

**FILE COPY
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CITY OF GILLETTE

Utilities

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

Phone (307) 686-5262

www.gillettewy.gov

April 28, 2014

John and Betty Champlin
5805 Roany Rd
Gillette, WY 82718

RE: Gillette Regional Water Project, Phase I District Extensions (4973-17)

Dear Mr. & Mrs. Champlin,

I'm writing to set down some of the additional promises by the City of Gillette we agreed on in relation to the Regional Madison pump station and easements on your land. The City will, in addition to any promise in the deed or easement documents, do the following:

- 1.) We will provide effective temporary fencing during the project for the protection of livestock.
- 2.) Our reclamation responsibilities will include, saving topsoil, smoothing the site after construction, re-seeding with an appropriate grass mix and erosion control.
- 3.) We will remove your cattle guard and gate and appropriately re-set them at a location on your access road at the boundary of our permanent easement as shown on the drawing enclosed as Exhibit "A". We will consult with you about your preferred way to connect your fence to the cattle guard and gate.
- 4.) During construction, access to your home will remain open without the necessity of opening a wire gate.

I think these are the additional matters we spoke about. If I've correctly written our agreement regarding them in this letter please sign below and return the letter along with the signed easement documents and deed to City Hall. (We have free notaries at City Hall if you need one.) I'll then set up a closing and order your payment. This purchase will be final only after approval by the City Council at a regular meeting.

As always, feel free to call with any questions or concerns.

Yours Very Truly,


R. Douglas Dumbrell
Land Consultant

RDD/tlo

AGREED TO BY:

BY: 
John Allen Champlin

BY: 
Betty Champlin



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John Allen Champlin and Betty Champlin

4973-17

OFFER

The City of Gillette hereby extends a cash offer for the execution and delivery of the attached Fee Parcel, (2) Permanent Waterline & General Utility Easement, and Temporary Construction Easement as follows:

(1) Fee Parcel

2,400 sq. ft. @ \$.50 per sq. ft. = \$1,200.00

(2) Permanent Waterline & General Utility Easement (#1)

7,300 sq. ft. @ \$.29 per sq. ft. = \$2,117.00

(3) Permanent Waterline & General Utility Easement (#2)

