





# CITY OF GILLETTE

## Utilities

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

Phone (307) 686-5262

[www.gillettewy.gov](http://www.gillettewy.gov)

*Finances*  
12/17/05

**NEED  
COUNCIL APPROVE  
BEFORE  
CLOSING**

November 19, 2014

Antoinette R. Reeves  
900 Richards Avenue  
Gillette WY 82716-4741

**RE: Gillette Regional Water Project, Phase I District Extensions (5073-03)**

Dear Ms. Reeves,

I apologize for the delay in getting back to you after our meeting. I had to order some survey materials and do some leg work regarding our agreement. Let me set down what I believe we settled. I will also enclose the necessary documents to do our deal.

This was our agreement:

1) The City of Gillette will pay a total price of **\$9,500.00** for the following:

- (a) 1.02 acres permanent waterline & utility easement
- (b) 1.75 acre temporary construction easement
- (c) .49 acres permanent access easement
- (d) .67 acre additional temporary construction easement

(I have enclosed a drawing which labels each of these separate parcels.)

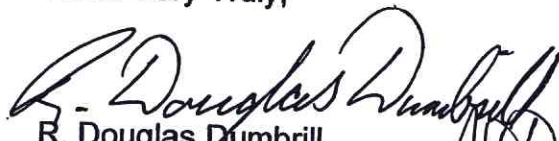
- 2) As stated in the easement documents, the City will (except for the traveled surface of the access road) reclaim all the easements after construction with replacement of topsoil, re-seeding and erosion control.
- 3) The City will repair and/or replace any fencing disturbed in the construction and will install temporary fencing if you request it for livestock or other reasonable needs. The City will not damage or will immediately repair or replace any damage it causes to existing water taps which serve the property of Ms. Reeves at this location.

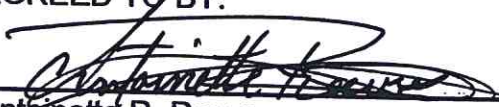
If I have correctly stated our agreement, please sign below and execute the three enclosed easements before a notary and return all of them to me. (The two temporaries are together on one document.) There are notaries here at City Hall that do not charge. Once I receive the paperwork, I'll bring the matter before the City Council for final approval and you'll be

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

contacted by Campbell County Abstract for a closing. Although I've been very successful in getting Council approval, our deal is not final until they actually ratify it. If you have any questions, please feel free to contact me at 307-686-5361.

Yours Very Truly,

  
R. Douglas Dumbrell  
Land Consultant  
  
RDD/tlo  
  
Enclosures  
  
12-11-14

AGREED TO BY:
 Antoinette R. Reeves
DATE <u>Dec 11, 2014</u>



**PERMANENT WATER LINE AND GENERAL UTILITY EASEMENT**  
**Antoinette R. Reeves**  
**5073-03**

Antoinette R. Reeves of 900 Richards Ave., Gillette, WY 82716-4741 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**  
**5073-03**

A permanent water line and general utility easement located in Lot 2, Nettle Creek Estates Subdivision in Section 28, T50N, R73W of the 6<sup>th</sup> P.M., Campbell County, Wyoming, as recorded in Book 6 of Plats, Page 115 of the Campbell County Clerks records, the centerline being more particularly described as follows:

Commencing at the SW1/16 corner of said Section 28, also being the southwest corner of said Nettle Creek Estates Subdivision, being monumented by a rebar and plastic cap stamped PLS 4769;

Thence N39°11'02"E, 104.32 feet to a point on the northerly limit of a 20 foot existing utility easement and being the point of beginning;

Thence along aforementioned centerline, being the beginning of a 30 foot wide permanent easement, lying 15 feet on either side, parallel with the west boundary of said Lot 2, N00°39'43"E, 1261.41 feet to an angle point, being the end of the 30 foot wide permanent easement, from which the northwest corner of aforementioned Lot 2 lies N69°16'33"W, 69.22 feet, monumented by an unstamped 1 1/2" aluminum cap;

Thence continuing along said centerline, being the beginning of a 10 foot wide permanent easement, lying 5 feet on either side, parallel with the north boundary of said Lot 2, N89°33'10"E, 537.82 feet to an angle point;

Thence continuing along said centerline and parallel with said boundary, N89°36'58"E, 112.96 feet to the point of termination of said permanent easement on the westerly limit of a 20 foot existing utility easement, from which the south quarter corner of aforementioned Section 28 lies S12°05'01"E, 2749.38 feet, monumented by a 1991 BLM brass cap.

