

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

- 1) Alpine Property Holdings Group, L.L.C., Premier Realty Investments, LLC, and Steve Turley, the undersigned petitioners, hereby request the Town of Alpine to annex the following described lands as the TURLEY ANNEXATION TO THE TOWN OF ALPINE, in accordance with Wyoming Statutes § 15-1-401, et. seq., as amended.
- 2) Petitioners are owners of record of the lands proposed for annexation as per the records in the Office of the Clerk of Lincoln County:

Alpine Property Holdings Group, L.L.C. (see legal descriptions in EXHIBIT “D”)

in Book 1156 of Photostatic Records on Page 771 (in part),

in Book 1158 of Photostatic Records on Page 344 (in part),

Stoor unrecorded contract (as per 15-1-401(a)(ii))

Premier Realty Investments, LLC (see legal description in EXHIBIT “E”)

in Book 956 of Photostatic Records on Page 293;

Steve Turley (see legal descriptions in EXHIBIT “F”)

in Book 633 of Photostatic Records on Page 734 (in part),

in Book 1086 of Photostatic Records on Page 91,

in Book 1143 of Photostatic Records on Page 293 (in part),

and that a hearing is requested in accordance with Wyoming Statutes § 15-1-402 and 15-1-405.

- 3) Legal description of the area proposed for annexation – see Exhibit “A”.
- 4) Map of the area proposed for annexation – see Exhibit “B”.

- 5) That the especial reason for requesting annexation is so that petitioners may enjoy the advantages of being served now by the Town of Alpine's public roads, culinary water system, and sanitary sewer system, and other desirable amenities of the Town of Alpine as they may become available. It is further noted and findings requested, as follows:
- a. That the annexation of the area proposed to be annexed protects the health, safety, and welfare of the persons residing in the area and in the Town of Alpine.
 - b. That the urban development of the area proposed to be annexed constitutes a natural, geographical, economical, and social part of the Town of Alpine.
 - c. That the area proposed to be annexed is a logical and feasible addition to the Town of Alpine and the extension of basic and other services customarily available to residents of the Town of Alpine shall, within reason, be available to the area proposed to be annexed.
 - d. That the area proposed to be annexed is contiguous with and adjacent to the incorporated limits of the Town of Alpine.
 - e. That the Town of Alpine designates Lower Valley Energy to provide electric power service to the area proposed to be annexed, pursuant to Wyoming Statutes § 15-1-410, and to authorize the designated utility provider to serve the area proposed to be annexed.
- 6) That the area proposed to be annexed will have access via public roads, namely, Lakeview Drive, Stoor Drive, Mountain Drive, and Grandview Drive.
- 7) That utilities such as electric power, and telecommunications are currently installed in the public roadways and are readily available. Culinary water and sanitary sewer are located within the Town of Alpine and may be brought to the site at a future time.

- 8) That properties to be annexed are not currently developed and will be required to connect to the Town of Alpine's sanitary sewer system and culinary water systems. The development of properties in the area proposed for annexation will also include easements for anticipated future connection to the sanitary sewer system and culinary water systems.
- 9) It is proposed that the area be zoned R-2 Multi-Unit Residential.

It is the prayer of said petitioners that the above-described area be annexed to the Town of Alpine and that the Town of Alpine adopt an ordinance for such annexation and zoning designation accordingly.

(Signature page to follow)

Alpine Property Holdings Group, L.L.C.

STurley

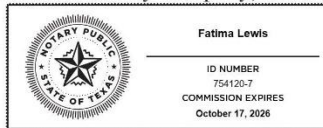
Steven Turley, Manager

State of Texas)
) ss.
County of Harris)

The foregoing instrument was acknowledged before me by Steven Turley, Manager for Alpine Property Holdings Group, L.L.C., a Utah limited liability company, this 24th day of April 2026.

Fatima Lewis

Notary Public



My commission expires: 10/17/2026

Residing in: Harris County, Texas

Electronically signed and notarized online using the Proof platform.

Premier Realty Investments, LLC

STurley

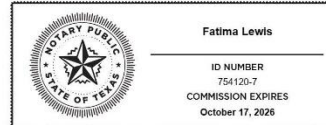
Steven Turley, Manager

State of Texas)
) ss.
County of Harris)

The foregoing instrument was acknowledged before me by Steven Turley, Manager for Premier Realty Investments, LLC, a Utah limited liability company, this 24th day of April 2026.

