

INVOICE DATE	INVOICE	PO	PROJECT	REMITTANCE AMOUNT
04/03/13	WYODAK		07EN58	4,416.00
04/03/13	WYODAK		07EN58	1,616.00
04/03/13	WYODAK		07EN58	250.00

VENDOR NAME	PAYMENT DATE	CHECK NUMBER	REMITTANCE TOTAL
CAMPBELL COUNTY ABSTRACT	78 04/03/13	136017	\$*****6,282.00

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

136017

99-105/1023

DATE  
04/03/13

AMOUNT

\$\*\*\*\*\*6,282.00

SIX THOUSAND TWO HUNDRED EIGHTY TWO AND 00/100 DOLLARS

PAY

TO THE  
ORDER  
OF

CAMPBELL COUNTY ABSTRACT  
PO BOX 9  
GILLETTE WY 82717-0009

**COPY - 0001**

**\*\*VOID\*\***

MAYOR

CITY CLERK

136017 102300129 353351091

**LOCAL  
PURCHASE  
ORDER**



**CITY OF GILLETTE  
WYOMING**

P.O. NUMBER	DATE
18359	4/3/13

THIS NUMBER MUST APPEAR ON ALL INVOICES,  
PACKING LISTS, LABELS, BILLS OF LADING AND  
CORRESPONDENCE.

VENDOR:

SHIP TO:

cc abstract

3

VENDOR#		DATE NEEDED		TERMS		REQUISITIONED BY					
78						R. Sharp					
F.O.B.			CONTRACT NO.		ACCOUNT NO.				PROJECT		
					301-4530-441-7411				07EN58		
LINE NO.	QUANTITY	UOM	ITEM NO. AND DESCRIPTION				UNIT COST		EXTENDED COST		
			Long Term Water line						\$4416.00		
			Temporary Const. Easement						\$1616.00		
			Recording Fees						\$250.00		
									\$6282.00		
ITEM NO.	DATE RECEIVED	QUANTITY RECEIVED	QUANTITY DUE	ITEM NO.	DATE RECEIVED	QUANTITY RECEIVED	QUANTITY DUE	ITEM NO.	DATE RECEIVED	QUANTITY RECEIVED	QUANTITY DUE

PLEASE SEND INVOICE IN DUPLICATE TO:

CITY OF GILLETTE  
ACCOUNTS PAYABLE  
P.O. BOX 3003  
GILLETTE, WY 82717-3003  
(307) 686-5205; FAX (307) 682-7942

FEDERAL TAX EXEMPT # 83-60000-62  
WY STATE SALES TAX # 17-0-000-95

I CERTIFY THAT THE ABOVE PURCHASE IS NECESSARY FOR THE  
PROPER OPERATION OF THE CITY OF GILLETTE AND THAT THE FUNDS  
ARE APPROPRIATED IN THE CURRENT BUDGET.

AUTHORIZED BY: R. Douglas Wimbrell

REVIEWED BY: \_\_\_\_\_

*Finance*

WYODAK RESOURCES DEVELOPMENT CORPORATION  
5071-01-E27  
OFFER

The City of Gillette hereby extends a cash offer for the execution and delivery of the attached Permanent Waterline and General Utility Easement and Temporary Construction Easement as follows:

*long term*  
(1) Permanent Waterline and General Utility Easement  
1.84 acres @ \$2,400 per acre = \$4,416.00

(2) Temporary Construction Easement  
4.04 acres @ \$400.00 per acre = \$1,616.00

**TOTAL (#1 and #2) = \$6,032.00**

The total above is the City's calculation of market value of the easement(s) requested. The payment can be made upon your return of the attached easements to City Hall and the final approval of the City Council.

Dated: 1-10-13

R. Douglas Dumbrell  
R. Douglas Dumbrell, Land Consultant



aug

**LONG TERM WATER LINE EASEMENT**  
**Wyodak Resources Development Corporation**  
**5071-01**

Wyodak Resources Development Corp of 3338 Garner Lake Road, Gillette, 82716, hereinafter GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged does Grant, Convey, and Warrant to the City of Gillette, Wyoming, a municipal corporation and city of the first class, hereinafter GRANTEE, a Water Line Easement for a period of 50 years in and to the following described tract of land:

**LEGAL DESCRIPTION**  
**5071-01 - Long Term Easement #1**

A long term water line easement located in the SE1/4NE1/4 and the E1/2SW1/4NE1/4 of Section 27, T50N, R71W of the 6<sup>th</sup> P.M., Campbell County, Wyoming, as recorded in Book 990 of Photos, Page 452 of the Campbell County Clerks records, being more particularly described as follows:

