

**FILE COPY  
NON-NEGOTIABLE**



# CITY OF GILLETTE

Utilities  
P.O. Box 3003 • Gillette, Wyoming 82717-3003  
Phone (307) 686-5262  
[www.gillettewy.gov](http://www.gillettewy.gov)

*Finance*  
*VT*

March 7, 2014

Shawn W. and Sonya T. Dorr  
4201 Force Rd.  
Gillette WY 82718

**RE: Gillette Regional Water Project (4972-21)**

Dear Shawn and Sonya,

Thank you for meeting with me last Friday. I believe we reached an agreement regarding the City's requested Madison Regional project easements. These were the terms as I understood them:

- 1.) For delivery the enclosed easements the City will make the following payments in cash:

A. Permanent Waterline & Utility Easement  
27,675 sq. ft. @ \$.20 per sq. ft. = \$5,535.00

B. Temporary Construction Easement #1  
36,905 sq. ft. @ \$.10 per sq. ft. = \$3,690.00

C. Temporary Construction Easement #2  
25,255 sq. ft. @ \$.10 per sq. ft. = \$2,525.00

**TOTAL = \$11,750.00**

- 2.) The City agrees that during construction of this Madison Regional project the City and its agents will keep access to the buildings and residences on the Dorr property open along Rock Road for vehicles up to and including a one ton truck pulling a thirty foot trailer.
- 3.) Upon the Dorr's request the City will install temporary fencing which is adequate and effective to keep livestock out of the project area during construction.
- 4.) In any area where the City or its agents take down the Dorr's established fence the City will replace the fence with new, four strand barbless wire fence. The City will



save and respool the serviceable wire and posts of the old fencing and pile them at a location designated by Dorrs within a reasonable distance of the easements.

- 5.) The City agrees to place a "tee and valve" of up to eight inch (8") diameter on its 8" water transmission line where it runs through Dorrs' property. The tee will be at a specific location agreed to by Dorrs and the City. The tee and valve will be incorporated into the original 8" transmission line construction.

The tee and valve will not be operable until such time as the overall Madison-Pipeline project (now in development) is operational. At that point, the connection can become operable upon approval of the Regional Water Panel and as established by the 2010 "Regional Joint Powers Agreement" between the City of Gillette and Campbell County. This may require a petition and/or expansion of the "Designated Service Area" set down originally in the Regional Joint Powers Agreement. Dorrs will need to enter into a contract with the City of Gillette and make payment of the then required connection fees. At this time, the connection fees have not yet been established but will be commensurate with reasonable public utility fees in the area.

Mike Cole will meet with Dorrs upon request after execution of the easements to establish the valve location.

- 6.) One utility (in addition to water) which may be placed in the permanent easement is a gas line for the control building just south of Dorrs' property. If that line is installed at a separate time from the water line project, all construction activity will be done in the permanent easement unless a new temporary construction easement is granted by the Dorrs.

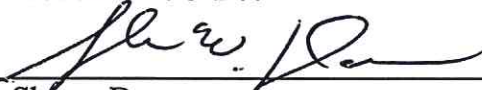
If I have correctly stated our agreement in this letter please sign in the space provided below. If corrections or additions are needed, please feel free to call. In addition execute the enclosed easements (1 permanent, 2 temporary) before a notary and return them to me. There are free notaries at City Hall. Once I receive the documents I'll present the agreement to the Council for final approval (this is usually obtained) and set up a closing with Campbell County Abstract. Please feel free to contact me at any time to see where we are in the process.


It was a pleasure seeing you and reaching this agreement.

