

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
1250	FIRST AMERICAN TITLE	00208252	02/27/2015	\$10,250.00





CITY OF GILLETTE

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

Finance
Sent UT
11/25/14
Permanently
Def

November 24, 2014

Kanti R. Patel & Sulabha K. Patel
19 Constitution Dr
Gillette WY 82716

RE: Gillette Regional Water Project Easement (4972-08)

\$250 recording fees

Dear Mr. and Mrs. Patel,

Kanti and I were able to discuss this matter at length last Thursday and I believe we came to an agreement for the easement, compensation, and the installation of "T's" on the pipeline where it crosses the Patel property. Here's how I understood our agreement:

- 1.) The City will pay cash compensation of \$10,000.00 for the easements and the fee parcel as described in the enclosed documents.
- 2.) The City agrees to place three (3) "tee and valve" locations at City expense on this transmission line where it runs through the Patel property. At least one "tee and valve" will be on the North half of the line where it crosses Patels and one "tee and valve" will be on the south. All "tee and valve" locations will be made by the City in consultation with the Patels.
(The "tee and valve" locations will not be operable until such time as the overall Madison Regional Pipeline Project (now in development) is operational. At that time these connections can become operable upon application to the City and compliance with the existing regulations and fees.)
- 3.) The City will, of course, perform all reclamation to industry standards including re-contour, erosion control and re-seeding and will consult with Patels regarding re-seeding mix.

If I have stated our agreement correctly please sign below, execute the enclosed documents and return them all to me for City Council approval and closing. The City Council has been generally supportive of our judgment on these, so closing shouldn't be too far off. Call if you have concerns. Thanks for coming in and working to conclude this.

Yours Very Truly,

R. Douglas Dumbrell
R. Douglas Dumbrell
Land Consultant
307-686-5361

Enclosures: Deed and Easements

Cc: Levi Jensen

AGREED TO BY:

Kanti R. Patel
Kanti R. Patel

Sulabha K. Patel

S.K. Patel

PERMANENT WATER LINE AND GENERAL UTILITY EASEMENT
Kanti R. Patel & Sulabha K. Patel
4972-08

Kanti R. Patel & Sulabha K. Patel of 19 Constitution Dr, Gillette, WY 82716 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, 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 tract of land:

LEGAL DESCRIPTION

A permanent easement located in a portion of the NE1/4 of Section 6, T49N, R72W of the 6th P.M., Campbell County, Wyoming, as recorded in Book 1050 of Photos, Page 63 of the Campbell County Clerks records, being more particularly described as follows:

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

Thence along the center quarter line of said Section 6, S00°33'01"W, 33.00 feet to the northwest corner of a fee parcel, monumented by an aluminum cap stamped PLS 6872;

Thence continuing along said center quarter line, S00°33'01"W, 60.07 feet to the southwest corner of said fee parcel, monumented by an aluminum cap stamped PLS 6872 and being the point of beginning;

Thence continuing along said center quarter line, being the westerly limit of a 20 foot wide permanent easement, parallel with said center quarter line, S00°33'01"W, 236.58 feet to a point;

Thence continuing along said center quarter line and said westerly limits of a 20 foot wide permanent easement, S00°33'01"W, 974.37 feet to the center north sixteenth corner of aforementioned Section 6, monumented by an aluminum cap stamped PLS 545, being the end of the 20 foot wide permanent easement;

Thence continuing along said center quarter line, being the westerly limit of a 30 foot wide permanent easement, parallel with said center quarter line, S00°33'36"W, 709.16 feet to the northwest corner of Hidden Valley Subdivision, as recorded in Book 1 Plats, Page 173 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 45460 square feet more or less.

The area computed does not include the fee parcel 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).