Commencing at the center quarter corner of said Section 27, being monumented by a 1976 brass cap stamped LS 538;

Thence N69°13'21"E, 706.17 feet to the point of beginning of the northerly limits of said long term easement;

Thence along said long term easement, N86°55'28"E, 1301.52 feet to a point;

Thence continuing along said long term easement, N86°39'08"E, 694.96 feet to a point on the east line of aforementioned Section 27, from which the east quarter corner of aforementioned Section 27 lies S01°18'23"E, 353.17 feet, being monumented by a 1925 GLO brass cap;

Thence along said east line, S01°18'23"E, 40.03 feet to the southerly limits of said long term easement;

Thence along said long term easement, S86°39'08"W, 693.63 feet to a point;

Thence continuing along said long term easement, S86°55'28"W, 1302.92 feet to a point on the west boundary of aforementioned W1/2SW1/4NE1/4;

Thence along said west boundary, N01°11'39"W, 40.02 feet to the point of beginning of said long term easement.

Said long term easement contains 79900 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 entire easement is further shown and described on the attached Exhibit "A" which is incorporated herein by reference.

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 for a period of 50 years for a waterline easement over, under, upon and within which to construct, maintain, service, reconstruct, operate, and locate at any time and from time to time during the term of the easement any public water pipeline and support or operation structures or pipeline equipment appurtenant to said public water waterline[s] in the 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.

If, in the last twenty (20) years of this easement, the location of the easement or water line prohibits or substantially impairs the ability of Grantor or its lessees, contractors, agents, representatives, successors, or assigns to explore, develop or otherwise utilize the surrounding property, then Grantee agrees that upon a minimum of three (3) years notice and at no cost to Grantor, it will relocate all or such portion of its facilities in the easement as may be or will be causing interference with Grantor's use or planned use; provided that Grantor shall grant to Grantee prior to such relocation and at no cost to Grantee an easement for the relocated water line at a practical alternative location, and provided further that such relocated right of way shall be on the same terms and conditions as provided herein. The Notice to relocate shall include identification of the alternative easement and a certification that Grantor owns the area of the alternate easement or can procure the easement without causing delay in relocating the pipeline.

This easement is agreed to automatically renew without additional consideration for an additional and successive fifty year term upon the same terms and conditions stated herein if the Grantor does not give notice of relocation as stated above, except it is agreed that the second fifty (50) year term shall be entirely subject to the same relocation terms as the last twenty years of the first term. Upon any relocation of facilities pursuant to Grantor's notice as stated herein the Grantor shall execute and deliver to the Grantee a new water line easement for a new fifty year term in the alternate location upon the identical terms and conditions of this water line easement.

The terms of this easement shall be binding upon and inure to the benefit of the parties, their entities and subsidiaries, their assigns, and successors in interest, their agents, contractors and representatives and their present and future entities, boards, administrations or governing bodies.

GRANTOR: Wyodak Resources Development Corp

BY: Gregory A. Hager

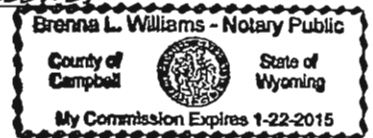
TITLE: Vice President / Gen Manager

STATE OF Wyoming )  
County of Campbell ) ss.

The above and foregoing instrument was acknowledged before me by  
Gregory A. Hager the Vice President / Gen Mgr. of  
Wyodak Resources Development Corp this 29<sup>th</sup> day of March, 2013.

My Commission Expires:  
January 22, 2015

Brenna L. Williams  
Notary Public



GRANTEE: City of Gillette

Tom Murphy  
Tom Murphy, Mayor,  
City of Gillette Wyoming

4/2/2013  
Date

(SEAL)  
ATTEST:

Karlene Abelseth  
Karlene Abelseth, City Clerk

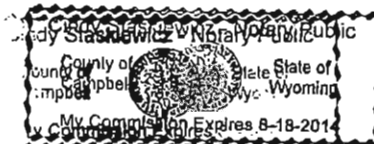
STATE OF WYOMING )  
County of Campbell ) ss.

The above and foregoing instrument was acknowledged before me by Tom  
Murphy, Mayor, City of Gillette and Karlene Abelseth, City Clerk, City of Gillette  
on April 2, 2013.

Witness my hand and official seal.

