

Tetral Subdivision No.1



Subdivision Review Findings and Considerations

Request –

Tetral Corporation of Casper requests approval of a Final Plat dividing 86.13 acres of unplatted land into two industrial lots:

Lot	Acres	Sq. ft.	Street frontage	Access
Lot 1	8.50	370,488.20	Powerline Road (60' ROW), 859.54'; U.S. 20-26 Bypass, 304.46'	Direct from Powerline Road
Lot 2	77.63	3,381,468.63	U.S. 20-26 Bypass (400' ROW) only	New 60' public access easement across Lot 1 from Opportunity Blvd.; existing 30' access easement (Inst. #1147114) extended 80'

The plat also dedicates a new 20' sanitary sewer easement along the 60' access easement and grants utility and sewer easements to public and private utilities.

Note: Although referred to as a replat, the land is currently unplatted, so this is a first-time Final Plat. No certificate of vacation is needed (47.55.030(1)(u)).

Background –

The site is a wedge of open land bounded by the U.S. 20-26 Bypass on the north, Powerline Road and Opportunity Subdivision on the east, and the BNSF Railroad on the southwest. It is zoned I-1 and surrounded by industrial and unplatted land.

Direction	Adjacent land
North	U.S. 20-26 Bypass (400' ROW); unplatted land in Sections 31 and 36 beyond
East	Lot 5 and remainder of Opportunity Subdivision; Powerline Road (60' ROW)
South	Unplatted Lot 5, Section 6; Tract B, Midway Subdivision; Midway Subdivision; Tank Farm Industrial Park
Southwest	BNSF Railroad ROW; unplatted SE¼NE¼, Section 1

Existing easements of record shown on the plat:

- 20' sanitary sewer easement (Inst. #459431) running north–south through Lot 2 and along its south side
- 20' power line easement (Inst. #651587) and 60' power line easement (Inst. #957516), approximate locations

- 75' powerline easements (Book 31 Misc., p. 556; Book 26 AC&L, p. 611) and a 170' powerline easement (Book 48 AC&L, p. 313) crossing Lot 1 diagonally, with a "Restricted Building and Vegetation Area" near the south line
- 30' access easements (Inst. #1147114 and #1147985) near the C-N1/16 corner on Powerline Road / M-J-B Road

The transmission corridor crossing Lot 1 will limit where buildings can go on that lot, but the remaining area still far exceeds I-1 minimums.

Title 17 Compliance Analysis –

The plat complies with the I-1 dimensional standards and most Final Plat content requirements. Four items do not comply or cannot be confirmed from the plat and are carried into the recommended conditions.

I-1 Light Industrial District Standards (20.15, I-1 Use District Chart)

Standard	Requirement	Lot 1	Lot 2	Status
Minimum lot size	6,000 sq. ft.	370,488 sq. ft.	3,381,469 sq. ft.	Complies
Minimum lot width	40'	approx. 304'	over 1,000'	Complies
Setbacks (front/side/rear)	25' / 5' (15' abutting residential) / 15'	Applied at building permit	Applied at building permit	N/A to plat
Lot coverage/height	85–90% / 45' (most uses)	Applied at site plan	Applied at site plan	N/A to plat

Subdivision Standards (Section 47)

Section	Requirement	Finding	Status
47.55.030(1)(a)	Subdivision name, legal description, owner, engineer on plat	Shown	Complies
47.55.030(1)(b)	Space for County Clerk filing record	Blank box at upper right	Complies
47.55.030(1)(c)	Owner dedication and acknowledgment	Certificate of Dedication by Tetral Corp. VP; notary blank	Complies (to be executed)
47.55.030(1)(d)	Date, written and graphic scale (1"=50' or multiple), north arrow	1"=200', bar scale, north arrow	Complies
47.55.030(1)(f)	Wyoming PLS certification	PLS No. 5528, survey August 2026	Complies
47.55.030(1)(g)	All lots have satisfactory access to a public street with minimum frontage	Lot 1 fronts Powerline Rd. Lot 2 fronts only the U.S. 20-26 Bypass and relies on an access easement	Does not comply – Lot 2

