

SCOTT A. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 3889
Utah Registration No. 372111
Idaho Registration No. 8026

MARLOWE A. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 5368

KARL F. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 11810
Idaho Registration No. 13493
Certified Federal Surveyor No. 1223

SURVEYOR SCHERBEL, LTD. PROFESSIONAL LAND SURVEYORS

Est. 1951 CONSULTANTS IN Boundary Matters, Irrigation and Water Rights

AFTON OFFICE
Box 725, 46 West 3rd Avenue
Afton, WY 83110
307-885-9319
307-885-9809 (Fax)

BIG PINEY OFFICE
Box 96, 283 Main Street
Big Piney-Marbleton, WY 83113
307-276-3347
307-276-3348 (Fax)

SUSAN HOFFMAN
Big Piney Office Manager

KASSIE KEEHN
Afton Office Manager

Jackson, Wyoming
Direct to Big-Piney Office
307-733-5903 & Fax

Lava Hot Springs, Idaho
Direct to Big Piney Office
208-776-5930 & Fax

Montpelier, Idaho
Direct to Afton Office
208-847-2800 & Fax

15 May 2026

Mayor Eric Green
Town of Alpine
PO Box 3070
Alpine, Wyoming 83128

Re: Dry Dog Development, LLC – Annexation – Lot 96 of the Alpine Village Subdivision Plat 3
Amended 7th Filing, Lincoln County, Wyoming

Dear Mayor Green,

Enclosed please find the following for the above referenced project:

1. An executed Petition for Annexation to the Town of Alpine by Josh Springer, Managing Member of Dry Dog Development LLC.
2. A print of an advance plat titled, "PLAT TO ACCOMPANY ORDINANCE NO. 2025-
ALPINE APEX ANNEXATION TO THE TOWN OF ALPINE WITHIN
SE1/4SE1/4 SECTION 18 T37N R118W LINCOLN COUNTY, WYOMING", dated 20 April 2025.
3. A report prepared by Sunrise Engineering for the annexation report requirements.

It is my understanding that the annexation petition will be scheduled for a meeting with the Alpine Town Council on June 2nd to adopt the resolution acknowledging receipt of the petition.

If you have any questions, please contact me.

Sincerely,
SURVEYOR SCHERBEL, LTD.



Jamie DeCora
enclosures
cc: Josh Springer, Dry Dog Development, LLC (email)

PETITION FOR ANNEXATION
TO THE
TOWN OF ALPINE
LINCOLN COUNTY, WYOMING

ANNEXATION NO. _____

1. The undersigned hereby petitions the Town of Alpine to annex the following described lands as the ALPINE APEX ANNEXATION TO THE TOWN OF ALPINE, in accordance with Section 15-1-402, etc. seq. of Wyoming Statutes, 2025, as amended.
2. Legal description. See attached exhibit.
3. That your petitioner is the owner of the lands described in accordance with the records in the Office of the Clerk of Lincoln County in Book 1046 of Photostatic Records on page 432 and that a hearing is required in accordance with Section 15-1-405.
4. That an exhibit has been prepared by Surveyor Scherbel, Ltd. titled, "ALPINE APEX ANNEXATION TO THE TOWN OF ALPINE" dated 20 April 2025 accompanies this petition depicting the lands to be annexed.
5. That the especial reason for requesting annexation is so that the petitioners may enjoy the advantages of being served by the Town water and sewer. Also, other desirable amenities of the Town as they would become available. It is further noted:
 - i. That the annexation of the area would be for the protection of the health, safety, and welfare of those persons residing in the area and in the Town.
 - ii. That the urban development of the area sought to be annexed would constitute a natural geographical, economical, and social part of the Town.
 - iii. That the area sought to be annexed is a logical and feasible addition to the Town and the extension of basic and other services customarily available to residents of the Town shall, within reason, be available to the area proposed to be annexed.
 - iv. That the area sought to be annexed is contiguous or adjacent to the incorporated limits of the Town of Alpine.
 - v. That the governing body is prepared to designate Lower Valley Energy to serve the annexed area pursuant to Section 15-1-410, and to authorize the designated utility to serve the annexed area.
6. That the proposed area to be annexed will have access via Elkhorn Drive.
7. That utilities such as electrical, power, and telephone are installed within the public roadways and are readily available.

8. That the roadways will be constructed to the standards of the Town.

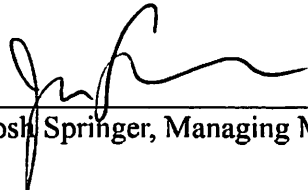
9. It is proposed that the area be zoned MRC- Mixed Residential and Commercial District

It is the prayer of your petitioner that the above-described area be annexed into the Town of Alpine and that the Town adopt an ordinance setting forth such annexation.

Signature page to follow

Dated this 19 day of MARCH 2026.

