



CITY OF MILLS
EST. 1921

704 Fourth Street
P.O. Box 789
Mills, WY 82644

Phone: 307-234-6679
Fax: 307-234-6528

Memorandum

TO: Mills City Council

FROM: Megan Nelms, AICP, City Planner

DATE: March 7, 2024

SUBJECT: C&S Subdivision – Final Plat

Case Number: 24.01 FSP

Summary: The applicant is proposing to subdivide approximately 8.06-acres into two (2) lots, one 3.68-acres in size and the other being 4.38-acres in size.

Current Zoning: EI (Established Industrial) *no change of zoning is requested or required.

Planning Commission Recommendation: At their February 1, 2024, meeting the Planning & Zoning Commission made a “DO PASS” recommendation on the subdivision request, pending completion of all planning considerations.

Staff Recommendation: All planning considerations have been met and staff recommends APPROVAL of the subdivision plat.

C&S Subdivision

Final Plat

Planning Commission Meeting
February 1, 2024

City Council Meeting

Applicants: C&S Properties, LLC

Case Number: 24.01 FSP

Agent: Joe Johnston, P.E., Western Heritage Engineering

Summary: The applicant is proposing to subdivide approximately 8.06-acres into two (2) lots, one 3.68-acres in size and the other being 4.38-acres in size.

Legal Description: A portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 2, T33N, R80W

Location: The property is located on the south side of Zero Rd, approximately .15 miles from the intersection of Zero Rd and W Yellowstone Highway. The property is located on the west side of Chapman Place.

Current Zoning: EI (Established Industrial) *no change of zoning is requested or required.

Existing Land Use: There are existing industrial buildings on proposed Lots 1 & 2.

Adjacent Land Use: North: Unplatted parcels located in county jurisdiction (LI)
South: Unplatted larger acreage parcels (EI)
East: Unplatted larger acreage parcels (EI)
West: Unplatted larger acreage parcels (EI)

Planning Considerations:

1. Change the name of the subdivision to “C&S Subdivision” and “Being a portion of Lot 3, NE $\frac{1}{4}$ NW $\frac{1}{4}$...”
 - a. Revise in the title block and caption of the legal description
2. Remove the building footprints and infrastructure lines from the plat face and submit a site plan showing topography lines and all existing buildings and infrastructure on the site plan.
3. Each proposed lot will need to have its own water and sewer service.

4. Verify that the water and sewer services from the buildings on the south end of proposed Lot 1 are not connected with the service on proposed Lot 2 before they run to the main in the street right-of-way.
 5. Label the width of the utility easement at the northern boundary of proposed Lot 1
 6. Remove the signature line and notary statement for the City of Mills/Mayor under the dedication statement.
 7. Cosmetic changes to the plat:
 - a. Add the subdivision name/label to the vicinity map
 - b. Add “Inspected and approved this _____ day of _____ 2024” above the City Engineer signature line.
 8. Survey Reviews:
 - a. Add SPC NAD 83(2011), elevation NAVD88, convergence and combined factor to two of the property corners
 - b. Add a closure statement
 - c. Show the controlling corners east and west along the south line of Zero Rd
 - d. Verify there is a tie at the POB, and if so, add to the legal description.
Reconsider direction
 - e. Show any controlling corners to establish Chapman Place
 - f. Show the record along with measured distances around the parcel
 - g. Provide the status of the recovered iron pins
 9. Submit organizational documents for C&S Properties, LLC showing Tony Cercy is authorized to sign on behalf of the LLC.
-
-

Staff Recommendation:

Staff recommends APPROVAL of the final plat upon all planning considerations being completed.

Planning Commission Recommendation:

City Council Decision:



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: _____
Return by: _____
(Submittal Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: Tony Cercy

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name:
C & S PROPERTIES, LLC
Owner Mailing Address:
PO BOX 2886
City, State, Zip: CASPER, WY
Owner Phone: 307-333-6339
Applicant Email: tcercy@cercyinvestments.com

AGENT INFORMATION:

Print Agent Name:
Nancy Vencill
Agent Mailing Address:
PO BOX 2886
City, State, Zip: CASPER, WY
Agent Phone: 307-333-6338
Agent Email: nvencill@cercyinvestments.com

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): SEE ATTACHED

Physical address of subject property if available: 5800 Chapman Place, Mills, WY 82604

Size of lot(s) 4.39 AC / 3.65 AC sq. ft/acres:

Current zoning: EI: ESTABLISHED INDUSTRIAL Current use: OIL FIELD SUPPORT

Intended use of the property: OIL FILED SUPPORT

Zoning within 300 feet: EI, LIGHT INDUSTRIAL Land use within 300 feet: OIL FIELD SUPPORT, RESIDENTIAL, TANK FARM

ATTACHMENTS (REQUIRED):

1. **Proof of ownership:** TITLE CERTIFI (such as deed, title certification, attorney's title opinion)
2. **Seven (7) full sized copies of the plat/replat:** X
3. **One reproducible 11 x 17 plat/replat hard copy:** X
4. **One plat/replat electronic copy (pdf):** X

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: _____
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: _____ Number of Feet to be Vacated: _____

Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned

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:
WE DESIRE TO SPLIT THE EXISTING LOT INTO TWO INDUSTRIAL LOTS TO FORM THE C & S SIMPLE SUBDIVISION.

OWNER Signature

Jay Levy MGR.

