

INVOICE DATE	INVOICE	PO	PROJECT	REMITTANCE AMOUNT
04/03/13	KIRSCHENMANN		07EN58	8,740.00
04/03/13	KIRSCHENMANN		07EN58	3,011.00
04/03/13	KIRSCHENMANN		07EN58	4,488.00
04/03/13	KIRSCHENMANN		07EN58	824.00
04/03/13	KIRSCHENMANN		07EN58	250.00

VENDOR NAME	PAYMENT DATE	CHECK NUMBER	REMITTANCE TOTAL
CAMPBELL COUNTY ABSTRACT	78 04/03/13	136015	\$*****17,313.00

GENERAL FUND

I HEREBY CERTIFY THIS WARRANT IS ISSUED PURSUANT TO
LAW AND IS WITHIN THE DEBT LIMIT OF THE CITY OF GILLETTE

THIS WARRANT IS PAYABLE THROUGH

FIRST NATIONAL BANK
GILLETTE, WYOMING 82716

WARRANT
OFFICE OF THE CITY CLERK
CITY OF GILLETTE, WYOMING 82716

136015

99-105/1023

DATE
04/03/13

AMOUNT

\$*****17,313.00

PAY

SEVENTEEN THOUSAND THREE HUNDRED THIRTEEN AND 00/100 DOLLARS

TO THE
ORDER
OF

CAMPBELL COUNTY ABSTRACT
PO BOX 9
GILLETTE WY 82717-0009

COPY - 0001

****VOID****

MAYOR

CITY CLERK

11 136015 102300129 353351091

P.O. NUMBER	DATE
18357	4/3/13

cc abstract

Rev. 258-407



CITY OF GILLETTE

Financed

Utilities

P.O. Box 3003 • Gillette, Wyoming 82717-3003

Phone (307) 686-5262

www.gillettewy.gov

March 22, 2013

Jesse and Christina Kirschenmann
1759 Collins Road
Gillette, WY 82716

RE: Madison Water (5069-02 & 03)

Dear Mr. & Mrs. Kirschenmann,

Thanks to Jesse for coming by on Wednesday. As we discussed, I'm enclosing 90% plan documents showing the new alignment in your area. The heavy black line is the location of the pipe itself.

I have recalculated our offer using a rate we pay for home and business crossings to calculate the first portion of the easement. I've enclosed a map to show how I broke it down. Everything west of the red line I calculated at the higher rates. The offer now looks like this for all.

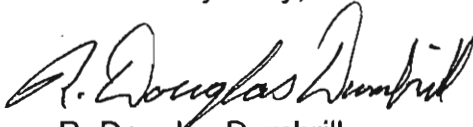
1.) Eastern portion		
Permanent Easement:		
48,560 sq. ft. @ \$.18 per sq. ft.	\$8740.00
Temporary Construction Easement		
43,013 sq. ft. @ \$.07 per sq. ft.	\$3011.00
2.) Western portion		
Permanent Easement:		
1.87 acres @ \$2400 per acre	\$4488.00
Temporary Construction Easement		
2.06 acres @ \$400 per acre	<u>\$824.00</u>
	TOTAL	\$17,063.00

I would now extend that total amount (\$17,063.00) as the City's best offer for the easements. I've checked with Mike Cole and we agree the adjustment is fair. Of course, the City Council will have to make final approval but that has not usually been a problem if we recommend approval.

If you agree to this offer please sign below, execute the enclosed vendor form and the easements and return them all to us at City Hall. I'll schedule the matter before the Council

and set up a closing with Campbell County Abstract. (Please be sure to use these enclosed easements because the land description has changed.) If you have any questions or concerns please give me a call at 307-686-5361.

Yours Very Truly,


R. Douglas Dumbrill
Land Consultant

RDD/sdg

BY:

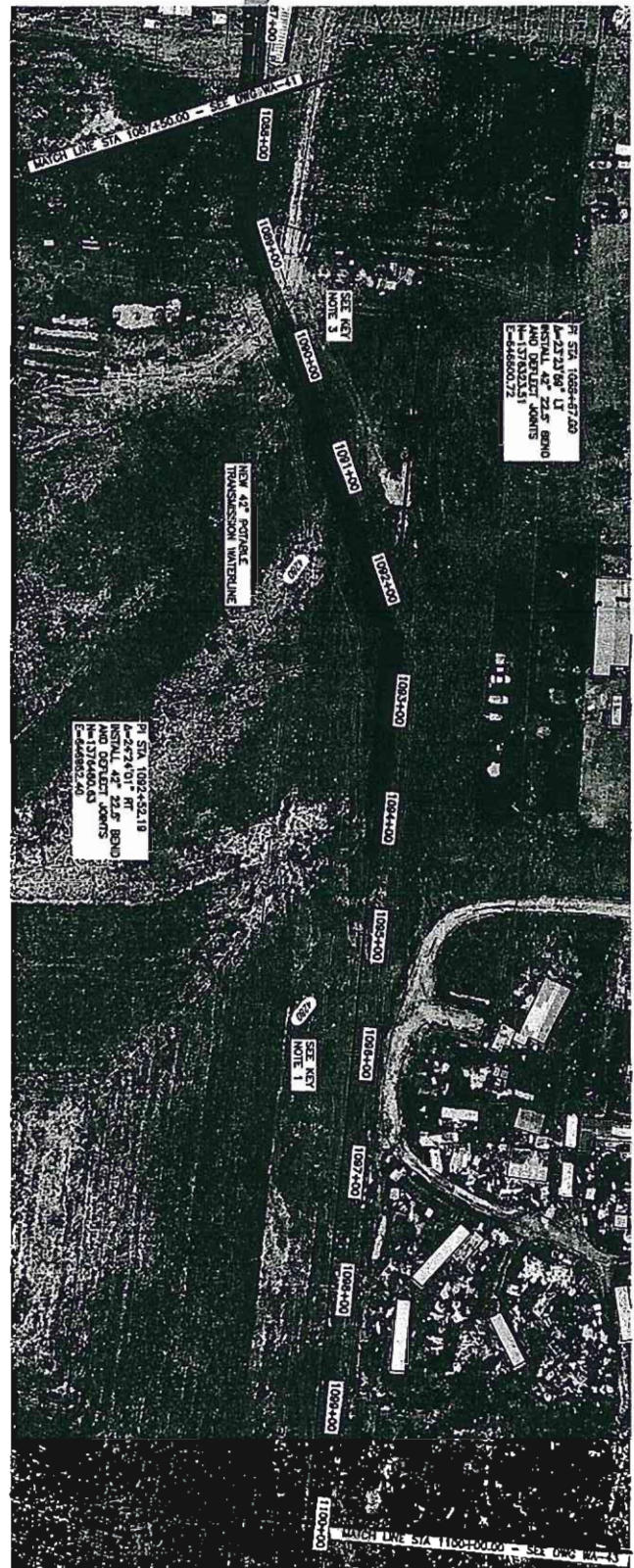

Jesse Kirschenmann

BY:


Christina Kirschenmann

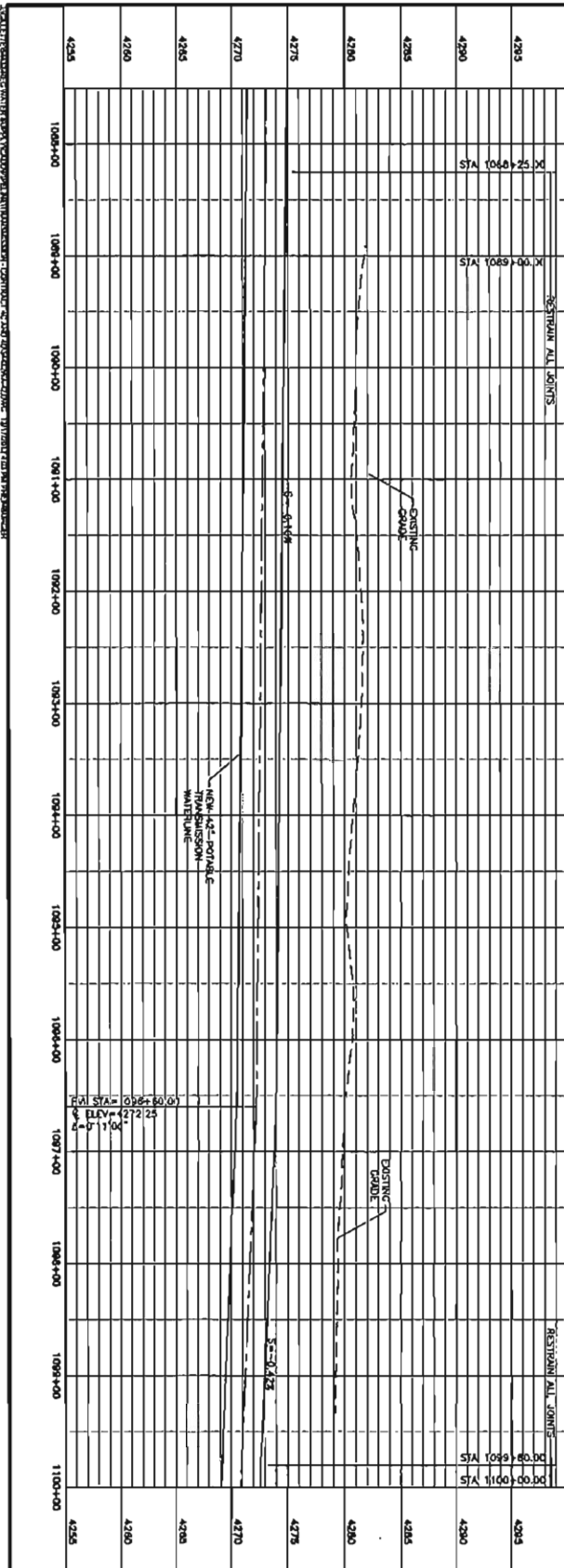
Enclosures: Plan Documents
Temp. Construction Easement
Permanent Easement
Vendor Form