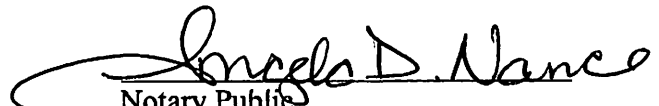
Dry Dog Development, LLC,
a Utah limited liability company


Josh Springer, Managing Member

STATE OF NC)
COUNTY OF Tredell) ss.

The foregoing Petition for Annexation to the Town of Alpine Lincoln County, Wyoming was acknowledged before me by Josh Springer, Managing Member of Dry Dog Development, LLC, a Utah limited liability company this 19 day of March 2026. Witness my hand and official seal.

[SEAL]

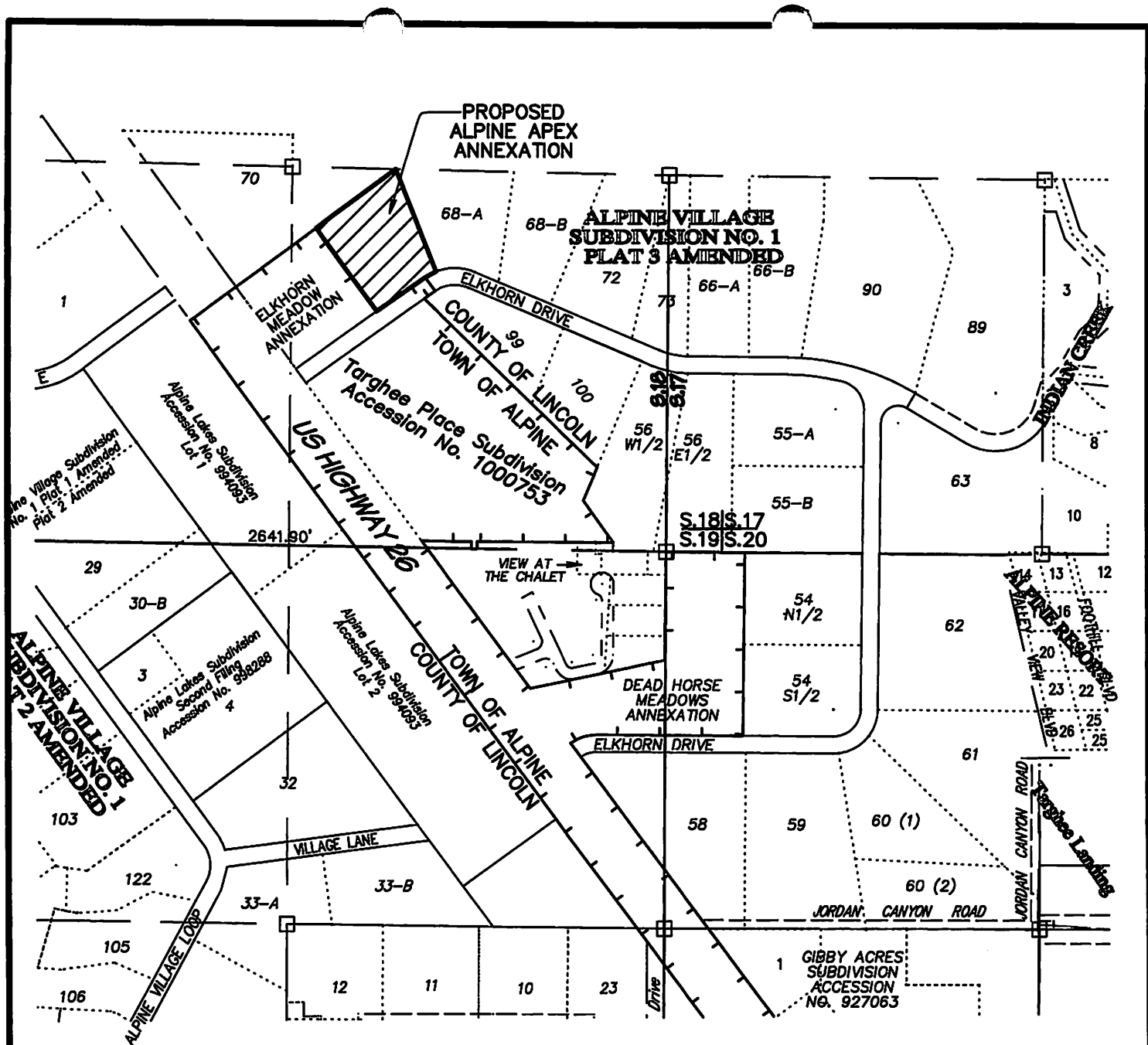

Notary Public
My commission expires:

My Commission Expires:
April 21, 2029

Exhibit

**Legal Description
For Alpine Apex**

All of Lot 96 of Alpine Village Subdivision No. 1 Plat 3 Amended – 7th Filing of record in the Office of the Clerk of Lincoln County with Accession No. 930379.



SCALE: 1" = 500'

ALPINE APEX ANNEXATION TO THE TOWN OF ALPINE

Copyright © 2026 by Surveyor Scherbel LTD. All rights reserved.

