

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

THIS EASEMENT, made this 12th day of February, A.D., 2015, between MONTANA-DAKOTA UTILITIES CO., A DIVISION 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, whether singular or plural, called "OWNER," namely:

Darren C. White and Rebecca M. White, husband and wife, as tenants by the entirety

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 10 feet in width, 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 gas pipeline or lines, including necessary pipes, poles, and fixtures, and a buried or semiburied electric 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:

**An underground electric utility easement, situated in Tract 48 of the Big Horn Ranch Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 101; said easement being more particularly described in EXHIBIT "A" and shown on 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.

If the herein described lands are in the State of North Dakota, this easement is limited to a term of 99 years.

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.

[Signature]  
Darren C. White

[Signature]  
Rebecca M. White

STATE OF Montana  
COUNTY OF Big Horn : ss

On this the 12th day of February 2015, before me personally appeared Darren White

known to me, or satisfactorily proved to be the person described in and who executed the above and fore going instrument and acknowledged to me that he executed the same (known to me to be the and respectively,

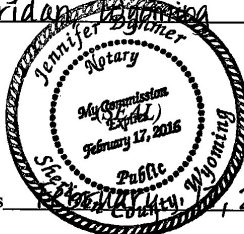
(THIS SPACE FOR RECORDING DATA ONLY)



2015-720151 6/22/2015 1:35 PM PAGE: 1 OF 4  
BOOK: 553 PAGE: 697 FEES: \$21.00 SM EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

of the corporation that is described in and that executed the foregoing instrument, acknowledged to me that such corporation executed the same.)

Jennif Dahmer  
Notary Public, Sheridan County County,  
State of Wyoming  
Residing at Sheridan, Wyoming



My commission Expires February 17, 2016  
WO \_\_\_\_\_ TRACT NO \_\_\_\_\_ LRR NO \_\_\_\_\_



2015-720151 6/22/2015 1:35 PM PAGE: 2 OF 4  
BOOK: 553 PAGE: 698 FEES: \$21.00 SM EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**JURAT**

State of Wyoming  
County of Sheridan

Subscribed and sworn/affirmed to before me this 13<sup>th</sup> day of Feb  
20 15, by Rebecca White

Cynthia A. Matzen  
Notary Public

My Commission Expires: April 9, 2018



## LEGAL DESCRIPTION EXHIBIT "A"

**Record Owners: Darren C. White & Rebecca M. White**  
**March 4, 2015**

**Re: 10.0' Underground Electric Line Easement** to Montana-Dakota Utilities Company, A division of MDU Resources Group, Inc., and or any of their respective successors and assigns.

An underground electric line easement being a strip of land ten (10) feet wide when measured at right angles, situated in Tract 48, Big Horn Ranch Subdivision, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the westerly line of said strip being more particularly described as follows:

**BEGINNING** at the northwest corner of said Tract 48 (Monumented with a 5/8" Rebar); thence S00°36'11"E, 125.17 feet along said westerly line of said strip and the westerly line of said Tract 48 to a point; thence, along said westerly line of said strip and said westerly line of Tract 48 through a non-tangent curve to the right, having a central angle of 54°06'53", a radius of 250.00 feet, an arc length of 236.12 feet, a chord bearing of S26°20'08"W, and a chord length of 227.44 feet to a point; thence, along said westerly line of said strip and said westerly line of Tract 48 through a non-tangent curve to the left, having a central angle of 45°04'34", a radius of 175.00 feet, an arc length of 137.68 feet, a chord bearing of S30°46'54"W, and a chord length of 134.15 feet to the **POINT OF TERMINUS** of said easement, said point being the southwest corner of said Tract 48 (Monumented with a 5/8" Rebar). Lengthening or shortening the side line of said easement to intersect boundary lines as shown on **EXHIBIT "B"**.

Said underground electric line easement contains 4,985 square feet of land, more or less. Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

# EXHIBIT "B"

TRACT 54

TRACT 47



SCALE: 1"=60'

BASIS OF BEARINGS IS THE WYOMING COORDINATE  
SYSTEM NAD 1983, EAST CENTRAL ZONE  
DATUM: NAD 83(1993), NAVD 88 (U.S. FEET)  
DAF: 1.000258652  
DISTANCES ARE SURFACE

TRACT 51

JACK DRIVE

$\Delta=45^{\circ}04'34''$   
 $R=175.00'$   
 $L=137.68'$   
 $CB=S30^{\circ}46'54''W$   
 $CL=134.15'$

(R)N89°57'40"E  
(C)N89°51'32"E (R)522.65'

(R)S00°30'03"E  
(M)S00°36'11"E  
(M)125.17'  
(R)125.00'

10.0'

(R)50'

BIG HORN RANCH  
SUBDIVISION

±4,985 S.F.  
498.97 LINIAL FEET  
±30.2 RODS

$\Delta=54^{\circ}06'53''$  TRACT 48  
 $R=250.00'$   
 $L=236.12'$   
 $CB=S26^{\circ}20'08''W$   
 $CL=227.44'$

RECORD OWNERS:  
DARREN C. WHITE &  
REBECCA M. WHITE  
(BOOK 468, PAGE 783)

(R)N82°07'42"E  
(C)N81°59'40"E (R)651.79'

TRACT 49

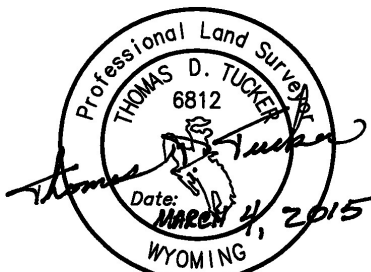
## LEGEND:

- FOUND 1" PLASTIC CAP PER PLS 2615
- ⊙ FOUND 5/8" REBAR
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- PROPERTY/TRACT LINE
- - - EASEMENT LINE
- 10.0' UNDERGROUND ELECTRIC LINE EASEMENT

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss  
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.



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

## EXHIBIT "B"

### 10.0' UNDERGROUND ELECTRIC LINE EASEMENT

CLIENT: MONTANA-DAKOTA UTILITIES COMPANY  
LOCATION: TRACT 48, BIG HORN RANCH SUBDIVISION,  
SHERIDAN COUNTY, WYOMING.



PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000

JN: 2015-009  
DN: 2015-009\_TAB1  
PF: T2015-009  
MARCH 4, 2015

2015-720151 6/22/2015 1:35 PM PAGE: 4 OF 4  
BOOK: 553 PAGE: 700 FEES: \$21.00 SM EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
NO. 2015-720151 EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
MONTANA DAKOTA UTILITIES CO 2324 DRY RANCH RD  
SHERIDAN WY 82801