Fatima Lewis

Notary Public



Electronically signed and notarized online using the Proof platform.

My commission expires: 10/17/2026

Residing in: Harris County, Texas

STurley aka Steve

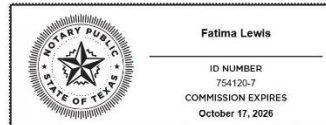
Steven Turley aka Steve Turley

State of Texas)
) ss.
County of Harris)

The foregoing instrument was acknowledged before me by Steven Turley aka Steve Turley this 24th day of April 2026.

Fatima Lewis

Notary Public



My commission expires: 10/17/2026

Residing in: Harris County, Texas,

Electronically signed and notarized online using the Proof platform.

EXHIBIT "A"
Legal description of the area proposed for annexation

**DESCRIPTION FOR
TURLEY ANNEXATION TO THE TOWN OF ALPINE**

To-wit: - -

That part of the S1/2SW1/4 and that part of the SW1/4SE1/4 of Section 29, T37N R118W, Lincoln County, Wyoming, described as follows:

BEGINNING at the southeast corner of said S1/2SW1/4;

thence N89°-03'-59"W, 2067.27 feet, along the south line of said S1/2SW1/4, to the southwest point of that tract of record in the Office of the Clerk of Lincoln County in Book 633 of Photostatic Records on page 734;

thence N00°-17'-32"W, 835.53 feet, along the west line of said tract in Book 633, to the southwest point of Lakeview Estates 13th Addition to the Town of Alpine, of record in said Office with Accession No. 931677;

thence N77°-11'-20"E, 459.18 feet, along the south line of said 13th Addition and the easterly prolongation thereof to a position on the west line of Lot 310 of Lakeview Estates Incorporated Tracts A-F, of record in said Office with Plat No. 157;

thence S01°-18'-48"E, 172.08 feet, to the southwest point thereof;

thence N88°-50'-10"E, 60.24 feet, along the south line of said Lot 310, to the southeast point thereof;

thence N15°-15'-07"E, 125.50 feet, along the east line of said Lot 310, to the southwest point of Lot 309 of said Lakeview Estates Incorporated Tracts A-F;

thence N88°-50'-07"E, 128.51 feet, along the south line of said Lot 309, to the southeast point thereof, identical with the southwest point of Lot 731 of Lakeview Estates 12th Addition to the Town of Alpine, of record in said Office with Accession No. 935448;

thence along the south line of said Lakeview Estates 12th Addition, as follows;

S85°-39'-53"E, 115.46 feet, to the common point of Lots 731 and 730;

N68°-50'-07"E, 116.46 feet, to the common point of Lots 730 and 729;

N72°-50'-07"E, 120.48 feet, to the common point of Lots 729 and 728;

N54°-06'-42"E, 108.15 feet, to the common point of Lots 728 and 727;

N69°-33'-06"E, 171.39 feet, to the common point of Lot 726 of said 12th Addition with the common point of Lots 724 and 725 of Lakeview Estates 9th Addition to the Town of Alpine, of record in said Office with Accession No. 912220, and leave said south line;

thence S88°-50'-47"E, 353.13 feet, along the south line of said Lot 725, to the southeast point thereof on the west line of Alpine Pines, an addition to the Town of Alpine of record in said Office with Accession No. 496708;

**DESCRIPTION FOR
TURLEY ANNEXATION TO THE TOWN OF ALPINE**

thence S00°-05'-33"W, 179.34 feet, along the west line of said Alpine Pines, to the southwest point thereof;

thence S89°-53'-24"E, 339.79 feet, along the south line of said Alpine Pines, to the northwest point of that tract of record in said Office in Book 990 of Photostatic Records on page 802;

thence S00°-06'-36"W, 100.00 feet, along the west line of said tract in Book 990, to a position;

thence S89°-53'-24"E, 120.00 feet, to a position on the east line of said S1/2SW1/4;

thence S00°-06'-36"W, 828.73 feet, along the east line of said S1/2SW1/4, to the **CORNER OF BEGINING**

ENCOMPASSING an area of 45.10 acres, more or less;

the BASE BEARING for this survey is the south line of the SE1/4 of Section 29, T37N R118W, being N89°-16'-39"E;

