

**TOWN OF ALPINE**  
**ORDINANCE NO. 2023-09**  
**TOWN BOUNDARIES**

**AN ORDINANCE ANNEXING CERTAIN LAND TO THE TOWN OF ALPINE AND  
APPROVING THE REHMAN HAFEEZ ANNEXATION TO THE TOWN OF ALPINE**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF ALPINE:**

STATE LAW. For state law as to power of towns to annex territory see W.S. § 15-1-402-15-1-406 (2017).

**WHEREAS**, Rehman Hafeez Owner of the property described herein as “Exhibit A” and depicted herein on the map “Exhibit B” has initiated proceedings for annexation into the Town of Alpine, Lincoln County, Wyoming pursuant to W.S. § 15-1-403.

**Section 1.** That the Town of Alpine hereby finds as follows:

- (a) The Notice of Hearing on the proposed annexation was published in the Star Valley Independent not less than fifteen (15) days prior to the date of the public hearing; and
- (b) That an accurate annexation map of said property accompanies this ordinance; and
- (c) That the annexation of the area hereinafter described is for the protection of health, safety, and welfare of the persons residing in the area and the Town of Alpine; and
- (d) That the area sought to be annexed will constitute a natural, geographical, economic and social part of the Town of Alpine; and
- (e) That the area is a logical and feasible addition to the Town and that the extension of basic services continually available in the Town of Alpine can be furnished to the area sought to be annexed; and
- (f) That the Governing Body is prepared to issue such franchises as are necessary to public electric utilities to serve the annexed area pursuant to W.S. § 15-1-410, and to authorize the designated utility to serve the entire annexed area.

**Section 2:** That all real property as described herein shall be, and the same hereby is, annexed into the Town of Alpine, Lincoln County, Wyoming, and the boundaries of the Town of Alpine corporate municipal limits are hereby extended and changed to include said tract of land described in Exhibits A and B, attached, and incorporated herein. Upon adoption of this

Ordinance, said real property shall be zoned as Mixed Residential Commercial (MRC) and such designation shall be shown upon the official zoning map of the Town of Alpine, Wyoming.

**Section 3:** In accordance with the requirements of W.S. § 15-1-406, the Alpine Town Clerk shall file with the Lincoln County Clerk a map of the area annexed hereunder together with a copy of this Ordinance approved by the Governing Body of the Town of Alpine so that the corporate municipal boundaries of the Town of Alpine can be extended and changed to include said land and the same shall be reflected in the official real property records of Lincoln County, Wyoming.

**Section 4:** Annexation of the real property as described herein shall not terminate any covenants, conditions or restrictions of record. The real property within the annexed area is still subject to any homeowners or property owners' association fees levied by the homeowners or property owner associations or entities of record.

**Section 5:** Sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any phrase, clause, sentence, paragraph or section of this ordinance is declared illegal or unconstitutional, such illegality or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections.

**Section 6:** This Ordinance shall become effective on the passage of the 3<sup>rd</sup> and final reading not less than twenty (20) business days following the public hearing on December 5th, 2023.

**Section 7:** This ordinance passed and approved on the following dates:  
**Passed First Reading this 5<sup>th</sup> day of December 2023**



VOTE: 5 Yea, 0 No, 0 Abstain, 0 Absent

**Passed Second Reading this 19<sup>th</sup> day of December 2024**

VOTE: \_\_\_ Yes, \_\_\_ No, \_\_\_ Abstain, \_\_\_ Absent

**Passed on Third and Final Reading this 16<sup>th</sup> day of January 2024**

VOTE: \_\_\_ Yes, \_\_\_ No, \_\_\_ Abstain, \_\_\_ Absent

TOWN OF ALPINE

\_\_\_\_\_  
Eric Green, Mayor

ATTEST:

\_\_\_\_\_  
Monica Chenault, Clerk/Treasurer

**ATTESTATION OF THE TOWN CLERK**

STATE OF WYOMING        )  
COUNTY OF LINCOLN     )  
TOWN OF ALPINE         )

I hereby certify that the forgoing Ordinance No 2023-09 shall be duly posted for ten (10) days in the Town Office.

I further certify that the foregoing Ordinance will be posted on the Town website in final form, upon its passing and approved by the Town Council as soon as is practicable.

I further certify that the forgoing Ordinance was duly recorded in the BOOK OF ORDINANCES VI, TOWN OF ALPINE, LINCOLN COUNTY, WYOMING.