Sincerely,

  
Doug Dumbrell  
307-686-5361

AGREED TO BY:

  
Shawn Dorr

  
Sonya Dorr

**PERMANENT WATER LINE AND GENERAL UTILITY EASEMENT**  
**Shawn W. and Sonya T. Dorr - 4972-21**

Shawn W. Dorr and Sonya T. Dorr of 4201 Force Rd, Gillette, WY 82718 hereinafter GRANTORS, 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. 5<sup>th</sup> 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**

A permanent easement located in a portion of the SW1/4SE1/4 of Section 6, T49N, R72W of the 6<sup>th</sup> P.M., Campbell County, Wyoming, as recorded in Book 2069 of Photos, Page 591 of the Campbell County Clerks records, lying 30 feet westerly and parallel with the following described line:

Commencing at the south quarter corner of said Section 6, being monumented by a 1935 GLO brass cap;

Thence along the south line of said Section 6, N86°41'56"E, 1332.30 feet to the southeast corner of said parcel and being the point of beginning of said permanent easement;

Thence along sixteenth line, N00°42'29"E, 922.02 feet to the southeast corner of a parcel as recorded in Book 1641 of Photos, Page 227 and being the point of termination of said permanent easement.

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

Said permanent easement contains 27675 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,

BY: [Signature]  
Shawn W. Dorr



STATE OF WYOMING )  
 ) ss.  
County of CAMPBELL )

The above and foregoing instrument was acknowledged before me by Shawn W. Dorr, this 20<sup>th</sup> day of March, 2014.

My Commission Expires: 11-5-17

Margie Von Flatern  
Notary Public

BY: [Signature]  
Sonya T. Dorr



STATE OF WYOMING )  
 ) ss.  
County of CAMPBELL )

The above and foregoing instrument was acknowledged before me by Sonya T. Dorr, this 20<sup>th</sup> day of March, 2014.

My Commission Expires: 11-5-17

Margie Von Flatern  
Notary Public

**Exhibit 5**

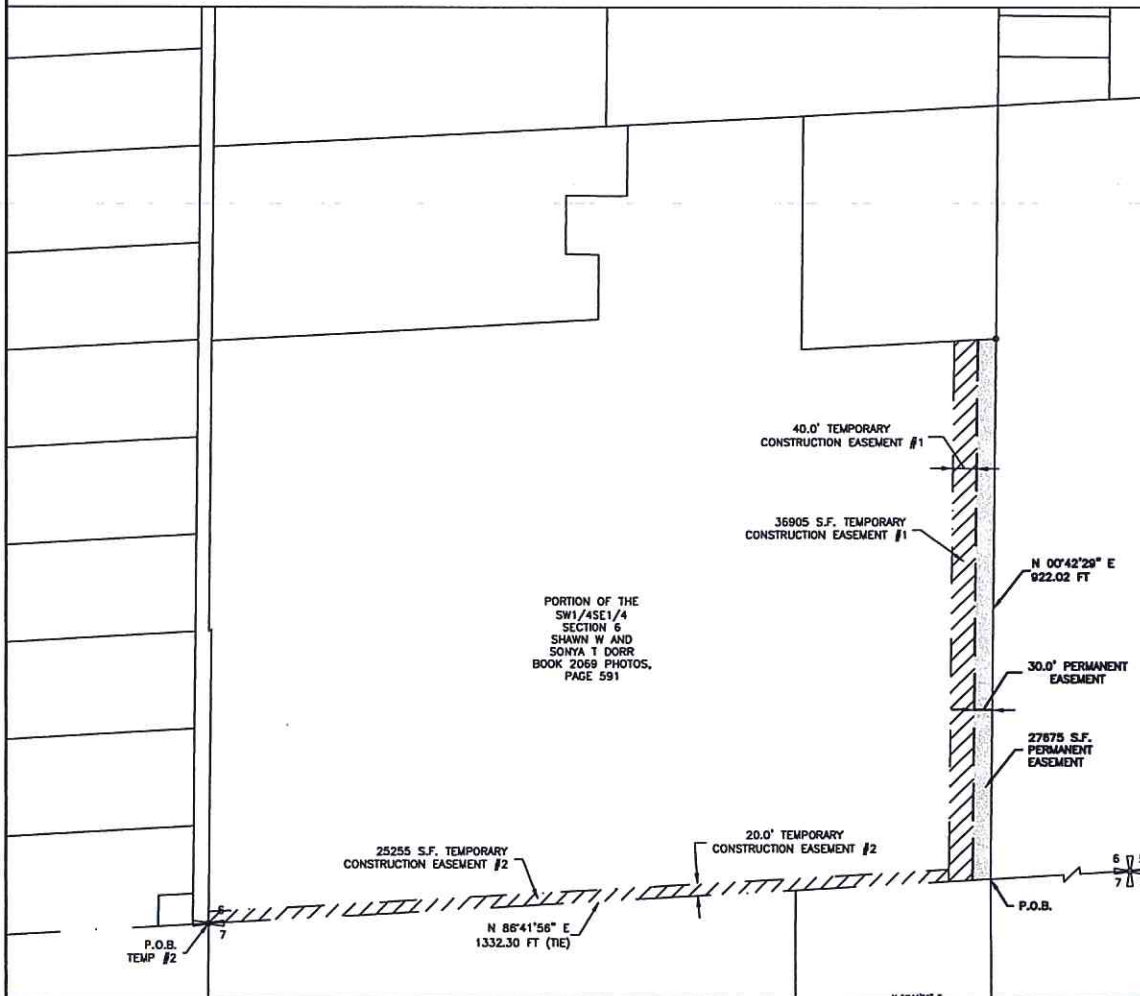
**EXHIBIT "A"**  
 AN EASEMENT LOCATED IN A PORTION OF THE SW1/4SE1/4  
 SECTION 6, T49N, R72W OF THE 6TH P.M.  
 CAMPBELL COUNTY, WYOMING