OWNER Signature _____

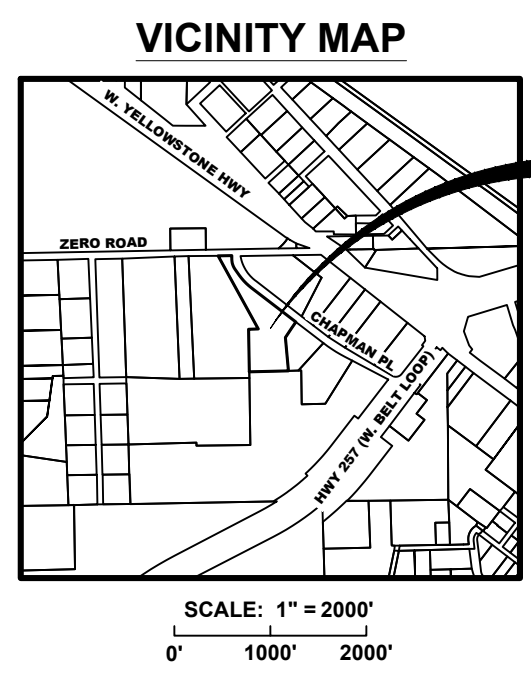
AGENT Signature _____

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: \$ _____

PLAT OF C&S SUBDIVISION

AN ADDITION TO THE CITY OF MILLS, WYOMING
BEING A PORTION OF THE LOT 3 (NE1/4NW1/4) OF SECTION 2,
TOWNSHIP 33 NORTH, RANGE 80 WEST, 6TH P.M.,
NATRONA COUNTY, WYOMING.



- LEGEND**
- = SET ALUMINUM CAP (PLS 13346)
 - = FOUND ALUMINUM CAP
 - ◇ = FOUND HIGHWAY R.O.W. MONUMENT
 - ⊕ = FOUND SECTION CORNER (AS NOTED)
 - = SUBDIVISION BOUNDARY LINE
 - = SUBDIVISION LOT LINES
 - = ADJOINER PROPERTY LINE
 - - - = UTILITY EASEMENT LINE (DEDICATED THIS PLAT)
 - - - = UTILITY EASEMENT
 - - - = ROAD CENTERLINE

APPROVALS

CITY OF MILLS:
APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING BY RESOLUTION NUMBER _____ DULY PASSED,
ADOPTED AND APPROVED ON THIS _____ DAY OF _____, 2024.

MAYOR _____ ATTEST: CITY CLERK _____

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2024.