ATTEST:

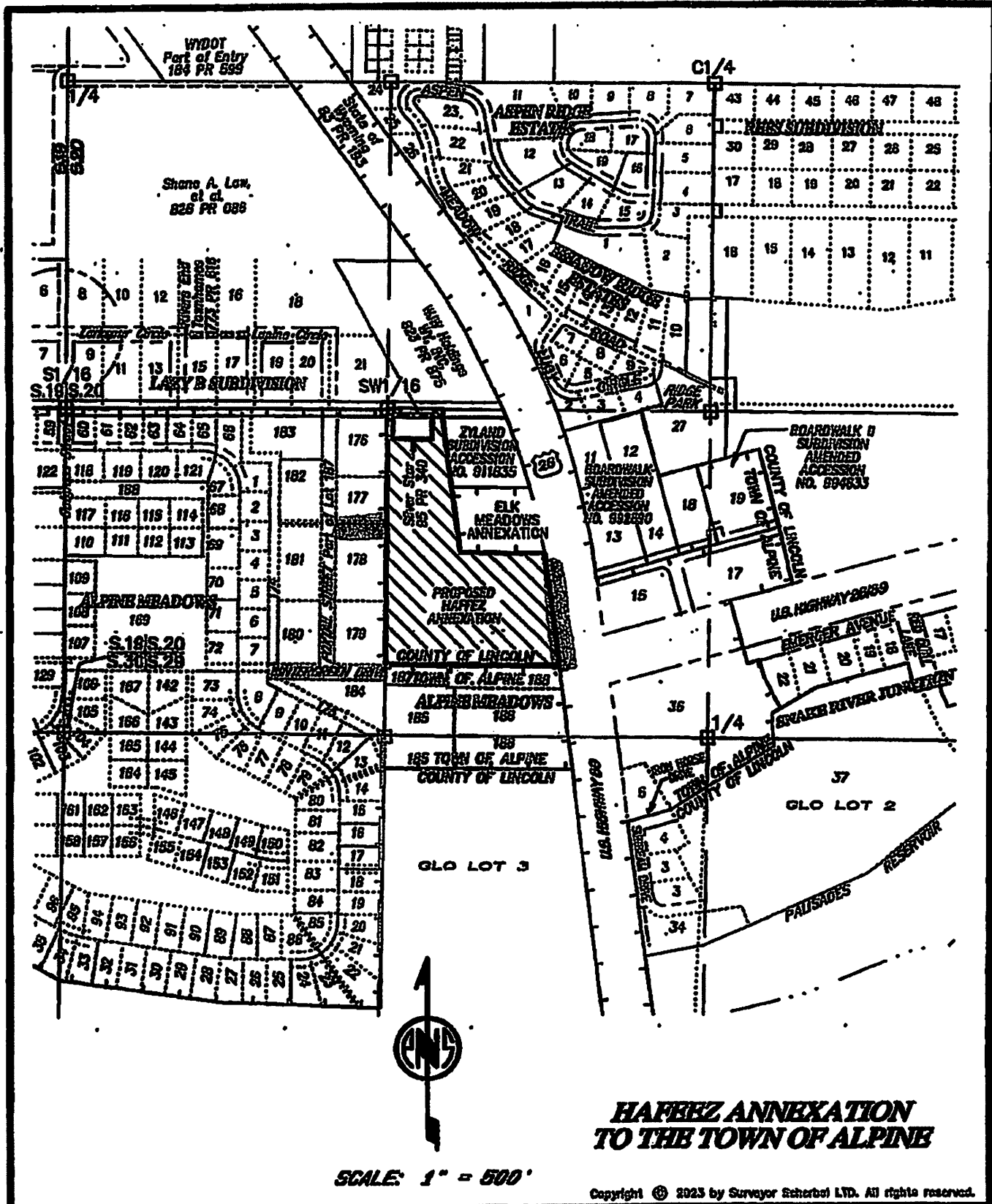
\_\_\_\_\_  
Monica Chenault, Clerk/Treasurer

**EXHIBIT A**

**Raymond Hafeez Annexation  
Legal Description**

# 2nd Reading





### HAFEEZ ANNEXATION TO THE TOWN OF ALPINE

SCALE: 1" = 500'

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DATE: 19 September 2023  
 DRAWN BY: Karl F. Scherbel  
 CALCULATED BY: Karl F. Scherbel  
 CATEGORY/PART: Town/Alpine/Annex.  
 FIELD BOOK:  
 COMPUTER FILE: HafeezAnnexation



