

INVOICE DATE	INVOICE	PO	PROJECT	REMITTANCE AMOUNT
05/17/13	FROST		07EN58	10,000.00
05/17/13	FROST		07EN58	250.00

VENDOR NAME	PAYMENT DATE	CHECK NUMBER	REMITTANCE TOTAL
CAMPBELL COUNTY ABSTRACT	78 05/17/13	136836	\$*****10,250.00

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 INTERSTATE BANK  
GILLETTE, WYOMING 82716

DATE  
05/17/13

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

**136836**

99-64/0929

AMOUNT  
\$\*\*\*\*\*10,250.00  
\*\*\*\*\* ONE ZERO COMMA TWO FIVE ZERO PERIOD ZERO ZERO

TEN THOUSAND TWO HUNDRED FIFTY 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

136836 092901683 353351091

P.O. NUMBER	DATE
18580	5/17/13

**VENDOR:**

cc abstract

Rev. 3-28-497



# CITY OF GILLETTE

*Finance*

## Utilities

P.O. Box 3003 • Gillette, Wyoming 82717-3003  
Phone (307) 686-5262  
www.gillettewy.gov

May 2, 2013

James G. and Lynette Frost  
P.O. Box 251  
Rozet, WY 82727-0251

### RE: Madison Regional Water (5070-13)

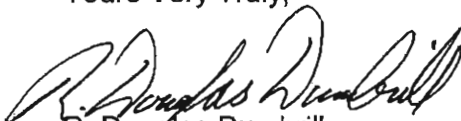
Dear Grover and Lynette,

It has taken me a little longer to get to this correspondence than I had intended. I hope some of the negotiations with PRECorp have concluded by now, but I will nevertheless address them in this correspondence. As I recall, we had agreed to the following:

- 1.) Powder River Energy Corporation had offered you \$1500.00 for a 239 ft. long electrical easement along the west side of the existing Donkey Creek Pump Station. You agreed to accept that offer (and may already have done so.)
- 2.) The City agreed to increase its 12/10/12 offer for Madison Pipeline Easement from a total of \$8,579.00 to an even \$10,000.00 for both a permanent and a temporary construction easements. (I have enclosed new copies of these easements for your reference and recollection.)
- 3.) As always, the City will replace any damaged or destroyed fencing and will provide appropriate and effective temporary fencing at your request during the project.

If I have correctly set down our agreement, please sign below and execute the enclosed easements. Please return them all and I will obtain the payment and set up a closing with Campbell County Abstract. It may take a couple weeks to clear the City Council and get to the abstract company. If you have any questions or concerns now or during construction please feel free to call me at 307-686-5361 or Mike Cole at 307-687-2534. Once again, thanks for your help with this project.

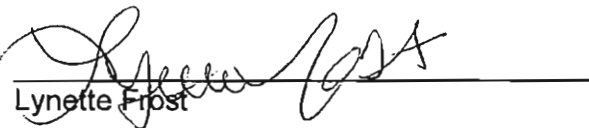
Yours Very Truly,

  
R. Douglas Dumbrell  
Land Consultant

RDD/sdg

AGREED & APPROVED BY:

  
James G. Frost

  
Lynette Frost

cc: Mike Cole, Utility Project Manager

Productivity Service With P.R.I.D.E. Enthusiasm  
Responsibility Integrity Dedication

**JAMES G. and LYNETTE FROST**  
**5070-13**  
**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:

- (1.) Permanent Waterline and General Utility Easement-19,550 sq. ft.
- (2.) Temporary Construction Easement-77,275 sq. ft.

**TOTAL (#1 and #2) = \$10,000.00**

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: 5-2-13

  
\_\_\_\_\_  
R. Douglas Dumbrell, Land Consultant

# TEMPORARY CONSTRUCTION EASEMENT

James G. Frost and Lynette Frost

5070-13

James G. Frost and Lynette Frost of P.O. Box 251, Rozet, WY 82727-0251, 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:

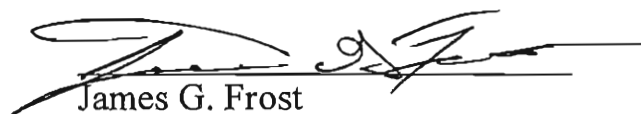
See attached Exhibit "A" which is incorporated herein by reference.