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

each "point" marked by a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed, "SURVEYOR SCHERBEL LTD", with appropriate details;

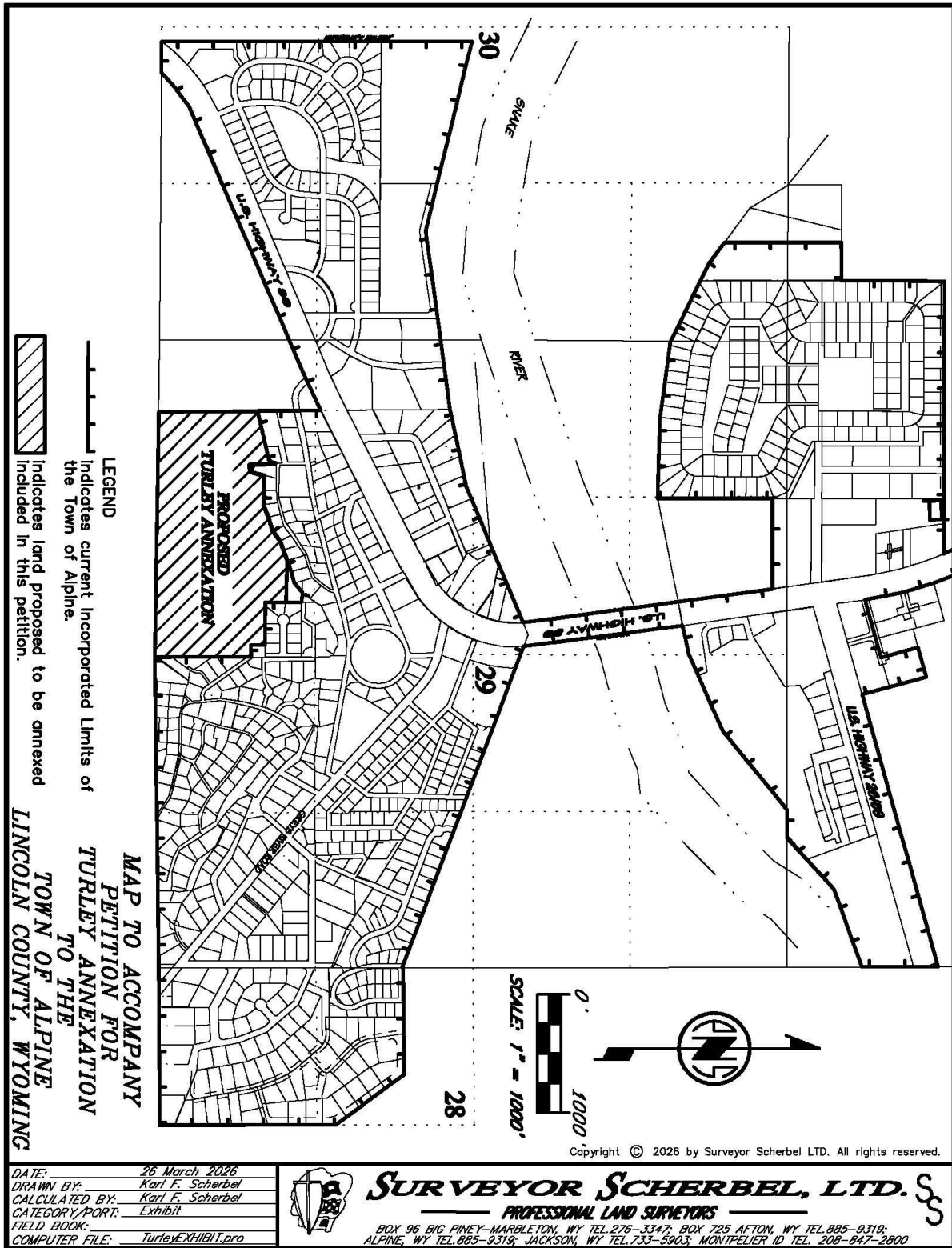
each "position" is a calculated position with no monument found or set;

all in accordance with the plat prepared to be filed in the Office of the Clerk of Lincoln County titled, "PLAT TO ACCOMPANY ORDINANCE No. _____ FOR TURLEY ANNEXATION TO THE TOWN OF ALPINE WITHIN S1/2SW1/4 SW1/4SE1/4 SECTION 29 T37N R118W LINCOLN COUNTY, WYOMING", dated 15 January 2025, as revised

