

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
1250	FIRST AMERICAN TITLE	00204373	05/22/2014	\$9,610.00



**FILE COPY  
NON-NEGOTIABLE**



# CITY OF GILLETTE

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

*Finance*  
*UT*

March 14, 2014

Nicholas G. Sharkey  
100 Rock Rd  
Gillette WY 82718

**RE: Gillette Regional Water Project (4972-20)**

Dear Nicholas,

We spoke on the phone today and based upon that conversation I understand we have an agreement for the Regional Madison properties the City has requested. As I understand it these are the agreed terms:

1.) The City will purchase the requested parcels at the prices stated below. The required deed and easements are enclosed for your signature:

- (a.) Fee Parcel;  
5410 sq. ft. @ \$.50 per sq. ft. = \$2705
- (b.) Permanent Easement;  
13,335 sq. ft. @ \$.20 per sq. ft. = \$2667
- (c.) Permanent Easement;  
.84 acres @ \$3500 per acre = \$2940
- (d.) Temporary Construction Easement;  
10,480 sq. ft. @ \$.10 per sq. ft. = \$1048

**TOTAL =**

~~\$9630~~

*\$9360 RAR*

2.) During Construction on the Regional Madison Project along Rock Road at the north end of Mr. Sharkey's property, the City will construct a dirt with rock surface joint access for the City and Mr. Sharkey to Sharkey's property. The access will be 65' to 75' wide where it leaves Rock Road and will be built to industry standards for

commercial/ industrial use. See attached sketch for general location and proportions. The joint access will be to the west of the City's pump station and at the conclusion of construction of the access Mr. Sharkey will, for no additional consideration, grant the City the appropriate easement across his land for access to the pump station from this point (see exhibit). The City is granted a Temporary Construction Easement to complete construction of the joint access.

- 3.) The City will replace any fencing damaged during construction with new, lawful barbed wire fence.


If I've correctly stated our agreement please sign below and return this letter along with the executed deed and easements to me at City Hall. If you need a notary you can obtain notary services free at City Hall. Once I receive the paperwork I'll take the matter before the City Council for final approval and arrange payment through Campbell County Abstract.

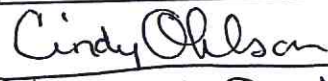
Please feel free to call with any questions you may have.

Yours Very Truly,

  
Doug Dumbrell  
307-686-5361

AGREED TO BY:

  
Nicholas G. Sharkey

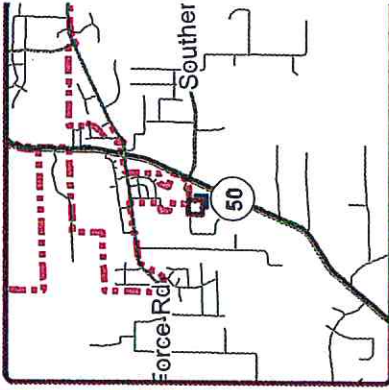
  
Notary Public







**CITY OF GILLETTE**  
GIS Division  
P.O. Box 3003  
Gillette, Wyoming 82717-3003  
Phone (307) 689-5384  
www.gillettewy.gov



**Legend**

- Road Centerlines
- Temp Construction Easement
- Permanent Easement
- Pump Station Parcel
- Parcels selection

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM  
RECORDS OF THE CITY OF GILLETTE AND THE CITY ENGINEER  
GUARANTEES THE ACCURACY OF THIS DRAWING OR  
THE INFORMATION CONTAINED THEREIN.



Y:\GIS Work\Administration\  
City\Attorney\WestPumpStation\  
WestPumpStation.mxd

**Future  
West Pump Station**

March 18, 2014

Productivity *Responsibility Integrity* *Enthusiasm*  
Surface With P.L.D.E. *Registration*

NEWLAND COMPANY  
1162523 GENESEE  
TRAIL RD

DORR SHAWN &  
SONYA FAMILY  
TRUST 4201 FORCE RD

13335 SQ. FT.

5410  
SQ. FT.

36625 SQ. FT.

FAYBUD & LAVADA  
A512 STATE  
HIGHWAY 50

SHARKEY  
NICHOLAS  
G100 ROCK RD

NORION DOUGLAS  
D & BETH  
APO BOX 1143



## Warranty Deed

Nicholas G. Sharkey of 100 Rock Rd, Gillette, WY 82718, 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 and 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 and 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 NW1/4NE1/4 of Section 7, T49N, R72W of the 6<sup>th</sup> P.M., Campbell County, Wyoming, as recorded in Book 2535 of Photos, Page 250 of the Campbell County Clerks records, being more particularly described as follows:

Commencing at the northeast sixteenth corner of said Section 7, being monumented by an aluminum cap stamped RLS 2333;

Thence along the sixteenth line, N00°07'25"W, 1220.13 feet to the southeast corner of said fee parcel, monumented by an aluminum cap stamped PLS 6872 and being the point of beginning;

Thence continuing along said sixteenth line, N00°07'25"W, 60.09 feet to the northeast corner of said fee parcel, monumented by an aluminum cap stamped PLS 6872;

Thence leaving said sixteenth line, S86°41'56"W, 90.14 feet to the northwest corner of said fee parcel, monumented by an aluminum cap stamped PLS 6872;

Thence S00°07'25"E, 60.09 feet to the southwest corner of said fee parcel, monumented by an aluminum cap stamped PLS 6872;

Thence N86°41'56"E, 90.14 feet to the point of beginning.

Said fee parcel contains 5410 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 the attached Exhibit "A", attached and incorporated herein by reference.

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

DATED THIS 25<sup>th</sup> day of April, 2014.

GRANTOR:

BY: Ni G Sharkey

Nicholas G. Sharkey

STATE OF Wyoming )

County of Campbell ) ss.

The above and foregoing instrument was acknowledged before me by Nicholas G. Sharkey,  
this 25<sup>th</sup> day of April, 2014.

My Commission Expires: 12-12-2016

Cindy Ohlson  
Notary Public



# EXHIBIT "A"

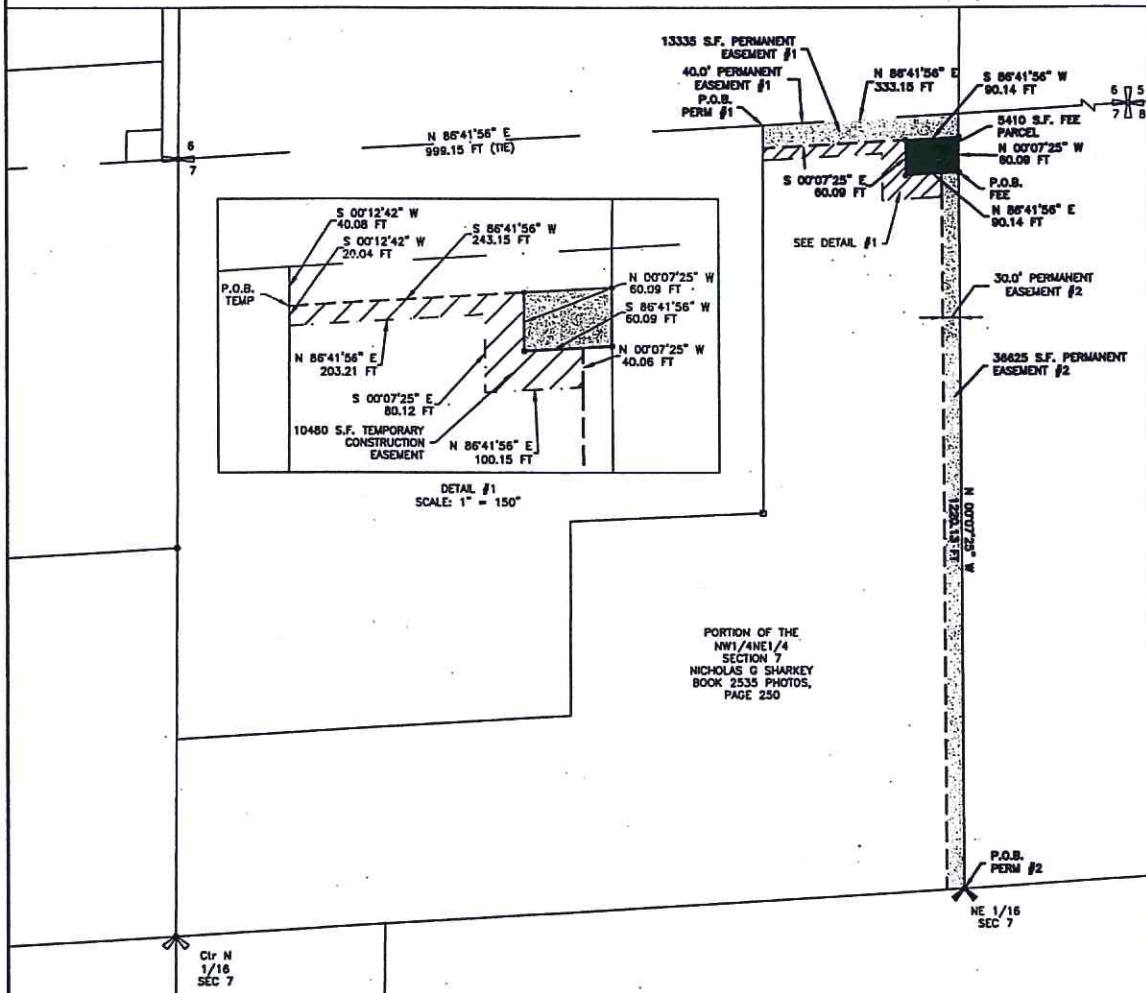
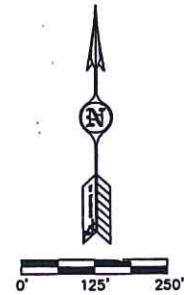
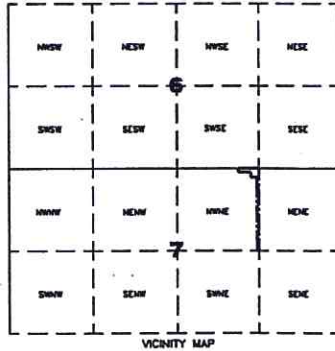
A FEE PARCEL AND EASEMENT LOCATED IN A PORTION OF THE  
NW1/4NE1/4 SECTION 7, T49N, R72W OF THE 6TH P.M.  
CAMPBELL COUNTY, WYOMING