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

Said permanent easement contains 44315 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: *Antoinette Reeves*  
Antoinette R. Reeves

STATE OF Wyoming )  
County of Campbell ) ss.

The above and foregoing instrument was acknowledged before me by Antoinette R. Reeves, this 11 day of December, 2011.

My Commission Expires:  
6-6-2018

*Maggie Stufflebeam*  
Notary Public





**EXHIBIT "A"**



- 

DATE: 03/15/13  
PROJECT NUMBER: 123568.00  
DRAWN: ANTONETTE R REEVES  
BASIS OF BEARING: WYOMING STATE PLANE GRID,  
NAD83, EAST ZONE (4801)  
GRID TO GROUND CONVERSION: 1.00025907  
\*\*\*ALL AREAS ARE COMPUTED TO GROUND



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.



4506 WIDAM BLVD.  
P.O. BOX 2185  
GILLETTE, WYO. 82718  
PH. (307) 687-0500

**ACCESS EASEMENT**  
**(5073-03) Antoinette R. Reeves**

Antoinette R. Reeves of 900 Richards Ave., Gillette, WY 827164741 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 to The City of Gillette, Wyoming, a municipal corporation and city of the first class, of 201 E. 5<sup>th</sup> Street, P.O. box 3003, Gillette, Wyoming 82716, hereinafter GRANTEE, a non-exclusive access easement in and to the parcel of land described below and shown on Exhibit A, which is attached hereto and incorporated herein by this reference.

**LEGAL DESCRIPTION**

A 30 foot wide permanent access easement located in Lot 2, Nettle Creek Estates Subdivision in Section 28, T50N, R73W of the 6<sup>th</sup> P.M., Campbell County, Wyoming, as recorded in Book 6 of Plats, Page 115 of the Campbell County Clerks records, lying northwesterly and parallel with the following described line, also being the common line between Lot 2 and Lot 1B:

Commencing at the south quarter corner of said Section 28, monumented by a 1991 BLM brass cap;

Thence N13°33'04"W, 1985.65 feet to a corner on the east line of aforementioned Lot 2, monumented with an aluminum cap stamped PLS 8404 and being the point of beginning;

Thence along aforementioned common line, N22°17'13"E, 130.01 feet to a circular curve concave to the southeast;

Thence continuing along said common line, through said curve with a delta angle of 32°10'18", a radius length of 599.84 feet, an arc length of 336.81 feet, a chord bearing of N38°22'22"E and a chord length of 332.41 feet to a point;

Thence continuing along said common line, N54°27'32"E, 59.67 feet to a circular curve concave to the northwest;

Thence continuing along said common line, through said curve with a delta angle of 25°27'46", a radius length of 399.90 feet, an arc length of 177.72 feet, a chord bearing of N41°43'39"E and a chord length of 176.26 feet to the northeast corner of aforementioned Lot 2, monumented with an aluminum cap stamped PLS 8404 and being the point of termination of said permanent access easement.

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



Said permanent access easement contains 21370 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).

This easement is further shown and described by the map attached and incorporated herein be referenced as exhibit "A" where it is labeled "30 ft. Permanent Access Easement."

Said easement unto GRANTEE, its successors, licensees and assigns to have and to hold forever in the lands described above for an access easement over, under, upon and within which to access the property owned or used by them or any of them in or adjoining Trace B of the Nettle Creek Estates Subdivision, in Sec 28 T50N R. 78 W. of the 6<sup>th</sup> P.M, Campbell County, Wyoming as recorded in Book 6 of Plats, Page 115 of the Campbell County Clerks records..