CITY ENGINEER _____

DEDICATION

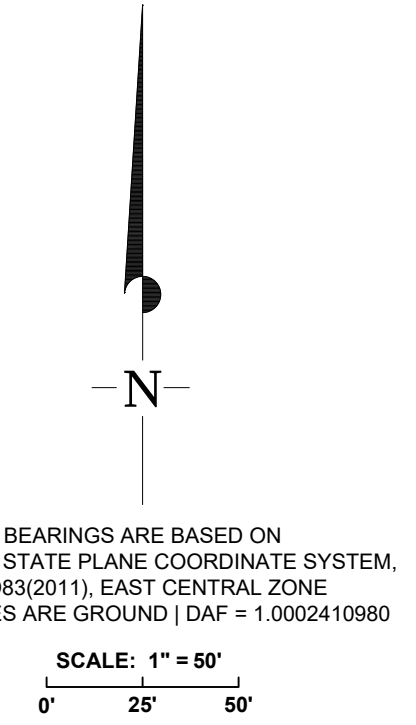
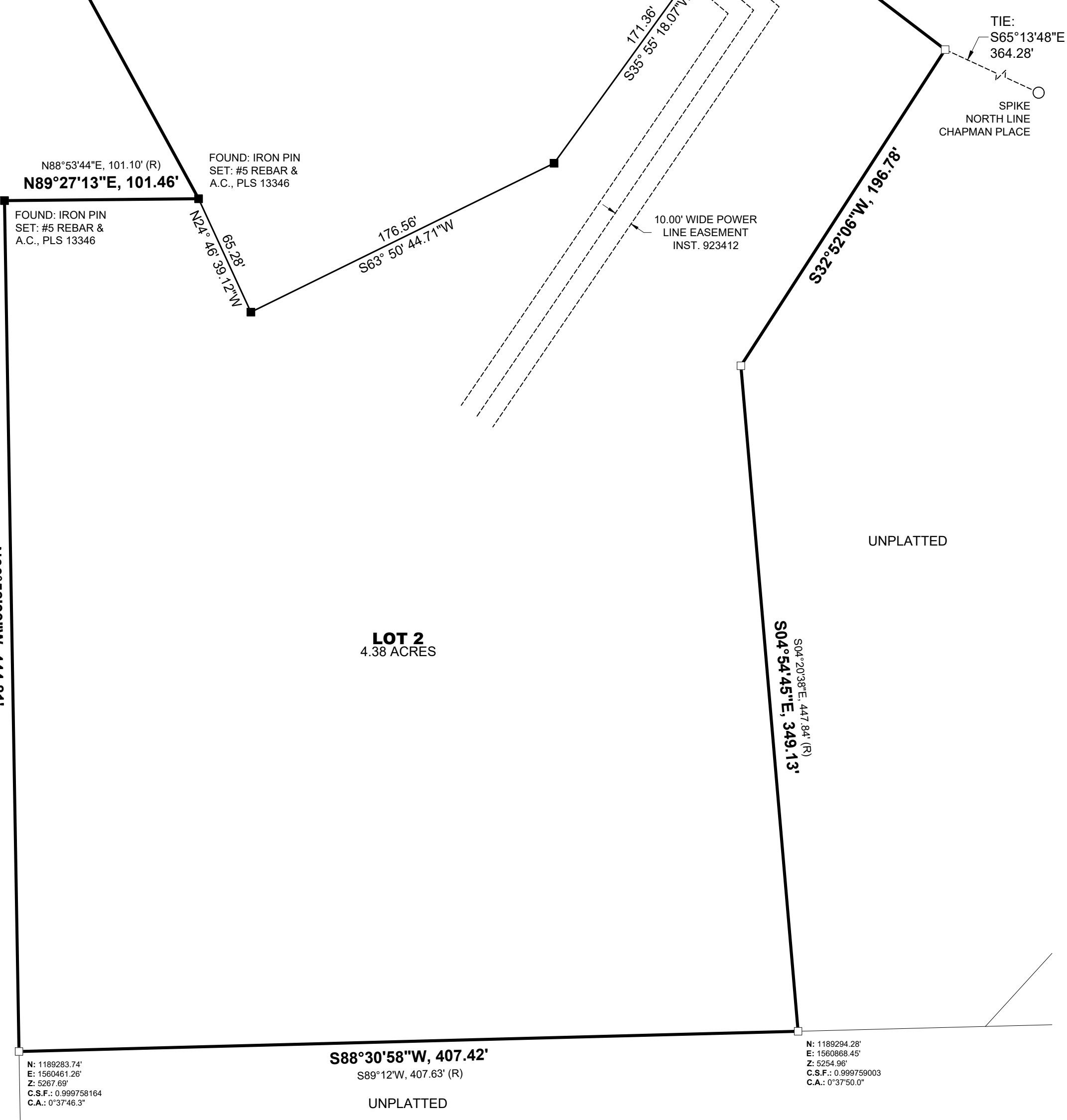
THE UNDERSIGNED, TONY CERCY, MANAGING MEMBER OF C & S PROPERTIES, LLC, HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND:
A PARCEL OF LAND BEING SITUATED IN AND BEING A PORTION OF LOT 3 (NE1/4NW1/4) OF SECTION 2, TOWNSHIP 33 NORTH, RANGE 80 WEST, 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A #5 BARE REBAR MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S89°49'23"E, 1599.17 FEET TO A #5 REBAR WITH AN ALUMINUM CAP STAMPED P.L.S. 13346 MONUMENTING THE NORTHWEST CORNER OF THE PARCEL BEING DESCRIBED AND A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF ZERO ROAD AND THE POINT-OF-BEGINNING;
THENCE ALONG THE NORTH LINE OF THE PARCEL BEING DESCRIBED AND SAID SOUTH RIGHT-OF-WAY LINE OF ZERO ROAD N88°59'39"E, 141.84 FEET TO A #5 REBAR WITH AN ALUMINUM CAP STAMPED P.L.S. 13346 AND A POINT IN INTERSECTION WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF CHAPMAN PLACE;
THENCE ALONG THE NORTHEAST LINE OF THE PARCEL BEING DESCRIBED AND SAID SOUTHWEST RIGHT-OF-WAY LINE CHAPMAN PLACE FOR THE FOLLOWING FIVE (5) COURSES:
1. S00°41'48"E, 39.02 FEET TO A #5 REBAR WITH AN ALUMINUM CAP STAMPED P.L.S. 13346 AND THE BEGINNING OF A CURVE;
2. 111.43 FEET ALONG A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 183.24 FEET, A DELTA OF 34°50'30", A CHORD BEARING OF S18°07'03"E, AND A CHORD LENGTH OF 109.72 FEET TO A #5 REBAR WITH AN ALUMINUM CAP STAMPED P.L.S. 13346;
3. S35°32'18"E, 76.50 FEET TO A #5 REBAR WITH AN ALUMINUM CAP STAMPED P.L.S. 13346 AND THE BEGINNING OF A CURVE;
4. 182.94 FEET ALONG A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 612.96 FEET, A DELTA OF 17°06'00", A CHORD BEARING OF S44°05'18"E, AND A CHORD LENGTH OF 182.26 FEET TO A #5 REBAR WITH AN ALUMINUM CAP STAMPED P.L.S. 13346;
5. S52°38'19"E, 577.77 FEET TO A #5 REBAR WITH AN ALUMINUM CAP MONUMENTING THE MOST EASTERLY CORNER OF THE PARCEL BEING DESCRIBED AND FROM WHICH A SPIKE IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CHAPMAN PLACE BEARS, S65°13'48"E, 364.28 FEET;
THENCE ALONG THE EAST LINE OF THE PARCEL BEING DESCRIBED FOR THE FOLLOWING TWO (2) COURSES:
1. S32°52'06"W, 196.78 FEET TO A #5 REBAR WITH AN ALUMINUM CAP;
2. S04°54'45"E, 349.13 FEET TO A #5 REBAR WITH AN ALUMINUM CAP;
THENCE ALONG THE SOUTH LINE OF THE PARCEL BEING DESCRIBED, S88°30'58"W, 407.42 FEET TO A #5 REBAR WITH AN ALUMINUM CAP;
THENCE ALONG THE WEST LINE OF THE PARCEL BEING DESCRIBED FOR THE FOLLOWING THREE (3) COURSES:
1. N00°58'39"W, 444.81 FEET TO A #5 REBAR WITH AN ALUMINUM CAP STAMPED P.L.S. 13346;
2. N89°27'13"E, 101.46 FEET TO A #5 REBAR WITH AN ALUMINUM CAP STAMPED P.L.S. 13346;
3. N28°38'55"W, 868.93 FEET, MORE OR LESS, TO THE POINT OF BEGINNING
THE PARCEL OF LAND AS DESCRIBED ABOVE CONTAINS 8.04 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHT-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.
THE PLAT OF THESE LOTS AS THEY APPEAR ON THIS PLAT IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER AND PROPRIETOR, SAID PLAT IS LAID OUT AND SURVEYED AS "C&S SUBDIVISION", A SUBDIVISION IN NATRONA COUNTY, WYOMING, THE OWNERS AND PROPRIETORS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES, AND PIPES, ANY OR ALL OF THEM, UNDER, OVER, ALONG, AND ACROSS THE AREAS DELINEATED AS UTILITY EASEMENT AS SHOWN ON THIS PLAT. STREETS HEREON PREVIOUSLY DEDICATED TO THE PUBLIC.
EXECUTED THIS _____ DAY OF _____, 2024.