DATE: 3 March 2026
 DRAWN BY: Kade Beus
 CALCULATED BY: Kade Beus
 CATEGORY/PORT: Town/Alpine/Annex
 FIELD BOOK:
 COMPUTER FILE: AL-APEX-AnnexExhibit.pro



SURVEYOR SCHERBEL, LTD.
 PROFESSIONAL LAND SURVEYORS

BOX 96 BIG PINEY-MARBLETON, WY TEL. 276-3347; BOX 725 AFTON, WY TEL. 885-9319;
 ALPINE, WY TEL. 885-9319; JACKSON, WY TEL. 733-5903; LAVA, ID TEL. 776-5930

SS

Annexation Report

Alpine Village No. 1 Plat 3 lot 96

April 2026

Prepared by Surveyor Scherbel, Ltd.
and



Creating solutions that work and relationships that last.

1.0 STATEMENT OF PURPOSE AND GENERAL INFORMATION

This document addresses the items required by the Annexation Report Requirements W.S. 15-1-402 c for the Town of Alpine. The Alpine Village Plat 3 Lot 96 Annexation encompasses an area of 2.5 Acres. This parcel is located on the north side of Elkhorn Drive just north of Targhee Place. The proposed property borders the Existing Town to the west and south. The entirety of this parcel is proposed to be annexed into the Town. See Figure 1 in the attachments for a map of the project area.

2.0 INFRASTRUCTURE IMPROVEMENTS (WATER AND SEWER)

The proposed subdivision will receive water and sewer services from the same portion of the Town systems that serve Targhee Place. An existing 4-inch water main is located adjacent to the property along Elkhorn Drive. The nearest 6-inch waterline is located approximately 100 feet to the west of the proposed subdivision and 300 feet to the south along Elkhorn Drive. A 6-inch waterline is required to be served from two locations where fire protection is provided. In this case the existing 6-inch line will be extended into and looped around Alpine Village before tying back into the existing waterline on Elkhorn Drive.

The waterlines in this area of Town are served by the 'Mega Well' system which includes the Excel No. 1 well and water mains. This section of the system is also planned to be connected to the main Town system in the near future. The Alpine water system has the capacity to serve the proposed annexed area and will not require any improvements to infrastructure to serve the proposed area.

The existing Town sewer is located adjacent to the parcel with the nearest existing manhole at the intersection of Targhee Loop and Elkhorn Drive. This sewer will be extended across Elkhorn Drive to be next to the property. New collection lines will be constructed to extend sewer services into the proposed annexation. Figure 2 shows the recommended infrastructure improvements to the proposed parcel to be annexed. The collection lines in this area of Targhee loop are 8" PVC lines that were installed within the Targhee Place Development. Sewer flows in this area are collected to a lift station west of HWY 89. This lift station pumps these flows to the gravity system to the south near Old Alpine County Rd. Flows are then collected to the Town treatment facility. The large lift station was designed to include future flows from developments to the north and will have the capacity to serve the proposed development. The Town sewer plant also has capacity to serve the proposed annexed parcel.

3.0 COST OF IMPROVEMENTS

An engineer's opinion of probable construction cost was prepared for extension of the utilities to the annexed parcel. This is shown in Figure 3 of the attachments. The estimated cost of water and sewer is \$400,000.

These improvements will provide access to Town utilities (water and sewer) that are currently available to its residents. The Town of Alpine requires developers to install the required utilities within the subdivision. These costs will be borne by the property developer and not Town residents.

4.0 WATER AND SEWER RATES

Water and sewer services that are provided by the Town are charged a monthly rate, with water services also charging a per gallon fee. A ¾" water connection is charged \$31.00 per month with a usage fee of \$2.00 per 1,000 gallons. Residential sewer connections are charged \$67.50 per month.

In addition to the monthly sewer and water rates new connections in Alpine Village No. 1 will pay connection fees.