cc: Mike Cole, Utility Project Manager



NOTES:
1. SEE DWG ML-2 FOR
GENERAL PIPELINE NOTES.
2. SEE DWG ML-3 FOR
NUMERICAL KEY NOTES.

SCALE BAR
1" = 100'



GILLETTE MADISON PIPELINE PROJECT POTABLE TRANSMISSION WATERLINE STA 1087+50.00 TO 1100+00.00

Burns & McDonnell
SINCE 1974

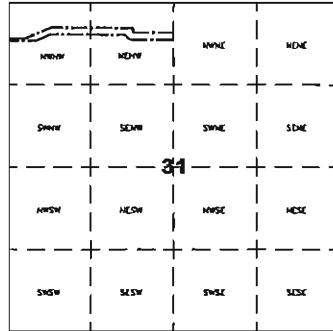
MORRISON MAIERLE, INC.

DATE: 11/1/2011
DRAWN BY: JMM
CHECKED BY: JMM
DESIGNED BY: JMM
PROJECT NO: WA-42

REV.	DESCRIPTION	DATE

EXHIBIT "A"

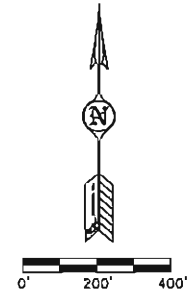
AN EASEMENT LOCATED IN A PORTION OF THE N1/2NW1/4 OF
SECTION 31, T50N, R69W, OF THE 6TH P.M.
CAMPBELL COUNTY, WYOMING



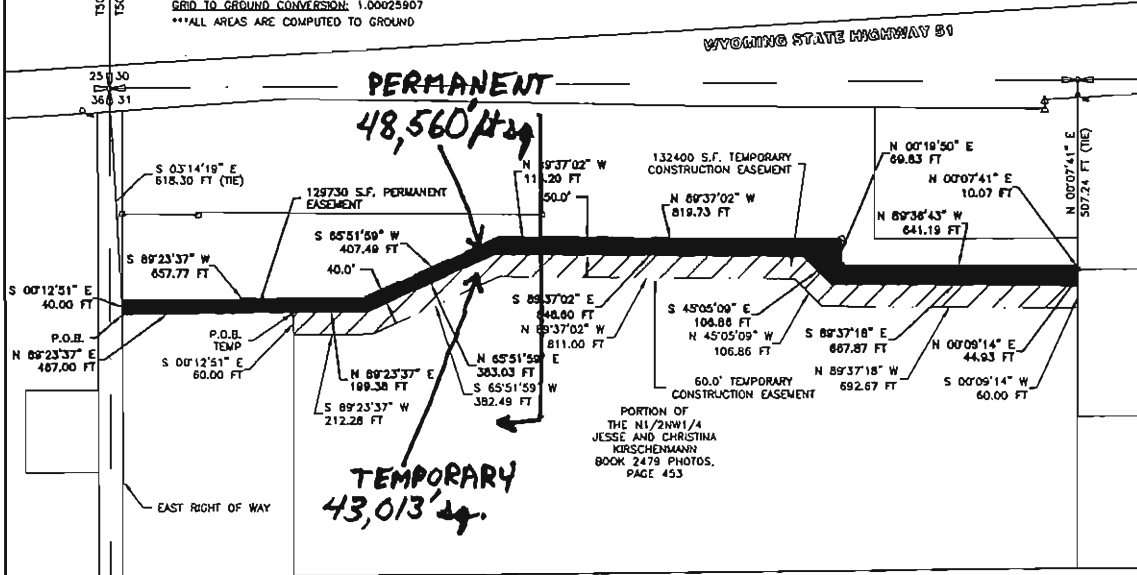
VICINITY MAP

BASIS OF BEARING: WYOMING STATE PLANE GRID,
NAD83, EAST ZONE (4901)
GRID TO GROUND CONVERSION: 1.00025907
***ALL AREAS ARE COMPUTED TO GROUND