Section	Requirement	Finding	Status
47.55.030(1)(h)(ii)	Public access easements cannot be used in lieu of dedicated ROW; no private roads	60' public access easement used as Lot 2's access	Does not comply
47.55.030(1)(h)(i)	60' minimum ROW for industrial subdivisions, dedicated to the City	Access strip is 60' wide but not dedicated as ROW	See above
47.55.030(1)(k)(iii)	10' general utility easement along all street-side lot lines	Dedication references strips marked "Utility Easement"; none are labeled on the drawing	Not shown
47.55.030(1)(l)	Closure better than 1:10,000, with closure reports	Note 1: exceeds 1:1,000,000	Complies; closure reports to City Surveyor
47.55.030(1)(m)	Signature blocks: Mayor, City Clerk, City Engineer, City Planner	Shown (plus City Surveyor)	Complies
47.55.030(1)(o)	Basis of bearings	Note 2: WY State Plane East Central, NAD83(2011)	Complies
47.55.030(1)(p)(ii)	Curve data	R=5929.58', L=972.81', Δ=9°24'00", chord shown	Complies
47.55.030(1)(p)(iii)	Existing and proposed easements, use and size	Shown with recording references	Complies
47.55.030(1)(p)(vi)–(vii)	Monuments in legend; brass caps at major perimeter corners	Legend shown; brass caps at most corners; aluminum cap (LS 2097) at SW corner of Lot 5, Opportunity Sub.	City Surveyor to verify
47.55.030(1)(p)(ix)	Grid or ground distance note	Note 4: all distances are grid	Complies
47.55.030(1)(q)	Abutting subdivisions named or marked unplatted	Opportunity, Midway, Tract B Midway, Tank Farm Industrial Park, unplatted parcels	Complies
47.45	Digital plat (DWG/GIS), 2 control points, City coordinate system	2 control points with N/E; elevation, convergence and combined factor shown	Complies on plat face; confirm digital files
47.65	Park fees and dedication	Residential only	N/A
47.70	Improvements installed or secured by Subdivision Improvements Agreement; utilities underground; sidewalks	Depends on resolution of Lot 2 access	Condition

Lot 2 Access - Lot 2's only street frontage is the Bypass, a 400' highway ROW. The 60' easement extends the Opportunity Boulevard alignment west across Lot 1, but 47.55.030(1)(h)(ii) prohibits using a public access easement in place of dedicated ROW.

A Deviation (10.55) cannot waive a specific prohibition, so the fix belongs on the plat: dedicate the 60' strip as public ROW to the City (built to standard with a turnaround under 47.55.030(1)(j)), or reconfigure Lot 2 with fee-simple frontage on a public street, such as a flag lot approved by the Applicable Director under 47.55.030(1)(v).

Agency Review Comments –

Agency	Basis	Response
City of Mills Public Works	§47.50(3)(a), required	No concerns
City of Mills Police Department	§47.50(3)(f), required	No concerns
City of Mills Fire Department	§47.50(3)(e), required	No concerns
Rocky Mountain Power	§47.50(4)(c), electric utility	No concerns
Black Hills Energy	§47.50(4)(b), natural gas utility	No concerns
City of Casper	§47.50(4)(f), adjacent municipality	No concerns
Town of Bar Nunn	§47.50(4)(f), adjacent municipality	No concerns
City Engineer	§47.50(3)(b), required	No concerns
City Surveyor	§47.50(3)(c), required	No concerns
Building Inspector	§47.50(3)(d), required	No concerns

Findings of Fact –

1. The property is within the City of Mills and zoned I-1 Light Industrial. Industrial lots are consistent with the I-1 district purpose in §20.10(1).
2. Both proposed lots exceed the I-1 minimum lot size of 6,000 sq. ft. and minimum lot width of 40'.
3. The plat is a Final Plat creating new lots from unplatted land and is reviewed under Review Process 3 (§47.25(1)).
4. The plat meets the content requirements of §47.55.030(1) for title, legal description, dedication, surveyor certification, scale, basis of bearings, curve data, easements, monuments, closure, signature blocks and abutting subdivisions.
5. Lot 1 has direct frontage on Powerline Road, a dedicated 60' public right-of-way.
6. Lot 2 has no frontage on a local public street; its proposed access is a 60' public access easement, which §47.55.030(1)(h)(ii) does not allow in place of dedicated right-of-way.
7. The plat does not label the 10' general utility easements required along street-side lot lines by §47.55.030(1)(k)(iii).