26 March 2026

EXHIBIT "B"

Map of the area proposed for annexation



[illegible]

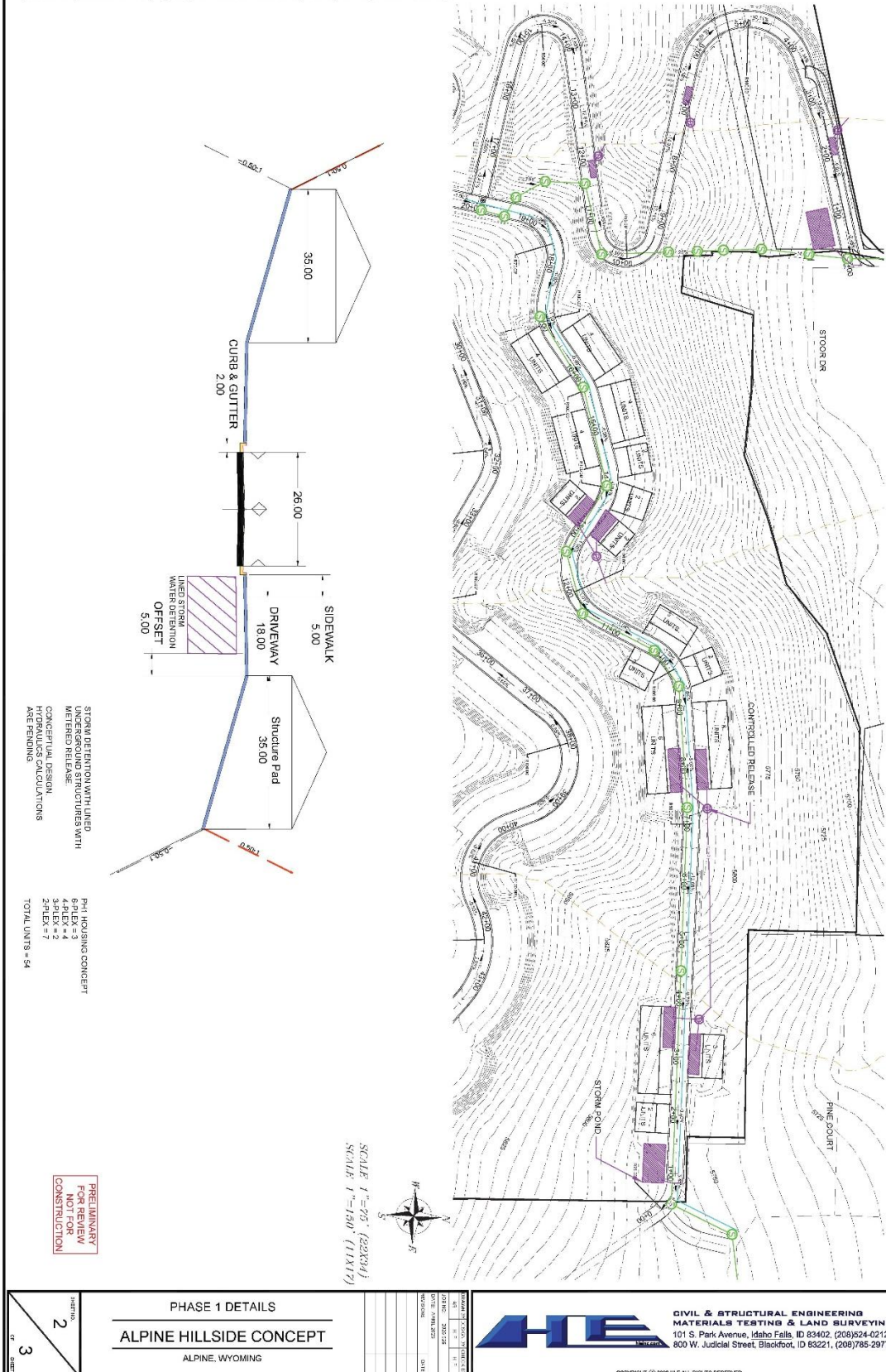


EXHIBIT "D"

Description of Alpine Property Holdings Group, L.L.C.'s land within area proposed to be annexed