1,800 sq. ft. @ \$.29 per sq. ft. = \$ 522.00

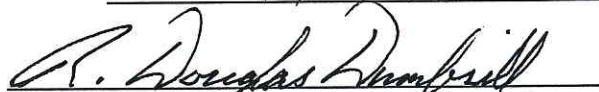
(4) Temporary Construction Easement

14,375 sq. ft. @ \$.18 per sq. ft. = \$2,588.00

TOTAL = \$6,427.00

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: 4-11-14


R. Douglas Dumbrill, Land Consultant
(307) 686-5361

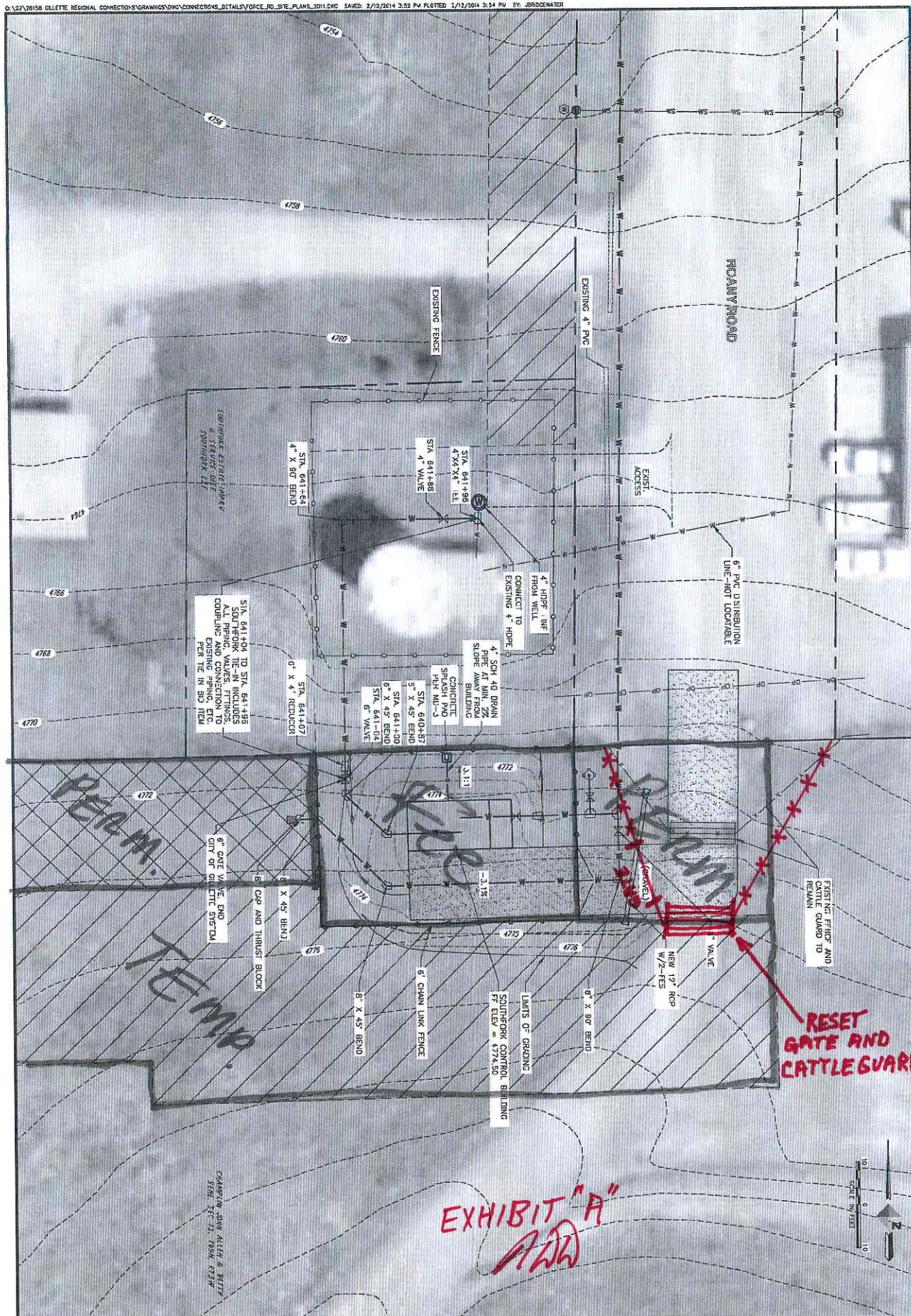


EXHIBIT "A"
ADW

GILLETTE REGIONAL WATER PROJECT
PHASE DISTRICT EXTENSIONS
SOUTHFORK CONNECTION
SITE PLAN

[illegible]

Warranty Deed

John Allen Champlin and Betty Champlin, husband and wife, of 5805 Roany 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, hereinafter CITY or GRANTEE, of 201 East Fifth Street, P.O. Box 3003, Gillette, Wyoming, 82717 the following described real estate, situated in Campbell County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

DESCRIPTION

A fee parcel located in a portion of the SE1/4NE1/4 of Section 12, T49N, R73W of the 6th P.M., Campbell County, Wyoming, as recorded in Book 2406 of Photos, Page 221 of the Campbell County Clerks records, being more particularly described as follows:

Commencing at the northeast sixteenth corner of said Section 12, being monumented by a brass cap stamped LS 2218;

Thence along the north line of said SE1/4NE1/4, N88°58'00"E, 212.78 feet to the southwest corner of Tract A of Southfork Estates, monumented with an aluminum cap stamped LS 2218;

Thence continuing along said north line, N88°51'41"E, 29.94 feet to the northwest corner of aforementioned fee parcel, monumented with an aluminum cap stamped PLS 6872 and being the point of beginning;

Thence continuing along said north line, N88°51'41"E, 60.00 feet to the northeast corner of said fee parcel, monumented with an aluminum cap stamped LS 2218;

Thence leaving said north line, S01°09'05"E, 40.00 feet to the southeast corner of said fee parcel, monumented with an aluminum cap stamped PLS 6872;

Thence S88°51'41"W, 60.00 feet to the southwest corner of said fee parcel, monumented with an aluminum cap stamped PLS 6872;

Thence N01°09'05"W, 10.00 feet to a point;

Thence continuing N01°09'05"W, 30.00 feet to the point of beginning of said fee parcel.