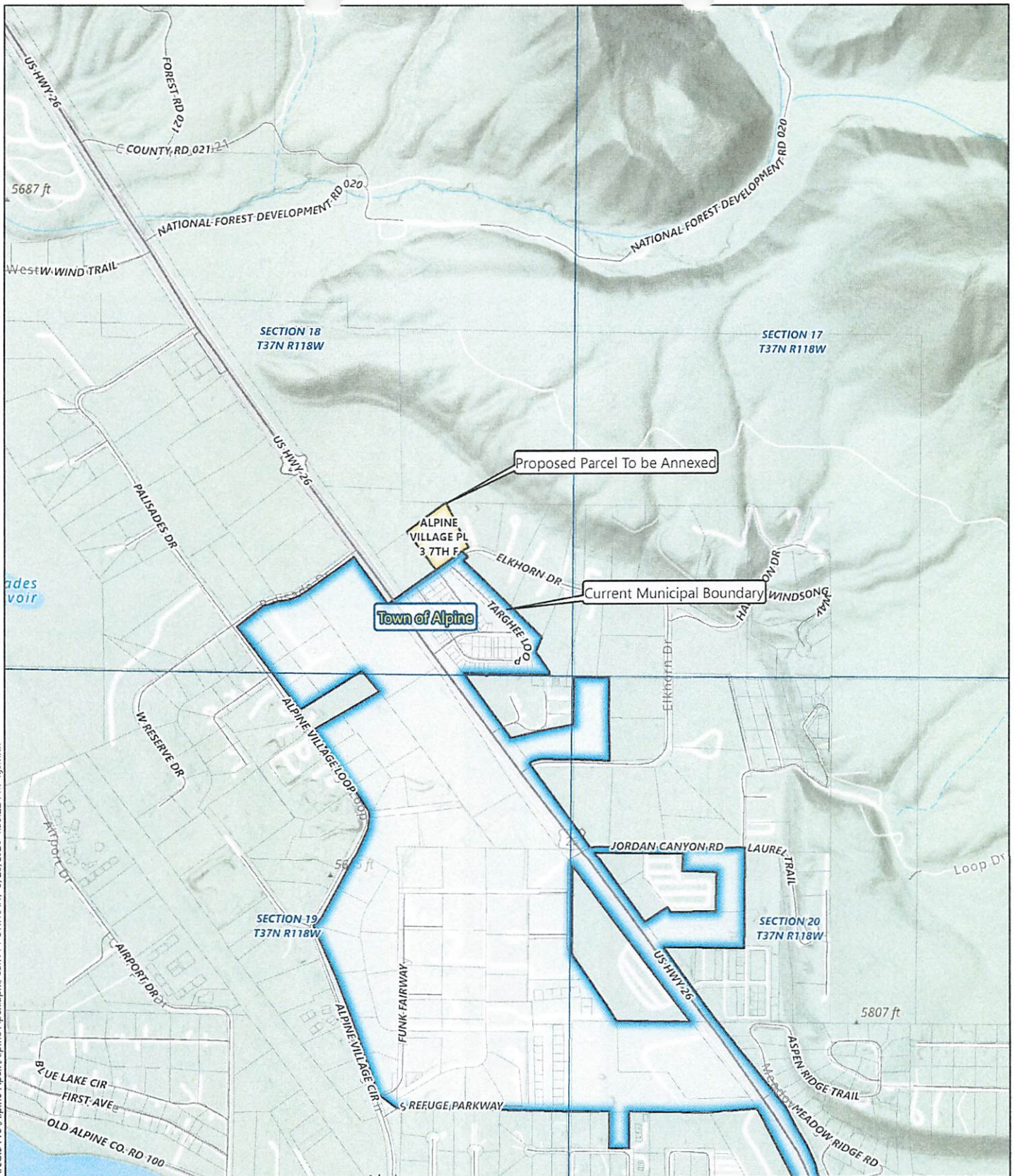
5.0 MUNICIPAL SERVICES AND LEVIES

Basic services provided by the Town include water and sewer services as well as roadway maintenance/snow removal on public streets. Other services are provided by Lincoln County or other private companies such as trash services, electricity and internet/fiber.

The current Mill Levy for the Town of Alpine Wyoming is 5.0 mills. The maximum mill levy for municipalities in Wyoming is 8.0 mills. There are no anticipated increases in Levies in the near future.

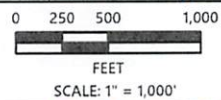
6.0 ATTACHMENTS

P:\Surveyor\Schierbein\Apex\GIS\ArcGIS Pro\Apex.aprx 85x11 PORTRAIT. 3/25/2026 4:35:22 PM kjsmith