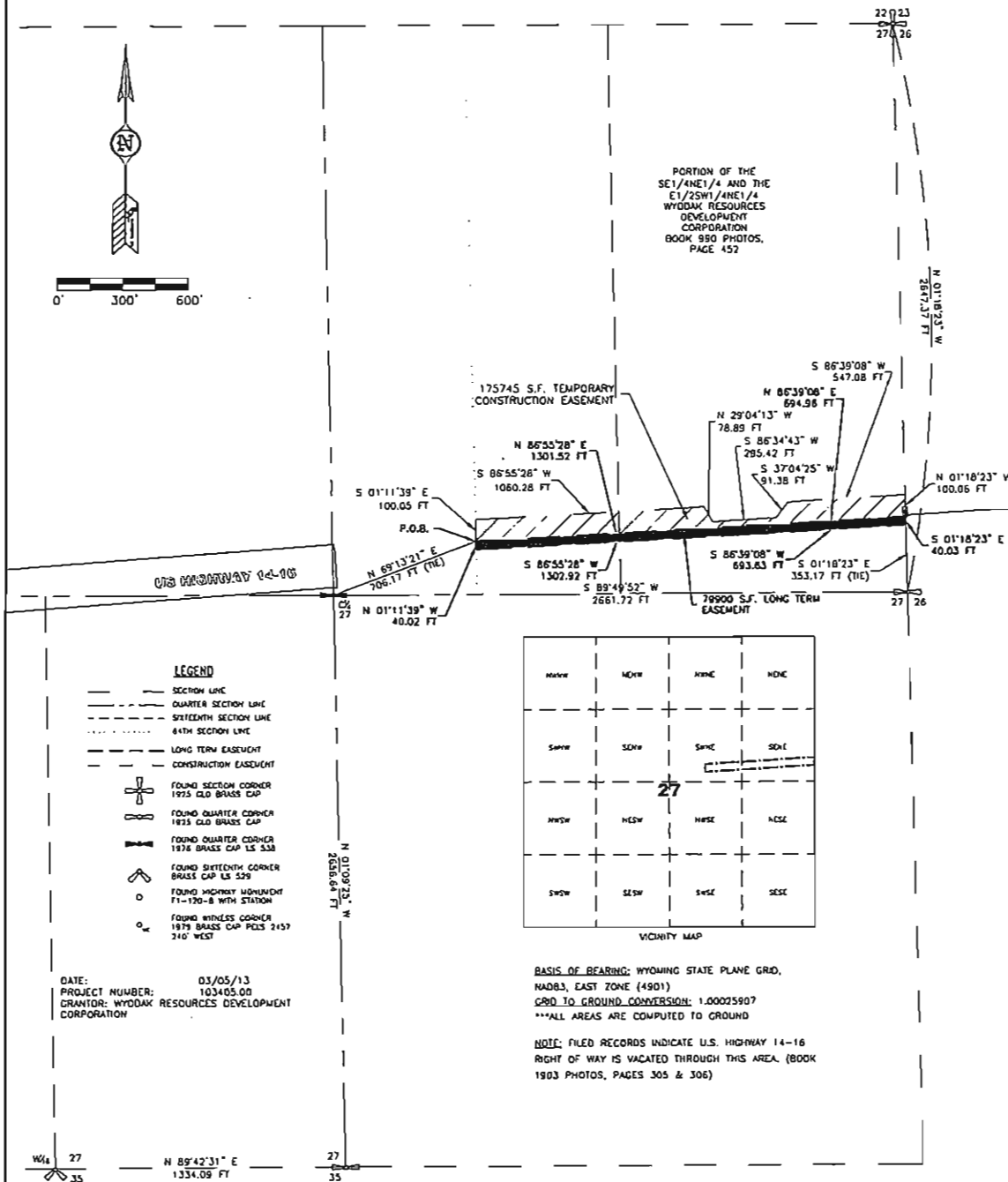
My Commission Expires:  
8/18/2014

Cindy Staskiewicz  
Notary Public



# EXHIBIT "A"

A LONG TERM AND TEMPORARY CONSTRUCTION EASEMENT LOCATED IN  
A PORTION OF THE SE1/4NE1/4 AND THE E1/2SW1/4NE1/4 OF  
SECTION 27, 150N, R71W OF THE 6TH P.M.  
CAMPBELL COUNTY, WYOMING



## SURVEYOR'S CERTIFICATE

I, DAVID L. VUEN, 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.



4506 HIGHWAY BLVD.  
P.O. BOX 2185  
GILLETTE, WYO. 82716  
PH. (307) 687-0600

PC ENGINEERING, INC.