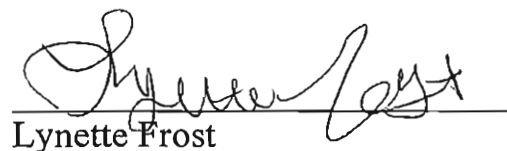
This grant is made to Grantee, its successors, licensees and assigns to have and to hold the lands described above as a TEMPORARY CONSTRUCTION EASEMENT to be used during construction activities of the new Gillette Regional Water Supply Project ("Madison" project). Grantee, its successors, licensees and 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 13<sup>th</sup> day of May, 2013.

GRANTOR(S):

  
James G. Frost

  
Lynette Frost

STATE OF WYOMING )  
 ) ss.  
County of Campbell )



The above and foregoing instrument was acknowledged before me by James G. Frost on May 13, 2013.

Witness my hand and official seal.

My Commission Expires: 1-20-2017

Shelley Garrett  
Notary Public

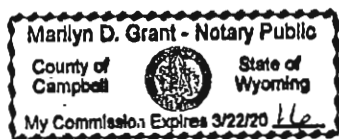
STATE OF WYOMING )  
 ) ss.  
County of Campbell )

The above and foregoing instrument was acknowledged before me by Lynette Frost on May 15, 2013.

Witness my hand and official seal.

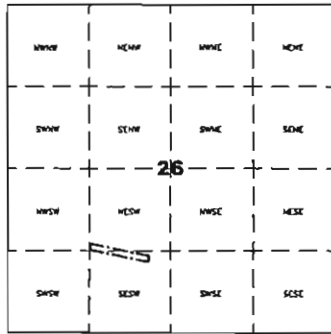
My Commission Expires: 3-22-2016

Marilyn D. Grant  
Notary Public



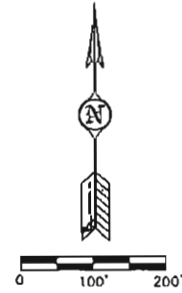
# EXHIBIT "A"