LEGEND

- TOWNSHIPS
- SECTIONS
- LINCOLN COUNTY PARCELS
- ALPINE VILLAGE PHASE 3 LOT 96
- TOWN OF ALPINE, WYOMING

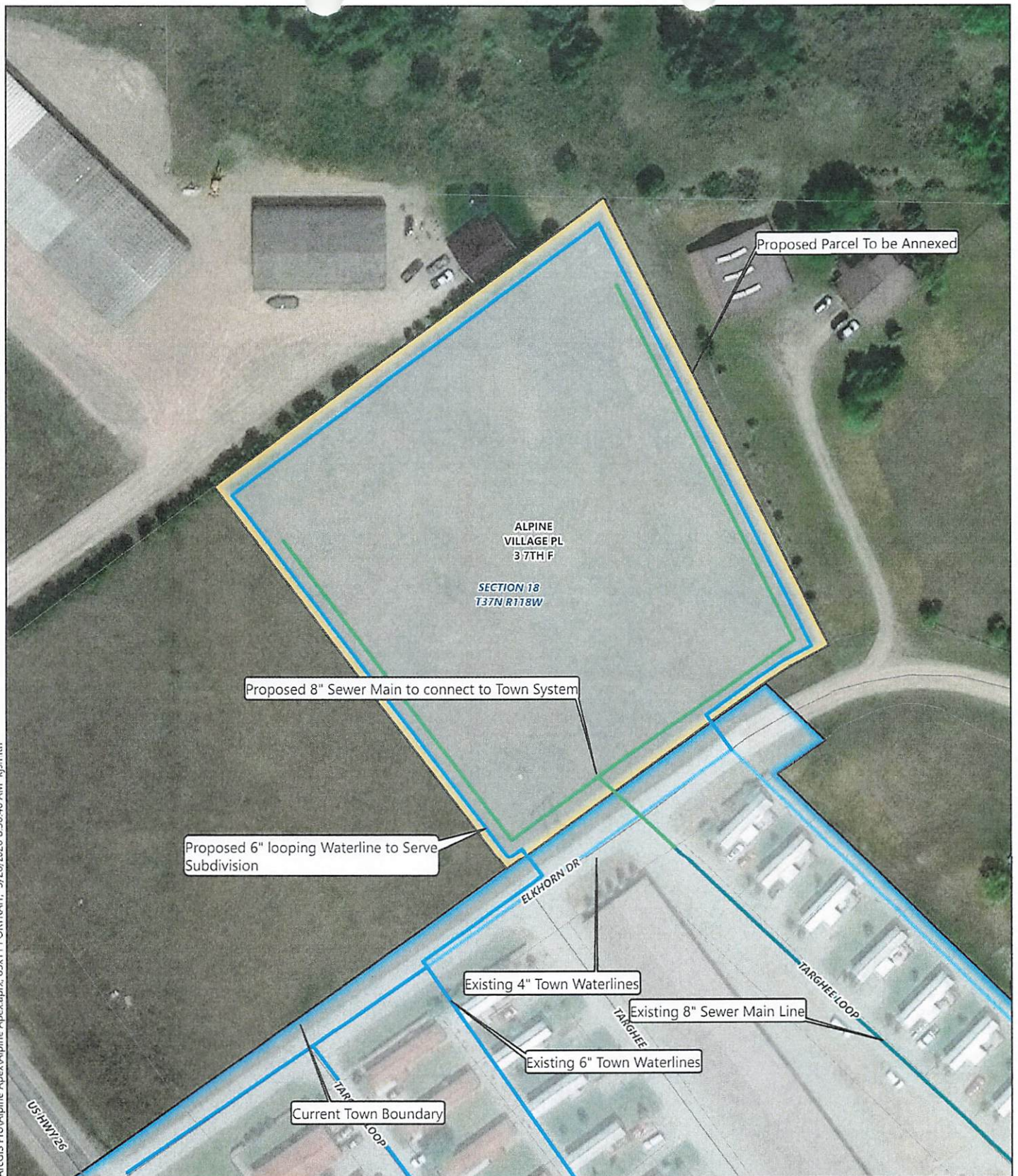


SUNRISE
ENGINEERING
770 S WASHINGTON STREET SUITE A
AFTON, WYOMING 83110
TEL 307.885.8500
www.sunrise-eng.com

FIGURE 1
ALPINE VILLAGE NO. 1 PLAT 3 LOT 96
MAP OF PROPOSED AREA TO BE ANNEXED

DATE: MARCH 25, 2026

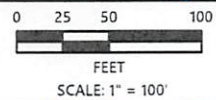
P:\Surveyor Scherba\Alpine Apex\GIS\ArcGIS Pro\Alpine Apex\Alpine Apex.aprx, 85x111 PORTRAIT, 3/26/2026 8:30:40 AM kjsmith



LEGEND

- LINCOLN COUNTY PARCELS
- ALPINE VILLAGE PHASE 3 LOT 96
- TOWN OF ALPINE, WYOMING
- PROPOSED SEWER LINE

- PROPOSED 6" WATERLINE
- EXISTING SEWER
- EXISTING 6" WATERLINE
- EXISTING 4" WATERLINE



SUNRISE
ENGINEERING

770 S WASHINGTON STREET SUITE A
AFTON, WYOMING 83110
TEL 307.885.8500
www.sunrise-eng.com

FIGURE 2
ALPINE VILLAGE NO. 1 PLAT 3 LOT 96
MAP OF EXISTING AND PROPOSED
WATER AND SEWER UTILITIES

DATE: MARCH 26, 2026

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Opinion of Probable Construction CostProject: Silver Brook Estates SubdivisionProject No.: S16610Date: 3/18/2026Owner: Twisted Six LLC.Sheet: 1 of 1By: KJS & RVH

