

NOTICE OF LAND TRADE

NOTICE IS HEREBY GIVEN PURSUANT TO Wyoming Statute § 15-1-112, that the City of Gillette, Wyoming, will hold a public hearing to take action on a proposed land trade with Lang Homes, Inc., of P.O. Box 1381, Gillette, Wyoming, 82717 at the City Council meeting on June 2, 2015, at 7:00 PM or as soon thereafter as it may be heard.

The City of Gillette intends to convey two tracts of land by quitclaim deed, described below, subject to all rights, restrictions, reservation and/or easements of sight and record, to Lang Homes, Inc., of P.O. Box 1381, Gillette, Wyoming, 82717 in exchange for another tract of land described below, subject to all rights, restrictions, reservation and/or easements of sight and record, which is owned by Lang Homes Inc., and which will be deeded to the CITY by quitclaim deed. The land to be acquired by the City consists of the right of way for Beaver Drive between Burma Avenue and the Sage Valley Estates Phase VI subdivision according to the official plat recorded with the Campbell County Clerk. The City of Gillette and Lang Homes, Inc. entered into an agreement, approved at the March 19, 2012 Gillette City Council meeting, to exchange the parcels of land described in this Notice Of Land Trade when legal descriptions of these parcels were surveyed and platted. This agreement is available for public inspection upon request to the City Clerk and/or the City Attorney.

LAND TO BE CONVEYED TO Lang Homes, Inc. by the City of Gillette,

LEGAL DESCRIPTION

Exception Tract 1, Cedar Rim Estates

A tract of land situated in SW1/4 SW1/4 of Section 28, T50N, R72W of the Sixth Principal Meridian, Campbell County, Wyoming described more particularly as follows:

Commencing at the Northwest corner of the said SW1/4 SW1/4 of Section 28, T50N, R72W;

thence N88°52'06"E along the North line of the said SW1/4 SW1/4 of Section 29 a distance of thence 170.00 feet to the TRUE POINT OF BEGINNING;

thence N88°52'06"E along the North line of the said SW1/4 SW1/4 of Section 29 a distance of 75.57 feet;

thence Southwesterly along a curve to the left through a central angle of 10°50'47" with a radius of 2380.00 feet an arc distance of 450.55 feet with a chord the bears S16°06'06"W a chord distance of 449.88 feet to the North right of way of Beaver Drive;

thence N79°59'56"W along the said North right of way of Beaver Drive a distance of 70.15 feet;

thence Northeasterly along a curve to the right through a central angle of 10°18'51" with a radius of 2419.45 feet an arc distance of 435.54 feet with a chord the bears N15°46'56"E a chord distance of 434.95 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 0.71 acres, more or less, subject to all rights, restrictions, reservation and/or easements of sight and record. The property has been appraised at \$10,000 per acre; the appraised value for this tract of land is \$7,100.

Exception Tract 3, Cedar Rim Estates

A tract of land situated in SW1/4 SW1/4 of Section 28 and the SE1/4 SE1/4 of Section 29, T50N, R72W of the Sixth Principal Meridian, Campbell County, Wyoming described more particularly as follows:

Beginning at Southwest section corner of said Section 28, T50N, R72W;

thence S89°54'55"W along the South line of said Section 29 a distance of 61.71 feet;

thence N06°53'01"E a distance of 767.60 feet;

thence Northeasterly along a curve to the right through a central angle of 02°23'33" with a radius of 2419.45 feet an arc distance of 101.03 feet with a chord the bears N07°59'29"E a chord distance of 101.02 feet to the South right of way of Beaver Drive;

thence S79°59'56"E along the said South right of way of Beaver Drive a distance of 70.14 feet;

thence Southwesterly along a curve to the left through a central angle of 02°20'34" with a radius of 2380.00 feet an arc distance of 97.31 feet with a chord the bears S08°08'14"W a chord distance of 97.30 feet;

thence S06°53'01"W a distance of 175.28 feet;

thence S81°26'28"E a distance of 4.50 feet;

thence S06°53'01"W a distance of 115.00 feet;
thence S83°13'57"E a distance of 1.65 feet;
thence S00°08'03"W a distance of 202.91 feet;
thence S06°53'01"W a distance of 262.72 feet to the South section line of said Section 28;
thence S88°58'23"W along the said South section line of Section 28 a distance of 39.13 feet to the said Southwest section corner of said Section 28 and the POINT OF BEGINNING.

Said tract of land contains on area of 1.664 acres, more or less, subject to all rights, restrictions, reservation and/or easements of sight and record. The property has been appraised at \$10,000 per acre; the appraised value for this tract of land is \$16,640.

LAND TO BE CONVEYED TO THE CITY OF GILLETTE BY Lang Homes, Inc.,

LEGAL DESCRIPTION

A 60 foot wide right of way for Beaver Drive from the current end of Beaver Drive in Sage Valley Subdivision Phase VI to Burma Road, approximately 1,600 lineal feet in length, more fully described as:

Beginning at the Section Corner common to sections 28, 29, 32, and 33 T50N, R72W, of the Sixth Principal Meridian, Campbell County, Wyoming, thence S89°54'55"W along the Section line common to said Sections 29 and 32 to a point on the Easterly right-of-way of Burma Avenue;

thence N06°53'01"E along said Easterly right-of-way of Burma Avenue, a distance of 767.60 feet to the point of curvature of a curve to the right having a radius of 2419.45 feet, a delta of 2°23'34", an arc length of 101.04 feet, and a chord bearing and distance of N8°04'48"E, 101.03 feet to a point on the Southerly right-of-way of Beaver Drive and the True Point of Beginning;

thence continuing along the curve to the right along the Easterly right-of-way of Burma Avenue having a radius 2419.45 feet, a delta of 1°25'15", an arc length of 60.00 feet and a chord bearing and distance of N09°59'13"E, 60.00 feet to a point on the Northerly right-of-way of Beaver Drive;

thence S79°59'56"E along said Northerly right-of-way of Beaver Drive, a distance of 1078.44 feet to the point of curvature of a curve to the right having a radius of 500.00 feet, a delta of 56°02'19", an arc length of 489.03 feet, and a chord bearing and distance of S51°58'47", 469.77 feet to the point of intersection of the Northwesterly corner of Tract F, Sage Valley Estates Phase VI and the Northerly right-of-way of Beaver Drive;

thence along a non-tangent curve to the right having a radius of 1022.08 feet, a delta of 3°21'52", an arc length of 60.02 feet and a chord bearing and distance of S67°12'49"W, 60.01 feet to the intersection of the Northeasterly corner of Tract G, Sage Valley Estates, Phase VI and Southerly right-of-way of Beaver Drive;

thence along said Southerly right-of-way of Beaver drive along a non-tangent curve to the left having a radius of 440.00 feet, a delta of 55°55'12", an arc length of 429.43 feet and a chord bearing and distance of N52°02'13"W, 412.59 feet to the point of tangency on said Southerly right-of-way of Beaver Drive;

thence N79°59'56"W continuing along said Southerly right-of-way of Beaver Drive, a distance of 1078.44 feet to the Point of Beginning on the Easterly right-of-way of Burma Avenue, containing 2.118 acres more or less.

The above-described land contains 2.118 acres more or less, subject to all rights, restrictions, reservation and/or easements of sight and record.. The property has been appraised at \$10,000 per acre; the appraised value for this tract of land is \$21,180.

CITY OF GILLETTE

A Municipal Corporation

Karlene Abelseth, City Clerk

Dated: May 5, 2015

Publish 3T: May 12, 2015; May 19, 2015, and May 26, 2015.