- LEGEND**
- SECTION LINE
 - - - QUARTER SECTION LINE
 - - - PERMANENT EASEMENT
 - - - CONSTRUCTION EASEMENT
 - ⊕ SECTION CORNER POSITIONED FROM WC
 - ⊕ SECTION CORNER POSITIONED FROM WC
 - FOUND PROPERTY CORNER BARE "N" REBAR
 - △ FOUND WYODOT MONUMENT F1-170.9 W/ STATIONING
 - FOUND WITNESS CORNER 1987 ALUMINUM CAP LS 538 45° WEST, 84° SOUTH
 - ⊙ FOUND WITNESS CORNER 1974 ALUMINUM CAP LS 538 48° SOUTH

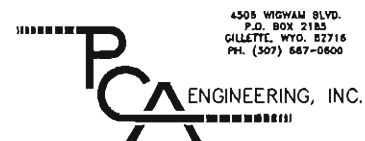
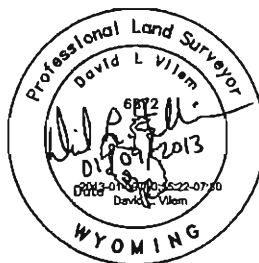


DATE: 01/09/13
PROJECT NUMBER: 103405.00
GRANTOR: JESSE AND CHRISTINA KIRSCHENMANN



SURVEYOR'S CERTIFICATE

I, DAVID L. VILM, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS DRAWING WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY AND IS A TRUE REPRESENTATION OF THE SURVEY.



PERMANENT WATER LINE AND GENERAL UTILITY EASEMENT
Jesse Kirschenmann and Christina Kirschenmann
5069-02 & 03

Jesse Kirschenmann and Christina Kirschenmann of 1759 Collins Road, Gillette, WY 82716, hereinafter GRANTOR(S), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged do Grant, Convey, and Warrant to the City of Gillette, Wyoming, a municipal corporation and city of the first class, of 201 E. 5th St., P.O. Box 3003, Gillette, Wyoming, 82717, hereinafter GRANTEE, a Permanent Water Line and General Utility Easement in and to the following described tract of land:

LEGAL DESCRIPTION
5069-02 & 03

A permanent easement located in a parcel in the N1/2NW1/4 of Section 31, T50N, R69W of the 6th P.M., Campbell County, Wyoming, as recorded in Book 2479 of Photos, Page 453 of the Campbell County Clerks records, being more particularly described as follows:

Commencing at the northwest corner of said Section 31, positioned from a found 1987 witness corner aluminum cap stamped LS 538, 45' West and 64' South;

Thence S03°14'19"E, 618.30 feet to southwest corner of said parcel and being on the east right of way of Jack Smith Road and being the point of beginning of the southerly limits of said permanent easement;

Thence along the southerly boundary of said parcel and also being said southerly limits, N89°23'37"E, 467.00 feet to a bare rebar;

Thence leaving said southerly boundary, continuing along said southerly limits, N89°23'37"E, 199.38 feet to a point;

Thence continuing along said southerly limits, N65°51'59"E, 383.03 feet to a point;

Thence continuing along said southerly limits, S89°37'02"E, 848.60 feet to a point;

Thence continuing along said southerly limits, S45°05'09"E, 106.86 feet to a point;

Thence continuing along said southerly limits, S89°37'18"E, 667.87 feet to a point on the easterly boundary of aforementioned parcel;

Thence along said easterly boundary, N00°09'14"E, 44.93 feet to a bare 5/8" rebar,

Thence continuing along said easterly boundary, N00°07'41"E, 10.07 feet to northeast corner of said parcel, from which the north quarter corner of aforementioned Section 31

lies N00°07'41"E, 507.24 feet, positioned from a found 1974 witness corner aluminum cap stamped LS 538, 48' South;

Thence along the north boundary of said parcel, N89°36'43"W, 641.19 feet to an angle point of said north boundary, monumented with a bare 5/8" rebar;

Thence continuing along said north boundary, N00°19'50"E, 69.83 feet to an angle point of said north boundary, monumented with a bare 5/8" rebar;

Thence continuing along said north boundary, N89°37'02"W, 819.73 feet to an angle point of said north boundary;

Thence leaving said north boundary, along the northerly limits of aforementioned permanent easement, N89°37'02"W, 118.20 feet to a point;

Thence continuing along said northerly limits, S65°51'69"W, 407.49 feet to a point;

Thence continuing along said northerly limits, S89°23'37"W, 657.77 feet to a point on the aforementioned east right of way;

Thence along said east right of way, S00°12'51"E, 40.00 feet to the point of beginning of said permanent easement.