8. All agencies that responded to the 47.50 referral — Public Works, Police, Fire, Rocky Mountain Power, Black Hills Energy, the City of Casper and the Town of Bar Nunn — reported no concerns.
9. With the conditions below, the plat can be brought into conformance with Title 17.

Staff Recommendation –

Staff recommends the Commission forward the Final Plat of Tetral Subdivision No. 1 to City Council with a recommendation of approval, subject to these conditions being met before the plat goes to Council:

1. **Lot 2 Access.** Revise the plat so Lot 2 has access to a dedicated public street. Either dedicate the 60' strip from Opportunity Boulevard as public right-of-way to the City of Mills, or reconfigure Lot 2 with fee-simple frontage on a public street, subject to Applicable Director approval (47.55.030(1)(g), (h), (v)). Revise the Certificate of Dedication to match.
2. **Street Improvements.** If right-of-way is dedicated, construct it to City standards with a temporary turnaround, or secure it through a Subdivision Improvements Agreement and financial security (47.55.030(1)(j); 47.70).
3. **Utility Easements.** Show and label 10' general utility easements along all street-side lot lines (47.55.030(1)(k)(iii)).
4. **Technical Review.** Address any comments from the City Engineer and City Surveyor, including perimeter monumentation and closure reports (47.55.030(1)(l), (p)).
5. **Execution.** Complete all signatures and notary acknowledgments before recording.

Alternatives –

Under 47.40(7), the Commission may approve, approve with conditions, deny, or table the application.

Sample Motion –

"I move to recommend that City Council approve the Final Plat of Tetral Subdivision No. 1, subject to the seven conditions listed in the staff report, based on the findings of fact in the staff report."



CITY OF MILLS
APPLICATION FOR PLAT/REPLAT
Pursuant to the City of Mills Zoning Ordinance



City of Mills, Wyoming
704 4th Street (Physical Address)
P.O. Box 789 (Mailing Address)
Mills, Wyoming 82644

Date: 9/2/26
Return by: _____
(Submittal Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: Bill Fehringer

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Tetral Corporation
Owner Mailing Address: 7072 Barton Dr
City, State, Zip: Casper, WY 82604
Owner Phone: 307-262-7400
Applicant Email: steve@71construction.com

AGENT INFORMATION:

Print Agent Name: CEPI
Agent Mailing Address: 6080 Enterprise Drive
City, State, Zip: Casper, WY 82609
Agent Phone: 307-266-4346
Agent Email: billf@cepi-casper.com

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Unplatted land located in a portio of Lot 3 & Lot 4, Section 6. T.33N., R.79W., and Lot 1 & SE1/4NE1/4 of Section 1, T.33N., R.80W.
Physical address of subject property if available: 3570 Opportunity Blvd
Size of lot(s) 86.13 Ac sq. ft/acres: _____
Current zoning: Heavy Industrial Current use: Landscape supply and materials yard
Intended use of the property: Landscape supply and materials yard
Zoning within 300 feet: Light Industrial Land use within 300 feet: Commercial

ATTACHMENTS (REQUIRED):

1. Proof of ownership: Deed (such as deed, title certification, attorney's title opinion)
2. One (1) full sized copy of the plat/replat: _____
3. One reproducible 11 x 17 plat/replat hard copy: _____
4. One plat/replat electronic copy (pdf): _____

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: At the SE corner extending MJB Road to the west
(Example: along west property line, running north & south)
Width of Existing Right-of-Way / Easement: 60' Number of Feet to be Vacated: 0
Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned
Extending the access easement to the west approximately 80' to the west line of Lot 1 as shown on the plat.

SIGNATURE(S):

The following owner's signature signifies that all information on this application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is also to be notified and/or contacted for all communications relating to this application, please have the agent sign below.]

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:

OWNER Signature

TETRA CORP

Stu Lohm
V-PRES

OWNER Signature

AGENT Signature

FEES (Plat/Replat): \$10.00 per lot (\$250.00 minimum and a \$1,000.00 maximum), plus \$150.00 recording fee.