BY: _____
TONY CERCY, MANAGING MEMBER OF C & S PROPERTIES, LLC
PO BOX 2886
CASPER, WY 82602

STATE OF WYOMING)
)SS
COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY TONY CERCY MANAGING MEMBER OF C & S PROPERTIES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL



CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
)SS
COUNTY OF _____)

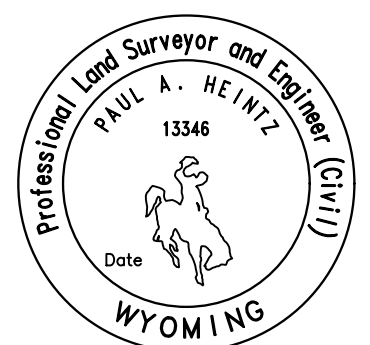
I, PAUL A. HEINTZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, AND THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF "C&S SUBDIVISION", A SUBDIVISION IN NATRONA COUNTY, WYOMING, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM AN ACCURATE FIELD SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION IN DECEMBER 2023, AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

STATE OF WYOMING)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY PAUL A. HEINTZ, P.L.S.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



LAND SURVEY PROFESSIONALS LLC

110 West Angus Street
Buffalo, WY 82834
P: (307) 278-0100




350 Big Horn Road, Ste. 200
Casper, Wyoming 82601
P: (307) 337-1100

OWNER: C & S PROPERTIES, LLC
PO BOX 2886
CASPER, WY 82602

Freden Addition No. 3 – Final Resubdivision Plat



Mills Zoning Districts

	Mills, DB		Mills, ER: Established Residential
	Mills, DI: Developing Industrial		Mills, PLI: Public Land Institutions
	Mills, DMH: Developing Mobile Home		Mills, PUD: Planned Urban Development
	Mills, DR: Developing Residential		Mills, MSR: Mixed Sized Residential
	Mills, EB: Established Buisness		Mills, MU: Mixed Use
	Mills, EI: Established Industrial		Mills, UA: Urban Agriculture
			Mills, UR: Urban Agriculture Residential

LEGEND

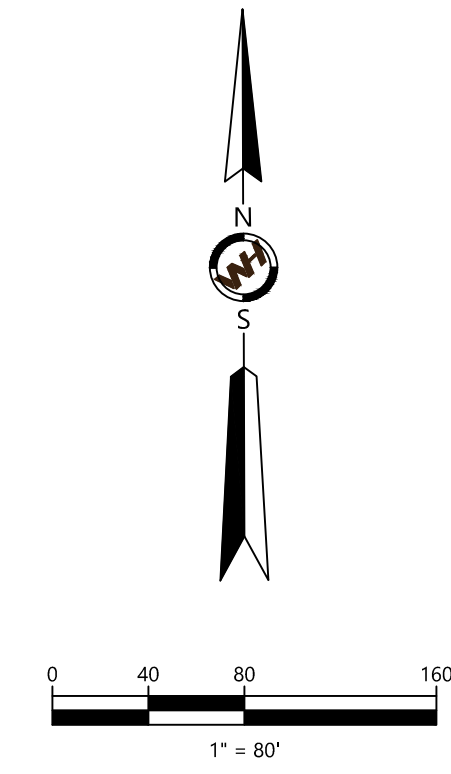
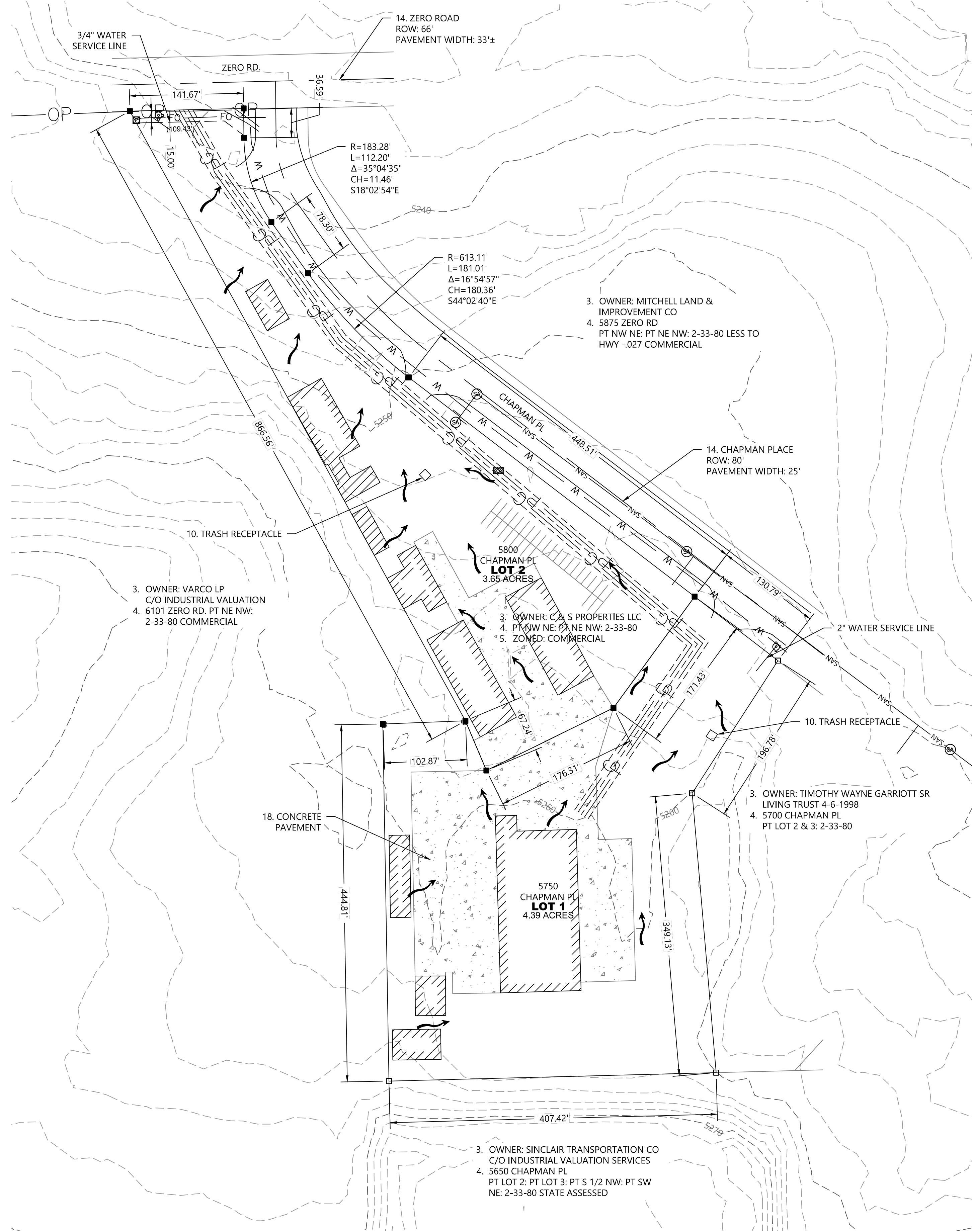
- SET PROPERTY CORNER
- FOUND PROPERTY CORNER
- FLOW ARROW
- ⊙ EXISTING SANITARY MANHOLE
- ⊕ EXISTING HYDRANT
- OP EXISTING OVERHEAD POWER
- FO EXISTING FIBER OPTICS
- EXISTING PIPELINE
- W EXISTING WATERLINE
- SAN EXISTING SANITARY SEWER
- - - EXISTING EASEMENT
- G EXISTING GASLINE
- P EXISTING POWERLINE
- SA EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE

NOTES:

1. PT NW NE: PT NE NW: 2-33-80 COMMERCIAL 5800 & 5750 CHAPMAN PL, MILLS, WY 82602
2. PROJECT: 5800 & 5750 CHAPMAN PL.
DESIGNER: WESTERN HERITAGE CONSULTING & ENGINEERING
1551 THREE CROWNS DRIVE, SUITE 104
CASPER, WY 82604
(307) 215-7430 EXT. 104
3. NAMES OF ABUTTING PROPERTY OWNERS IF OTHER THAN PETITIONER: AS SHOWN W/LOT INFO.
4. SURROUNDING LAND USES AND ZONING ON ALL ABUTTING SIDES, INCLUDING THOSE LANDS SEPARATED FROM THE LAND UNDER CONSIDERATION BY A STREET, ALLEY, OR OTHER ROADWAY: AS SHOWN W/LOT INFO.
5. ZONED: COMMERCIAL PROPOSED ZONING: COMMERCIAL
6. NORTH ARROW, SCALE OF SITE PLAN AT A SCALE OF 1"=10' OR A MULTIPLE THEREOF, AND DATE SITE PLAN WAS PREPARED: AS SHOWN.
7. LAND AREA DIMENSIONS: AS SHOWN.
8. DIMENSIONS OF ALL SETBACKS AND HEIGHTS OF ALL PROPOSED BUILDINGS: AS SHOWN FOR EXISTING, NO PROPOSED BUILDING.
9. LOCATION AND DIMENSIONS OF ALL PROPOSED OFF-STREET LOADING DOCK AREAS, INCLUDING STREET ACCESS AND TRAFFIC FLOW, TO THESE AREAS: N/A.
10. LOCATION OF ALL TRASH RECEPTACLES: AS SHOWN.
11. DIMENSIONS AND LOCATIONS OF ALL ADVERTISING SIGNS AND FENCES.
SIGNS: NONE PROPOSED
FENCES: BOTH LOT PARAMETERS ARE ENCLOSED BY EXISTING FENCES.
12. ANY SCREENING OF SCREENING DEVICES USED TO MINIMIZE OR ELIMINATE AREAS WHICH TEND TO BE UNSIGHTLY: NONE PROPOSED
13. LOCATION OF EXISTING AND PROPOSED EXTERIOR LIGHTING, HEIGHTS OF POLES, AND SIZE AND NUMBER OF FIXTURES: NO PROPOSED LIGHTING.
14. NAMES AND WIDTHS OF ALL ADJACENT STREETS; DIMENSIONS AND LOCATIONS OF ALL PUBLIC AND PRIVATE ROADWAYS, STREETS, OR DRIVEWAYS, BOTH PAVED AND UNPAVED, INCLUDING RIGHTS-OF-WAY, PAVEMENT WIDTH, AND PROPOSED USES OF RIGHTS-OF-WAY: AS SHOWN
15. LOCATION AND DIMENSIONS OF EXISTING AND PROPOSED CURB CUTS AND SIDEWALKS.
CURB CUTS: N/A
SIDEWALK: N/A
16. OFF-STREET PARKING SPACES, LOCATIONS AND DIMENSIONS, LAYOUT, TRAFFIC CONTROL, COMPACT AND HANDICAPPED PARKING SPACES, INCLUDING ALL SURFACE MARKINGS SUCH AS DIRECTIONAL ARROWS: AS SHOWN
17. LOCATION OF ALL WHEEL STOPS, BUMPER GUARDS, AND CURBING WARRANTED BY TOPOGRAPHY OR TRAFFIC AND PEDESTRIAN CIRCULATION: N/A
18. TYPES OF GROUND OR YARD SURFACING THROUGHOUT, GRASS, PAVING, GRAVEL, ETC.: CONCRETE PAVEMENT AS SHOWN. GRAVEL AND SOIL OTHERWISE.
19. EXISTING AND PROPOSED EASEMENTS: AS SHOWN
20. VICINITY MAP AT A SCALE OF 1"=600' CLEARLY INDICATING THE LOCATION OF THE LAND IN QUESTION WITH RESPECT TO A LARGE, RECOGNIZABLE AREA: AS SHOWN
21. GENERAL NOTES TO INCLUDE A SUMMARY TABLE ON THE SITE PLAN:

NUMBER	CONTENT	QUANTITY	UNIT
a.	TOTAL LAND AREA	8.04	ACRE
b.	TOTAL BUILDING AREA	61,055	SF
c.	TOTAL SQUARE FEET OF BUILDING ADDITION	N/A	SF
d.	PERCENTAGE OF LAND COVERED BY BUILDINGS	17.4	%
e.	BUILDING HEIGHT(S) ALL EXISTING	N/A	FT
f.	NUMBER OF STORIES	1	EA
	SQUARE FOOTAGE PER STORY OF LEASABLE SPACE	61,055	SF
g.	TOTAL NUMBER OF PARKING SPACES	UNKNOWN	EA
h.	SQUARE FOOTAGE OF PARKING AREA(S)	UNKNOWN	SF
i.	PERCENTAGE OF LAND COVERED BY PARKING	UNKNOWN	%
j.	SQUARE FOOTAGE OF ALL LANDSCAPED AREAS	0	SF
k.	PERCENTAGE OF SITE COVERED BY LANDSCAPING	0	%

22. NUMBERING OF ITEMS ON THE SITE PLAN TO CORRESPOND TO ITEMS ON THIS CHECKLIST.
23. EXISTING AND PROPOSED CONTOURS
24. ELEVATIONS OF THE BUILDING(S) TO BE CONSTRUCTED (FRONT, REAR, SIDE): N/A
25. SURFACE DRAINAGE PLAN FOR SITES AT TEN THOUSAND (10,000) SQUARE FEET OR MORE: AS SHOWN
26. PAVEMENT DESIGN REPORT FOR PARKING AREAS: N/A
27. TRAFFIC STUDY (IF REQUIRED BY THE TOWN ENGINEER, PLANNING STAFF, PLANNING AND ZONING OR TOWN COUNCIL): NOT REQUIRED



20. VICINITY MAP SCALE 1"=600'



C&S SUBDIVISION

SITE PLAN

NATRONA COUNTY, WY

Rev	Date	Description	By	Drawn By	Title
1.0	2/16/24	SITE PLAN SUBMITTAL	CM	CM	
			JAU	JAU	Designed By:
			JAU	JAU	Reviewed By:
					Scale: 1" = 80'

WESTERN HERITAGE
CONSULTING ENGINEERING

307.215.7430
info@westernhce.com

PO BOX 2117
Mills, WY 82644

Job Number:
23WHC816

Sheet Number:
C1.0

500020

101

1565-00

SCHEDULE A

Name and Address of Title Insurance Company: STEWART TITLE GUARANTY COMPANY

File Number: I-32819

Policy Number: O-9401-241789

Address Reference: 5997 WEST ZERO ROAD
CASPER, WY 82604

Amount of Insurance: \$ 500,000.00

Premium: \$ 1,565.00

Date of Policy: September 2, 2011 at 02:33 PM

1. Name of Insured:
C & S PROPERTIES, LLC
2. The estate or interest in the Land that is insured by this policy is:
Fee Simple
3. Title is vested in:
C & S PROPERTIES, LLC
4. The Land referred to in this policy is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO

COMMONLY KNOWN AS: 5997 WEST ZERO ROAD, CASPER, WYOMING.

COMPLETED
11/2/11

10/17/11
4410 West Center Rd
Casper 82604

ROCKY MOUNTAIN TITLE INSURANCE

By:

ROCKY MOUNTAIN TITLE INSURANCE

EXHIBIT "A"

A Parcel located in and being a portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 2, 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:

Commencing at the northwesterly corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 2; thence along the westerly line thereof, S.1°18'W., 33.00 feet to a point in and intersection with the southerly right-of-way line of 66 feet wide County Road, Zero Road; thence along said right-of-way line, N.89°31'E., 287.63 feet to the northwesterly corner of the Parcel being described and the true Point of Beginning;

Thence along the northerly line of said Parcel and said right-of-way line, N.89°31'E., 142.66 feet to the northeasterly corner of said Parcel and a point in and intersection with the westerly right-of-way line of an 80 feet wide Wyoming State Highway Service Road; thence along the easterly line of said Parcel and the westerly right-of-way line of said Service Road, S.0°03'30"W., 39.02 feet to a point of curve; thence along the arc of a true curve to the left, having a radius of 183.24 feet and through a central angle of 34°50'30", southeasterly, 111.43 feet to a point of tangency; thence, S.34°47'E., 76.50 feet to a point of curve; thence along the arc of a true curve to the left, having a radius of 612.96 feet and through a central angle of 17°06', southeasterly, 182.94 feet to a point of tangency; thence continuing along the northeasterly line of said Parcel and the southwesterly right-of-way line of said Service Road, S.51°53'E., 679.39 feet to a point; thence along the southerly line of said Parcel, S.88°53'44"W., 194.03 feet, more or less, to a point; thence along the easterly line of said Parcel, S.4°20'38"E., 447.84 feet at the southeasterly corner of said Parcel; thence along the southerly line of said Parcel, S.89°12'W., 407.63 feet to the southwesterly corner of said Parcel; thence along the westerly line of said Parcel; thence N.0°12'53"W., 445.01 feet to a point; thence N.88°53'44"E., 101.10 feet to a point; thence continuing along the westerly line of said Parcel, N.28°10'W., 869.27 feet to the Point of Beginning and containing 8.034 acres, more or less.