Said fee parcel contains 2400 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).

See Exhibit "A", attached and incorporated herein by reference.

Subject to all easements, reservations, restrictions, encumbrances, and surface use agreements of record. Reserving unto Grantors, all oil and gas, and other minerals and mineral rights existing in, to or under said lands and premises or appurtenant thereto.

DATED THIS 30 day of April, 2014.

GRANTORS:

BY: [Signature]
John Allen Champlin

STATE OF Wyoming)
County of Campbell) ss.

The above and foregoing instrument was acknowledged before me by John Allen Champlin, this 30 day of April, 2014.

My Commission Expires: 1-31-2015

[Signature]
Notary Public



BY: [Signature]
Betty Champlin

STATE OF Wyoming)
County of Campbell) ss.

The above and foregoing instrument was acknowledged before me by Betty Champlin, this 30 day of April, 2014.

My Commission Expires: 1-31-2015

[Signature]
Notary Public

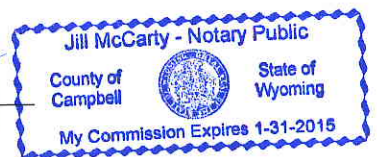
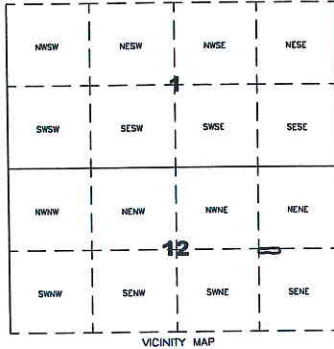


EXHIBIT "A"