Book 1156 of Photostatic Records on Page 771 (in part)

PARCEL 2: (00R0016013)

A PORTION OF TRACT B, LAKEVIEW ESTATES, ACCORDING TO THE PLAT THEREOF, WHICH IS A PORTION OF THE SW1/4 OF SECTION 29, T37N, R118W, 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF LOT 310 OF SAID LAKEVIEW ESTATES, THENCE S 0°0' W 80 FEET AND 77°10' W, 80 FEET TO THE BEGINNING;

THENCE S 77°10' W, 100 FEET;

THENCE S 0°0' W, 90 FEET;

THENCE N 77°10' E, 100 FEET;

THENCE N 0°0' E, 90 FEET TO THE POINT OF BEGINNING;

Book 1158 of Photostatic Records on Page 344 (in part)

A PART OF THE SW1/4 OF SECTION 29, T37N R118W OF THE 6TH P.M., LINCOLN COUNTY, WYOMING.

BEGINNING AT A POINT SOUTH 520.00 FEET FROM THE NORTHEAST CORNER OF THE SE1/4SW1/4 OF SAID SECTION 29;

RUNNING THENCE SOUTH 28.90 FEET TO A POINT 790 FEET NORTH OF THE S1/4 CORNER OF SAID SECTION 29;

THENCE WEST 120.00 FEET;

THENCE NORTH 28.9 FEET;

THENCE EAST 120.00 FEET TO THE POINT OF BEGINNING.

Stoor unrecorded contract (as per 15-1-401(a)(ii))

A TRACT OF LAND IN THE SW 1/4 OF THE SW 1/4 OF SECTION 29, T 37 N, R 118 W, 6TH P.M. COMMENCING AT THE NW CORNER OF LOT 310;

THENCE S 0°0' W 80 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S 77°10' W, 80 FEET;

THENCE S 0°00' W, 90 FEET;

THENCE N 77°10' E, 80 FEET;

THENCE N 0°0' E, 90 FEET TO THE TRUE POINT OF BEGINNING;

EXHIBIT "E"

Description of Premier Realty Investments, LLC's land within area proposed to be annexed

Book 956 of Photostatic Records on Page 293

A plot of ground in Lakeview Estates, Inc. Subdivision, as per the official plat thereof, recorded with the Lincoln County Recorder at Kemmerer, Wyoming:

Beginning at the southwest corner of Lot 304 of Lakeview Estates, Inc. Subdivision within Section 29, T37N R118W, Lincoln County, Wyoming;
thence South 0°0' West, 160 feet;
thence South 90°0' E, (Record E 0°0' South) 210 feet;
thence North 0°0' East, 220 feet;
thence North 90°0' West, (Record W 0°0' North), 60 feet;
thence South 70°45' West, 177 feet to the point of beginning.

SUBJECT, HOWEVER, to all reservations, restrictions, exceptions, easements and rights-of-way of record.

EXHIBIT “F”
Description of Steve Turley’s land within the area proposed to be annexed

Book 633 of Photostatic Records on Page 734 (in part)

Beginning at the South quarter corner of Section 29, T37N R118W of the 6th P.M., Lincoln County, Wyoming and running thence West 2046 feet to a point;
thence North 680 feet, more or less, to a point;
thence N 78°01' E, 475 feet, more or less, to the Southwest corner of Lot 310 of Lake View Estates Subdivision;
thence East 90 feet, more or less, to a point;
thence North 125 feet to the Southwest corner of Lot 309 of Lake View Estates Subdivision;
thence N 90°0' E, 127 feet to the Southeast corner of said Lot 309;
thence N 85°0' E, 117 feet, more or less, to the Southeast corner of Lot 308 of Lake View Estates Subdivision;
thence East 800 feet, more or less; thence South 120 feet;
thence East 460 feet, more or less, to a point on the North-South center line;
thence South 750 feet, more or less, to the point of beginning.

AND ALSO

A tract of land in the SW¹/₄SW¹/₄ of Section 29, T37N R118W of the 6th P.M., Lincoln County, Wyoming, described as follows:

Commencing West 2046 feet and N 0°07' W, 830 feet from the South Quarter corner of said Section 29, the point of beginning;
thence N 75°50' E, 290 feet;
thence S 0°0' E, 150 feet;
thence S 75°50' W, 290 feet;
thence N 0°07' W, 150 feet to the point of beginning.