AN EASEMENT LOCATED IN A PORTION OF THE E1/2SW1/4 OF  
SECTION 26, T50N, R70W OF THE 6TH P.M.  
CAMPBELL COUNTY, WYOMING



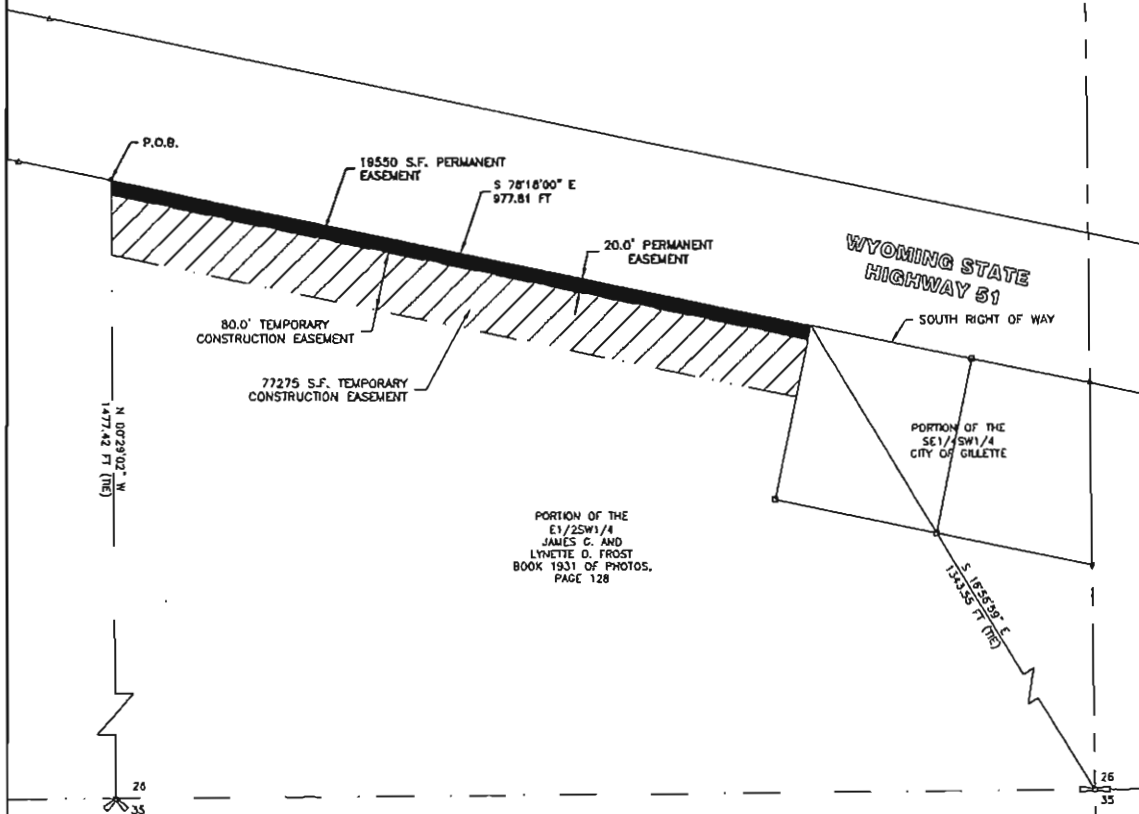
VICINITY MAP

- LEGEND**
- QUARTER SECTION LINE
  - SIXTEENTH SECTION LINE
  - PERMANENT EASEMENT
  - CONSTRUCTION EASEMENT
  - FOUND QUARTER CORNER  
1969 BRASS CAP LS 150
  - △ FOUND SIXTEENTH CORNER  
2003 ALUMINUM CAP LS 7079
  - ▲ FOUND WYDOT RIGHT OF WAY  
MONUMENT T1-170.9 W/STA
  - FOUND BARE 3/4" REBAR
  - FOUND PROPERTY CORNER  
LSF 3079 TOWER
  - FOUND PROPERTY CORNER  
PLSF 5072



DATE: 10/25/12  
PROJECT NUMBER: 103405.00  
GRANTOR: JAMES G. AND LYNETTE D. FROST

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



## SURVEYOR'S CERTIFICATE

I, DAVID L. VUJEM, 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.



**PCA ENGINEERING, INC.**

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

**Legal Description – Temporary Construction Easement**  
**5070-13 James G. and Lynette Frost**  
**October 25, 2012**

A temporary construction easement located in the E1/2SW1/4 of Section 26, T50N, R70W of the 6<sup>th</sup> P.M., Campbell County, Wyoming, as recorded in Book 1931 of Photos, Page 128 of the Campbell County Clerks records, lying 100 feet southerly and parallel with the following described line:

Commencing at the west sixteenth corner of Section 35 and said Section 26, being monumented by a 2003 aluminum cap stamped LS 2079;

Thence N00°29'02"W, 1477.42 feet to the northwest corner of said parcel being on the south right of way of Wyoming State Highway 51, monumented by an aluminum cap stamped LS 2079 Towers and being the point of beginning of said temporary easement;

Thence along said south right of way, S78°18'00"E, 977.81 feet to the westerly boundary of a tract of land owned by the City of Gillette as described in Book 523 of Photos, Page 99 and the point of termination of said temporary easement, from which the south quarter corner of aforementioned Section 26 lies S16°56'59"E, 1343.55 feet, monumented with a 1969 brass cap stamped LS 450.

The sidelines of said temporary easement are to be shortened or extended to prevent gaps and overlaps.