At the conclusion of any construction by Grantee and any reconstruction or repair activities within the easement by Grantee, GRANTEE shall restore the untraveled, unimproved portion of the surface and any improvements damaged and any adjacent areas disturbed during the construction or repair activities to a condition comparable to the condition of the disturbed or damaged area before Grantees' construction within the easement.

GRANTOR:

BY:

Antoinette R. Reeves  
Antoinette R. Reeves

STATE OF Wyoming

County of Campbell

)  
) ss.  
)

The above and foregoing instrument was acknowledged before me by Antoinette R. Reeves, this 11 day of December, 2013.

My Commission Expires:

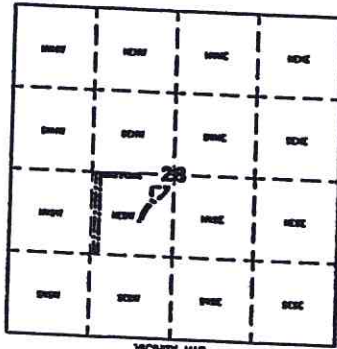
6-6-2018

Maggie Stufflebeam  
Notary Public





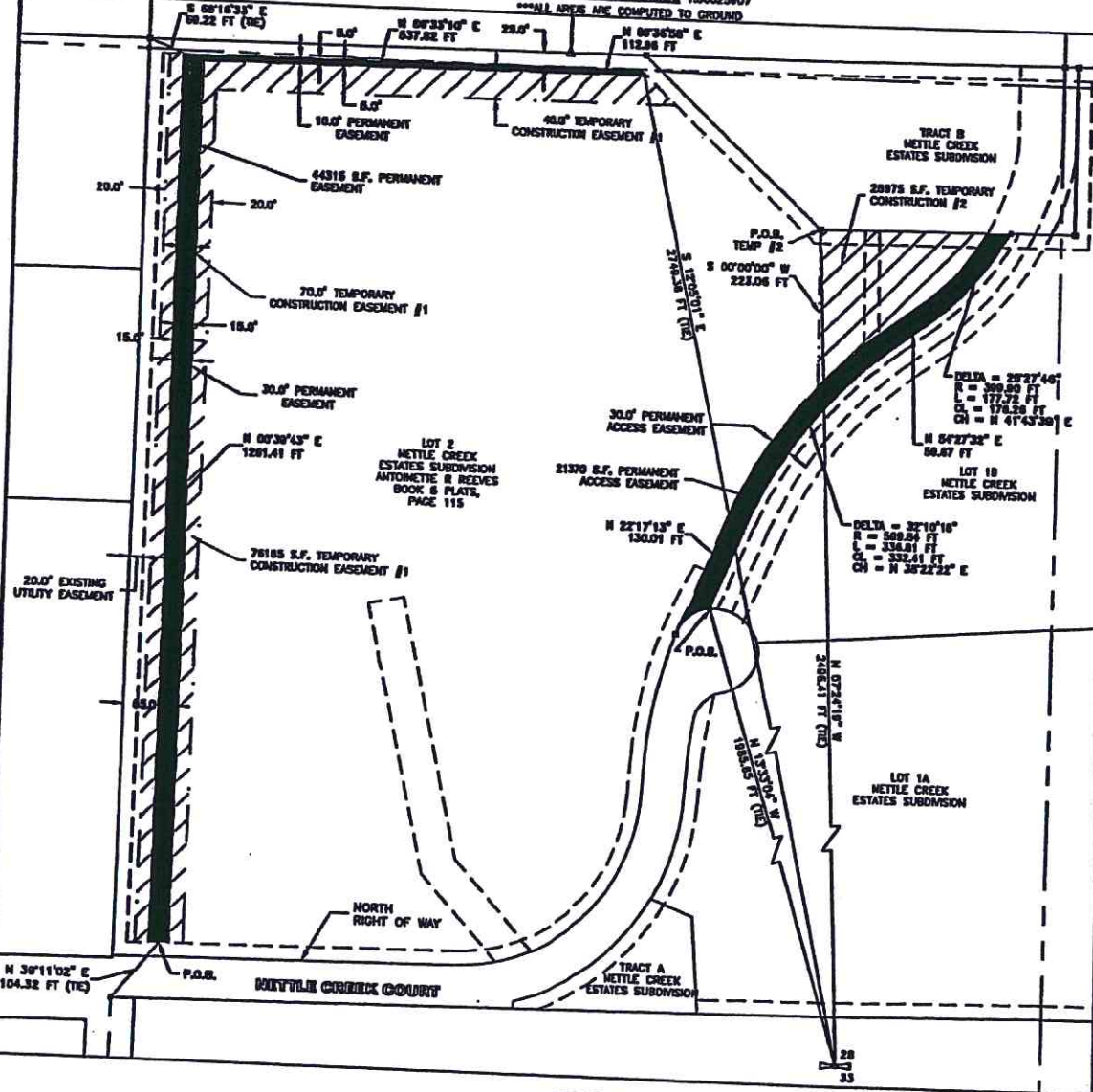
**EXHIBIT "A"**  
 AN EASEMENT LOCATED IN A PORTION OF LOT 2, NETTLE CREEK  
 ESTATES SUBDIVISION IN SECTION 28, T50N, R73W OF THE 6TH P.M.  
 CAMPBELL COUNTY, WYOMING