Said permanent easement contains 129730 square feet more or less.

All areas are computed at ground.

All measured distances are grid, for conversion to ground, multiply by 1.00025907.

The basis of bearing for this legal description and for the attached Exhibit "A" is Wyoming State Plane Grid, NAD83, East Zone (4901).

The easement is further shown and described by the drawing attached as Exhibit "A".

Said easement is subject to any right-of-way and or easements, reservations and encumbrances of record.

Said easement unto GRANTEE, its successors, licensees and assigns to have and to hold forever in the lands described above for a waterline and general utility easement over, under, upon and within which to construct, maintain, service, reconstruct, operate, and locate at any time and from time to time any public utilities, such as, for purpose of illustration but not limitation, water pipelines and sanitary sewer lines, storm water drains and sewers, electrical lines, natural gas lines, telephone lines, cable television and other communication lines and other utilities to be determined in the sole discretion of the GRANTEE.

At the conclusion of initial construction and any reconstruction or repair activities within the easement, GRANTEE shall restore the surface and any improvements damaged and any adjacent areas disturbed during the construction or repair activities to a condition substantially equal to the condition of the disturbed or damaged area before construction within the easement.

GRANTOR(S):

Jesse Kirschenmann
Jesse Kirschenmann

Christina Kirschenmann
Christina Kirschenmann

STATE OF Wyoming)
County of Campbell) ss.

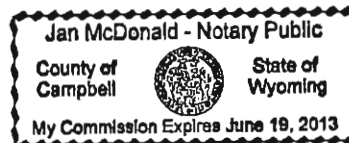


The above and foregoing instrument was acknowledged before me by Jesse Kirschenmann this 29 day of March, 2013.

My Commission Expires:
June 19, 2013

Jan McDonald
Notary Public

STATE OF Wyoming)
County of Campbell) ss.



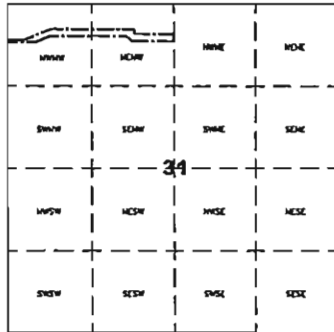
The above and foregoing instrument was acknowledged before me by Christina Kirschenmann this 29 day of March, 2013.

My Commission Expires:
June 19, 2013

Jan McDonald
Notary Public

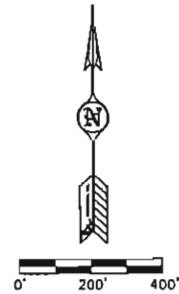
EXHIBIT "A"

