

**MONTANA-DAKOTA UTILITIES CO.
 10.0' UNDERGROUND GAS & ELECTRIC EASEMENT**

THIS EASEMENT, made this _____ day of _____, A.D., 2021, 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, whether singular or plural, called "OWNER," namely:

Eric Rosentreter
 600 E. 5th Street
 Sheridan, Wyoming 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 10.0 feet 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 semi buried 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 City of Sheridan, State of Wyoming namely:

An underground gas & electric easement being a strip of land ten (10.0) feet wide when measured at right angles, situated in the SE¼SW¼ of Section 23, 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 underground gas & electric easement encumbers a portion of Warranty Deed recorded at the Sheridan County Clerk's Office, Sheridan County, Wyoming, dated April 19, 2021 in Document Number: 2021-768324. The underground 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.

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 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.


 Eric Rosentreter

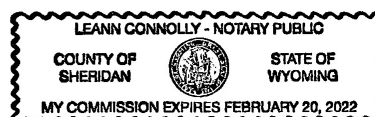
STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

On this the 03 day of June, 2021, before me personally appeared Eric Rosentreter, known to me, or satisfactorily proved to be the persons described in and who executed the above and fore going instrument and acknowledged to me that they executed the same.

(This space for recording data only)


 Notary Public

SEAL
 My Commission Expires Feb 20, 22
 W.O. _____ Tract NO. _____ LLR NO. _____



LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: Eric Rosentreter

May 22, 2021

Re: 10.0' Underground Gas & Electric Easement to Montana-Dakota Utilities Co. a Subsidiary of MDU Resources Group, Inc., and or any of their respective successors and assigns.

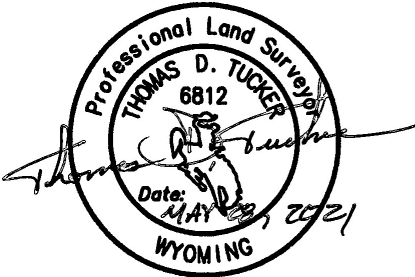
An underground gas & electric easement being a strip of land ten (10.0) feet wide when measured at right angles, situated in the SE¼SW¼ of Section 23, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the north line of said strip being more particularly described as follows:

Commencing at the south quarter corner of said Section 23 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence N79°27'35"W, 756.91 feet to the **POINT OF BEGINNING** of said easement, said point ling on the south right-of-way line of Fifth Street (AKA State Highway No. 336) and being the northwest corner of a tract of land described in Book 550 of Deeds, Page 192; thence S89°55'08"W, 74.72 feet along said south right-of-way of Fifth Street and said north line of said strip to the **POINT OF TERMINUS** of said easement, said point being the northwest corner of a tract of land described in Document Number 2021-768324, and being N80°24'36"W, 830.47 feet from said south quarter corner of Section 23. Lengthening or shortening the sideline of said easement to intersect boundary lines as shown on EXHIBIT "B".

Said underground gas & electric easement contains 747 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

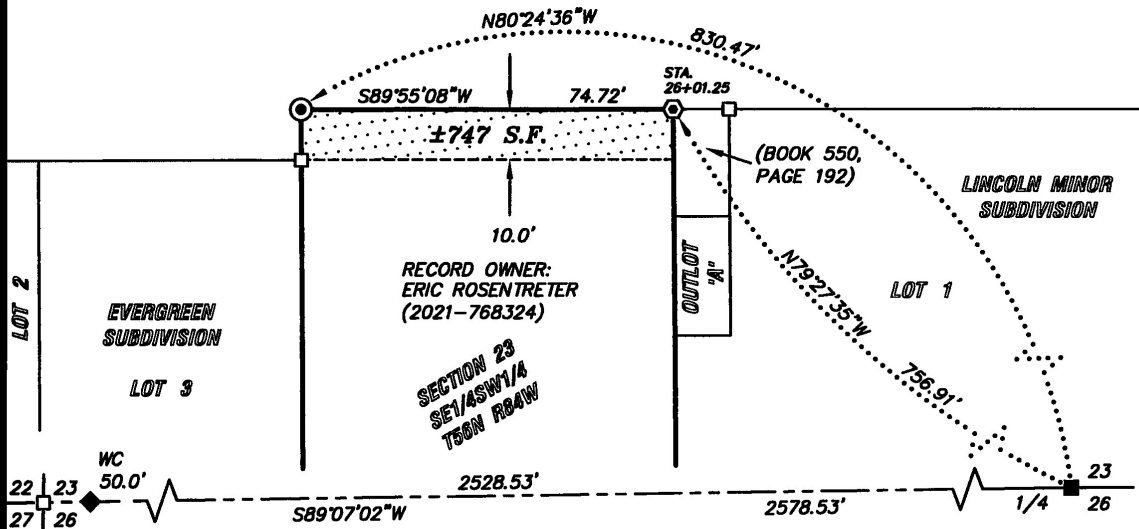
I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.



FIFTH STREET
(AKA STATE HIGHWAY NO. 336)



LEGEND:

- ⊕ FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- ⊙ FOUND 2" ALUMINUM CAP PER PE&LS 3159
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 3-1/4" BRASS CAP PER PE&LS 3159
- WC WITNESS CORNER
- CALCULATED: NOTHING FOUND/NOTHING SET
- PROPERTY/LOT LINE
- - - SECTION LINE
- - - EASEMENT LINE
- 10.0' UNDERGROUND GAS & ELECTRIC EASEMENT (±747 S.F.)



SCALE: 1"=30'

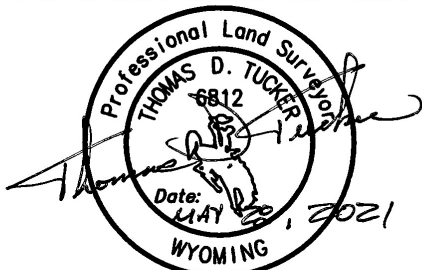
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE

DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

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"

NO. 2021-770142 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
MONTANA DAKOTA UTILITIES CO 2324 DRY RANCH RD
SHERIDAN WY 82801

EXHIBIT "B"
10.0' UNDERGROUND GAS & ELECTRIC EASEMENT

CLIENT: MONTANA-DAKOTA UTILITIES CO.

LOCATION: SITUATED IN THE SE1/4SW1/4, SECTION 23, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING



2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2021-019
DN: 2021-019-E2
TAB: ESMT-E2
PF: T2021-019
REVIEWED BY: CT
MAY 28, 2021