## LEGEND

- SECTION LINE
- FEE PARCEL
- PERMANENT EASEMENT
- CONSTRUCTION EASEMENT
- FOUND QUARTER CORNER  
1935 GLO BRASS CAP
- FOUND SIXTEENTH CORNER  
2004 ALUMINUM CAP LS 3886 WLC
- FOUND SIXTEENTH CORNER  
ALUMINUM CAP RLS 2333
- FOUND PROPERTY CORNER  
ALUMINUM CAP LS3888 WLC 2004
- FOUND PROPERTY CORNER  
ALUMINUM CAP RLS2333
- SET PROPERTY CORNER  
ALUMINUM CAP PLS 8872

DATE: 04/18/13  
PROJECT NUMBER: 123589.00  
GRANTOR: NICHOLAS G SHARKEY

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. 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.





**PERMANENT WATER LINE AND GENERAL UTILITY EASEMENT**  
**Nicholas G. Sharkey-4972-20**

Nicholas G. Sharkey of 100 Rock Rd, Gillette, WY 82718 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, 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**  
**(Permanent Easement #1)**

A permanent water line and general utility easement located in a portion of the NW1/4NE1/4 of Section 7, T49N, R72W of the 6<sup>th</sup> P.M., Campbell County, Wyoming, as recorded in Book 2535 of Photos, Page 250 of the Campbell County Clerks records, lying 40 feet southerly and parallel with the following described line:

Commencing at the north quarter corner of said Section 7, being monumented by a 1935 GLO brass cap;

Thence along the north line of said Section 7, N86°41'56"E, 999.15 feet to the northwest corner of said parcel and being the point of beginning of said permanent easement;

Thence continuing along said north line, N86°41'56"E, 333.15 feet to the northeast corner of said parcel 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 13335 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 water line and general utility easement located in a portion of the NW1/4NE1/4 of Section 7, T49N, R72W of the 6<sup>th</sup> P.M., Campbell County, Wyoming, as recorded in Book 2535 of Photos, Page 250 of the Campbell County Clerks records, lying 30 feet westerly and parallel with the following described line:

Commencing at the northeast sixteenth corner of said Section 7, being monumented by an aluminum cap stamped RLS 2333 and being the point of beginning of said permanent easement;

Thence along the sixteenth line, N00°07'25"W, 1220.13 feet to the southeast corner of a fee parcel, monumented by an aluminum cap stamped PLS 6872 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 36625 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:

Nicholas G. Sharkey

STATE OF Wyoming

County of Campbell

)  
) ss.  
)

The above and foregoing instrument was acknowledged before me by Nicholas G. Sharkey, this 25<sup>th</sup> day of April, 2014.

