

W.O. 2350800 Tract NO. LLR NO.

LEGAL DESCRIPTION EXHIBIT "A"

**Record Owner: Sheridan Heights Ranch, LLC
May 15, 2015**

Re: 16.0' Underground Electric and Gas Line Easement for Montana-Dakota Utilities Company, and or any of their respective successors and assigns.

EASEMENT NUMBER: 1

An underground electric and gas line easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, Township 56 North, Range 84 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 west quarter corner of said Section 29 (Monumented with a 3 $\frac{3}{4}$ " Aluminum Cap per PLS 2615); thence S89°20'59"E, 8.00 feet along the south line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ to the **POINT OF BEGINNING** of said easement; thence, along said centerline through a non-tangent curve to the right, having a central angle of 53°47'29", a radius of 100.00 feet, an arc length of 93.88 feet, a chord bearing of N21°22'13"E, and a chord length of 90.47 feet to a point; thence N48°15'57"E, 409.97 feet along said centerline to a point; thence N36°45'27"E, 186.93 feet along said centerline to a point; thence N18°33'52"E, 162.77 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the centerline of an existing easement described in Book 520 of Deeds, Page 192, and being N37°40'44"E, 835.34 feet from the west quarter corner of said Section 29 (Monumented with a 3 $\frac{3}{4}$ " Aluminum Cap per PLS 2615). Lengthening or shortening the side lines of said easement to intersect said boundary line.

Said underground electric and gas line easement contains 0.31 acres of land, more or less.

EASEMENT NUMBER: 2

An underground electric and gas line easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the N $\frac{1}{2}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29, Township 56 North, Range 84 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 northwest corner of said Section 29 (Monumented with a Military Monument "MM-41"); thence S24°10'52"E, 800.17 feet to the **POINT OF BEGINNING** of said easement, said point lying on the easterly line of an existing easement described in Book 520 of Deeds, Page 192; thence N19°02'09"E, 270.96 feet along said centerline to a point; thence N26°41'53"E, 60.00 feet along said centerline to a point; thence N19°02'09"E, 128.13 feet along said centerline to a point, said point being eight (8) feet south of the south line of a tract of land described in Book 445 of Deeds, Page 526; thence S68°31'45"E, 176.14 feet along said centerline, eight (8) feet south of and parallel to the south line of said tract described in Book 445 of Deeds, Page 526 to a point; thence N89°21'19"E, 98.79 feet along said centerline, eight (8) feet south of and parallel to said south line of said tract described in Book 445 of Deeds, Page 526 to a point; thence N40°11'00"E, 77.47 feet along said centerline to a point; thence N19°26'56"E, 255.21 feet along said centerline to a point, said point being eight (8) feet south of the south line of said tract described in Book 445 of Deeds, Page 526; thence N86°26'16"E, 65.02 feet along said centerline, eight (8) feet south of and parallel to said south line of said tract described in Book 445 of Deeds, Page 526 to a point; thence S81°16'44"E, 477.00 feet along said centerline, eight (8) feet south of and parallel to said south line of said tract described in Book 445 of Deeds, Page 526 to a point; thence N12°11'43"E, 70.23 feet along said centerline to a point; thence S71°43'56"E, 5.00 feet along said centerline to a point; thence, continue S71°43'56"E, 182.53 feet along said centerline to a point; thence S89°33'54"E, 172.00 feet along said centerline to a point, said point being fourteen (14) feet south of the south right-of-way line of West Fifth Street (AKA State Highway No. 330); thence, continue S89°33'54"E, 604.60 feet along said centerline, fourteen (14) feet south of and parallel to said south right-of-way line of West Fifth Street to a point; thence, continue

S89°33'54"E, 361.90 feet along said centerline, fourteen (14) feet south of and parallel to said south right-of-way line of West Fifth Street to a point; thence S89°32'21"E, 414.10 feet along said centerline, fourteen (14) feet south of and parallel to said south right-of-way line of West Fifth Street to a point, said point lying on the centerline of an existing easement described in Book 491 of Deeds, Page 513; thence N00°27'39"E, 14.00 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on said south right-of-way line of West Fifth Street, and being S78°07'14"E, 481.29 feet from the north quarter corner of said Section 29 (Monumented with a 3/4" Aluminum Cap per PLS 2615). Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Said underground electric and gas line easement contains 1.26 acres of land, more or less.

EASEMENT NUMBER: 3

An underground electric and gas line easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the NE¼NW¼ of Section 29, Township 56 North, Range 84 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 north quarter corner of said Section 29 (Monumented with a 3/4" Aluminum Cap per PLS 2615); thence S88°45'33"W, 1251.53 feet to the **POINT OF BEGINNING** of said easement, said point lying on the south right-of-way line of West Fifth Street (AKA State Highway No. 330); thence S12°43'27"W, 17.20 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being S87°59'51"W, 1255.79 feet from said north quarter corner of Section 29. Lengthening or shortening the side lines of said easement to intersect said boundary line.

Said underground electric and gas line easement contains 275 square feet of land, more or less.

EASEMENT NUMBER: 4

An underground electric and gas line easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the NE¼NW¼ of Section 29, Township 56 North, Range 84 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 north quarter corner of said Section 29 (Monumented with a 3/4" Aluminum Cap per PLS 2615); thence S73°02'37"W, 318.87 feet to the **POINT OF BEGINNING** of said easement, said point lying on the south right-of-way line of West Fifth Street (AKA State Highway No. 330); thence S00°26'06"W, 14.00 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being S70°40'32"W, 323.33 feet from said north quarter corner of Section 29. Lengthening or shortening the side lines of said easement to intersect said boundary line.

Said underground electric and gas line easement contains 224 square feet of land, more or less.

EASEMENT NUMBER: 5

An underground electric and gas line easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the NW¼NE¼ of Section 29, Township 56 North, Range 84 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 north quarter corner of said Section 29 (Monumented with a 3/4" Aluminum Cap per PLS 2615); thence S76°29'49"E, 484.25 feet to the **POINT OF BEGINNING** of said easement; thence S00°27'39"W, 8.00 feet along said centerline to a point; thence S89°32'21"E, 122.37 feet along said centerline to the **POINT OF TERMINUS** of said easement,

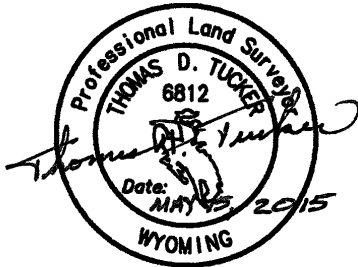
said point lying on the west line of Lot C, Hidden Bridge Minor Subdivision and being S78°22'21"E, 605.60 feet from said north quarter corner of Section 29. Lengthening or shortening the side lines of said easement to intersect said boundary line.

Said underground electric and gas line easement contains 2,086 square feet of land, more or less.

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

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this document 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 document terminates liability of surveyor.