For Office Use Only: Signature verified: _____ Proof of ownership provided: _____ Fee Paid: \$ _____

WARRANTY DEED

JOHNSTON DEVELOPMENT COMPANY, a partnership, grantor, of Natrona County, and State of Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS TO TETRAL CORPORATION, a Wyoming corporation, grantee, of P. O. Box 4600, Casper, Natrona County, and State of Wyoming, the following described real estate, situate in Natrona County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

A Parcel located in and being portions of Lot 2 (NW1/4NE1/4), Lot 3 (NE1/4NW1/4), Lot 4 (NW1/4NW1/4), Section 6, Township 33 North, Range 79 West and portions of Lot 1 (NE1/4NE1/4), and SE1/4NE1/4, Section 1, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming, and being more particularly described by metes and bounds as follows:

Beginning at the northeasterly corner of the Parcel being described and also the northeasterly corner of said Lot 2 (NW1/4NE1/4), Section 6; thence along the easterly line of said Parcel and Lot 2 (NW1/4NE1/4), Section 6, S.0°16'W., 1286.01 feet to the southeasterly corner of said Parcel and Lot 2 (NW1/4NE1/4), Section 6; thence along the southerly line of said Parcel and Lot 2 (NW1/4NE1/4), Section 6, S.88°53'W., 1313.22 feet to a point and southeasterly corner of said Lot 3 (NE1/4NW1/4), Section 6; thence continuing along the southerly line of said Parcel and the southerly line of said Lot 3 (NE1/4NW1/4), Section 6, S.88°53'W., 1324.83 feet to a point and southeasterly corner of said Lot 4 (NW1/4NW1/4), Section 6; thence continuing along the southerly line of said Parcel and the southerly line of said Lot 4 (NW1/4NW1/4), Section 6, S.88°54'W., 1278.17 feet to a point and northeasterly corner of said SE1/4NE1/4, Section 1; thence along the easterly line of said Parcel and SE1/4NE1/4, Section 1, S.0°18'W., 697.15 feet to the most southerly corner of said Parcel and a point in and intersection with the northeasterly right-of-way line of the Burlington Northern Railroad; thence along the southwesterly line of said Parcel and the northeasterly right-of-way line of said Railroad, N.40°05'W., 1960.95 feet to the northwesterly corner of said Parcel and a point in and intersection with the southerly right-of-way line of U.S. Highway Nos. 20 & 26; thence along the northerly line of said Parcel and the southerly right-of-way line of said Highway, N. 89°30'E., 567.19 feet to a point of curve; thence along the arc of a true curve to the left, having a radius of 5929.58 feet and through a central angle of 9°24', northeasterly, 972.81 feet to a point of tangency; thence continuing along the northerly line of said Parcel and the southerly right-of-way line of said Highway, N.80°06'E., 2366.28 feet to a point in and intersection with the westerly line of said Lot 2 (NW1/4NE1/4), Section 6; thence along the westerly line of said Lot 2 (NW1/4NE1/4), Section 6 and said highway right-of-way line, N.0°08'W., 42.41 feet to the northwesterly corner of said Lot 2 (NW1/4NE1/4), Section 6; thence continuing along the northerly line of said Parcel and Lot 2 (NW1/4NE1/4), Section 6 and the southerly right-of-way line of said Highway, N.89°17'E., 1322.04 feet to the Point of Beginning and containing 124.0 acres, more or less, as set forth by the plat attached and made a part hereof and EXCEPTING therefrom that certain pipeline right-of-way recorded in the office of the County Clerk of Natrona County, Wyoming in Book 40 of Deeds at Page

856935



NATRONA COUNTY CLERK, LYONING
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11 and containing 1.2 acres, more or less, and also EXCEPTING therefrom that certain highway right-of-way identified as 66 feet wide Salt Creek Highway as described in Natrona County Road Records and containing 2.0 acres, more or less, leaving a net acreage of 120.8 acres for the Parcel being described.

Said Parcel being subject to any and all reservations, easements and right-of-way of record or as may otherwise exist and more particularly a 20 feet wide access and roadway easement along and adjacent to the southerly lines of Lot 2 (NW1/4NE1/4) and Lot 3 (NE1/4NW1/4), Section 6 bounded on the east by Salt Creek Highway and on the west by the westerly line of said Lot 3 (NE1/4NW1/4), Section 6 and as shown on the plat attached.

Subject to reservations and restrictions of record, including prior mineral reservations.

Witness my hand this 25 day of November, 1998.

