

**MONTANA-DAKOTA UTILITIES CO.  
UNDERGROUND GAS & ELECTRICAL LINE EASEMENT**

THIS EASEMENT, made this 18<sup>TH</sup> day of October, 2024, between MONTANA-DAKOTA UTILITIES CO., A SUBSIDIARY 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, weather singular or plural, called "OWNER" namely:

Finney Properties, LLC  
570 Huntington St  
Sheridan, Wyoming 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, and easement Varying in width as laid out and/or surveyed on the hereinafter described lands, together with the right to construct, reconstruct, operate, maintain, repair, remove and replace, a gas pipeline or lines, including necessary pipes, poles and fixtures, and a buried or simi buried electrical distribution system, street lighting system, or any combination thereof 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:

A dry utility easement being the East ten (10.0) feet of the South 75.07 feet of Lot 7, Block 8, Murray and Marley Addition, to the City of Sheridan, Sheridan County, Wyoming, Lengthening or shortening the sideline of said easement to intersect said boundary line. The underground gas and electric line easement is described in a Legal Description (EXHIBIT "A") and shown on a Drawing (EXHIBIT "B")

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 without first notifying said COMPANY. If a conflict with engineering works or other structures over or under would interfere with the underground lines both the OWNER and the COMPANY will share equally in the expense to relocate said line, or lines.

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 will 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, 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 the 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 the state.

IN WITNESS WHEREOF, OWNER has executed this easement as of the day and year first above written.

Brandon Finney *Finney*

STATE OF WYOMING  
COUNTY OF SHERIDAN

On this 18 day of October, 2024 before me personally appeared

Brandon Finney & w/a known to me, or satisfactorily proved to be the person described in and who executed the above and foregoing instrument and acknowledged to me that they executed the same.

*Carrie Mutter*  
Notary Public

(THIS SPACE FOR RECORDING DATA ONLY)

CARRIE MUTTER  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 167170  
MY COMMISSION EXPIRES: 06/08/2028

SEAL

My Commission Expires 06/08/2028



**LEGAL DESCRIPTION  
EXHIBIT "A"**

**May 31, 2024**

**Record Owners: Finney Properties LLC**

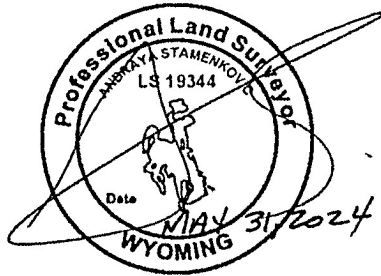
**Re: 10.0' Dry Utility Easement, Including Gas**

A dry utility easement being the South ten (10.0) feet of the North 95 feet of Lot 6, Block 8, Murray and Marley Addition, to the City of Sheridan, Sheridan County, Wyoming. Lengthening or shortening the sideline of said easement to intersect said boundary lines as shown on Exhibit "B".

Said dry utility easement contains 500 square feet of land, more or less.