**SURVEYOR SCHERBEL, LTD.**  
 PROFESSIONAL LAND SURVEYORS  
 BOX 99 BIG BRICK MANUFACTURING WY. DEL. 019-3507, BOX 725 AFTER WY. DEL. 035-0216  
 ALPINE, WY. DEL. 035-0216 JACKSON, WY. DEL. 135-0305 LAKE, WY. DEL. 170-0310

**EXHIBIT B**

**REHMAN HAFEEZ ANNEXATION**

**Map**

2nd Reading

# Exhibit

To-wit: - -

That part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 20, T37N, R118W, Lincoln County, Wyoming, being part of those tracts of record in the Office of the Clerk of Lincoln County in Book 352 of Photostatic Records on page 357 and page 360, described as follows:

**BEGINNING** at the northwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ ;-

thence N89°-57'-00"E, 219.50 feet, along the north line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ , to a spike;

thence S00°-03'-24"E, 30.00 feet to a point on the southerly right-of-way line of Old Alpine County Road No. 12-100;

thence S08°-10'-37"E, 548.78 feet to a point on the south line of said tract on page 357;

thence N89°-59'-36"E, 341.64 feet, along said south line, to a point on a non-tangent curve, the westerly right-of-way line of U.S. Highway 26, N79°-26'-28"E, 2764.77 feet from the radius point of said curve;

thence southeasterly, 121.42 feet, along the arc of said curve, through a central angle of 02°-30'-59", with a radius of 2764.77 feet, to Station 2413+59.78 BK=1924+48.38 AH;

thence S08°-04'-00"E, 340.05 feet, along said westerly right-of-way line, to the southeast point of said tract on page 360;

thence S89°-59'-36"W, 704.42 feet, along the south line of said tract, to the southwest point thereof;

thence N00°-07'-12"W, 1029.55 feet, along the west line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ , to the **CORNER OF BEGINNING**;

**EXCEPTING** that tract of record in said Office in Book 95 of Photostatic Records on page 340;

**ENCOMPASSING** an area of 10.05 acres, more or less;

the **BASE BEARING** for this survey is the north line of the S $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 20, T37N, R118W, being N89°-57'-00"E;

each "corner" found as described in the Corner Record filed in the Office of the Clerk of Lincoln County;

each "spike" marked by a 3/8" X 12" steel spike referenced by a 5/8" X 24" steel reinforcing rod with 2" aluminum cap inscribed, "SURVEYOR SCHERBEL LTD AFTON WY PLS 5368", with appropriate details;

each "point" marked by a 5/8" X 24" steel reinforcing rod with a 2" aluminum cap inscribed, "SURVEYOR SCHERBEL LTD BIG PINEY WY PLS 5368" and/or "SURVEYOR SCHERBEL LTD AFTON WY PLS 5368", with appropriate details;

each "station" marked by a 6" X 6" concrete post with brass marker inscribed, "STATE HIGHWAY DEPT. R.O.W. MARKER", with appropriate details;

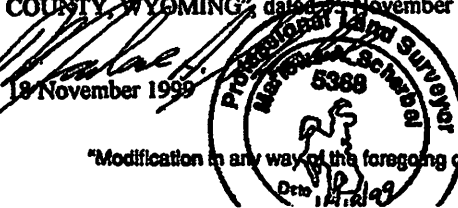
all in accordance with the plat prepared to be filed in the Office of the Clerk of Lincoln County titled, "REHMAN HAFEEZ AND ZAHIDA HAFEEZ PLAT OF BOUNDARY ADJUSTMENT WITHIN THE SE $\frac{1}{4}$ SW $\frac{1}{4}$  SECTION 20 T37N R118W LINCOLN COUNTY, WYOMING", dated 18 November 1999.

Professional Land Surveyor  
Paul H. Scherbel  
Wyo. Registration No. 004  
Utah Registration No. 0050  
Nebraska Registration No. 0020

Scott A. Scherbel  
Wyo. Registration No. 0020  
Utah Registration No. 0020

Madison A. Scherbel  
Wyo. Registration No. 0060

Surveyor Scherbel, LTD.  
Afton, Wyoming  
Big Piney, Wyoming  
Jackson, Wyoming  
Lusk, Wyoming  
Cheyenne, Wyoming



"Modification in any way of the foregoing description terminates liability of the surveyor"