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(S):

BY: [Signature]
Kanti R. Patel

STATE OF WYOMING)
) ss.
County of Campbell)

The above and foregoing instrument was acknowledged before me by Kanti R. Patel, this 25 day of February, 2014 ²⁰¹⁵

My Commission Expires: 1-31-2019

[Signature]
Notary Public



BY: S.K. Patel
Sulabha K. Patel

STATE OF WYOMING)
) ss.
County of Campbell)

The above and foregoing instrument was acknowledged before me by Sulabha K. Patel, this 25 day of February, ~~2014~~ 2015

My Commission Expires: 2-10-2019

Kimberly King
Notary Public

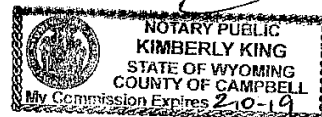
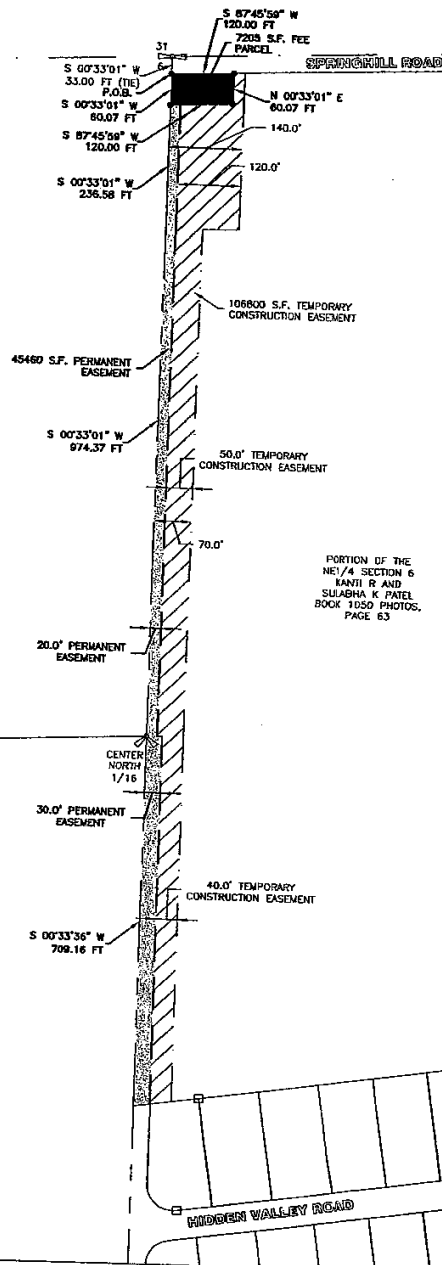


EXHIBIT "A"

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

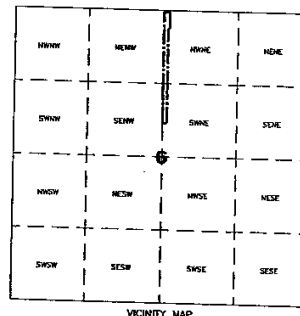
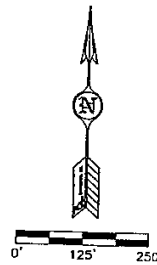


LEGEND

- SECTION LINE
- QUARTER LINE
- FEE PARCEL
- PERMANENT EASEMENT
- CONSTRUCTION EASEMENT
- FOUND QUARTER CORNER 1835 OLD BRASS CAP
- FOUND SIXTEENTH CORNER ALUMINUM CAP PLS 345
- FOUND PROPERTY CORNER BARE REBAR
- SET PROPERTY CORNER ALUMINUM CAP PLS 8872

DATE: 12/10/13
PROJECT NUMBER: 123569.00
GRANTOR: KANTI R AND SULABHA K PATEL

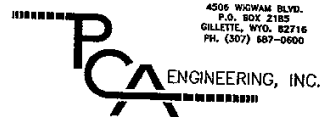
BASIS OF BEARING: WYOMING STATE PLANE GRID, NAD83, EAST ZONE (4001)
GRID TO GROUND CONVERSION: 1.00025907
***ALL AREAS ARE COMPUTED TO GROUND



VICINITY MAP

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.



TEMPORARY CONSTRUCTION EASEMENT

4972-08- Kanti R. Patel & Sulabha K. Patel

Kanti R. Patel & Sulabha K. Patel of 19 Constitution Dr, Gillette, WY, 82716, 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, 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: [Signature]
Kanti R. Patel

STATE OF Wyoming)
County of Campbell) ss.