AND ALSO

Beginning at the South One-quarter corner of Section 29, T37N R118W, marked with a Government brass cap;
thence N 23°37'00" E, 40.46 feet to the South corner of Grand View Enterprises Subdivision;
thence N 0°30' E, 1320 feet along the West line of said subdivision to a point 14.61 feet South on said line from a brass cap;
thence West 15.14 feet to a point on the East line of the SW¹/₄ of said Section 29;
thence S 0°34'11" W, 1342.76 feet along the East line of Grant I. Morris property, described in Warranty Deed recorded August 9, 1979 in Book 158PR on page 465, to the S¹/₄ corner of said Section 29 to the point of beginning.

AND ALSO

A tract of land in the SE¹/₄ of the SW¹/₄ of Section 29, Township 37 North, Range 118 West, 6th P.M., beginning 50 feet East of the Southwest corner of Lot 724 of Lake View Estates Ninth Addition and running thence East 300 feet;

thence South 200 feet;
thence West 300 feet;
thence North 200 feet to the point of beginning.

LESS AND EXCEPT any land previously conveyed or lying within Grandview Enterprises, Lake View Estates and Lake View Estates Ninth Addition.

Book 1086 of Photostatic Records on Page 91

Tracts of land in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Township 37 North, Range 118 West, 6th P.M., more particularly described as follows:

Parcel 1

COMMENCING at a POINT located on the north-south center line of Section 29, S89°14'24"W 2620.12 feet and N00°05'56"E 750.00 feet from the South $\frac{1}{4}$ corner of Section 29, Township 37 North, Range 118 West;

thence along the North boundary of the Turley tract, West 460 feet;

thence along the East boundary of the Turley tract, North 180 feet, more or less, and more particularly to the southwest corner of Lot 5 of the ALPINE PINES SUBDIVISION, ACCESSION NO. 196708;

thence along the South boundary of the ALPINE PINE SUBDIVISION, ACCESSION NO. 196708 (also known as the boundary of the incorporated limits of the Town of Alpine), N89°22' 15"E 360 feet to the corner of the boundary of the incorporated limits of the Town of Alpine;

thence along the boundary of the incorporated limits of the Town of Alpine, South 100 feet, to the corner of the boundary of the incorporated limits of the Town of Alpine;

thence along the boundary of the incorporated limits of the Town of Alpine, East 100 feet, more or less, to a point on the $\frac{1}{4}$ section line of said Section 29;

thence along the $\frac{1}{4}$ section line of said Section 29, S00°05'56"E 80 feet, more or less, to the POINT OF BEGINNING.

Parcel 2

COMMENCING at the POINT OF BEGINNING located at a point along the South boundary of LAKEVIEW ESTATES NINTH ADDITION, ACCESSION NO. 912220, East 50 feet, from the southwest corner of Lot 302 of the LAKEVIEW ESTATES SUBDIVISION INCORPORATED TRACTS A-F, TRACT B, PLAT NO. 157, ACCESSION NO. 386448 (now known as LOT 724 of the LAKEVIEW ESTATES NINTH ADDITION, ACCESSION NO. 912220), which point is also the northeast corner of the PREMIER REALTY INVESTMENTS, LLC, tract (formerly known as the Rich tract);

thence along the South boundary of the LAKEVIEW ESTATES NINTH ADDITION, ACCESSION NO. 912220, East 300 feet, more or less, to the West boundary of the ALPINE PINES SUBDIVISION, ACCESSION NO. 912220;

thence along the West boundary and an extension of the ALPINE PINES SUBDIVISION, ACCESSION NO. 912220, South 200 feet:

thence along the North boundary of the Turley tract, West 300 feet;

thence along the East boundary of the PREMIER REALTY INVESTMENTS, LLC, tract, North 200 feet, more or less, to the POINT OF BEGINNING.

ALSO INCLUDING ANY REMAINING REAL PROPERTY INTEREST HELD BY EVELYN A WARREN, EVELYN A. WARREN TRUST, AND PATRICIA ANN WASHBURN IN SECTION 29. TOWNSHIP 37 NORTH. RANGE 118 WEST.

Book 1143 of Photostatic Records on Page 293 (in part)

Quit Claim Deed for: The S $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 37 North, Range 118 West, 6th P.M.