JOHNSTON DEVELOPMENT COMPANY

By Roy N. Johnston
Roy N. Johnston
Partner

By Barbara C. Johnston
Barbara C. Johnston
Partner

By Carol Johnston Fearon
Carol Johnston Fearon
Partner

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by Roy N. Johnston this 25 day of November, 1998.

Witness my hand and official seal.



[Signature]
NOTARY PUBLIC

My Commission Expires:

My Commission Expires September 19, 2000

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me by Barbara C. Johnston this 24th day of November, 1998.

Witness my hand and official seal.



William L. Lacey
NOTARY PUBLIC

My Commission Expires:
My Commission Expires September 19, 2000

STATE OF NEW YORK)
) ss.
COUNTY OF SENECA)

The foregoing instrument was acknowledged before me by Carol Johnston Fearon this 3rd day of DECEMBER, 1998.

Witness my hand and official seal.

Kathleen A. Cooper
NOTARY PUBLIC

My Commission Expires:

5/31/2000

KATHLEEN A. COOPER
Notary Public In the State of New York
Seneca County Clerks No. 994
Commission Expires May 31, 19
2000

STATE OF CALIFORNIA)

) ss:

COUNTY OF SONOMA)

On this 25th day of NOVEMBER, 1998, before me, Brian D. Rondon, personally appeared ROY N. JOHNSTON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC, State of California