Said temporary construction easement contains 77275 square feet more or less.

The area computed does not include the permanent easement area. 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



**PERMANENT WATER LINE AND GENERAL UTILITY EASEMENT**  
**James G. and Lynette Frost**  
**5070-13**

James G. and Lynette Frost, P.O. Box 251, Rozet, WY 82727-0251, 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, Convey, and Warrant to the City of Gillette, Wyoming, a municipal corporation and city of the first class, hereinafter GRANTEE, a Permanent Water Line and General Utility Easement in and to the following described tract of land:

**LEGAL DESCRIPTION**  
**5070-13**

A permanent easement located in the E1/2SW1/4 of Section 26, T50N, R70W of the 6<sup>th</sup> P.M., Campbell County, Wyoming, as recorded in Book 1931 of Photos, Page 128 of the Campbell County Clerks records, being more particularly described as follows:

Commencing at the west sixteenth corner of Section 35 and said Section 26, being monumented by a 2003 aluminum cap stamped LS 2079;

Thence N00°29'02"W, 1477.42 feet to the northwest corner of said parcel being on the south right of way of Wyoming State Highway 51, monumented by an aluminum cap stamped LS 2079 Towers and being the point of beginning of said permanent easement;

Thence along said south right of way, being the northerly limit of a 20 foot wide permanent easement, parallel with said right of way, S78°18'00"E, 977.81 feet to the westerly boundary of a tract of land owned by the City of Gillette as described in Book 523 of Photos, Page 99 and the point of termination of said permanent easement, from which the south quarter corner of aforementioned Section 26 lies S16°56'59"E, 1343.55 feet, monumented with a 1969 brass cap stamped LS 450.

The sidelines of said permanent easement are to be shortened or extended to prevent gaps and overlaps.

Said permanent easement contains 19550 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).

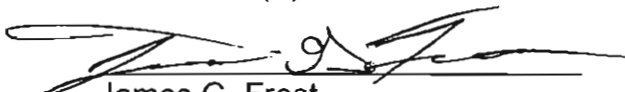
The easement is further shown and described by the drawing attached as Exhibit "A".

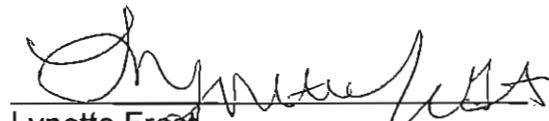
Said easement is subject to any right-of-way and or easements, reservations and encumbrances of record or implied.

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):

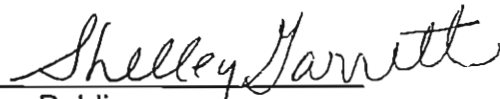
  
James G. Frost

  
Lynette Frost

STATE OF Wyoming )  
County of Campbell ) ss.

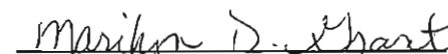


The above and foregoing instrument was acknowledged before me by James G. Frost this 13 day of May, 2013.

My Commission Expires: 1-20-2017   
Notary Public

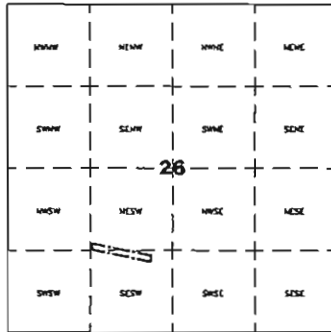
STATE OF Wyoming )  
County of Campbell ) ss.

The above and foregoing instrument was acknowledged before me by Lynette Frost this 15 day of May, 2013.