AND

A PARCEL OF LAND LOCATED IN LOT 3, SECTION 2, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES N.88 °24'23"E., 955.60 FEET FROM A POINT ON THE WEST LINE OF SAID LOT 3, MONUMENTED BY A ½" BOLT WITH NUT, WHICH POINT LIES S.01 °18'E., 812.98 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3; THENCE N.88 °24'23"E., 73.80 FEET TO A POINT MONUMENTED BY A 3" ALUMINUM CAP SET THIS SURVEY; THENCE S.33 °35'40"W., 119.75 FEET TO A POINT MONUMENTED BY A 3" ALUMINUM CAP SET THIS SURVEY; THENCE N.04 °22'23"W., 97.99 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN LOT 3, SECTION 2, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES N.88 °24'23"E., 1028.74 FEET FROM A POINT ON THE WEST LINE OF SAID LOT 3, MONUMENTED BY A ½" BOLT WITH NUT UNDER A FENCE, WHICH POINT LIES S.01 °18'E., 812.98 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3; THENCE N.33 °35'40"E., 75.36 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CHAPMAN ROAD, WHICH POINT IS MONUMENTED BY A 3" ALUMINUM CAP SET THIS SURVEY; THENCE ALONG SAID SOUTH LINE OF CHAPMAN ROAD, S.51 °48'03"E., 96.24 FEET TO A POINT MONUMENTED BY A 1½" ALUMINUM CAP BY CEPI; THENCE S.88 °24'23"W., 117.38 FEET TO THE POINT OF BEGINNING.

STEWART TITLE GUARANTY COMPANY

SCHEDULE B

File Number: I-32819

Policy Number: O-9401-241789

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses which arise by reason of:

- a. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- b. Riparian rights incident to the premises.
- c. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.
- d. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished. NOTE: Upon receipt of a satisfactory Affidavit of Agreement this exception will be deleted.
- e. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
- f. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
- g. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- h. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
- i. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights, claims or title to water; (d) any right, title or interest in any sand and gravel and/or minerals including access to and from to extract minerals, mineral rights, or related matters, including, but not limited to oil, gas, coal and other hydrocarbons, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
- j. TAXES FOR THE FIRST INSTALLMENT OF 2011 ARE DUE AND PAYABLE.
TAXES FOR THE SECOND INSTALLMENT OF 2011 A LIEN NOT YET DUE.
- k. PUBLIC AND PRIVATE ROADS, AND ANY OTHER EASEMENTS WHICH MAY AFFECT SUBJECT PROPERTY.

TERMS AND CONDITIONS OF RIGHT OF WAY EASEMENT GIVEN BY J.A. ROGERS, ET UX, TO SINCLAIR PIPELINE COMPANY, RECORDED OCTOBER 4, 1951, IN BOOK 47 OF AC&L, PAGE 5.

TERMS AND CONDITIONS OF RIGHT OF WAY EASEMENT GIVEN BY STEEL STRUCTERS, INC., TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED DECEMBER 11, 1978, IN BOOK 189 OF AC&L, PAGE 174.

TERMS AND CONDITIONS OF RESOLUTION EXECUTED BY THE BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY, WYOMING, TO THE PUBLIC, RECORDED NOVEMBER 26, 1985, AS INSTRUMENT NO. 398865.

TERMS AND CONDITIONS OF RIGHT OF WAY GRANT GIVEN BY JAMES R. FARMER, TO SINCLAIR TRANSPORTATION COMPANY, RECORDED APRIL 26, 2007, AS INSTRUMENT NO. 817129.

NOTE: SUBJECT PROPERTY IS IN THE CASPER-ALCOVA IRRIGATION DISTRICT AND IS SUBJECT

SCHEDULE B
(Continued)

File Number: I-32819

Policy Number: O-9401-241789

TO ANNUAL ASSESSMENTS AND/OR PERIODIC CHARGES.

- I. MORTGAGE EXECUTED BY C&S PROPERTIES, LLC, IN FAVOR OF JAMES R. FARMER, RECORDED SEPTEMBER 2, 2011 AS INSTRUMENT NO. 914391, GIVEN TO SECURE \$250,000.00.



MINUTES OF THE 1st of FEBRUARY 2024 MILLS PLANNING & ZONING BOARD MEETING

Board Members Present: Bob Greenley, Leon Norvell, Chris Volzke, John Gudger and Dale Smith were all present at this P&Z Meeting.

Others in Attendance: Megan Nelms, City Planner, Kevin O’Hearn, Building Official and Sabrina Kemper, Community Development Director, were also in attendance.

Chairman Leon Norvell called the Meeting to order at 5:04 PM on February 1, 2024, as a quorum was present.

Chairman Norvell asked board members if they had read the minutes of the December 7, 2023, P&Z Board meeting. Board Member Bob Greenley made a motion to approve the minutes as presented and Board Member Dale Smith seconded the motion. The Chairman called for a vote to pass the minutes of the 7th of December 2023 P&Z meeting. All ayes, motion passed.