**LEGEND**  
 ——— SECTION LINE  
 - - - - - PERMANENT EASEMENT  
 - . . . . CONSTRUCTION EASEMENT  
 [Symbol] FOUND QUARTER CORNER  
 1835 GLO BRASS CAP  
 [Symbol] FOUND PROPERTY CORNER  
 ALUMINUM CAP L58404

DATE: 04/23/13  
 PROJECT NUMBER: 123569.00  
 GRANTOR: SHAWN W AND SONYA T DORR

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



# TEMPORARY CONSTRUCTION EASEMENT #1

(4972-21) Shawn W. and Sonya T. Dorr

Shawn W. and Sonya T. Dorr of 4201 Force Rd., Gillette, WY, 82716-4741, 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, P.O. Box 3003, Gillette, Wyoming, 82717, 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: Shawn W. Dorr  
Shawn W. Dorr

Sonya T. Dorr  
Sonya T. Dorr

STATE OF WYOMING )  
 ) ss.  
County of CAMPBELL )



The above and foregoing instrument was acknowledged before me by Shawn W. Dorr, this 20<sup>th</sup> day of March, 2014.

My Commission Expires:  
11-5-17

Margie Von Flatern  
Notary Public

STATE OF WYOMING )  
 ) ss.  
County of CAMPBELL )



The above and foregoing instrument was acknowledged before me by Sonya T. Dorr, this 20<sup>th</sup> day of March, 2014.

