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# SURVEYOR SCHERBEL, LTD. PROFESSIONAL LAND SURVEYORS

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

## ADDRESS

**BIG PINEY OFFICE:**  
Box 96, 283 Main Street  
Big Piney-Marbleton, Wyoming 83113

**AFTON OFFICE:**  
Box 725, 46 West 3rd Avenue  
Afton, Wyoming 83110

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**307-276-3348 (Fax)**

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SUSAN HOFFMAN  
Big Piney Office Manager

JAMIE DECORA  
Afton Office Manager

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

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

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

22 September 2023

Mayor Eric Green  
Town of Alpine  
P.O. Box 3070  
Alpine, Wyoming 83128

Re: Lincoln County Investments, LLC – Annexation to the Town of Alpine – Lot 53  
of the Alpine Village Subdivision No. 1 Plat 3 Amended, 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 Tyler Davis,  
Manager of Lincoln County Investments, LLC.
- 2) An exhibit of the proposed annexation to be used for the newspaper  
advertisement.
- 3) Ownership Deed – 1069 PR 311.

It is the desire of our client, Tyler Davis, Managing Member of Lincoln County  
Investments, LLC to annex their property to the Town of Alpine in order to utilize the  
town facilities for future development.

It is our understanding per the Wyoming State Statutes 15-1-402 to 15-1-406, the  
following items will be initiated by the Town of Alpine:

Mayor Eric Green  
Town of Alpine  
22 September 2023  
Page Two

- The Town Clerk shall within ten (10) days from the date the petition is filed, determine if the petition is complete.
- If the petition complies, the clerk shall certify compliance, and the procedure outlined in W.S. 15-1-402, 15-1-405 and 15-1-406 shall then be followed. If it does not comply the petitioner shall be notified that no further action will be taken on the petition until compliance is made.
- Before any territory is eligible for annexation, the governing body of any city or town at a hearing as provided in W.S. 15-1-405 shall find findings W.S. 15-1-402 (a) (i)-(iv)
- A proposed annexation report will be prepared.
- A date, time and place for a public hearing to determine if the proposed annexation complies with Wyoming State Statutes will be established. The hearing shall be held not less than thirty (30) days nor more than one hundred eighty (180) days after the petition has been certified to be complete.
- The Town Clerk shall give notice of the public hearing by publishing a notice at least twice in the local newspaper. The first notice shall be given at least fifteen (15) business days prior to the date of the public hearing. The notice shall contain a location map and a summary of the proposed annexation report.
- If, after the public hearing, it is determined that petition complies with Wyoming State Statutes, the Town of Alpine will annex the property by ordinance.
- The Town Clerk will file the annexation map and a copy of the ordinance with the Lincoln County Clerk's Office.

If you have any questions or if all is not in order, please contact me.

Sincerely,  
SURVEYOR SCHERBEL, LTD.



Jamie DeCora

enclosures

**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 DEAD HORSE MEADOWS ANNEXATION TO THE TOWN OF ALPINE, in accordance with Section 15-1-402, etc. seq. of Wyoming Statutes, 2023, 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 1069 of Photostatic Records on page 311 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, "DEAD HORSE MEADOWS ANNEXATION TO THE TOWN OF ALPINE" dated 19 September 2023 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 the persons residing in the area and in the Town.

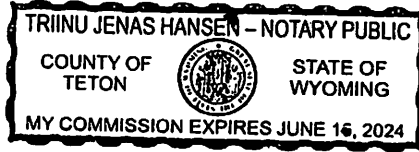
- ii. That the urban development of the area sought to be annexed would constitute a natural geographical, economical, and social part of the Town.
  - iii. That the area sought to be annexed is a logical and feasible addition to the Town and the extension of basic and other services customarily available 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 in the public roadways and 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 Commercial.

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

(signature page to follow)