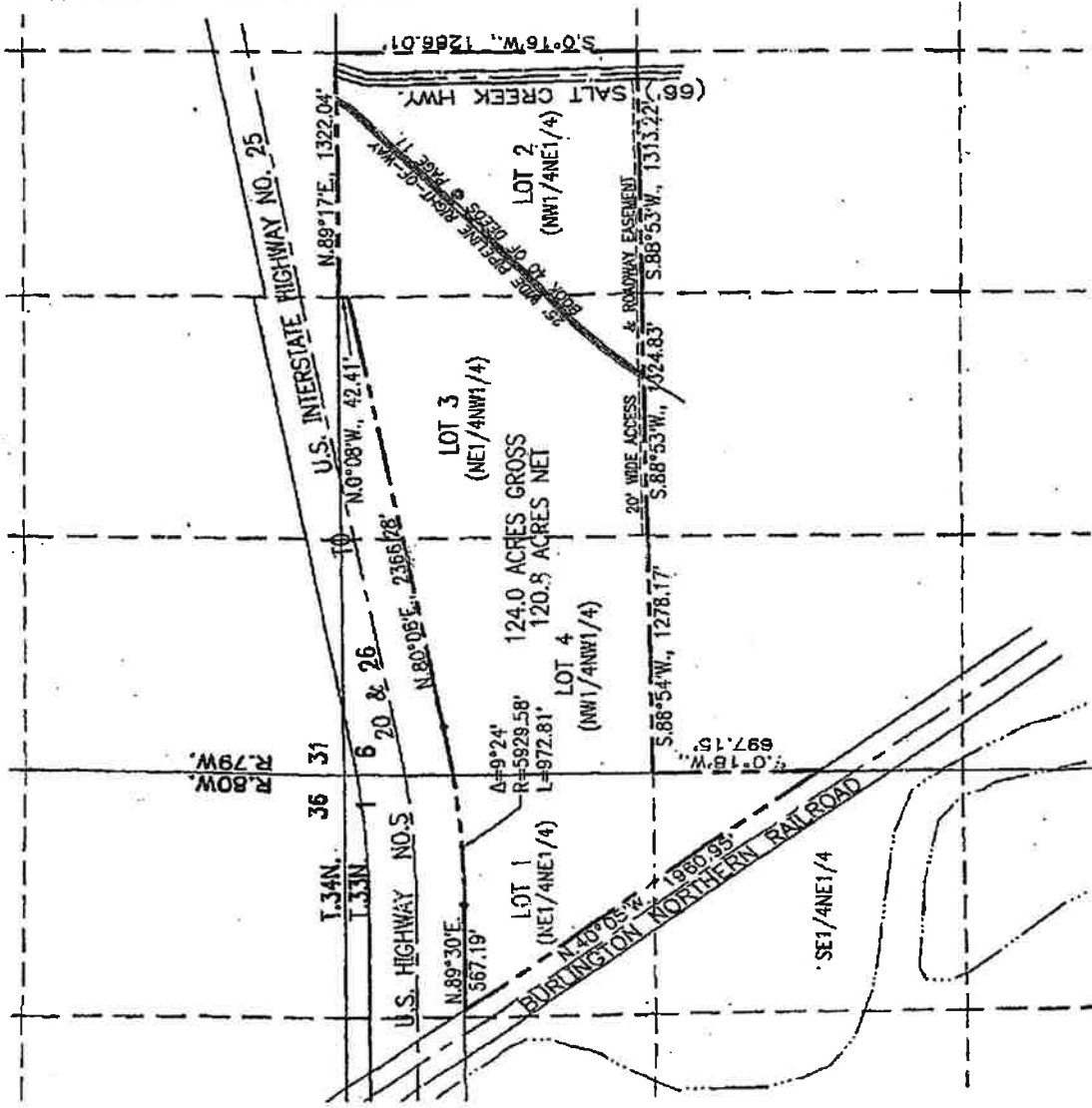


WORTHINGTON, LENHART & CARPENTER, INC.
200 PRONGHORN STREET, CASPER, WYOMING 82601

Client JOHNSTON DEVELOPMENT CO. Address 1814 EAST 2ND STREET
City CASPER State WYOMING Zip 82601

PROPERTY LOCATION PLAT

City CASPER County NATRONA State WYOMING
 NW1/4NE1/4 Section 6 T. 33 N. R. 79 W. 6th Principal Meridian, Wyoming
 N1/2NW1/4 Section 6 T. 33 N. R. 79 W. 6th Principal Meridian, Wyoming
 E1/2NE1/4 Section 1 T. 33 N. R. 80 W. 6th Principal Meridian, Wyoming
 SEE ATTACHED LEGAL DESCRIPTION.



Scale 1"=600'
 Date 10-13-98
 W.O. No. 9873
 RECORDS
 Acad Dwg.: JONES

A PARCEL LOCATED IN AND BEING PORTIONS OF LOT 2 (NW¼NE¼), LOT 3 (NE¼NW¼), LOT 4 (NW¼NW¼), SECTION 6, TOWNSHIP 33 NORTH, RANGE 79 WEST AND PORTIONS OF LOT 1 (NE¼NE¼), AND SE¼NE¼, SECTION 1, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF THE PARCEL BEING DESCRIBED AND ALSO THE NORTHEASTERLY CORNER OF SAID LOT 2 (NW¼NE¼), SECTION 6; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL AND LOT 2 (NW¼NE¼), SECTION 6, S.0°16'W., 1286.01 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL AND LOT 2 (NW¼NE¼), SECTION 6; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL AND LOT 2 (NW¼NE¼), SECTION 6, S.88°53'W., 1313.22 FEET TO A POINT AND SOUTHEASTERLY CORNER OF SAID LOT 3 (NE¼NW¼), SECTION 6; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID LOT 3 (NE¼NW¼), SECTION 6, S.88°53'W., 1324.83 FEET TO A POINT AND SOUTHEASTERLY CORNER OF SAID LOT 4 (NW¼NW¼), SECTION 6; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID LOT 4 (NW¼NW¼), SECTION 6, S.88°54'W., 1278.17 FEET TO A POINT AND NORTHEASTERLY CORNER OF SAID SE¼NE¼, SECTION 1; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL AND SE¼NE¼, SECTION 1, S.0°18'W., 697.15 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL AND A POINT IN AND INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, N.40°05'W., 1960.95 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND A POINT IN AND INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NOS. 20 & 26; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY, N.89°30'E., 567.19 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A TRUE CURVE TO THE LEFT, HAVING A RADIUS OF 5929.58 FEET AND THROUGH A CENTRAL ANGLE OF 9°24', NORTHEASTERLY, 972.81 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY, N.80°06'E., 2366.28 FEET TO A POINT IN AND INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 2 (NW¼NE¼), SECTION 6; THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 (NW¼NE¼), SECTION 6 AND SAID HIGHWAY RIGHT-OF-WAY LINE, N.0°08'W., 42.41 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2 (NW¼NE¼), SECTION 6; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL AND LOT 2 (NW¼NE¼), SECTION 6 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY, N.89°17'E., 1322.04 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 11 AND ALSO EXCEPTING THEREFROM THAT CERTAIN LAND IN THE HIGHWAY RIGHT-OF-WAY IDENTIFIED AS 66 FEET WIDE SALT CREEK HIGHWAY.