My Commission Expires: 12-12-2016

Cindy Ohlson  
Notary Public





# EXHIBIT "A"

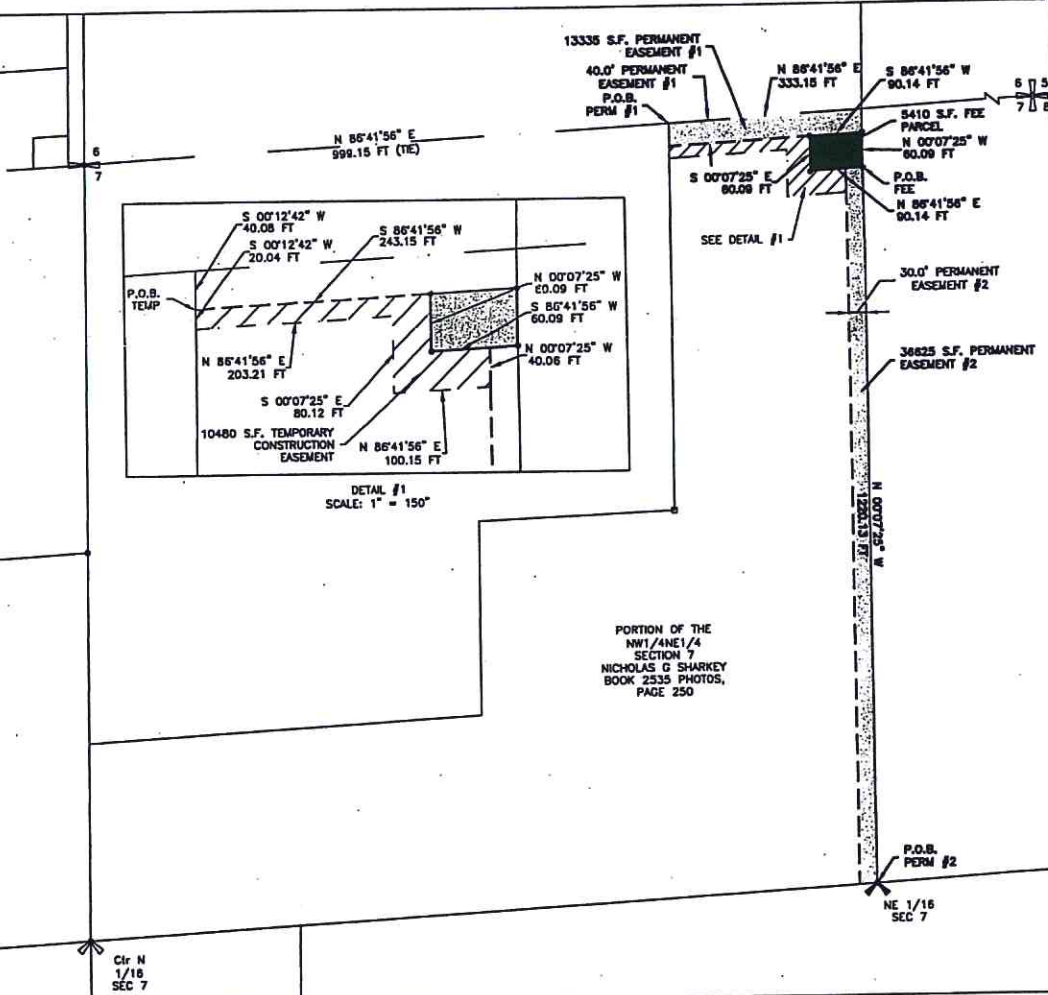
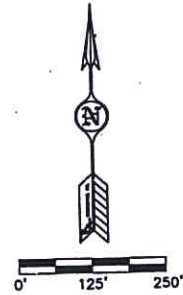
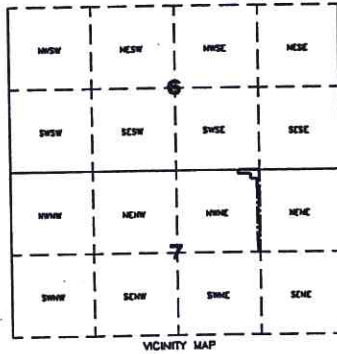
A FEE PARCEL AND EASEMENT LOCATED IN A PORTION OF THE  
NW1/4NE1/4 SECTION 7, T49N, R72W OF THE 6TH P.M.  
CAMPBELL COUNTY, WYOMING