Lincoln County Investments, LLC  
A Wyoming limited liability company

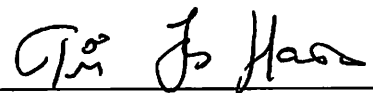
  
\_\_\_\_\_  
Tyler Davis, Manager



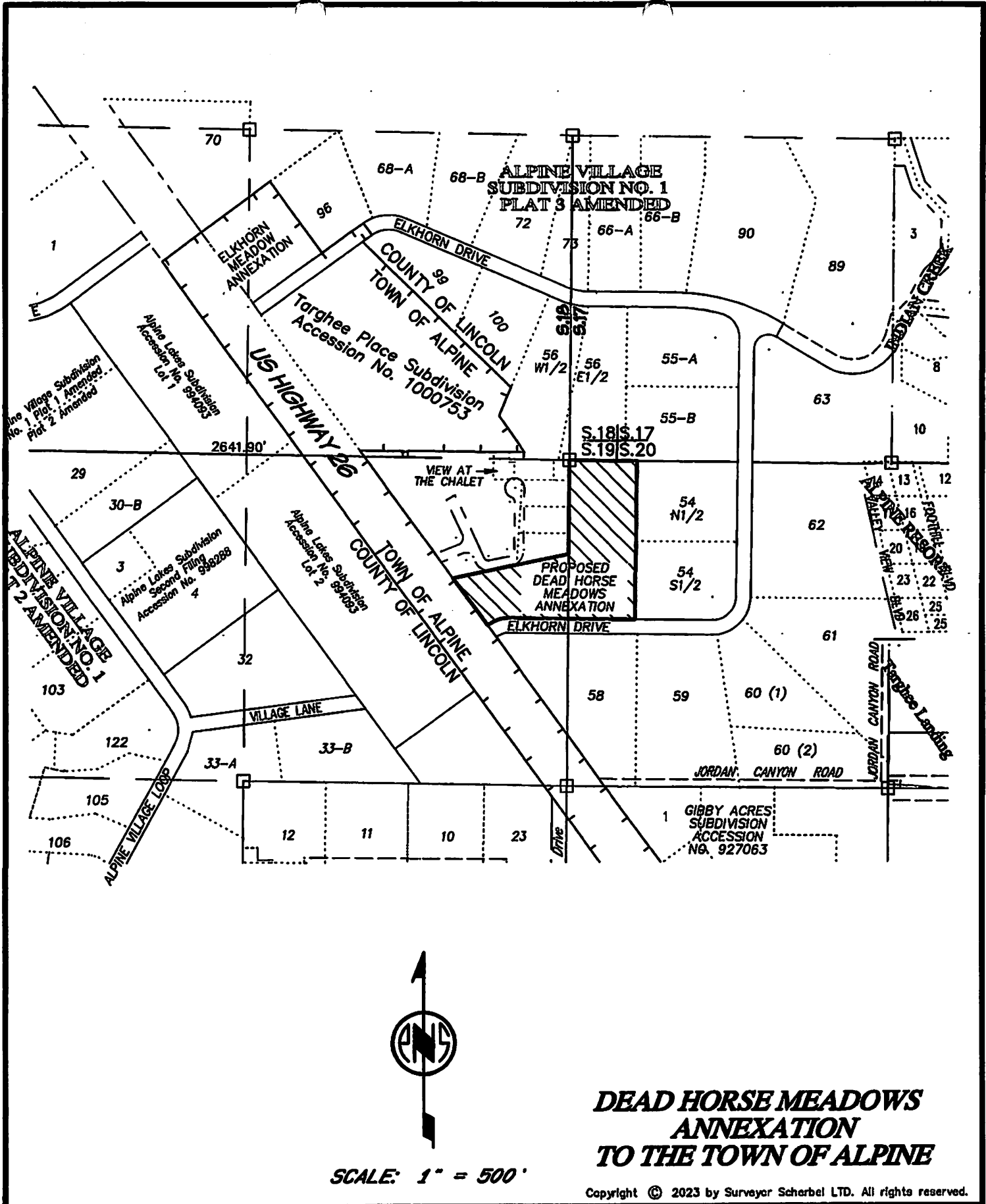
STATE OF WYOMING        )  
  ) ss.  
COUNTY OF TETON        )

The foregoing instrument was acknowledged before me by Tyler Davis, Manager of Lincoln County Investments, LLC, a Wyoming limited liability company this 22<sup>nd</sup> day of September 2023.

Witness my hand and official seal.

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

My commission expires: June 16<sup>th</sup>, 2024



**DEAD HORSE MEADOWS  
ANNEXATION  
TO THE TOWN OF ALPINE**

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DATE: 19 September 2023  
 DRAWN BY: Karl F. Scherbel  
 CALCULATED BY: Karl F. Scherbel  
 CATEGORY/PORT: Town/Alpine/Annex  
 FIELD BOOK:  
 COMPUTER FILE: AV53Anne-Exhibit.pro



**SURVEYOR SCHERBEL, LTD.**   
 PROFESSIONAL LAND SURVEYORS  
 BOX 96 BIG PINEY-MARBLETON, WY TEL. 276-3347; BOX 725 AFTON, WY TEL. 685-9319;  
 ALPINE, WY TEL. 685-9319; JACKSON, WY TEL. 733-5903; LAVA, ID TEL. 776-5930