Leon asked Megan to present the first agenda item. Megan introduced case number 24.01 FSP, the Final Plat for C&S Subdivision.

Background:

The applicant is proposing to subdivide approximately 8.06-acres into two (2) lots, one 3.68-acres in size and the other being 4.38-acres in size.

Notifications were sent to utility reviewers on January 19, 2024:

No comments were received from external and internal staff reviews. Megan provided an overview subdivision request:

Planning Considerations:

1. Each proposed lot will need to have its own water and sewer service.
2. Verify that the water and sewer services from the buildings on the south end of proposed Lot 1 are not connected with the service on proposed Lot 2 before they run to the main in the street right-of-way.
3. Survey Reviews:
 - a. Add SPC NAD 83(2011), elevation NAVD88, convergence and combined factor to two of the property corners
 - b. Add a closure statement

MINUTES OF THE 1ST OF FEBRUARY 2024

MILLS PLANNING & ZONING BOARD MEETING

- c. Show the controlling corners east and west along the south line of Zero Rd
- d. Verify there is a tie at the POB, and if so, add to the legal description.
Reconsider direction
- e. Show any controlling corners to establish Chapman Place
- f. Show the record along with measured distances around the parcel
- g. Provide the status of the recovered iron pins

Staff Recommendation: Staff recommends the Planning and Zoning Board approve the final plat for C&S Subdivision, pending completion of all planning considerations.

Chairman Norvell thanked Megan and asked if there were any questions from the Board. Board Member Gudger inquired about the overhead power line and easements on the plat. Megan stated that the easement is shown, but staff is requesting they remove the label for the actual powerline infrastructure off the plat face and include it on an existing conditions site plan. There was general discussion about whether the existing buildings were fed off the same meter or not. Megan stated that there is a planning consideration related to separating the existing water service into two separate services, but that is because water is a service provided by the City. The property owners would need to deal directly with the electric and/or gas companies if they have concerns about having separate meters for those utilities.

Board Member Greenley asked what the rush was to get this approved? Megan stated she wasn't aware of any direct request to rush the approval, and she noted that from review comments and discussions with city Public Works staff, she is going to hold the plat for final approval by council until she receives verification that they have capped the shared water service and given proposed Lot 2 its own service.

Chairman Norvell then asked if there was any further discussion. There was none so he called for a motion. Board Member Chris Volzke made a motion to provide the City Council with a "Do Pass" recommendation for final plat of C&S Subdivision. Board Member John Gudger seconded the motion. All voted in favor, motion carried.

Chairman Norvell then asked Megan to present the next case on the agenda, the final plat for Platte Riverfront, case number 24.02 FSP.

Background:

The applicant is proposing to subdivide approximately 46.68-acres into three (3) lots, one 6.68-acres, one 18.12-acres and the third being 21.88-acres in size.

Notifications were sent to utility reviewers on January 26, 2024:

No comments were received from external and internal staff reviews. Megan provided an overview subdivision request:

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MILLS PLANNING & ZONING BOARD MEETING

Planning Considerations:

1. Provide the instrument number for the 60' wide access and utility easement to proposed Lot 3.
 - a. The access easement has no ties to a defined corner. Add the ties so the easement can be located.
2. Submit a site plan showing all existing infrastructure on the property, including the existing pathway on proposed Lot 1.
3. Locate the existing pathway on proposed Lot 1 within an easement or show and label if easement is existing.
4. Survey Review:
 - a. Label the quarter sections on the plat face.
 - b. Block 8 is referenced in the Dedication, add label on the plat face.
 - c. Verify the found rebar monument shown on the east line of the parcel with no dimensions.
 - d. The southeast line of the plat along the river has no monuments shown. Verify the line is not located in the river and set monuments at the angle points.
 - e. The monument symbol at the most southerly corner of Lot 2 is not on the corner. Move to the corner of the lot. If it is a witness corner, add label accordingly.
 - f. The sum of the lot acreage on the plat face does not match the acreage provided in the dedication.

Staff Recommendation: Staff recommends the Planning and Zoning Board approve the final plat for Platte Riverfront, pending completion of all planning considerations.

Chairman Norvell thanked Megan and asked if there were any questions from the Board. Sabrina Kemper, Community Development Director, was in attendance to represent the applicant as the City is somewhat party to this request. Director Kemper gave a brief overview of the Wyoming Business Council grant and load project the City is completing with Austin Engineering. She stated that when everything is completed, Austin Engineering will have constructed a new shop on proposed Lot 3 and the City will own proposed Lot 1.

Board Member Smith asked what the city's plans were for Lot 1? Director Kemper replied that the city is not in a rush to make any decisions about the property. It is worth noting that the entirety of the property is in the floodplain. She said there have been suggestions of a boat ramp since the other one frequently gets congested, but as of right now, there are no plans for the property. They are not planning to demolish trees or make any other changes to the property. Kevin O'Hearn noted that it is very expensive to build in the floodplain and so it would be unlikely that the city would be constructing anything on the property.

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Board Member Greenley noted that there is an old, abandoned home on the property. He said that it has been there since about the 1920's and could potentially be a historic structure. There was general discussion about the Austin property and what they will be constructing and the parameters of the grant/loan agreement with the Business Council.

Chairman Norvell then asked if there was any further discussion. There was none so he called for a motion. Board Member Bob Greenley made a motion to provide the City Council with a "Do Pass" recommendation for the final plat of Platte Riverfront. Board Member Chris Volzke seconded the motion. All voted in favor, motion carried.

With no further business, Chairman Norvell declared the meeting adjourned at 5:49 PM.

Leon Norvell, Chair

Attested: Sarah Osborn