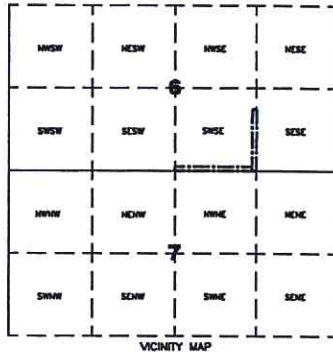
My Commission Expires:  
11-5-17

Margie Von Flatern  
Notary Public

**Exhibit 5**



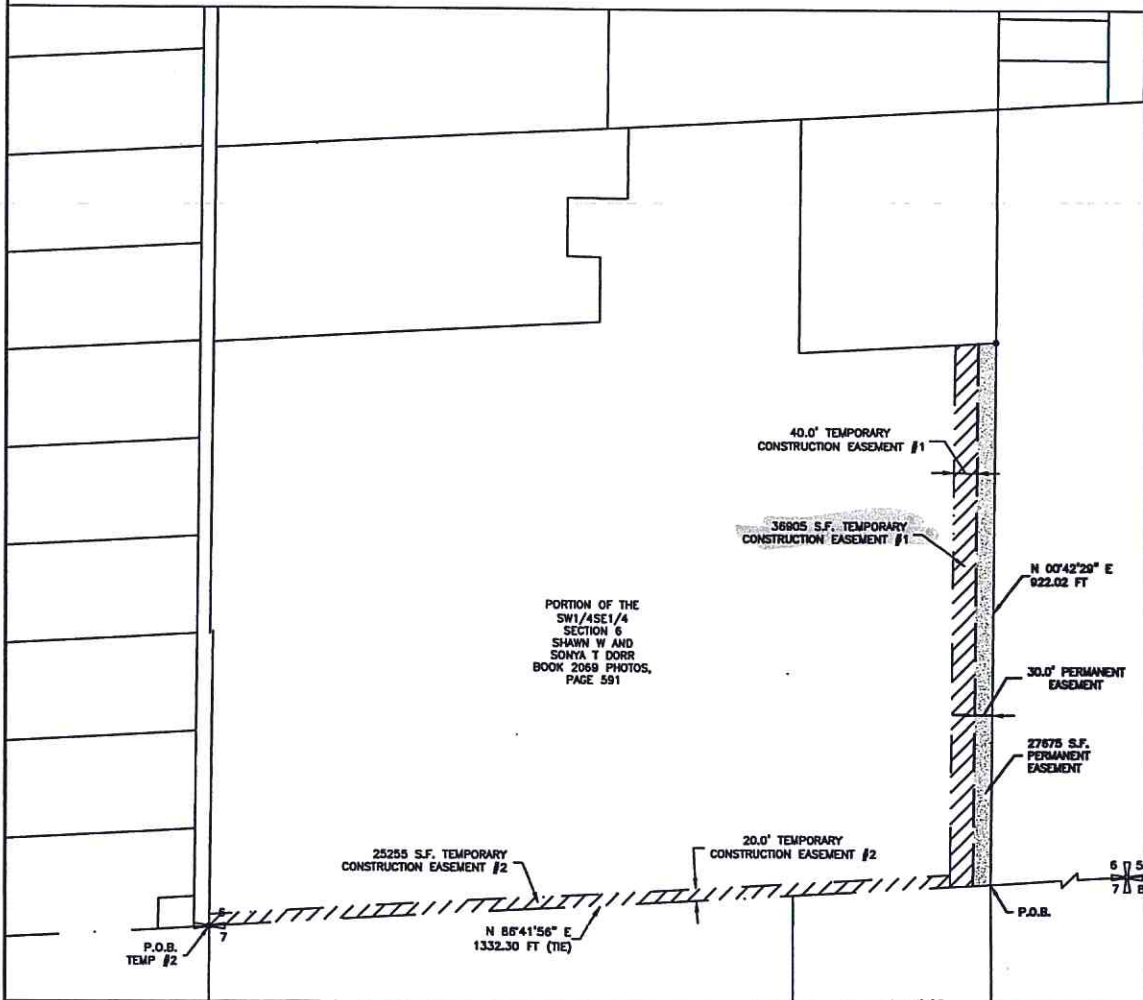
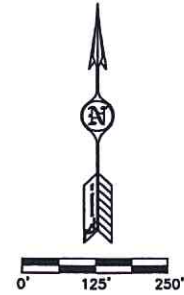
**EXHIBIT "A"**  
AN EASEMENT LOCATED IN A PORTION OF THE SW1/4SE1/4  
SECTION 6, T49N, R72W OF THE 6TH P.M.  
CAMPBELL COUNTY, WYOMING



**LEGEND**  
 — SECTION LINE  
 --- PERMANENT EASEMENT  
 - - - CONSTRUCTION EASEMENT  
 [Symbol] FOUND QUARTER CORNER  
 1935 GLO BRASS CAP  
 [Symbol] FOUND PROPERTY CORNER  
 ALUMINUM CAP L58404

DATE: 04/23/13  
 PROJECT NUMBER: 123569.00  
 GRANTOR: SHAWN W AND SONYA T DORR

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. VLIEM, 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 WYOMAM BLVD.  
 P.O. BOX 2185  
 GILLETTE, WYO. 82718  
 PH: (307) 687-0600  
**PCA ENGINEERING, INC.**