## LEGEND

- SECTION LINE
- FEE PARCEL
- PERMANENT EASEMENT
- CONSTRUCTION EASEMENT
- FOUND QUARTER CORNER  
1835 OLD BRASS CAP
- △ FOUND SIXTEENTH CORNER  
2004 ALUMINUM CAP LS 3868 WLG
- △ FOUND SIXTEENTH CORNER  
ALUMINUM CAP PLS 2333
- FOUND PROPERTY CORNER  
ALUMINUM CAP LS3868 WLG 2004
- FOUND PROPERTY CORNER  
ALUMINUM CAP PLS2333
- SET PROPERTY CORNER  
ALUMINUM CAP PLS 6872

DATE: 04/18/13  
PROJECT NUMBER: 123569.00  
GRANTOR: NICHOLAS G SHARKEY

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.

4505 WYOMAM BLVD.  
P.O. BOX 2185  
GILLETTE, WYO. 82718  
PH. (307) 687-0600

# TEMPORARY CONSTRUCTION EASEMENT

4972-20- Nicholas G. Sharkey

Nicholas G. Sharkey of 100 Rock Rd, 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 does 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, hereinafter GRANTEE a temporary construction easement in and to the following described tract of land:

See attached Exhibit "A" and Exhibit "A- Pg.2" which are 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: Nicholas G. Sharkey

Nicholas G. Sharkey

STATE OF Wyoming )  
County of Campbell ) ss.

The above and foregoing instrument was acknowledged before me by Nicholas G. Sharkey, this 25<sup>th</sup> day of April, 2014.

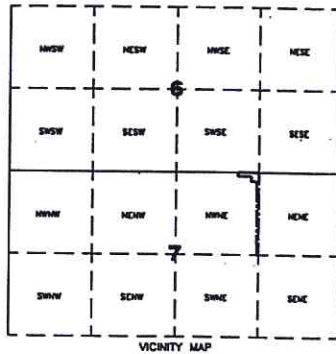
My Commission Expires: 12-12-2016

Cindy Ohlson  
Notary Public





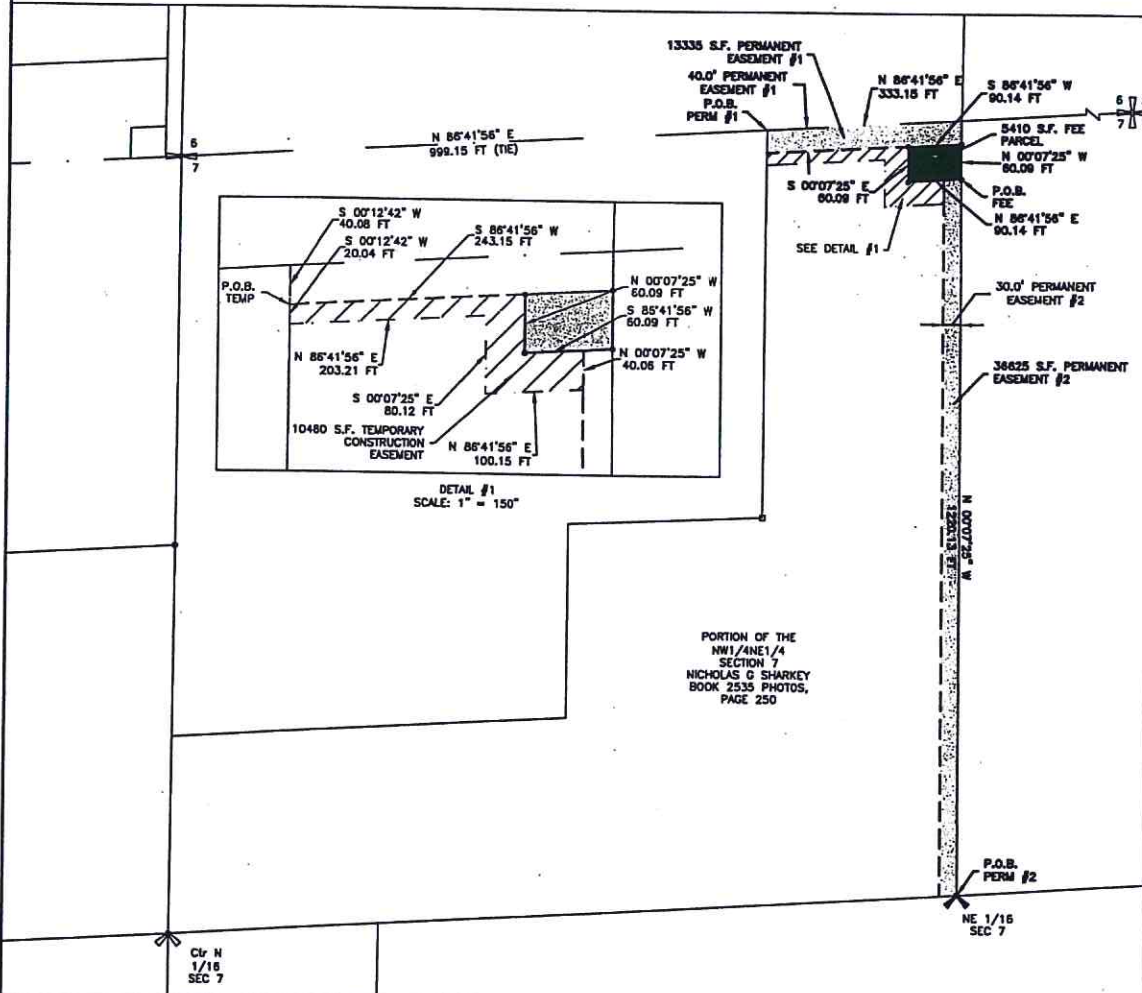
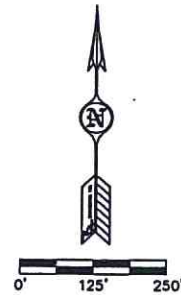
**EXHIBIT "A"**  
A FEE PARCEL AND EASEMENT LOCATED IN A PORTION OF THE  
NW1/4NE1/4 SECTION 7, T49N, R72W OF THE 6TH P.M.  
CAMPBELL COUNTY, WYOMING