VICINITY MAP

- LEGEND**
- BARRIER SECTION LINE
  - SECTION SECTION LINE
  - EXISTING EASEMENT
  - PERMANENT EASEMENT
  - CONSTRUCTION EASEMENT
- [Symbol] FOUND BLANKET CORNER 1991 SURV. CAP.  
 [Symbol] FOUND PROPERTY CORNER REEDS & PLATING CAP. PLS 4745  
 [Symbol] FOUND PROPERTY CORNER 1" ALUMINUM CAP. NO STAMPING  
 [Symbol] FOUND PROPERTY CORNER ALUMINUM CAP. PLS 2216  
 [Symbol] FOUND PROPERTY CORNER ALUMINUM CAP. PLS 2251  
 [Symbol] FOUND PROPERTY CORNER ALUMINUM CAP. PLS 2404

DATE: 05/15/13  
 PROJECT NUMBER: 12356800  
 GRANTEE: AUTOMETTE R REEVES  
 BASE OF SURVEY: WYOMING STATE PLANE GRID,  
 NAD83, EASE ZONE (4801)  
 GRID TO GROUND CONVERSION 1.00025807  
 \*\*\*ALL AREAS ARE COMPUTED TO GROUND



**SURVEYOR'S CERTIFICATE**

I, DAVID L. VILLO, 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 WIDAM BLVD.  
 P.O. BOX 2185  
 GILLETTE, WYO. 82716  
 PH. (307) 687-0600  
**PCA ENGINEERING, INC.**

**TEMPORARY CONSTRUCTION EASEMENT**  
**(5073-03)-Antoinette R. Reeves**

Antoinette R. Reeves of 900 Richards Ave., Gillette, WY, 82716-4741, 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 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 two temporary construction easements in and to the following described tracts of land:

**DESCRIPTION**

See attached Exhibit "A" and "Exhibit A Pg. 2 & 3" 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 TEMPORARY CONSTRUCTION EASEMENTS 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 lands described above during construction of the new Gillette Regional Water Supply Project ("Madison" project). The easements also include 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.

GRANTOR:

BY:

  
Antoinette R. Reeves

STATE OF Wyoming )  
County of Campbell ) ss.

The above and foregoing instrument was acknowledged before me by Antoinette R. Reeves, this 11 day of December, 2013.