AN EASEMENT LOCATED IN A PORTION OF THE N1/2NW1/4 OF
SECTION 31, T50N, R69W OF THE 6TH P.M.
CAMPBELL COUNTY, WYOMING



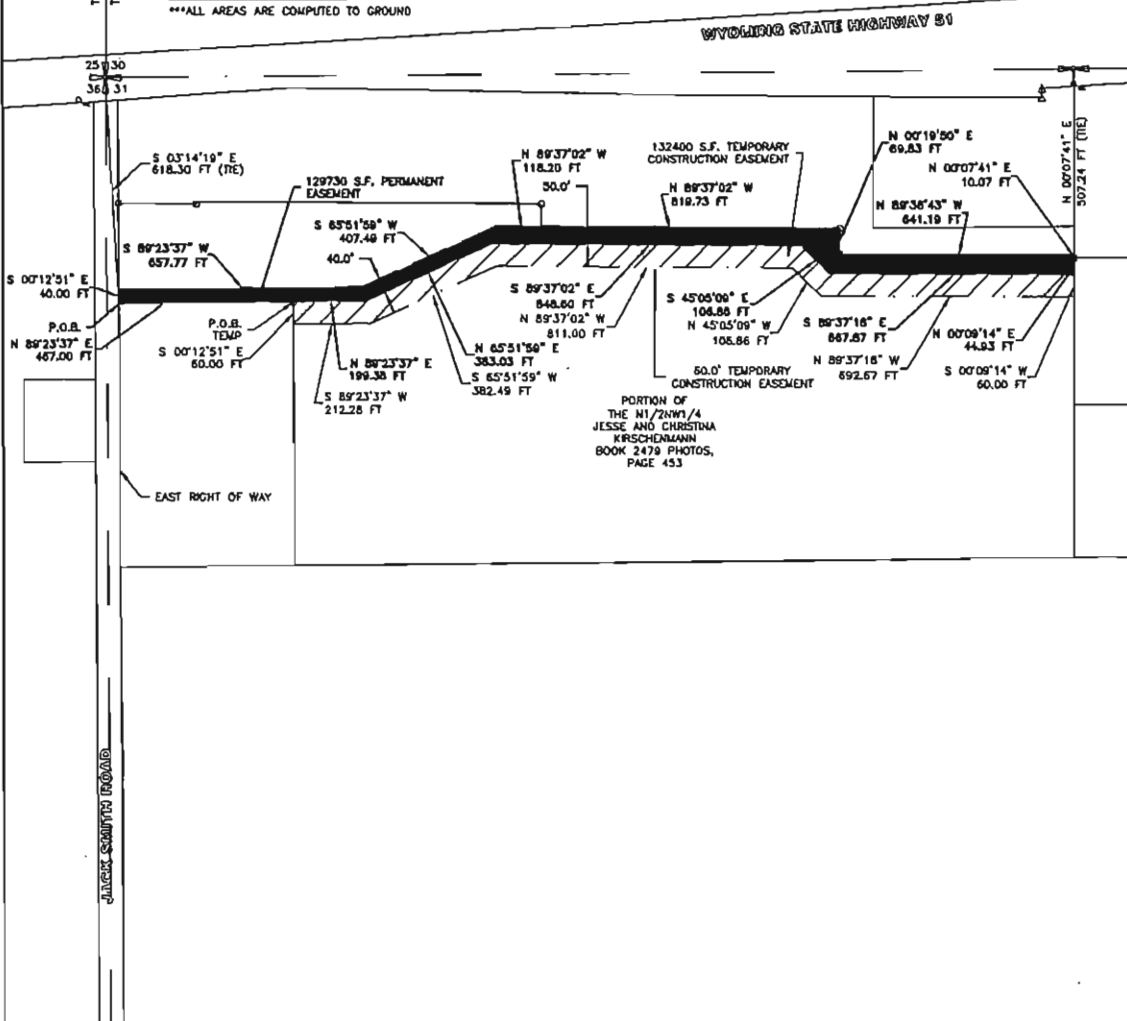
VICINITY MAP

- LEGEND**
- SECTION LINE
 - - - - - QUARTER SECTION LINE
 - - - - - PERMANENT EASEMENT
 - - - - - CONSTRUCTION EASEMENT
 - ⊕ SECTION CORNER POSITIONED FROM WC
 - ⊖ SECTION CORNER POSITIONED FROM WC
 - FOUND PROPERTY CORNER BARE 1/2 REBAR
 - △ FOUND WHODOT MONUMENT F1-120.9 W/ STATIONING
 - FOUND WITNESS CORNER 1987 ALUMINUM CAP L.S. 336 45° WEST, 84° SOUTH
 - FOUND WITNESS CORNER 1974 ALUMINUM CAP L.S. 336 45° SOUTH



DATE: 01/09/13
PROJECT NUMBER: 103405.00
GRANTOR: JESSE AND CHRISTINA KIRSCHENMANN

BASIS OF BEARING: WYOMING STATE PLANE GRID,
NAD83, EAST ZONE (4901)
GRID TO GROUND CONVERSION: 1.00023907
***ALL AREAS ARE COMPUTED TO GROUND



SURVEYOR'S CERTIFICATE

I, DAVID L. VILEM, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS DRAWING WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY AND IS A TRUE REPRESENTATION OF THE SURVEY.



4505 WICHAM BLVD.
P.O. BOX 2183
GILLETTE, WYO. 82716
PH. (307) 687-0600

PCA ENGINEERING, INC.

TEMPORARY CONSTRUCTION EASEMENT
Jesse Kirschenmann and Christina Kirschenmann
5069-02 & 03

Jesse Kirschenmann and Christina Kirschenmann of 1759 Collins Road, Gillette, WY 82716, hereinafter GRANTOR(S), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged do Grant and Convey to the City of Gillette, Wyoming, a municipal corporation and city of the first class, of 201 East Fifth Street, Gillette, Wyoming, hereinafter GRANTEE a temporary construction easement in and to the following described tract of land:

See attached Exhibit "A" which is incorporated herein by reference.