The above and foregoing instrument was acknowledged before me by Kanti R. Patel this 25th day of February, 2014.

My Commission Expires: 1-31-2019

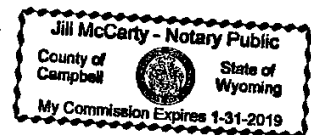
BY: S.K. Patel
Sulabha K. Patel

STATE OF Wyoming)
County of Campbell) ss.

The above and foregoing instrument was acknowledged before me by Sulabha K. Patel, this 25 day of February, 2014.

My Commission Expires: 2-10-19

[Signature]
Notary Public



[Signature]
Notary Public

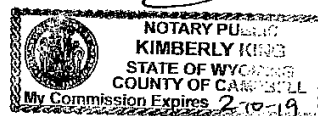
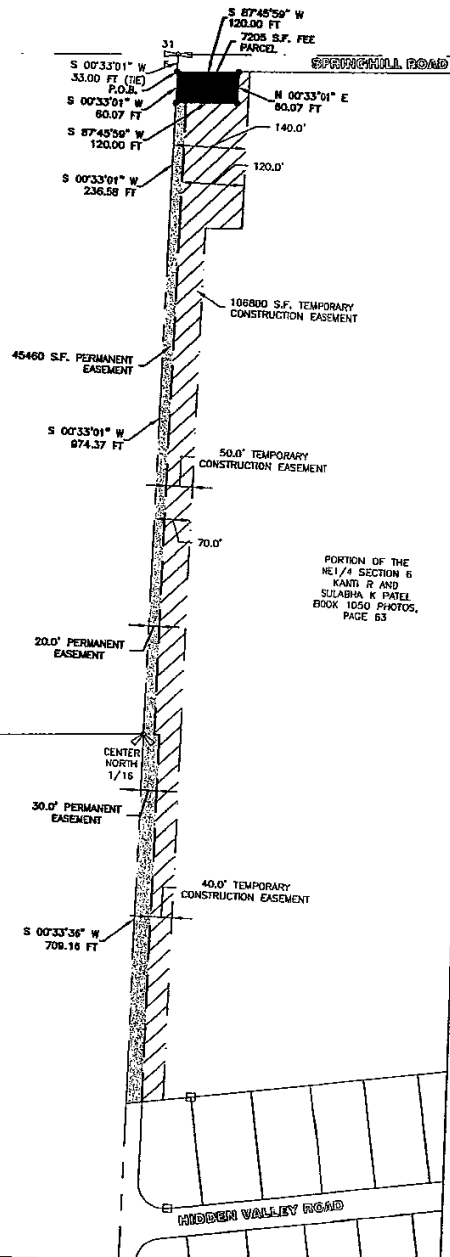


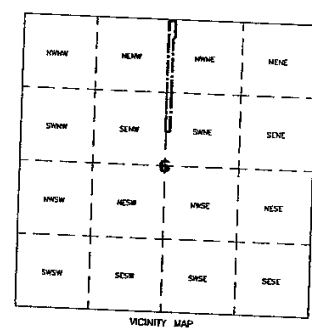
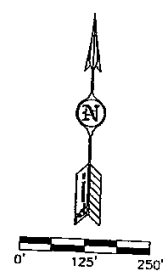
EXHIBIT "A"
 A FEE PARCEL AND EASEMENT LOCATED IN A PORTION OF THE NE1/4
 SECTION 6, T49N, R72W OF THE 6TH P.M.
 CAMPBELL COUNTY, WYOMING



- LEGEND**
- SECTION LINE
 - QUARTER LINE
 - FEE PARCEL
 - PERMANENT EASEMENT
 - CONSTRUCTION EASEMENT
 - FOUND QUARTER CORNER 1035 OLD BRASS CAP
 - △ FOUND SIXTEENTH CORNER ALUMINUM CAP PLS 543
 - FOUND PROPERTY CORNER BARE REBAR
 - SET PROPERTY CORNER ALUMINUM CAP PLS 5872