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
WATER SYSTEM					
1	Mobilization	1	L.S.	\$ 10,000.00	\$ 10,000
2	Traffic Control	1	L.S.	\$ 5,000.00	\$ 5,000
3	Connect to Existing Waterline	2	Each	\$ 5,000.00	\$ 10,000
4	6" PVC C900	2,000	L.F.	\$ 60.00	\$ 120,000
5	Imported Pipe Bedding	2,000	L.F.	\$ 10.00	\$ 20,000
6	6" Gate Valve	6	Each	\$ 3,300.00	\$ 19,800
7	Fire Hydrant Assembly	4	Each	\$ 8,000.00	\$ 32,000
8	Water Service Connection	18	Each	\$ 1,500.00	\$ 27,000
9	Materials Sampling & Testing	1	L.S.	\$ 2,500.00	\$ 2,500
10	Construction Staking	1	L.S.	\$ 2,500.00	\$ 2,500
	SUBTOTAL				\$ 243,800
SEWER SYSTEM					
11	Mobilization	1	L.S.	\$ 14,000.00	\$ 14,000
12	Traffic Control	1	L.S.	\$ 5,000.00	\$ 5,000
13	8" Sewer Pipe	1,000	L.F.	\$ 70.00	\$ 70,000
14	Imported Pipe Bedding	1,000	L.F.	\$ 10.00	\$ 10,000
15	48" Manhole	3	Each	\$ 10,000.00	\$ 30,000
16	Sewer Service Connection	18	Each	\$ 750.00	\$ 13,500
17	Materials Sampling & Testing	1	L.S.	\$ 5,000.00	\$ 5,000
18	Construction Staking	1	L.S.	\$ 5,000.00	\$ 5,000
	SUBTOTAL				\$ 152,500
	CONSTRUCTION TOTAL				\$ 396,300

Figure 3: Engineers Opinion of Probable Construction Cost

Annexation Report Requirements
W.S. §15-1-402 (c)
Town of Alpine, WY

An annexing municipality shall prepare a proposed annexation report as specified the report at a minimum shall contain:

A map of the area proposed to be annexed showing identifiable landmarks and boundaries and the area which will, as a result of the annexation then be brought within one-half (1/2) mile of the new corporate limits of the town;

The total estimated cost of infrastructure improvements required of all landowners by the annexing municipality related to the annexation;

A list of basic and other services customarily available to residents of the town and timetable when those services will reasonably be available to the area proposed to be annexed;

- A projected annual fee or service cost for services described in the previous paragraph;
- The current and projected property tax mill levies imposed by the municipality; and
- The cost of infrastructure improvements required within the existing boundaries of the municipality to accommodate the proposed annexation.

Before any territory is eligible for annexation the governing body shall prepare for each landowner and affected public utility so requesting in writing, the estimated cost of infrastructure improvements required of the landowner and affected public utility related to the annexation. This request shall be made not less than ten (10) days prior to the public hearing. The estimate shall be provided prior to the hearing.

SCOTTA A. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 3889
Utah Registration No. 372111
Idaho Registration No. 8026

MARLOWE A. SCHERBEL
Professional Land Surveyor
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Est. 1951 CONSULTANTS IN Boundary Matters, Irrigation and Water Rights

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15 May 2026

Mayor Eric Green
Town of Alpine
PO Box 3070
Alpine, Wyoming 83128

Re: Dry Dog Development, LLC – Annexation – Lot 96 of the Alpine Village Subdivision Plat 3
Amended 7th Filing, Lincoln County, Wyoming

Dear Mayor Green,

Enclosed please find the following for the above referenced project:

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2. A print of an advance plat titled, "PLAT TO ACCOMPANY ORDINANCE NO. 2025-
ALPINE APEX ANNEXATION TO THE TOWN OF ALPINE WITHIN
SE1/4SE1/4 SECTION 18 T37N R118W LINCOLN COUNTY, WYOMING", dated 20 April 2025.
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It is my understanding that the annexation petition will be scheduled for a meeting with the Alpine Town Council on June 2nd to adopt the resolution acknowledging receipt of the petition.

If you have any questions, please contact me.

Sincerely,
SURVEYOR SCHERBEL, LTD.



Jamie DeCora
enclosures
cc: Josh Springer, Dry Dog Development, LLC (email)

**PETITION FOR ANNEXATION
TO THE
TOWN OF ALPINE
LINCOLN COUNTY, WYOMING**

ANNEXATION NO. _____

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3. That your petitioner is the owner of the lands described in accordance with the records in the Office of the Clerk of Lincoln County in Book 1046 of Photostatic Records on page 432 and that a hearing is required in accordance with Section 15-1-405.
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 - ii. That the urban development of the area sought to be annexed would constitute a natural geographical, economical, and social part of the Town.
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It is the prayer of your petitioner that the above-described area be annexed into the Town of Alpine and that the Town adopt an ordinance setting forth such annexation.

Signature page to follow

Dated this 19 day of MARCH 2026.

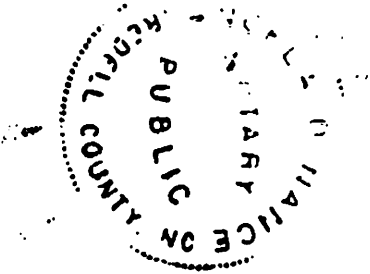
Dry Dog Development, LLC,
a Utah limited liability company


Josh Springer, Managing Member

STATE OF NC)
COUNTY OF Iredell) ss.