This grant is made to Grantee, its successors, licensees and assigns to have and to hold the lands described above as a TEMPORARY CONSTRUCTION EASEMENT to be used during construction activities of the new Gillette Regional Water Supply Project (“Madison” project). Grantee, its successors, licensees and assigns, shall have the right of ingress and egress, and also the right to temporarily operate, and park machinery upon the land described above during construction of the new Gillette Regional Water Supply Project (“Madison” project). The easement also includes an immediate right to use the property to survey, lay-out, prepare, construct, and complete the project.

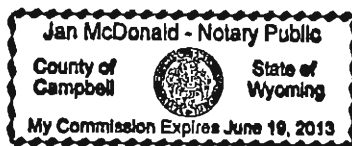
At the conclusion of construction and any reconstruction or repair activities within the easement, GRANTEE shall restore the surface and any improvements damaged and any adjacent areas disturbed during the construction activities to a condition substantially equal to the condition of the disturbed or damaged areas before the construction within the easement. The signers below represent that they sign with full authority and consent of the Grantors identified above.

DATED THIS 29 day of March, 2013.

GRANTOR(S):


Jesse Kirschenmann

STATE OF WYOMING)
) ss.
County of Campbell)



The above and foregoing instrument was acknowledged before me by Jesse Kirschenmann on 4 March 29, 2013.

Witness my hand and official seal.

My Commission Expires:
June 19, 2013


Notary Public

Christina Kirschenmann

Christina Kirschenmann

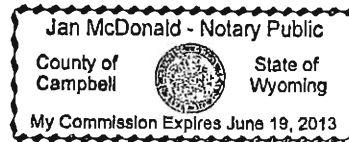
STATE OF WYOMING

)

) ss.

County of Campbell

)



The above and foregoing instrument was acknowledged before me by Christina Kirschenmann on March 29, 2013.

Witness my hand and official seal.

My Commission Expires:
June 19, 2013

Jan McDonald
Notary Public

EXHIBIT "A"

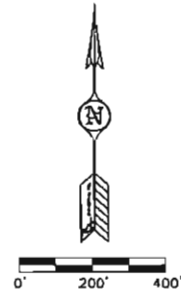
AN EASEMENT LOCATED IN A PORTION OF THE N1/2NW1/4 OF
SECTION 31, T50N, R69W OF THE 6TH P.M.
CAMPBELL COUNTY, WYOMING