**Legal Description – Temporary Construction Easement #1**  
**4972-21 Shawn W. and Sonya T. Dorr**  
**April 23, 2013**

A temporary construction easement located in a portion of the SW1/4SE1/4 of Section 6, T49N, R72W of the 6<sup>th</sup> P.M., Campbell County, Wyoming, as recorded in Book 2069 of Photos, Page 591 of the Campbell County Clerks records, lying 70 feet westerly and parallel with the following described line:

Commencing at the south quarter corner of said Section 6, being monumented by a 1935 GLO brass cap;

Thence along the south line of said Section 6, N86°41'56"E, 1332.30 feet to the southeast corner of said parcel and being the point of beginning of said temporary easement;

Thence along sixteenth line, N00°42'29"E, 922.02 feet to the southeast corner of a parcel as recorded in Book 1641 of Photos, Page 227 and being the point of termination.

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

Said temporary construction easement contains 36905 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).

**EXHIBIT A – PG. 2**

## TEMPORARY CONSTRUCTION EASEMENT#2

(4972-21) Shawn W. and Sonya T. Dorr

Shawn W. and Sonya T. Dorr of 4201 Force Rd., Gillette, WY, 82716-4741, 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, P.O. Box 3003, Gillette, Wyoming, 82717, 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:

Shawn W. Dorr

Sonya T. Dorr

STATE OF WYOMING )  
 ) ss.  
County of CAMPBELL )



The above and foregoing instrument was acknowledged before me by Shawn W. Dorr, this 20<sup>th</sup> day of March, 2014.

My Commission Expires:

11-5-17

Margie Von Flatern  
Notary Public



STATE OF WYOMING )  
 ) ss.  
County of CAMPBELL )



The above and foregoing instrument was acknowledged before me by Sonya T. Dorr, this 20<sup>th</sup> day of March, 2014.

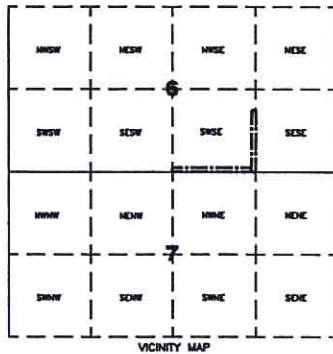
My Commission Expires:

11-5-17

Margie Von Flatern  
Notary Public

**Exhibit 5**

**EXHIBIT "A"**  
AN EASEMENT LOCATED IN A PORTION OF THE SW1/4SE1/4  
SECTION 6, T49N, R72W OF THE 6TH P.M.  
CAMPBELL COUNTY, WYOMING