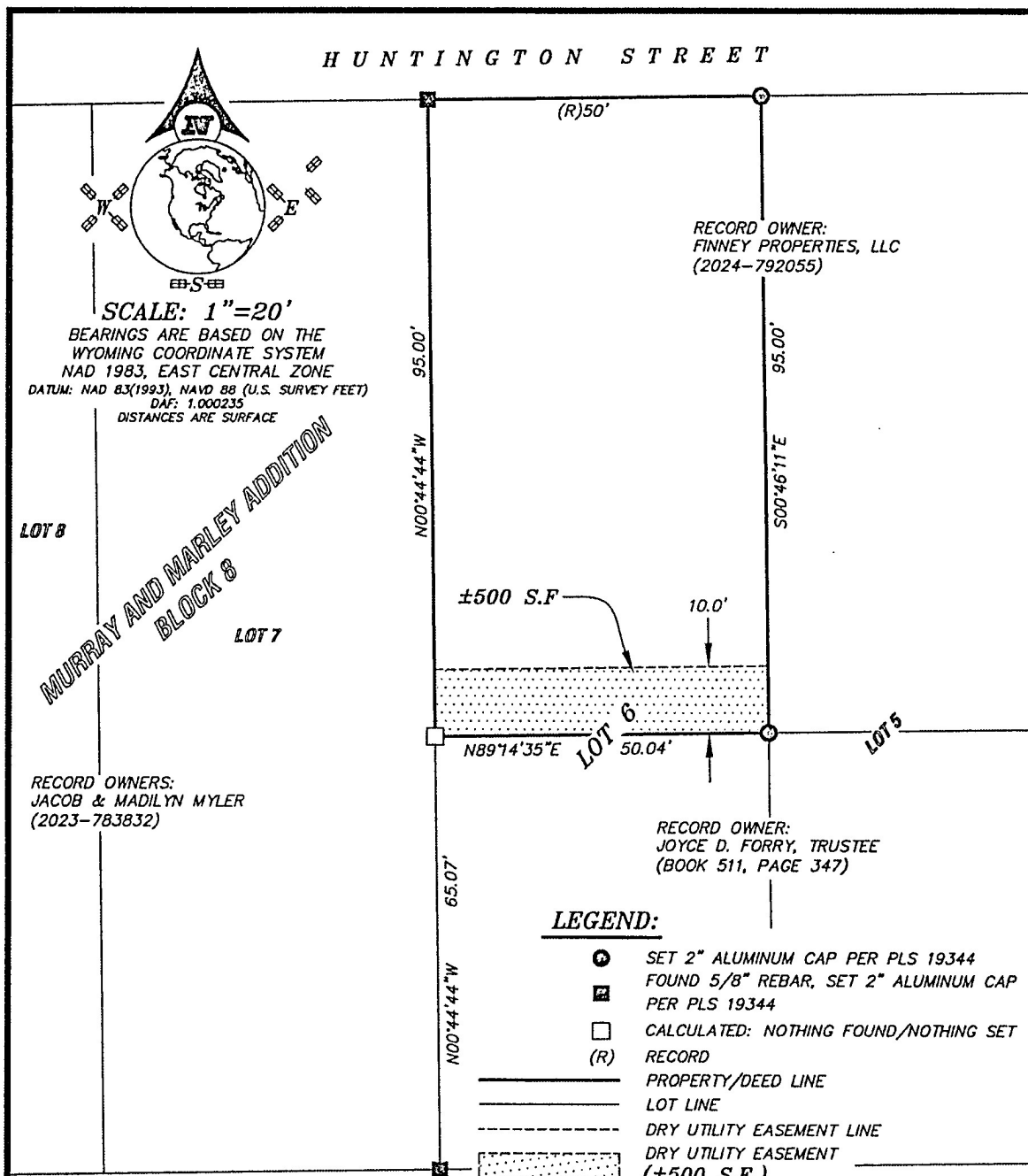
**SURVEYOR'S STATEMENT**

I, Andraya Stamenkovic, 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.

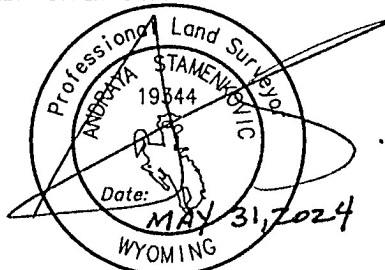




S I O U X S T R E E T

**SURVEYOR'S CERTIFICATE**STATE OF WYOMING :ss  
COUNTY OF SHERIDAN

I, ANDRAYA STAMENKOVIC, 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"

### DRY UTILITY EASEMENT, INCLUDING GAS

CLIENT: FINNEY PROPERTIES, LLC

LOCATION: LOT 6, BLOCK 8, MURRAY AND MARLEY  
ADDITION, TO THE CITY OF SHERIDAN,  
SHERIDAN COUNTY, WYOMING

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

JN: 2024-035  
DN: 2024-035  
UTILITY EXHIBIT B  
LOT 6  
TAB: ROS  
PF: T2024-035  
REVIEWED BY: TDT  
MAY 31, 2024

2024-795153 10/21/2024 2:03 PM PAGE: 4 OF 4  
FEES: \$21.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2024-795153 EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
MONTANA DAKOTA UTILITIES CO 2324 DRY RANCH RD  
SHERIDAN WY 82801