The foregoing Petition for Annexation to the Town of Alpine Lincoln County, Wyoming was acknowledged before me by Josh Springer, Managing Member of Dry Dog Development, LLC, a Utah limited liability company this 19 day of March 2026. Witness my hand and official seal.

[SEAL]



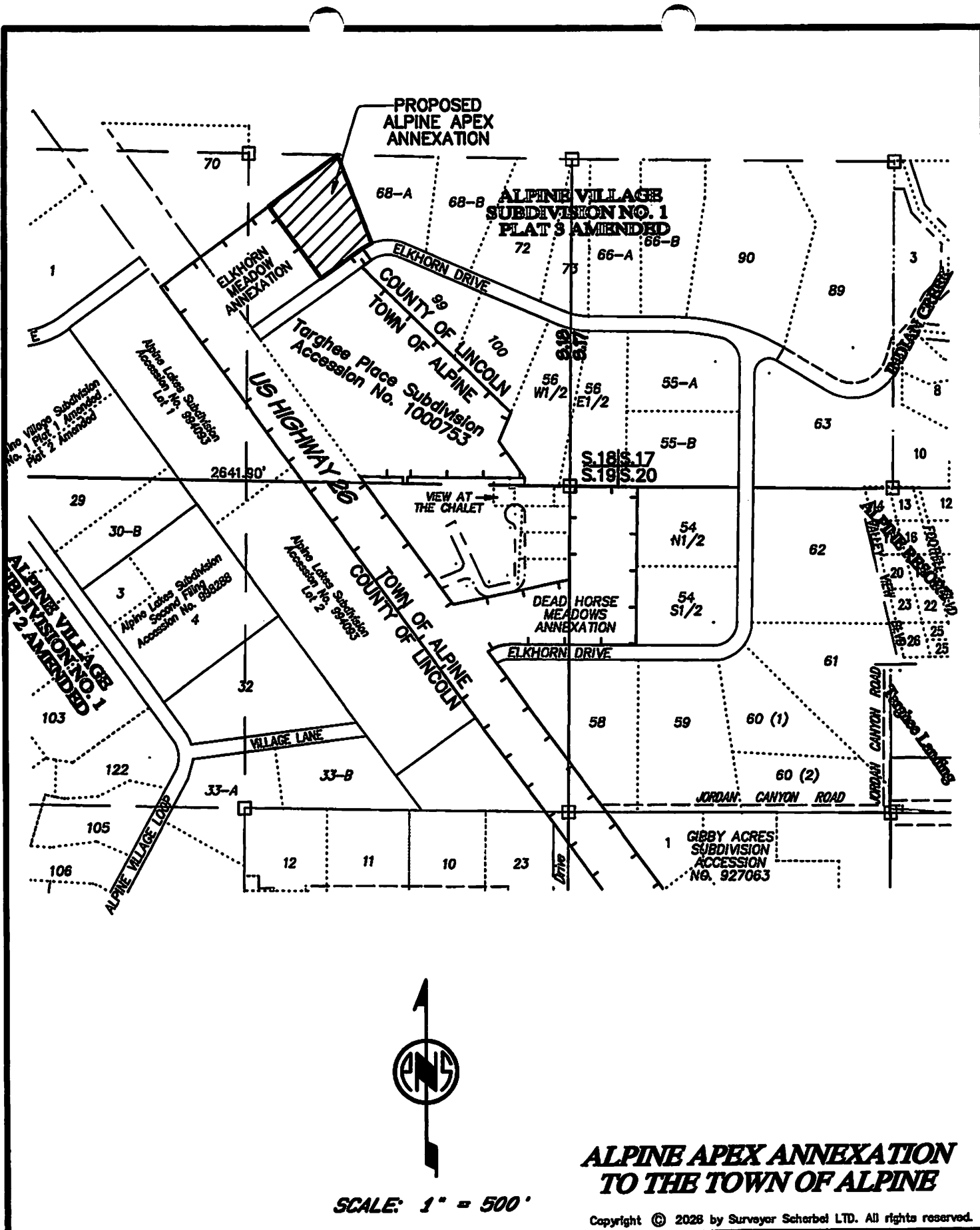

Notary Public
My commission expires:

My Commission Expires:
April 21, 2029

Exhibit

**Legal Description
For Alpine Apex**

**All of Lot 96 of Alpine Village Subdivision No. 1 Plat 3 Amended – 7th Filing of record in the
Office of the Clerk of Lincoln County with Accession No. 930379.**



ALPINE APEX ANNEXATION TO THE TOWN OF ALPINE

SCALE: 1" = 500'

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DATE: 3 March 2026
 DRAWN BY: Kade Beus
 CALCULATED BY: Kade Beus
 CATEGORY/PORT: Town/Alpine/Annex
 FIELD BOOK:
 COMPUTER FILE: AL-APEX-AnnexExhibit.pro



SURVEYOR SCHERBEL, LTD.
 PROFESSIONAL LAND SURVEYORS
 BOX 96 BIG PINEY-MARBLETON, NY TEL.276-3347; BOX 725 AFTON, NY TEL.885-9319;
 ALPINE, NY TEL.885-9319; JACKSON, NY TEL.733-5903; LAVA, ID TEL.776-5830

ALPINE APEX ANNEXATION



CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss.
COUNTY OF LINCOLN }

I, Karl F. Scherbel of Alpine, Wyoming, hereby certify that this plat was made from notes taken during an actual survey made by me and persons under my supervision during October 2024 and from records in the Office of the Clerk of Lincoln County and that it correctly represents ALPINE APEX ANNEXATION as shown.