My Commission Expires:

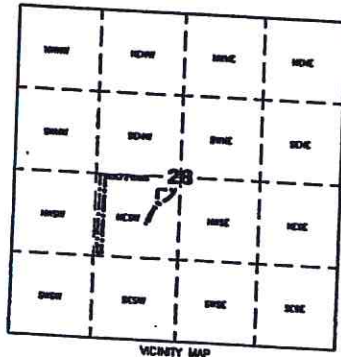
6-6-2018

  
Notary Public



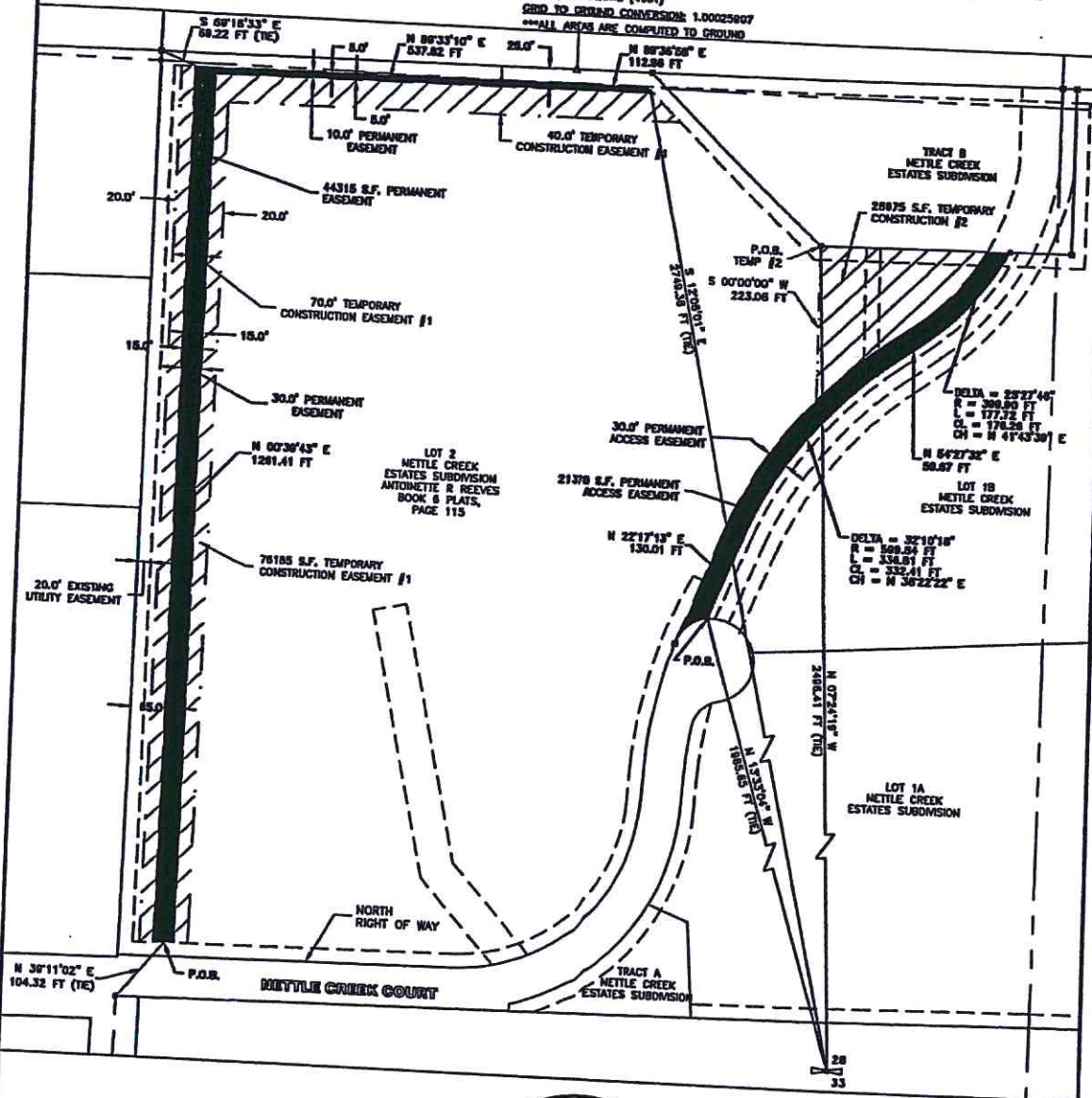


**EXHIBIT "A"**  
 AN EASEMENT LOCATED IN A PORTION OF LOT 2, NETTLE CREEK  
 ESTATES SUBDIVISION IN SECTION 26, T50N, R73W OF THE 6TH P.M.,  
 CAMPBELL COUNTY, WYOMING



