

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

THIS EASEMENT, made this 23<sup>rd</sup> day of July, 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:

**Stan W. Williams & Deanne D. Williams**  
18 Cemetery Road  
Big Horn, Wyoming 82833

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 8.0 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 electric and gas line easement being a strip of land eight (8.0) feet wide when measured at right angles, situated in Tract 27, Big Horn Ranch Subdivision, Sheridan County, Wyoming. Said underground gas & electric line easement encumbers a portion of Warranty Deed recorded at the Sheridan County Clerk's Office, Sheridan County, Wyoming, dated January 8, 2003, in Book 440 of Deeds, Page 219. The 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.

Stan W. Williams  
Stan W. Williams

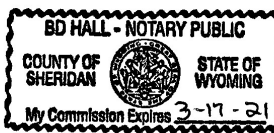
Deanne D. Williams  
Deanne D. Williams

STATE OF WYOMING )  
                                  ) ss.  
COUNTY OF SHERIDAN )

On this the 23<sup>rd</sup> day of July, 2021, before me personally appeared Stan W. & Deanne D. Williams, 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)

BD Hall  
Notary Public



SEAL

My Commission Expires 3-17-2024

W.O. \_\_\_\_\_ Tract NO. \_\_\_\_\_ LLR NO. \_\_\_\_\_

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**Record Owners: STAN W. WILLIAMS and DEANNE D. WILLIAMS**  
July 01, 2021

**Re: 8.0' Underground Electric & Gas Line Easement** to Montana-Dakota Utilities Company, A Subsidiary of MDU Resources Group, Inc., and or any of their respective successors and assigns.

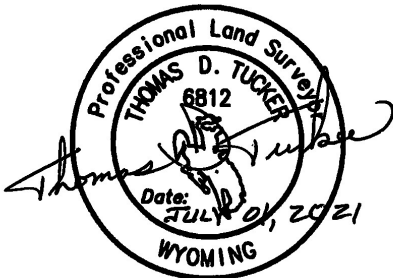
An underground electric and gas line easement being a strip of land eight (8.0) feet wide when measured at right angles, situated in Tract 27, Big Horn Ranch Subdivision, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the north line of said strip being more particularly described as follows:

**BEGINNING** at the northeast corner of said Tract 27 (Monumented with a 5/8" Rebar); thence S89°49'48"W, 649.69 feet along the north line of said Tract 27, also being the south line of Tract 26, Big Horn Ranch Subdivision and the north line of said strip to the **POINT OF TERMINUS** of said easement, said point being the southwest corner of said Tract 26 (Monumented with a 5/8" Rebar). Lengthening or shortening the sideline of said easement situated in Tract 27 to intersect boundary lines as shown on **EXHIBIT "B"**.