A FEE PARCEL AND EASEMENT LOCATED IN THE SE1/4NE1/4 IN
SECTION 12, T49N, R73W OF THE 6TH P.M.
CAMPBELL COUNTY, WYOMING

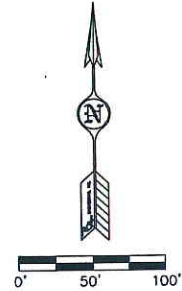


VICINITY MAP

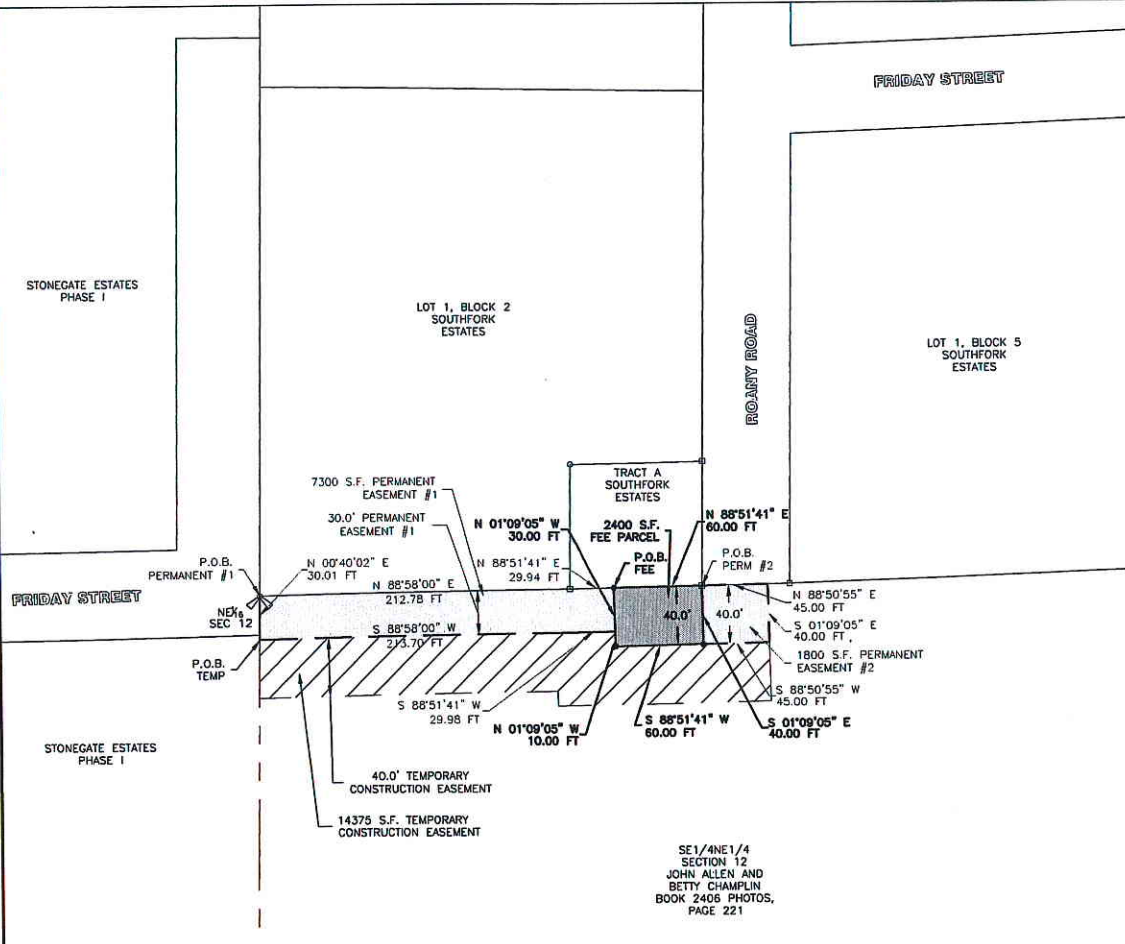
LEGEND

- FEE PARCEL
- - - PERMANENT EASEMENT
- - - CONSTRUCTION EASEMENT
- - - SIXTEENTH SECTION LINE
- ▲ FOUND SIXTEENTH CORNER
BRASS CAP LS 2218
- FOUND MONUMENT
ALUMINUM CAP LS 2218
- FOUND MONUMENT
1" BOLT
- SET MONUMENT
ALUMINUM CAP PLS 6872

DATE: 03/18/14
PROJECT NUMBER: 123569.00
GRANTOR: JOHN ALLEN AND BETTY CHAMPLIN



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.



PERMANENT WATER LINE AND GENERAL UTILITY EASEMENT
John Allen Champlin and Betty Champlin-4973-17

John Allen Champlin and Betty Champlin, husband and wife, of 5805 Roany 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. 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 tracts of land:

LEGAL DESCRIPTION
(Permanent Easement #1)

A permanent easement located in a portion of the SE1/4NE1/4 of Section 12, T49N, R73W of the 6th P.M., Campbell County, Wyoming, as recorded in Book 2406 of Photos, Page 221 of the Campbell County Clerks records, being more particularly described as follows:

Commencing at the northeast sixteenth corner of said Section 12, being monumented by a brass cap stamped LS 2218 and being the point of beginning of said permanent easement;

Thence along the north line of said SE1/4NE1/4, N88°58'00"E, 212.78 feet to the southwest corner of Tract A of Southfork Estates, monumented with an aluminum cap stamped LS 2218;

Thence continuing along said north line, N88°51'41"E, 29.94 feet to the northwest corner of a fee parcel, monumented with an aluminum cap stamped PLS 6872;

Thence leaving said north line, along the west boundary of said fee parcel, S01°09'05"E, 30.00 feet to a point;

Thence leaving said west boundary, along the southerly limits of aforementioned permanent easement, S88°51'41"W, 29.98 feet to an angle point;

Thence continuing along said southerly limits, S88°58'00"W, 213.70 feet to a point on the easterly boundary of Stonegate Estates Phase I;

Thence along said easterly boundary, N00°40'02"E, 30.01 feet to the point of beginning.

Said permanent easement contains 7300 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).