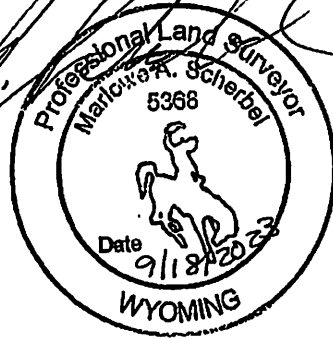
**DESCRIPTION FOR  
DEAD HORSE MEADOWS ANNEXATION**

**EXHIBIT**

To-wit: - -

All of Lot 53 of Alpine Village Subdivision No. 1 Plat 3 Amended, Lincoln County, Wyoming, as described on the official plat filed in the Office of the Clerk of Lincoln County with Accession No. 578380.

19 September 2023



Marietta R. Scherbel  
Professional Land Surveyor  
No. 5368  
1900 N. Lincoln  
Lincoln, Wyoming 82501  
Phone: 307.434.1234  
Fax: 307.434.1235  
www.scherbel.com


**Property Owners within 300 Feet  
of Annexation Property**

<b>Owner</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
Nathan & Melinda Dorion	PO Box 7650	Jackson	WY	83002
Karen Wylie	PO Box 3874	Jackson	WY	83002
Richard Soest	246 Elkhorn Drive	Alpine	WY	83128
KLP Capital, LLC	781 Shannon Road	Kaysville	UT	84037
Susan Fogle	PO Box 3803	Alpine	WY	83128
Shaw Construction of Wyoming LLC	300 Kalamath Street	Denver	CO	80223
Jeffery Hinman	PO Box 6911	Jackson	WY	83002
Toy Barn, LLC	1650 Creamery Lane	Jackson	WY	83001
Rental Property, LLC No. 3	PO Box 649	Jackson	WY	83001
Palisades Investments, LLC	PO Box 3930	Alpine	WY	83128
State of WY Game & Fish	5400 Bishop Blvd	Cheyenne	WY	82006-0001
Dean Laverentz	PO Box 3305	Alpine	WY	83128
Raul Gutierrez	6630 Eagle Nest Lane #4104	Miami Lakes	FL	33014



**NORTHERN TITLE COMPANY - THAYNE  
PO BOX 856 - 501 N. MAIN STRE**

**THAYNE, WY 83127**

**1026423** 8/11/22 12:56 PM  
LINCOLN COUNTY FEES: \$12.00 PAGE 1 OF 1  
**BOOK: 1069 PAGE: 311 DEED, WD**  
APRIL BRUNSKI, LINCOLN COUNTY CLERK  


NTL-121262  
When Recorded Mail To:  
Lincoln County Investments LLC

## **WARRANTY DEED**

**Palisades Investments, LLC, a Wyoming limited liability company**

Grantor(s) of Alpine, County of Lincoln, State of Wyoming, hereby *CONVEY AND WARRANT* to

**Lincoln County Investments LLC, a Wyoming limited liability company**

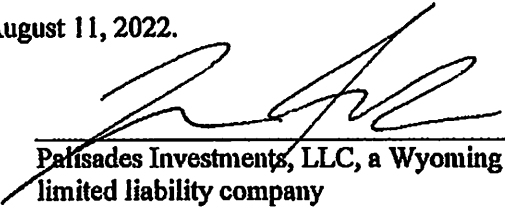
Grantee(s) of P.O. Box 12111, Jackson, County of Teton, State of Wyoming, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Lincoln County, State of WY:

**LOT 53 OF THE ALPINE VILLAGE SUBDIVISION NO. 1, PLAT 3 AMENDED, AS FILED AND PLATTED IN THE LINCOLN COUNTY CLERK'S OFFICE IN KEMMERER, LINCOLN COUNTY, WYOMING.**

**(00R0015492)**

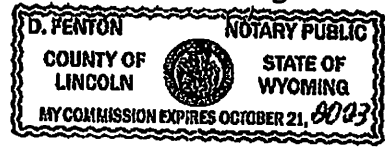
Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

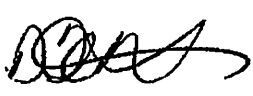
Witness, the hand(s) of said Grantor(s), this August 11, 2022.

  
\_\_\_\_\_  
Palisades Investments, LLC, a Wyoming  
limited liability company  
By: Trevor Funk  
Its: Manager

State of WY     )  
County of Lincoln     )

On August 11, 2022, personally appeared before me Trevor Funk, who, being by me duly sworn, did say that he is the Manager of Palisades Investments, LLC, a Wyoming limited liability company and that the said instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



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