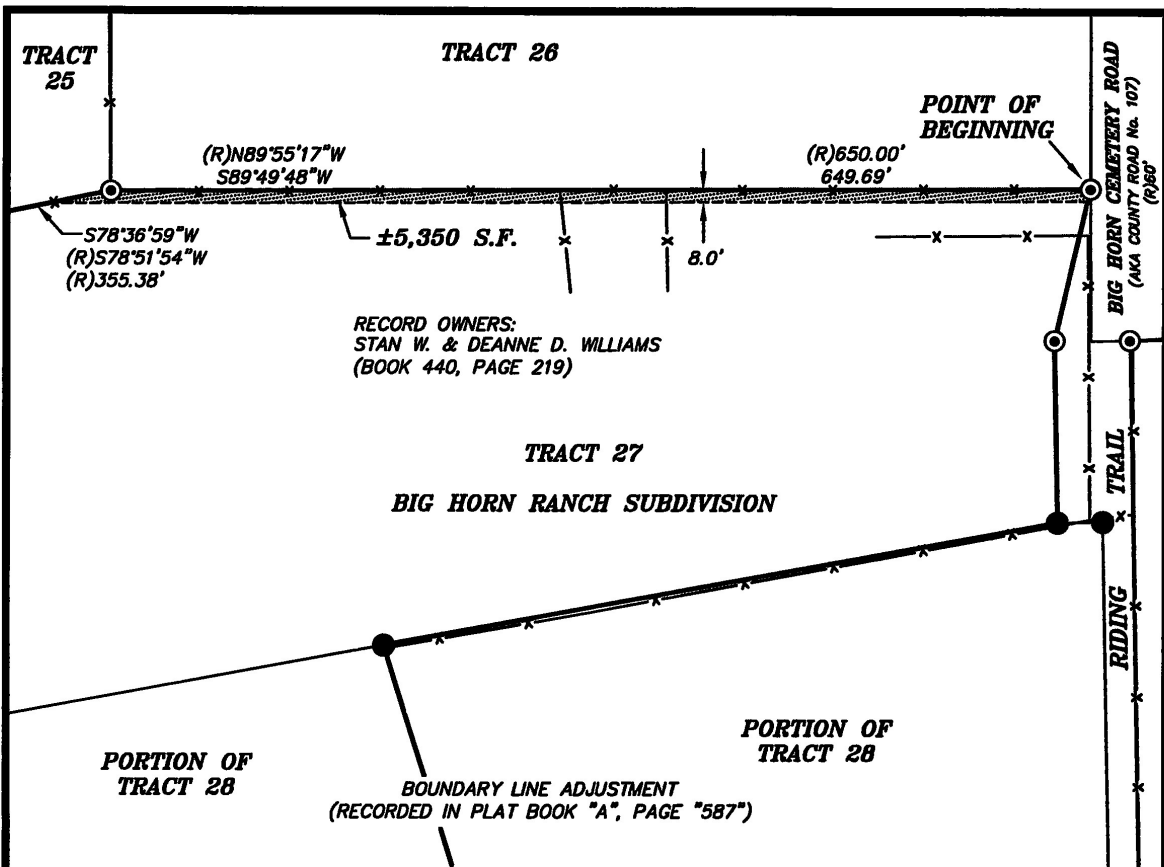
Said underground electric and gas line easement contains 5,350 square feet of land, more or less. Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

**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.



RECORD OWNERS:  
 STAN W. & DEANNE D. WILLIAMS  
 (BOOK 440, PAGE 219)

TRACT 27  
 BIG HORN RANCH SUBDIVISION

PORTION OF  
 TRACT 28

BOUNDARY LINE ADJUSTMENT  
 (RECORDED IN PLAT BOOK "A", PAGE "587")

2021-770994 7/26/2021 1:18 PM PAGE: 3 OF 3  
 FEES: \$18.00 PK EASEMENT  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**LEGEND:**

- ⊙ FOUND 5/8" REBAR
- FOUND 2" ALUMINUM CAP PER PLS 6812
- (R) RECORD
- PROPERTY/TRACT LINE
- x- EXISTING FENCE LINE
- - - EASEMENT LINE
- ▨ 8.0' UNDERGROUND GAS & ELECTRIC LINE EASEMENT (±5,350 S.F.)

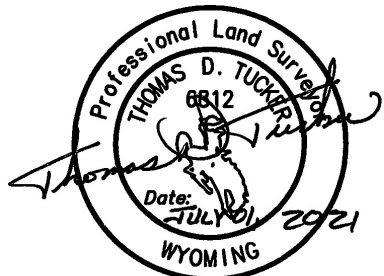


SCALE: 1"=100'  
 BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE  
 DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)  
 DAF: 1.000248811  
 DISTANCES ARE SURFACE

**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"

**NO. 2021-770994 EASEMENT**

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

**EXHIBIT "B"**  
**8.0' UNDERGROUND ELECTRIC & GAS LINE EASEMENT**

CLIENT: MONTANA-DAKOTA UTILITIES CO.  
 LOCATION: TRACT 27, BIG HORN RANCH SUBDIVISION,  
 SHERIDAN COUNTY, WYOMING

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

JN: 2021-042  
 DN: 2021-042  
 TAB: E-1  
 PF: T2021-042  
 REVIEWED BY: JSP & CT  
 JULY 01, 2021