My Commission Expires: 3-22-2016   
Notary Public

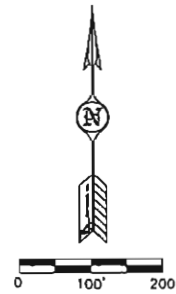


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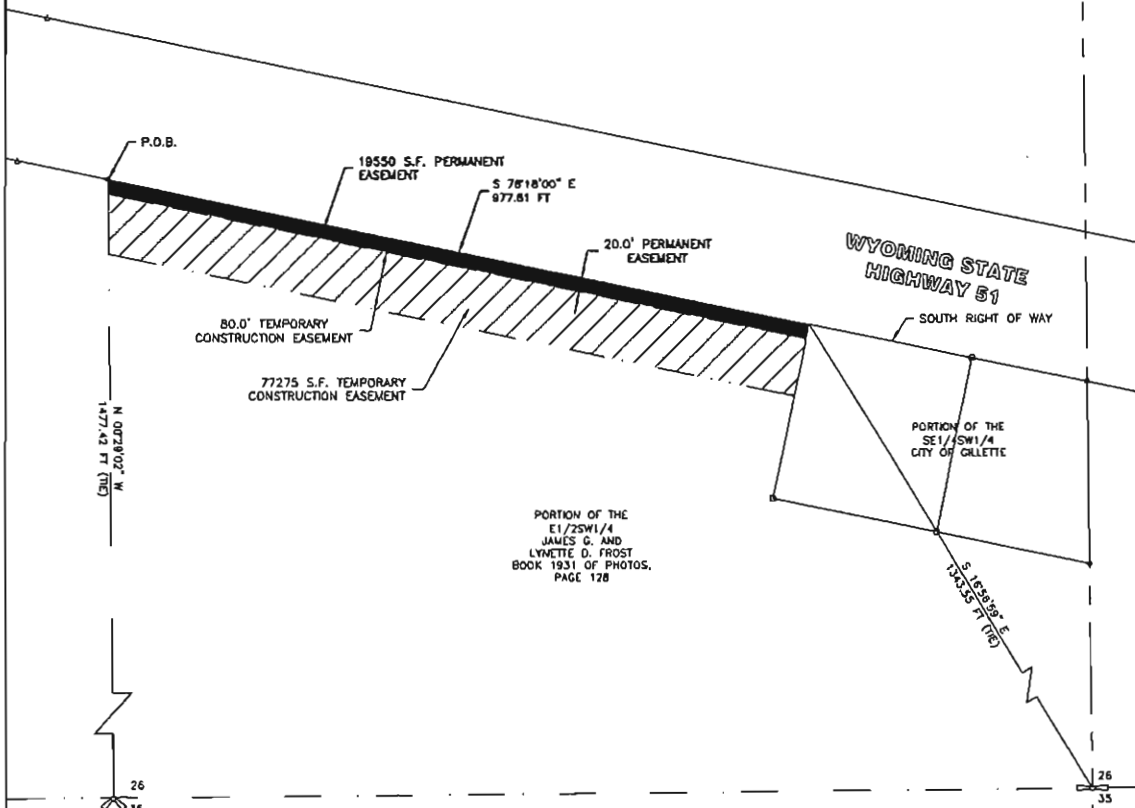
VICINITY MAP

- LEGEND**
- QUARTER SECTION LINE
  - SIXTEENTH SECTION LINE
  - PERMANENT EASEMENT
  - CONSTRUCTION EASEMENT
  - FOUND QUARTER CORNER  
1969 BRASS CAP LS 450
  - FOUND SIXTEENTH CORNER  
2003 ALUMINUM CAP LS 2079
  - △ FOUND WYDOT RIGHT OF WAY  
MONUMENT F1-125.9 N/STA
  - FOUND BARE "X" REBAR
  - FOUND PROPERTY CORNER  
LS# 2079 TOWER
  - FOUND PROPERTY CORNER  
PLS# 6872



DATE: 10/25/12  
PROJECT NUMBER: 103405.00  
GRANTOR: JAMES G. AND LYNETTE D. FROST

BASIS OF BEARING: WYOMING STATE PLANE GRID,  
NAD83, EAST ZONE (4801)  
GRID TO GROUND CONVERSION: 1.00025907  
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**SURVEYOR'S CERTIFICATE**

I, DAVID L. VILLEM, 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.



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