(Permanent Easement #2)

A permanent easement located in a portion of the SE1/4NE1/4 of Section 12, T49N, R73W of the 6th P.M., Campbell County, Wyoming, as recorded in Book 2406 of Photos, Page 221 of the Campbell County Clerks records, being more particularly described as follows:

Commencing at the northeast sixteenth corner of said Section 12, being monumented by a brass cap stamped LS 2218;

Thence along the north line of said SE1/4NE1/4, N88°58'00"E, 212.78 feet to the southwest corner of Tract A of Southfork Estates, monumented with an aluminum cap stamped LS 2218;

Thence continuing along said north line, N88°51'41"E, 29.94 feet to the northwest corner of a fee parcel, monumented with an aluminum cap stamped PLS 6872;

Thence continuing along said north line, N88°51'41"E, 60.00 feet to the southeast corner of aforementioned Tract A, monumented by an aluminum cap stamped LS 2218 and being the point of beginning of said permanent easement;

Thence continuing along said north line, N88°50'55"E, 45.00 feet to an angle point;

Thence leaving said north line, along the easterly limits of aforementioned permanent easement, S01°09'05"E, 40.00 feet to an angle point;

Thence along the southerly limits of said permanent easement, S88°50'55"W, 45.00 feet to the southeast corner of aforementioned fee parcel;

Thence along the easterly boundary of said fee parcel, N01°09'05"W, 40.00 feet to the point of beginning.

Said permanent easement contains 1800 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).

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

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

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:

John Allen Champlin

STATE OF Wyoming)
County of Campbell) ss.



The above and foregoing instrument was acknowledged before me by John Allen Champlin this 30th day of April, 2014.

My Commission Expires: 8/5/2017

Notary Public

BY:

Betty Champlin

STATE OF Wyoming)
County of Campbell) ss.

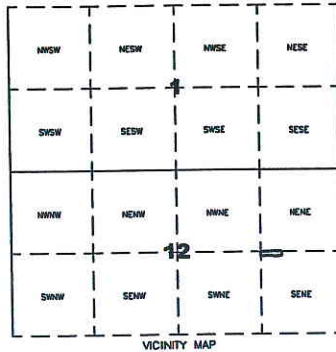


The above and foregoing instrument was acknowledged before me by Betty Champlin, this 30th day of April, 2014.

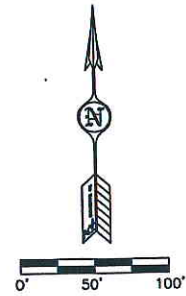
My Commission Expires: 8/5/2017

Notary Public

EXHIBIT "A" A FEE PARCEL AND EASEMENT LOCATED IN THE SE1/4NE1/4 IN SECTION 12, T48N, R73W OF THE 6TH P.M. CAMPBELL COUNTY, WYOMING