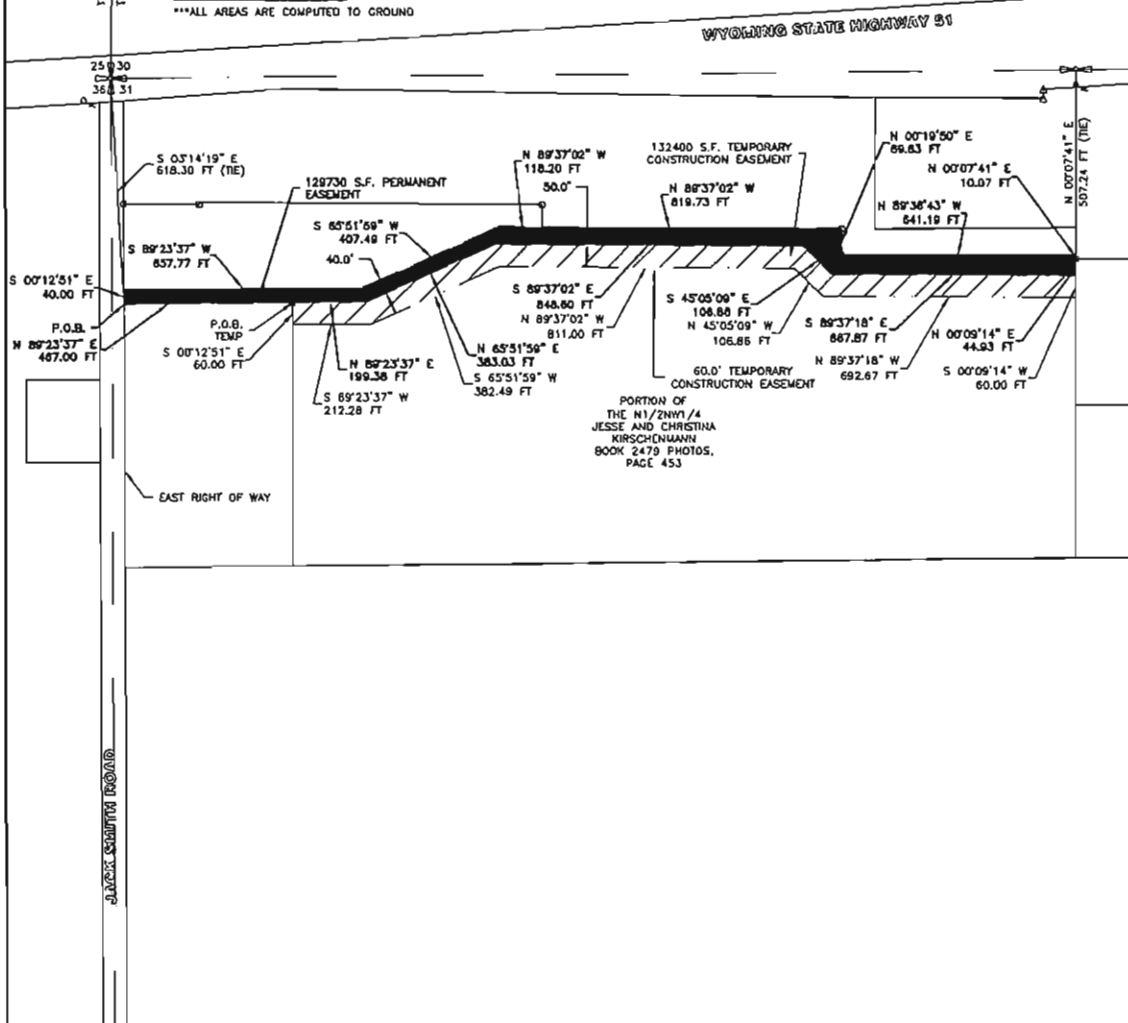
VICINITY MAP

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 - ⊙ SECTION CORNER POSITIONED FROM WC
 - FOUND PROPERTY CORNER BARE "N" REBAR
 - △ FOUND WOODST MONUMENT #1-120.9 W/ STATIONING
 - FOUND WITNESS CORNER 1987 ALUMINUM CAP LS 538 45° WEST, 64° SOUTH
 - FOUND WITNESS CORNER 1974 ALUMINUM CAP LS 538 48° SOUTH



DATE: 01/09/13
PROJECT NUMBER: 103405.00
GRANTOR: JESSE AND CHRISTINA KIRSCHENMANN



SURVEYOR'S CERTIFICATE

I, DAVID L. VLEEM, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS DRAWING WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY AND IS A TRUE REPRESENTATION OF THE SURVEY.



Legal Description – Temporary Construction Easement
5069-02&03 Jesse and Christina Kirschenmann
January 9, 2013

A 60 foot wide temporary construction easement located in a parcel in the N1/2NW1/4 of Section 31, T50N, R69W of the 6th P.M., Campbell County, Wyoming, as recorded in Book 2479 of Photos, Page 453 of the Campbell County Clerks records, being more particularly described as follows:

Commencing at the northwest corner of said Section 31, positioned from a found 1987 witness corner aluminum cap stamped LS 538, 45' West and 64' South;

Thence S03°14'19"E, 618.30 feet to southwest corner of said parcel and being on the east right of way of Jack Smith Road;

Thence along the southerly boundary of said parcel, N89°23'37"E, 467.00 feet to a bare rebar and being the point of beginning of the northerly limits of said 60 foot wide temporary easement;

Thence leaving said southerly boundary, along said northerly limits, N89°23'37"E, 199.38 feet to a point;

Thence continuing along said northerly limits, N65°51'59"E, 383.03 feet to a point;

Thence continuing along said northerly limits, S89°37'02"E, 848.60 feet to a point;

Thence continuing along said northerly limits, S45°05'09"E, 106.86 feet to a point;

Thence continuing along said northerly limits, S89°37'18"E, 667.87 feet to a point on the easterly boundary of aforementioned parcel;

Thence along said easterly boundary, S00°09'14"W, 60.00 feet to the southerly limits of said temporary easement,

Thence leaving said easterly boundary, along said southerly limits, N89°37'18"W, 692.67 feet to a point;

Thence continuing along said southerly limits, N45°05'09"W, 106.86 feet to a point;

Thence continuing along said southerly limits, N89°37'02"W, 811.00 feet to a point;

Thence continuing along said southerly limits, S65°51'59"W, 382.49 feet to a point;

Thence continuing along said southerly limits, S89°23'37"W, 212.28 feet to the westerly boundary of aforementioned parcel;

Thence along said westerly boundary, N00°12'51"W, 60.00 feet to the point of beginning of said temporary easement.

Said temporary easement contains 132400 square feet more or less.

All areas are computed at ground.

All measured distances are grid, for conversion to ground, multiply by 1.00025907.

The basis of bearing for this legal description and for the attached Exhibit "A" is Wyoming State Plane Grid, NAD83, East Zone (4901).

EX "A"
p. 2