- LEGEND**
- SECTION LINE
  - FEE PARCEL
  - PERMANENT EASEMENT
  - - - CONSTRUCTION EASEMENT
  - FOUND QUARTER CORNER  
1835 OLD BRASS CAP
  - ▲ FOUND SIXTEENTH CORNER  
2004 ALUMINUM CAP LB 3886 WLC
  - ▲ FOUND SIXTEENTH CORNER  
ALUMINUM CAP PLS 2333
  - FOUND PROPERTY CORNER  
ALUMINUM CAP LS3886 WLC 2004
  - FOUND PROPERTY CORNER  
ALUMINUM CAP PLS2333
  - SET PROPERTY CORNER  
ALUMINUM CAP PLS 6872

DATE: 04/18/13  
PROJECT NUMBER: 123569.00  
GRANTOR: NICHOLAS G SHARKEY

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. 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.



PCAE ENGINEERING, INC.  
4506 WIGWAM BLVD.  
P.O. BOX 2185  
GILLETTE, WYO. 82718  
PH. (307) 887-0800

**Legal Description – Temporary Construction Easement**  
**4972-20 Nicholas G. Sharkey**  
**April 18, 2013**

A temporary construction easement located in a portion of the NW1/4NE1/4 of Section 7, T49N, R72W of the 6<sup>th</sup> P.M., Campbell County, Wyoming, as recorded in Book 2535 of Photos, Page 250 of the Campbell County Clerks records, being more particularly described as follows:

Commencing at the north quarter corner of said Section 7, being monumented by a 1935 GLO brass cap;

Thence along the north line of said Section 7, N86°41'56"E, 999.15 feet to the northwest corner of said parcel;

Thence along westerly boundary of said parcel, S00°12'42"W, 40.07 feet to a point on the southerly limits of the permanent easement and point of beginning of said temporary easement;

Thence continuing along said westerly boundary, S00°12'42"W, 20.04 feet to the southerly limits of said temporary easement;

Thence leaving said westerly boundary, N86°41'56"E, 203.21 feet to an angle point;

Thence S00°07'25"E, 80.12 feet to an angle point;

Thence N86°41'56"E, 100.15 feet to a point on the westerly limits of a permanent easement;

Thence along said westerly limits, N00°07'25"W, 40.06 feet to the south boundary of a fee parcel;

Thence along said south boundary, S86°41'56"W, 60.09 feet to the southwest corner of said fee parcel, monumented by an aluminum cap stamped PLS 6872;

Thence along the west boundary of said fee parcel, N00°07'25"W, 60.09 feet to the northwest corner of said fee parcel, monumented by an aluminum cap stamped PLS 6872;

Thence along aforementioned southerly limits, S86°41'56"W, 243.15 feet to the point of beginning of said temporary easement.

Said temporary easement contains 10480 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).