That the boundary of the annexation is:
All of Lot 95 of Alpine Village Subdivision No. 1 Plat 3 Amended - 7th Filing of record in said Office with Accession No. 930379, within the SE1/4SE1/4 of Section 18, T37N R118W, Lincoln County, Wyoming, described as follows:
BEGINNING at the south point of said Lot 95, identical with the east point of Elkhorn Meadow Annexation to the Town of Alpine, of record in said Office with Accession No. 10025130;
thence N35°-18'-23"W, 360.72 feet, along the northeastern line of said Annexation, to the north point thereof, identical with the west point of said Lot 95;
thence N53°-42'-13"E, 347.42 feet, along the northwest line of said Lot 95, to the north point thereof;
thence S21°-36'-15"E, 382.77 feet, along the east line of said Lot 95, to the southeast point thereof, on the northern right-of-way line of Elkhorn Drive, at the beginning of a non-tangent circular curve to the left, whose radius bears S21°-35'-08"E,
thence southwesterly 43.82 feet, along the arc of said curve, through a central angle of 13°-48'-42", with a radius of 180.97 feet, and a chord bearing S41°-10'-51"W, 43.52 feet, to the north point of Targhee Place Annexation to the Town of Alpine, of record in said Office with Accession No. 10025622;
thence S54°-48'-39"W, 207.06 feet, along said right-of-way line, to the POINT OF BEGINNING,
ENCLOSING an area of 2.50 acres, more or less.



The foregoing instrument was acknowledged before me by Karl F. Scherbel this ____ day of ____, 2024.
Witness my hand and official seal.

Notary Public
My commission expires:

CERTIFICATE OF ACCEPTANCE

STATE OF WYOMING } ss.
COUNTY OF LINCOLN }

It is certified that the ALPINE APEX ANNEXATION was approved by Ordinance No. 2025-____.
Signed and dated at Alpine, Wyoming on ____ day ____, 2025.
Attest: _____
Monica Chambliss, Clerk Eric Green, Mayor

LEGEND

● Indicates a 3/8" x 24" steel reinforcing rod with an aluminum cap inscribed: "SURVEYOR SCHERBEL LTD.", with appropriate details, found or of record.
x Indicates a calculated point, no monument found or set.
--- Indicates a dead line or plotted lot line of record.
--- Indicates a right-of-way line.
--- Indicates boundary of Town of Alpine.
--- Indicates boundary of land to be Annexed to the Town of Alpine as Mixed Residential and Commercial Zone (MRCZ).
The Base Bearing for this survey is the northwesterly line of Lot 95 of Alpine Village Subdivision No. 1 Plat 3 Amended 7th Filing, of record in the Office of the Clerk of Lincoln County with Accession No. 930379, being N53°-42'-13"E.
Due to the rounding algorithms of automated computer drafting text, the sum of the parts of total distances may be 0.01' different from the total distance shown.

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	43.82	13°48'42"	180.97	N51°10'31"E	43.52	21.92

ADVANCE PLAT
SUBJECT TO CORRECTION
AND APPROVAL

CERTIFICATE OF RECORDATION

This plat was filed for record in the Office of the Clerk of Lincoln County on this ____ day of ____, 2025.

April Brunetti, Clerk

PLAT TO ACCOMPANY
ORDINANCE NO. 2025-____
ALPINE APEX ANNEXATION
TO THE TOWN OF ALPINE

WITHIN
SE1/4SE1/4 SECTION 18
T37N R118W
LINCOLN COUNTY, WYOMING

DATE: 20 April 2025
DRAWN BY: Kara Beck
CHECKED BY: Kara Beck
CADD/REVISED: 50/AVS-95
FIELD NAME: AVS-95 ANNEX.PRT
COMPUTER FILE: AVS-95 ANNEX.PRT



SURVEYOR SCHERBEL, LTD.
PROFESSIONAL LAND SURVEYORS

201 N. 96th STREET, WILMINGTON, WY 84015 TEL 307-278-5147
201 N. 96th STREET, WILMINGTON, WY 84015 TEL 307-278-5147
201 N. 96th STREET, WILMINGTON, WY 84015 TEL 307-278-5147
201 N. 96th STREET, WILMINGTON, WY 84015 TEL 307-278-5147

ASSISTANT

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PLAT DATE: 2 March 2025