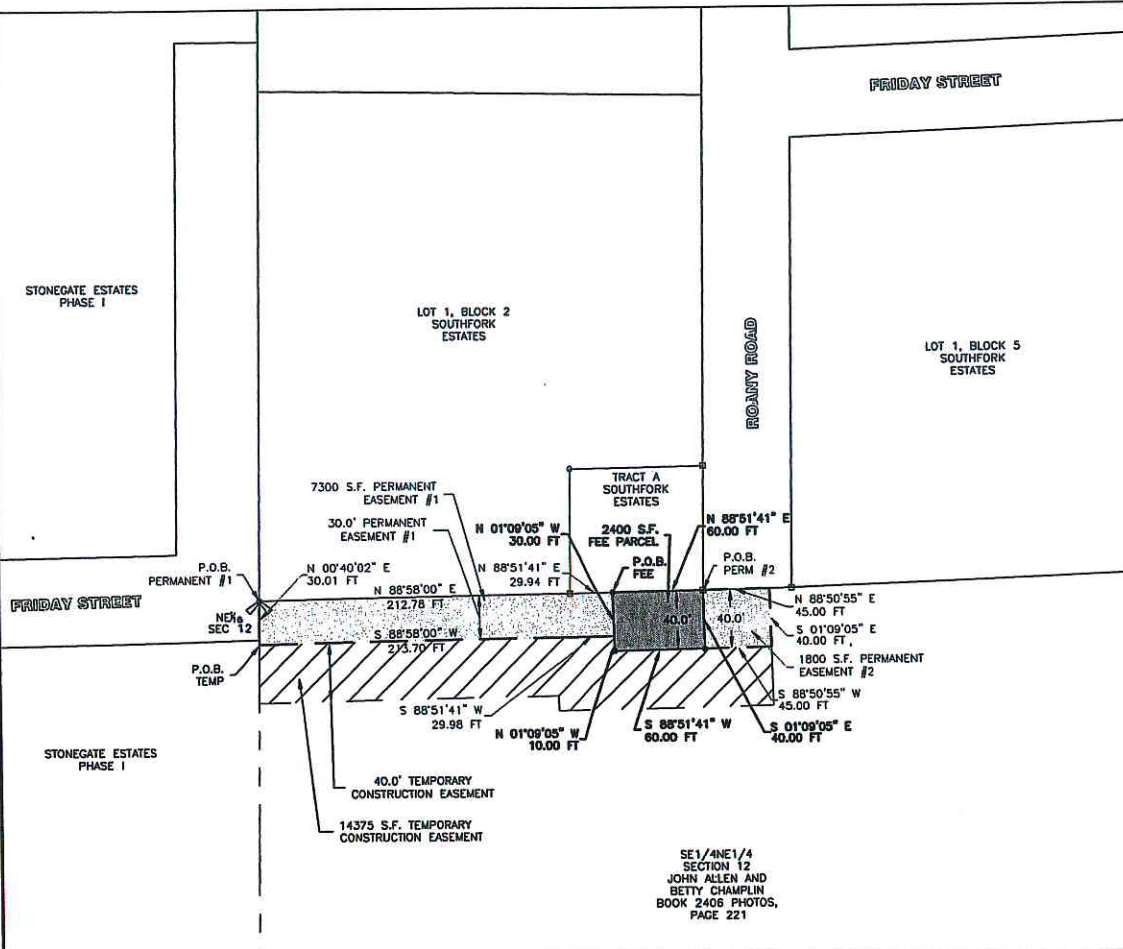


- LEGEND**
- FEE PARCEL
 - - - PERMANENT EASEMENT
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 - - - SIXTEENTH SECTION LINE
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 - FOUND MONUMENT
1" BOLT
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ALUMINUM CAP PLS 6872



DATE: 03/18/14
PROJECT NUMBER: 123569.00
GRANTOR: JOHN ALLEN AND BETTY CHAMPLIN

BASIS OF BEARING: WYOMING STATE PLANE GRID,
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SURVEYOR'S CERTIFICATE

I, DAVID L. VUEM, 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 WIGWAM BLVD.
P.O. BOX 2185
GILLETTE, WYO. 82716
PH. (307) 687-0600

TEMPORARY CONSTRUCTION EASEMENT

4973-17

John Allen Champlin and Betty Champlin, husband and wife, of 5805 Roany Road, Gillette, WY 82718, 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 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 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:

John Allen Champlin

STATE OF

Wyoming

)

) ss.

County of

Campbell

)

The above and foregoing instrument was acknowledged before me by John Allen Champlin this 30th day of April, 2014.

My Commission Expires:

8/5/2017

Notary Public

BY:

Betty Champlin

STATE OF

~~Wyoming~~
Wyoming

) ss.



County of Campbell)

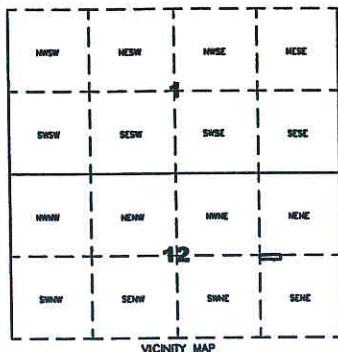
The above and foregoing instrument was acknowledged before me by Betty Champlin, this 30th
day of April, 2014.