- LEGEND**
- BARRIER SECTION LINE
  - UNBARRIERS SECTION LINE
  - EXISTING EASEMENT
  - PERMANENT EASEMENT
  - CONSTRUCTION EASEMENT
  - FOUND QUARTER CORNER 1901 S&W QUARTER CAP
  - FOUND PROPERTY CORNER REEVE & REEVES C&P PLS 4760
  - FOUND PROPERTY CORNER 1" ALUMINUM CAP W/ STAMPING
  - △ FOUND PROPERTY CORNER ALUMINUM CAP PLS 2216
  - FOUND PROPERTY CORNER ALUMINUM CAP PLS 2221
  - FOUND PROPERTY CORNER ALUMINUM CAP PLS 2404

DATE: 05/15/13  
 PROJECT NUMBER: 123568.00  
 GRANTOR: ANTONETTE R. REEVES  
 BASE OF BEARING: WYOMING STATE PLANE GRID,  
 NAD83, EAST ZONE (4901)  
 GRID TO GROUND CONVERSION: 1.00025807  
 \*\*\*ALL AREAS ARE COMPUTED TO GROUND



**SURVEYOR'S CERTIFICATE**

I, DAVID L. VILDA, 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.



2013-05-18T14:48:42-06:00  
 David L. Vilda

**PCA ENGINEERING, INC.**  
 4508 WYOMAN BLVD.  
 P.O. BOX 2185  
 GILLETTE, WYO. 82716  
 PH. (307) 687-0600

**Legal Description – Temporary Construction Easement #1  
5073-03 Antoinette R. Reeves  
May 15, 2013**

A temporary easement located in Lot 2, Nettle Creek Estates Subdivision in Section 28, T50N, R73W of the 6<sup>th</sup> P.M., Campbell County, Wyoming, as recorded in Book 6 of Plats, Page 115 of the Campbell County Clerks records, being more particularly described as follows:

Commencing at the SW1/16 corner of said Section 28, also being the southwest corner of said Nettle Creek Estates Subdivision, being monumented by a rebar and plastic cap stamped PLS 4769;

Thence N39°11'02"E, 104.32 feet to a point on the northerly limit of a 20 foot existing utility easement and being the point of beginning;

Thence along the centerline of a 70 foot wide temporary easement, lying 35 feet on either side, parallel with the west boundary of said Lot 2, N00°39'43"E, 1261.41 feet to an angle point, being the end of the 70 foot wide temporary easement, from which the northwest corner of aforementioned Lot 2 lies N69°16'33"W, 69.22 feet, monumented by an unstamped 1 1/2" aluminum cap;

Thence along the northerly limit of a 45 foot wide temporary easement, parallel with the north boundary of said Lot 2, N89°33'10"E, 537.82 feet to an angle point;

Thence continuing along said northerly limit and parallel with said boundary, N89°36'58"E, 112.96 feet to the point of termination of said temporary easement on the westerly limit of a 20 foot existing utility easement, from which the south quarter corner of aforementioned Section 28 lies S12°05'01"E, 2749.38 feet, monumented by a 1991 BLM brass cap.

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

Said temporary easement contains 76185 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).



**Legal Description – Temporary Construction Easement #2  
5073-03 Antoinette R. Reeves  
May 15, 2013**

A temporary easement located in Lot 2, Nettle Creek Estates Subdivision in Section 28, T50N, R73W of the 6<sup>th</sup> P.M., Campbell County, Wyoming, as recorded in Book 6 of Plats, Page 115 of the Campbell County Clerks records, lying easterly of the following described line:

Commencing at the south quarter corner of said Section 28, monumented by a 1991 BLM brass cap;

Thence N07°24'19"W, 2496.41 feet to a corner on the north line of aforementioned Lot 2, monumented by an aluminum cap stamped PELS 521 and being the point of beginning;

Thence S00°00'00"W, 223.06 feet to a point on the north limits of a permanent access easement 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 easement contains 28975 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).