**Legal Description – Long Term Easement**  
**5071-01 Wyodak Resources Development Corporation**  
**March 5, 2013**

A long term easement located in the SE1/4NE1/4 and the E1/2SW1/4NE1/4 of Section 27, T50N, R71W of the 6<sup>th</sup> P.M., Campbell County, Wyoming, as recorded in Book 990 of Photos, Page 452 of the Campbell County Clerks records, being more particularly described as follows:

Commencing at the center quarter corner of said Section 27, being monumented by a 1976 brass cap stamped LS 538;

Thence N69°13'21"E, 706.17 feet to the point of beginning of the northerly limits of said long term easement;

Thence along said long term easement, N86°55'28"E, 1301.52 feet to a point;

Thence continuing along said long term easement, N86°39'08"E, 694.96 feet to a point on the east line of aforementioned Section 27, from which the east quarter corner of aforementioned Section 27 lies S01°18'23"E, 353.17 feet, being monumented by a 1925 GLO brass cap;

Thence along said east line, S01°18'23"E, 40.03 feet to the southerly limits of said long term easement;

Thence along said long term easement, S86°39'08"W, 693.63 feet to a point;

Thence continuing along said long term easement, S86°55'28"W, 1302.92 feet to a point on the west boundary of aforementioned W1/2SW1/4NE1/4;

Thence along said west boundary, N01°11'39"W, 40.02 feet to the point of beginning of said long term easement.

Said long term easement contains 79900 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



orig.

**TEMPORARY CONSTRUCTION EASEMENT**  
**Wyodak Resources Development Corporation**  
**5071-01**

Wyodak Resources Development Corporation, a Delaware corporation, of 3338 Garner Lake 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 does 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.

GRANTOR(S):

BY: *Gregory L. Hager*  
(Signature)  
Gregory L. Hager  
(Print Name)  
Vice President / General Manager  
(Title)

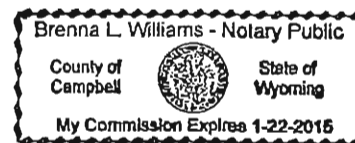
the \_\_\_\_\_  
of the Wyodak Resources Development Corporation

STATE OF Wyoming )  
County of Campbell ) ss.

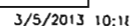
The above and foregoing instrument was acknowledged before me by Gregory L. Hager, the VP/GM of the of the Wyodak Resources Development Corporation this 29<sup>th</sup> day of March, 2013.

My Commission Expires:  
January 22, 2015

Brenna L. Williams  
Notary Public



A LONG TERM AND TEMPORARY CONSTRUCTION EASEMENT LOCATED IN  
A PORTION OF THE SE1/4NE1/4 AND THE E1/2SW1/4NE1/4 OF  
SECTION 27, T50N, R71W OF THE 6TH P.M.  
CAMPBELL COUNTY, WYOMING



**Legal Description – Temporary Construction Easement  
5071-01 Wyodak Resources Development Corporation  
March 5, 2013**

A temporary construction easement located in the SE1/4NE1/4 and the E1/2SW1/4NE1/4 of Section 27, T50N, R71W of the 6<sup>th</sup> P.M., Campbell County, Wyoming, as recorded in Book 990 of Photos, Page 452 of the Campbell County Clerks records, being more particularly described as follows:

Commencing at the center quarter corner of said Section 27, being monumented by a 1976 brass cap stamped LS 538;

Thence N69°13'21"E, 706.17 feet to the point of beginning of the southerly limits of said temporary easement;

Thence along said temporary easement, N86°55'28"E, 1301.52 feet to a point;

Thence continuing along said temporary easement, N86°39'08"E, 694.96 feet to a point on the east line of aforementioned Section 27;

Thence along said east line, N01°18'23"W, 100.06 feet to the northerly limits of said temporary easement;

Thence along said temporary easement, S86°39'08"W, 547.08 feet to a point;

Thence continuing along said temporary easement, S37°04'25"W, 91.38 feet to a point;

Thence continuing along said temporary easement, S86°34'43"W, 295.42 feet to a point;

Thence continuing along said temporary easement, N29°04'13"W, 78.89 feet to a point;

Thence continuing along said temporary easement, S86°55'28"W, 1060.28 feet to a point on the west boundary of aforementioned W1/2SW1/4NE1/4;

Thence along said west boundary, S01°11'39"E, 100.05 feet to the point of beginning of said temporary easement.

Said temporary easement contains 175745 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