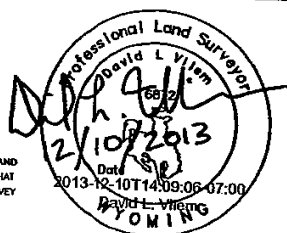
DATE: 12/10/13
 PROJECT NUMBER: 123569.00
 GRANTOR: KANTI R AND SULABHA K PATEL

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

Legal Description – Temporary Construction Easement
4972-08 Kanti R. and Sulabha K. Patel
December 10, 2013

A temporary easement located in a portion of the NE1/4 of Section 6, T49N, R72W of the 6th P.M., Campbell County, Wyoming, as recorded in Book 1050 of Photos, Page 63 of the Campbell County Clerks records, being more particularly described as follows:

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

Thence along the center quarter line of said Section 6, S00°33'01"W, 33.00 feet to the northwest corner of a fee parcel, monumented by an aluminum cap stamped PLS 6872 and being the point of beginning;

Thence continuing along said center quarter line, being the westerly limit of a 140 foot wide temporary easement, parallel with said center quarter line, S00°33'01"W, 60.07 feet to the southwest corner of said fee parcel, monumented by an aluminum cap stamped PLS 6872;

Thence continuing along said center quarter line, along said westerly limit of a 140 foot wide temporary easement, S00°33'01"W, 236.58 feet to the end of said 140 foot wide temporary easement;

Thence continuing along said center quarter line, being the westerly limit of a 70 foot wide temporary easement, parallel with said center quarter line, S00°33'01"W, 974.37 feet to the center north sixteenth corner, monumented by an aluminum cap stamped PLS 545;

Thence continuing along said center quarter line, along said westerly limit of 70 foot wide temporary easement, S00°33'36"W, 709.16 feet to the northwest corner of Hidden Valley Subdivision, as recorded in Book 1 Plats, Page 173 and being the point of termination of said temporary easement.

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

Said temporary easement contains 106800 square feet more or less.

The area computed does not include the permanent easement or fee parcel 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).

Warranty Deed

Kanti R. Patel & Sulabha K. Patel of 19 Constitution Dr, Gillette, WY 82716, 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 NE1/4 of Section 6, T49N, R72W of the 6th P.M., Campbell County, Wyoming, as recorded in Book 1050 of Photos, Page 63 of the Campbell County Clerks records, being more particularly described as follows:

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

Thence along the center quarter line of said Section 6, S00°33'01"W, 33.00 feet to the northwest corner of said fee parcel, monumented by an aluminum cap stamped PLS 6872 and being the point of beginning;

Thence continuing along said center line, S00°33'01"W, 60.07 feet to the southwest corner of said fee parcel, monumented by an aluminum cap stamped PLS 6872;

Thence leaving said center quarter line, N87°45'59"E, 120.00 feet to the southeast corner of said fee parcel, monumented by an aluminum cap stamped PLS 6872;

Thence N00°33'01"E, 60.07 feet to the northeast corner of said fee parcel, monumented by an aluminum cap stamped PLS 6872;

Thence S87°45'59"W, 120.00 feet to the point of beginning.

Said permanent easement contains 7205 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 day of February, 2014 ²⁰¹⁵

GRANTOR:

BY: [Signature]
Kanti R. Patel

STATE OF WYOMING)
County of Campbell) ss.

The above and foregoing instrument was acknowledged before me by Kanti R. Patel, this 25 day of February, 2014 ²⁰¹⁵

My Commission Expires: 1-31-2019

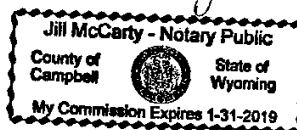
BY: S.K. Patel
Sulabha K. Patel

STATE OF WYOMING)
County of Campbell) ss.