My Commission Expires:
8/5/2017

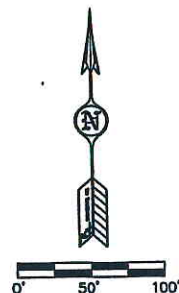

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CAMPBELL COUNTY, WYOMING

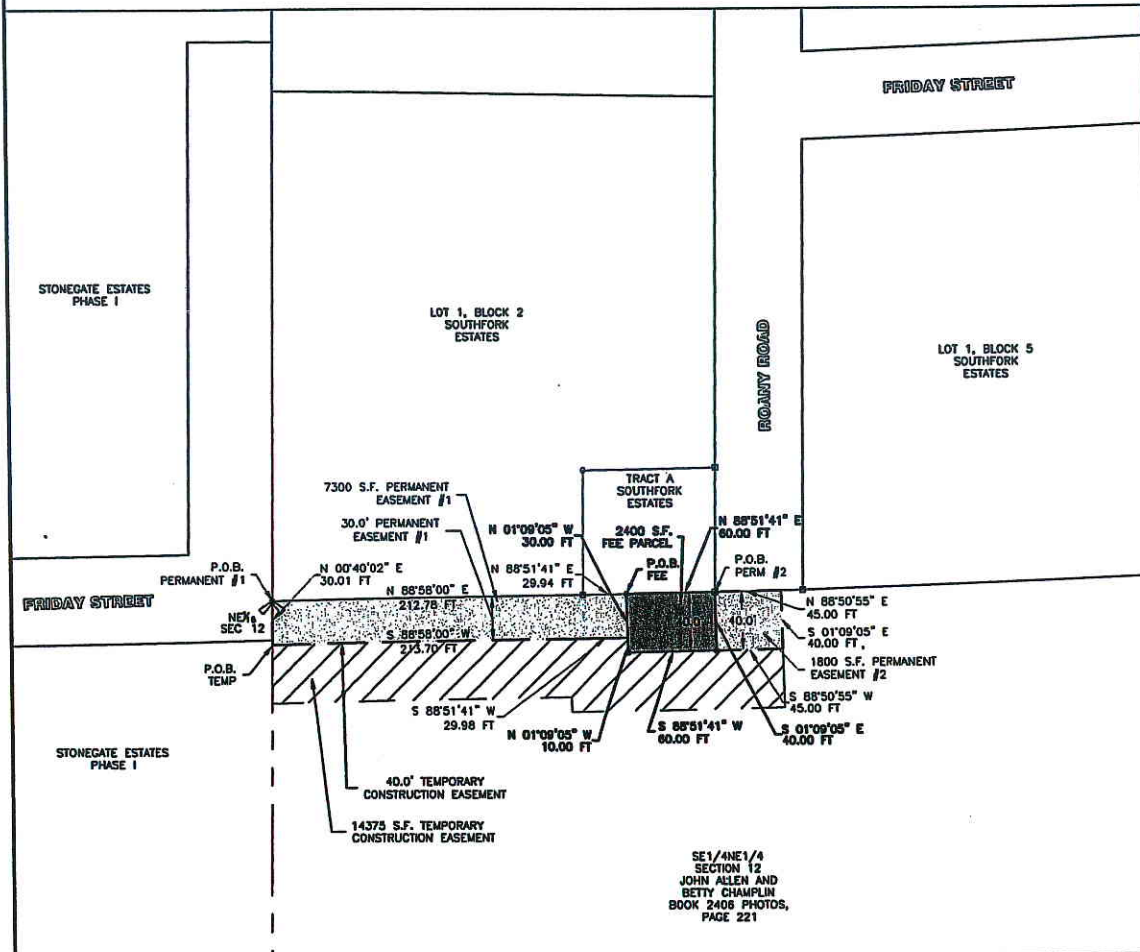


- LEGEND**
- FEE PARCEL
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DATE: 03/18/14
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GRANTOR: JOHN ALLEN AND BETTY CHAMPLIN

BASIS OF BEARING: WYOMING STATE PLANE GRID,
NAD83, EAST ZONE (4901)
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SURVEYOR'S CERTIFICATE

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