04 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of $76^{\circ}40'02''$, a radius of 70.00 feet, an arc length of 93.67 feet, a chord bearing of $N35^{\circ}00'59''W$, and a chord length of 86.83 feet to a point; thence $N73^{\circ}20'59''W$, 50.68 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of $24^{\circ}15'20''$, a radius of 500.00 feet, an arc length of 211.67 feet, a chord bearing of $N61^{\circ}13'19''W$, and a chord length of 210.09 feet to a point; thence $N49^{\circ}05'40''W$, 224.73 feet along said centerline to a point; thence $N43^{\circ}29'04''W$, 692.91 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of $26^{\circ}50'15''$, a radius of 500.00 feet, an arc length of 234.20 feet, a chord bearing of $N56^{\circ}54'11''W$, and a chord length of 232.07 feet to a point; thence $N70^{\circ}19'19''W$, 420.42 feet along said centerline to a point; thence $N63^{\circ}49'59''W$, 223.97 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of $17^{\circ}32'19''$, a radius of 400.00 feet, an arc length of 122.44 feet, a chord bearing of $N72^{\circ}36'08''W$, and a chord length of 121.96 feet to a point; thence $N81^{\circ}22'18''W$, 180.90 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of $40^{\circ}14'42''$, a radius of 150.00 feet, an arc length of 105.36 feet, a chord bearing of $N61^{\circ}14'57''W$, and a chord length of 103.21 feet to a point; thence $N41^{\circ}07'35''W$, 496.43 feet along said centerline to a point; thence $N38^{\circ}12'39''W$, 77.00 feet along said centerline to a point; thence $N62^{\circ}15'32''W$, 86.00 feet along said centerline to a point; thence $N21^{\circ}14'00''W$, 234.00 feet along said centerline to a point; thence $N29^{\circ}37'14''W$, 161.48 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of $34^{\circ}38'08''$, a radius of 50.00 feet, an arc length of 30.23 feet, a chord bearing of $N12^{\circ}18'10''W$, and a chord length of 29.77 feet to a point; thence $N05^{\circ}00'54''E$, 121.75 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of $56^{\circ}45'32''$, a radius of 50.00 feet, an arc length of 49.53 feet, a chord bearing of $N33^{\circ}23'40''E$, and a chord length of 47.53 feet to a point; thence $N61^{\circ}46'26''E$, 40.00 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being $N58^{\circ}04'54''E$, 499.28 feet from the southwest corner of said Section 16 (Monumented with a $3\frac{1}{4}''$ 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.

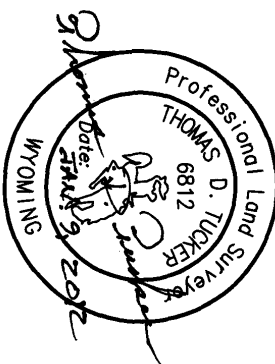
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	03°49'36"	5671.98'	378.79'	S38°44'48"E	378.72'
C2	20°18'36"	1490.40'	528.25'	S30°24'57"E	528.89'
C3	12°18'42"	1374.40'	285.26'	S28°26'47"E	285.19'
C4	27°53'50"	1082.92'	530.34'	S46°34'25"E	525.10'
C5	56°52'13"	1012.83'	1005.61'	S31°47'17"E	984.13'
C6	02°50'04"	888.91'	42.37'	S89°56'25"E	42.37'
C7	33°18'42"	400.00'	232.33'	N73°52'02"E	228.07'
C8	76°40'02"	70.00'	93.67'	N55°00'59"W	86.83'
C9	24°15'20"	500.00'	211.67'	N61°13'19"W	210.09'
C10	26°50'15"	500.00'	234.20'	N56°54'11"W	232.07'
C11	17°32'19"	400.00'	122.44'	N72°36'06"W	121.96'
C12	40°14'42"	150.00'	105.36'	N61°14'52"W	103.71'
C13	34°38'08"	50.00'	30.23'	N12°18'10"W	28.17'
C14	58°45'32"	50.00'	49.53'	N33°23'40"E	47.53'

LINE	BEARING	LENGTH
L1	S33°59'20"E	170.00'
L2	S36°46'48"E	1218.31'
L3	S40°29'12"E	160.41'
L4	S20°16'45"E	41.82'
L5	S32°36'17"E	192.55'
L6	S80°12'17"E	298.88'
L7	S03°18'33"E	134.46'
L8	N88°38'33"E	400.15'
L9	N21°57'48"E	38.00'
L10	N41°13'23"E	102.00'
L11	N45°12'23"E	132.00'
L12	N67°13'41"E	288.00'
L13	S89°28'38"E	1085.82'
L14	S78°52'06"E	362.36'
L15	S82°43'19"E	65.00'
L16	N107°14'58"E	60.00'
L17	N84°27'58"E	100.00'
L18	N03°19'02"E	82.04'
L19	N73°20'59"W	50.68'
L20	N45°05'40"W	224.73'
L21	N43°29'04"W	692.91'
L22	N70°19'19"W	420.42'
L23	N63°49'59"W	223.97'
L24	N81°22'18"W	180.90'
L25	N41°07'35"W	496.43'
L26	N39°12'39"W	77.00'
L27	N62°15'32"W	88.00'
L28	N81°14'00"W	234.00'
L29	N28°37'14"W	161.48'
L30	N05°00'54"E	121.75'
L31	N61°46'26"E	40.00'

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.



THAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED

LEGEND:

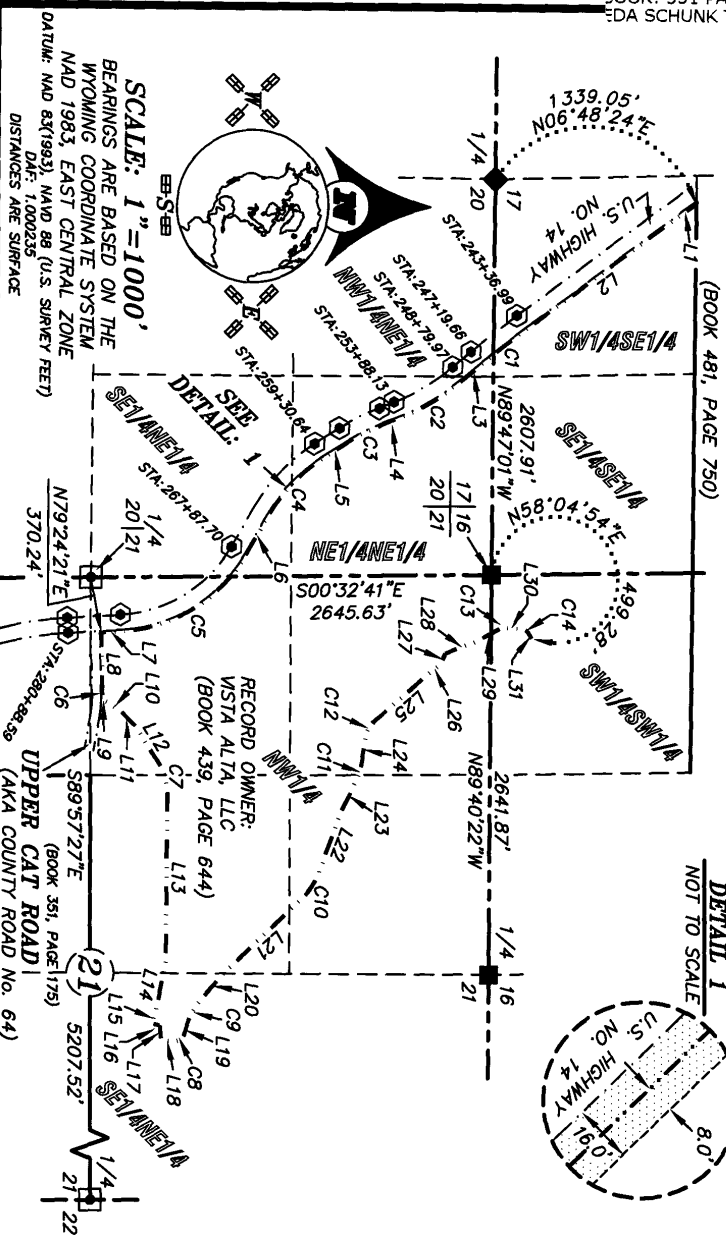
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2815
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2808
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6594
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED: NOTHING FOUND/NOTHING SET
- INTERIOR SECTION LINE
- PROPERTY LINE
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- CENTERLINE 16.0' UNDERGROUND ELECTRIC LINE EASEMENT
- UNDERGROUND ELECTRIC EASEMENT RIGHT-OF-WAY LINE

EXHIBIT "B"

CLIENT: VISTA ALTA, LLC
LOCATION: SW1/4SW1/4, SECTION 16, SW1/4SE1/4, SECTION 17, NW1/4NE1/4 & E1/2NE1/4, SECTION 20, NW1/4 & SE1/4NE1/4, SECTION 21, T55N, R83W, 6TH P.M., SHERIDAN COUNTY, WYOMING



2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FX 674-5000
JN: 2011-081 S.L. 3
DN: 2011/2011081E3
PF: 12008062
JANUARY 06, 2012



TOTAL AREA = 4.34 ACRES
± 11,809.68 LINEAL FEET = 4715.74 RODS

DETAIL 1
NOT TO SCALE

