

**UNRECORDED PLAT AGREEMENT**

AGREEMENT RELATING TO THE COMPLETION OF IMPROVEMENTS IN  
THE \_\_\_\_\_ SUBDIVISION.

THIS AGREEMENT, entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the CITY OF GILLETTE, WYOMING, (hereinafter called CITY), and \_\_\_\_\_, hereinafter called SUBDIVIDER).

W I T N E S S E T H:

- 1) That the SUBDIVIDER has submitted to the CITY for approval, an application for a Permit to Construct and a subdivision plat of the \_\_\_\_\_ SUBDIVISION, (hereinafter called SUBDIVISION); and
- 2) That certain subdivision improvements are required by the City of Gillette Subdivision Regulations, (hereinafter called REGULATIONS) to be installed by the SUBDIVIDER; and
- 3) That the SUBDIVIDER is required by the REGULATIONS to install or guarantee the installation of all required subdivision improvements, according to plans and specifications submitted for a permit to construct and approved by the City Engineer, prior to approval of the subdivision plat; and
- 4) That building permits may not be issued for land within the subdivision until the final plat is recorded in the Office of the Clerk of Campbell County and Ex-officio Recorder of Deeds; and
- 5) That Certificates of Occupancy may not be issued until all subdivision improvements, except sidewalks outside of the lot for which the Certificate of Occupancy is sought, have been installed and approved by the City Engineer.

NOW THEREFORE, the parties hereto do mutually agree as follows:

1. All subdivision improvements designated on Addendum "A" to this AGREEMENT, attached hereto and incorporated herein by this reference, and being a list of the required improvements and Engineer's estimate of construction costs, as approved by the City Engineer, shall be constructed and completed by the SUBDIVIDER, according to plans and specifications prepared by \_\_\_\_\_ and submitted and approved by the City Engineer.
2. All subdivision improvements designated on Addendum "A" shall be installed, constructed and completed by the SUBDIVIDER within twenty-four (24) months from the date of conditional approval of the final plat by the City Council. Date of conditional approval of the City Council was \_\_\_\_\_. The completion

date for the required subdivision improvements is \_\_\_\_\_. All construction shall be performed in a good and workmanlike manner, in accordance with applicable City, County and State standards, rules and regulations governing such construction. All required SUBDIVISION improvements shall be installed by the SUBDIVIDER and inspected by the City Engineering Division, and accepted by the CITY COUNCIL prior to the CITY recording the plat. All City requirements shall be met prior to recording the plat. Any required deeds shall be submitted to the CITY and any required parkland fees shall be paid in full to the CITY by the SUBDIVIDER prior to the CITY recording the plat.

3. The SUBDIVIDER shall inform the City Engineer at least once a month as to the progress of construction, shall give written notice to the City Engineer of completion of the SUBDIVISION improvements or categories thereof and shall cooperate in the reasonable inspection of improvements by the City Engineer.
4. Within ten (10) days after receipt of the above notice of completion, the City Engineer shall inspect the SUBDIVISION improvements to which notice of completion applies, and within ten (10) days after receipt, give the SUBDIVIDER either written notice of approval or denial and corrective action required. Upon completion of any required corrective action, notice, inspection and approval or denial shall be required in like manner as cited above.
5. When the completed SUBDIVISION improvements are inspected and approved by the City Engineer, and if proposed for City maintenance, accepted by the City, the plat shall be recorded, and the sale of lots may proceed according to the approved and recorded plat. In the event of default by the SUBDIVIDER on the terms of this AGREEMENT, the City Council may repeal the approval of the plat.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT in duplicate, each of which is deemed an original, as of the date first above written.

CITY OF GILLETTE, WYOMING

\_\_\_\_\_  
Tom Murphy, Mayor

(S E A L)

ATTEST:

\_\_\_\_\_  
Karlene Abelseth, City Clerk

SUBDIVIDER:

\_\_\_\_\_  
SUBDIVIDER NAME & TITLE  
Notary Required

STATE OF WYOMING    )  
                                  ) ss.  
County of Campbell    )

The foregoing instrument was acknowledged before me by  
\_\_\_\_\_, SUBDIVIDER, this \_\_\_ day of \_\_\_\_\_,  
20\_\_.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

State of Wyoming    )  
                                  ) ss.  
County of Campbell )

On the \_\_\_ day of \_\_\_\_\_, 20\_\_, personally appeared before me Tom  
Murphy, Mayor of the City of Gillette, Wyoming, whom I know personally to be the  
signer of the above and he acknowledged that he signed it.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission expires:

\_\_\_\_\_

ADDENDUM "A"

Summary and Engineer's Estimate of Costs of Required Subdivision Improvements for the \_\_\_\_\_ Subdivision, as approved by the City Engineer.

IMPROVEMENTS	ESTIMATED COSTS
_____	_____
_____	_____
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PREPARED BY: \_\_\_\_\_  
Engineer      Wyo. P.E. No.      Date  
  
(SEAL)

APPROVED BY: \_\_\_\_\_  
City Engineer      Wyo. P.E. No.      Date  
  
(SEAL)