

Prepared by:
Address:
20648 (7/17)



2022-779389 6/14/2022 11:16 AM PAGE: 1 OF 3
FEES: \$18.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**MONTANA-DAKOTA UTILITIES CO.
COMBINATION ELECTRIC, AND GAS EASEMENT**

THIS EASEMENT, made this 6/6/22 day of June, 2022,
between MONTANA-DAKOTA UTILITIES CO., A SUBSIDIARY OF MDU RESOURCES GROUP,
INC., a Delaware corporation, 400 North Fourth Street, Bismarck, North Dakota, hereinafter called
"COMPANY", its successors and assigns, and the following-named persons, hereinafter, whether singular
or plural, called "OWNER", namely: Khanstruction LLC / Mohammed Khan
whose address is: 765 E 7th St Sheridan WY 82801

WITNESSETH, that for valuable consideration received, OWNER does hereby grant unto COMPANY,
its successors and assigns, an easement 10 feet in width, being 25 feet left and 25 feet right
of the centerline as laid out and/or surveyed, or as finally installed in and to the tract of land hereinafter
described for the purpose of erecting and constructing thereon, and thereafter to construct, reconstruct,
increase the capacity of, operate, inspect, protect, maintain, repair and remove an electric line, including
without limitation pole structures supporting one or more power circuits, together with crossarms, cables,
communications lines, wires, guys, supports, anchors, fixtures, and such other structures, installations and
facilities and to license, permit or otherwise agree to the joint use or occupancy of the line by any other
persons, associations or corporations, said tract of land being situated in the County of
Sheridan, State of Wyoming, and more particularly described as follows:

The North 10 feet of Lots 12A and 12B of the Replat of Lot 12, Block 6, West View
Addition, City of Sheridan, Located in the Southeast Quarter of the Southwest Quarter,
of Section 23 of Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan
County, Wyoming Sheridan WY, more particularly described in Exhibit A:

Said line may be constructed either overhead, as described above, or underground, or the said line, if
constructed overhead, may be converted from overhead to an underground line at some future time.
Company shall have the right, but not the obligation, to remove, cut, and trim and shrubbery located within 5
feet of the centerline of the electric line and trees located outside such area where they interfere
with or threaten to endanger the operation or maintenance of the electric line.

OWNER additionally grants COMPANY, its successors and assigns, the right to install and construct,
and thereafter to increase the capacity of, operate, inspect, protect, maintain, repair, remove replace, and
abandon in place a gas pipeline or lines, including necessary pipes, equipment, and fixtures, and television
cable or telecommunications distribution 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 above described tract of land.



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OWNER, its successors and assigns, agrees not to build, create or construct or permit to be built, created, or constructed any obstruction, building, engineering works or other structures upon, over, or under the above described tract of land or that would interfere with said electric line, gas line, television cable or telecommunications system, or COMPANY rights hereunder.

OWNER, its successors and assigns, hereby grants to COMPANY, its successors and assigns, the right at all reasonable times of ingress and egress to the above described tract of land across adjacent lands of Owner, its successors and assigns, at convenient points for the enjoyment of the aforesaid uses, rights and privileges.

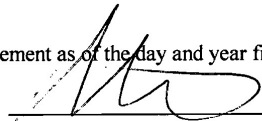
Said electric line and every part thereof shall be confined to the area granted under this Easement, except that the COMPANY shall have the right of placing and maintaining guys and anchors at greater distance from said centerline where necessary to support said electric line.

COMPANY agrees that it will pay any and all damages that may result to the crops, fences, buildings, and improvements on said premises caused by laying, constructing, reconstructing, increasing the capacity of, maintaining, converting to underground, operating, replacing, repairing or removing said electric line, gas line, or underground lines. It is agreed the removal and trimming of trees and shrubs within the area of the easement or that interfere with or endanger the operation and maintenance of the electric line shall not be regarded as compensable damages. 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 a 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.


Khanstruction, LLC Mohammed Khan

STATE OF Wyoming)
COUNTY OF Sheridan)ss

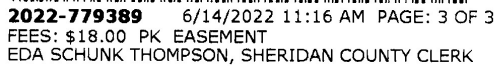
On this 6th day of June, 2022, before me personally appeared Mohammed Khan
Khanstruction LLC, known to me to be the same person As described in
and who executed the above and foregoing instrument and acknowledged to me that he executed the same,
(known to me to be the Owner and Owner respectively, of the corporation
that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation
executed the same.)

(THIS SPACE FOR RECORDING DATA ONLY)

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



W.O. Barbara Sondgeroth L.R.R NO _____



OF UTILITIES EASEMENT WITHIN LOTS 12A AND 12B OF THE REPLAT OF LOT 12, BLOCK 6, WEST VIEW ADDITION, CITY OF SHERIDAN, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4), OF SECTION 23 OF TOWNSHIP 56 NORTH, RANGE 84 WEST, 8TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



LEGAL DESCRIPTION

A TEN (10) FOOT WIDE UTILITIES EASEMENT BEING THE NORTH TEN (10) FEET OF LOTS 12A AND 12B OF THE REPLAT OF LOT 12, BLOCK 6, WEST VIEW ADDITION; SUBJECT EASEMENT LYING TEN (10) FEET SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12B, SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT EASEMENT NORTH LINE; THENCE N 89°46'16" E, 49.87 FEET ALONG THE NORTH LINES OF SAID LOTS TO THE NORTHEAST CORNER OF SAID LOT 12A AND THE POINT OF TERMINUS OF SUBJECT EASEMENT NORTH LINE; SUBJECT EASEMENT SOUTH LINE TO BE SHORTENED OR LENGTHENED TO THE EAST AND WEST LINES OF SAID LOTS.
SUBJECT EASEMENT CONTAINING AN AREA OF ±498 SQUARE FEET

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY
CERTIFY THAT THIS PLAT WAS MADE
FROM AN ACTUAL FIELD SURVEY
PERFORMED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT IT
CORRECTLY SHOWS THE LOCATION TO
THE BEST OF MY KNOWLEDGE.



- ◆ FOUND 2" AC-LS 14250
OR AS NOTED
- AC ALUMINUM CAP
- REPLAT OF LOT 12, BLOCK 6,
WEST VIEW ADDITION LOT LINES

PREPARED BY:

Cannon Consulting LLC (307) 752-0109

FOR:

KHANSTRUCTION LLC
SHERIDAN, WY

Date: 5/24/22

NO. 2022-779389 EASEMENT

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