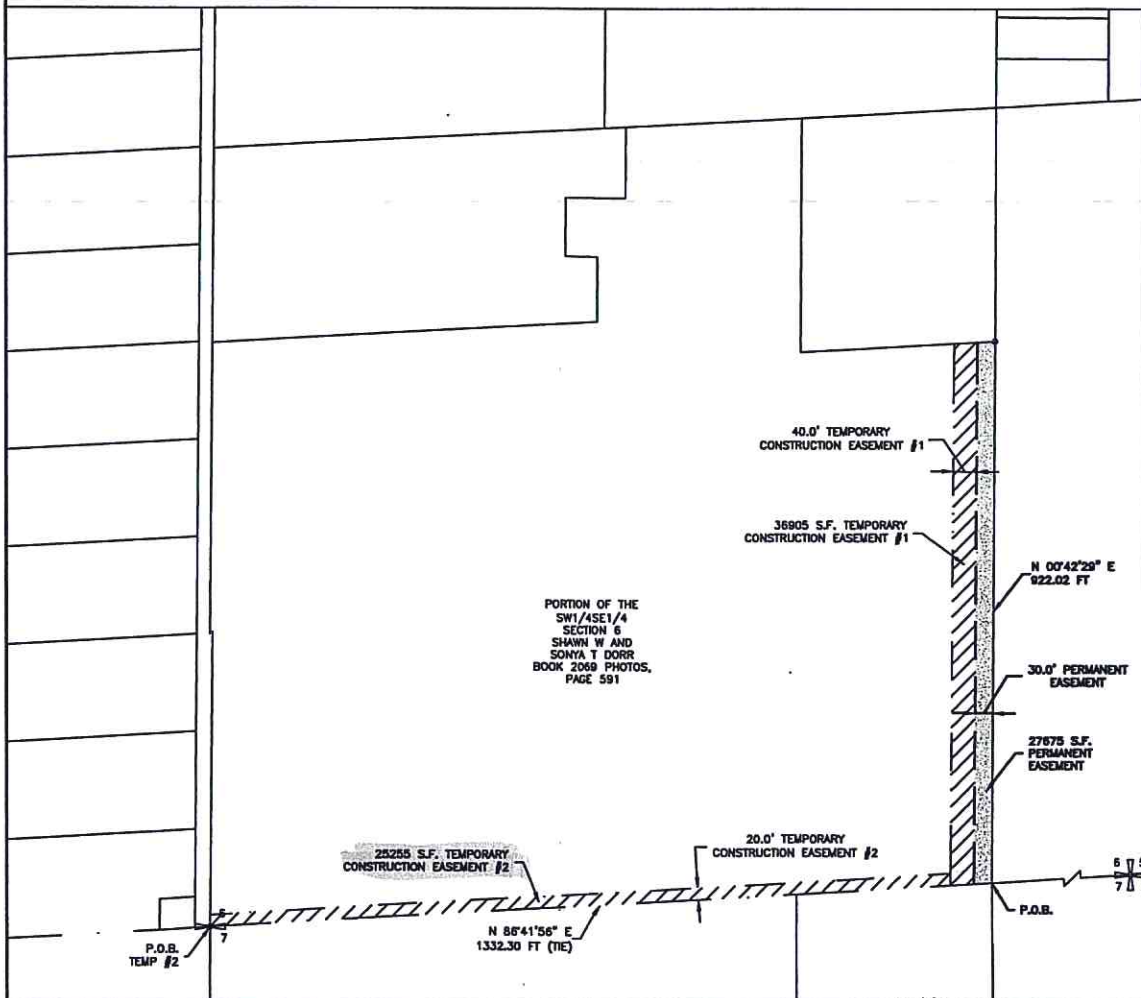
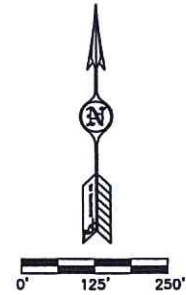


**LEGEND**

- SECTION LINE
- - - PERMANENT EASEMENT
- . - CONSTRUCTION EASEMENT
- FOUND QUARTER CORNER  
1833 OLD BRASS CAP
- FOUND PROPERTY CORNER  
ALUMINUM CAP L58404

DATE: 04/23/13  
PROJECT NUMBER: 123569.00  
GRANTOR: SHAWN W AND SONYA T DORR

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 WYOMAM BLVD.  
P.O. BOX 2183  
GILLETTE, WYO. 82716  
PH. (307) 687-0400

**Legal Description – Temporary Construction Easement #2**  
**4972-21 Shawn W. and Sonya T. Dorr**  
**April 23, 2013**

A temporary construction easement located in a portion of the SW1/4SE1/4 of Section 6, T49N, R72W of the 6<sup>th</sup> P.M., Campbell County, Wyoming, as recorded in Book 2069 of Photos, Page 591 of the Campbell County Clerks records, lying 20 feet northerly and parallel with the following described line:

Commencing at the south quarter corner of said Section 6, being monumented by a 1935 GLO brass cap and being the point of beginning of said temporary easement;

Thence along the south line of said Section 6, N86°41'56"E, 1332.30 feet to the southeast corner of said parcel and being the point of termination.

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

Said temporary construction easement contains 25255 square feet more or less.

The area computed does not include the permanent or temporary construction #1 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).

**EXHIBIT A – PG. 2**