The above and foregoing instrument was acknowledged before me by Sulabha K. Patel, this 25 day of February, 2014 ²⁰¹⁵

My Commission Expires: 2-10-2019

[Signature]
Notary Public



[Signature]
Notary Public

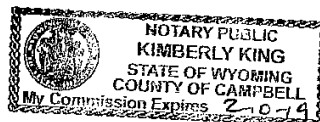
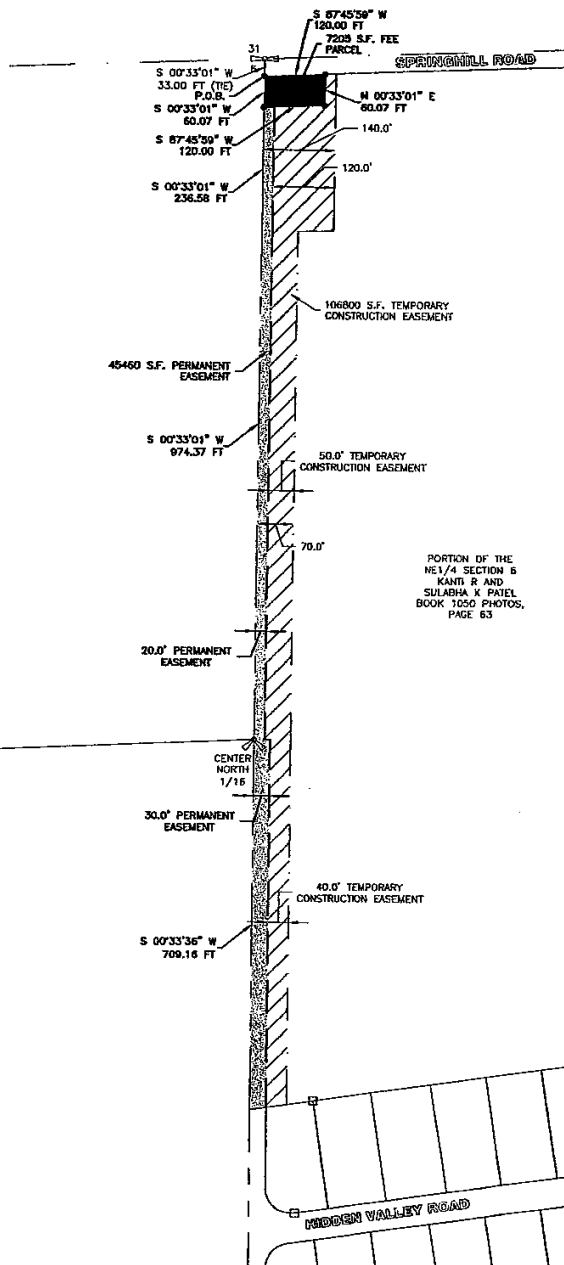


EXHIBIT "A"

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

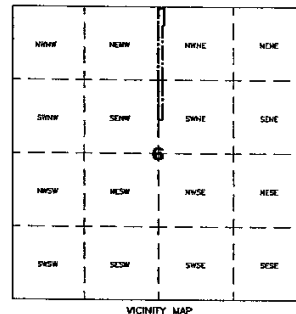
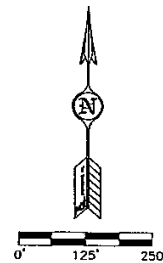


LEGEND

- SECTION LINE
- QUARTER LINE
- FEE PARCEL
- PERMANENT EASEMENT
- CONSTRUCTION EASEMENT
- FOUND QUARTER CORNER 1835 OLD BRASS CAP
- FOUND SIXTEENTH CORNER ALUMINUM CAP PLS 545
- FOUND PROPERTY CORNER BARE REBAR
- SET PROPERTY CORNER ALUMINUM CAP PLS 4972

DATE: 12/10/13
PROJECT NUMBER: 123569.00
GRANTOR: KANTI R AND SULABHA K PATEL

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



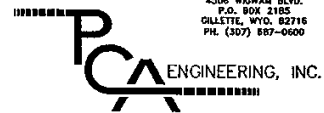
SURVEYOR'S CERTIFICATE

I, DAVID L. VUEN, 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.



Date: 2013-12-10T14:09:06-07:00

David L. Vuen



4506 WIGWAM BLVD.
P.O. BOX 2185
GILLETTE, WYO. 82716
PH. (307) 887-0600